County of Monterey

Government Center - Board Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Meeting Agenda - Final

Wednesday, July 30, 2025
9:00 AM

Para interpretación en español, haga clic aquí:
https://attend.wordly.ai/join/THCT-8529

County of Monterey Planning Commission

The Planning Commission is pleased to announce a six-month Pilot Program for Interpretation Services, commencing in December 2024. This initiative aims to enhance accessibility and participation in our meetings.

To utilize interpretation services during the Planning Commission meetings, please access the meeting via the below link or use the QR Code on our website. Once logged in, select your preferred language and click on 'Attend' to join.

Thank you for your cooperation and we look forward to your participation.

La Comisión de Planificación se complace en anunciar un Programa Piloto de Servicios de Interpretación de seis meses de duración, que comenzará en diciembre de 2024. Esta iniciativa tiene como objetivo mejorar la accesibilidad y la participación en nuestras reuniones.

Para utilizar los servicios de interpretación durante las reuniones de la Comisión de Planificación, acceda a la reunión a través del siguiente enlace o utilice el código QR en nuestro sitio web. Una vez que haya iniciado sesión, seleccione su idioma preferido y haga clic en "Asistir" para unirse.

Gracias por su colaboración y esperamos contar con su participación.

https://attend.wordly.ai/join/THCT-8529

For optimal audio quality, please use a headset with your device. If you require assistance or do not have a device, reach out to the Clerk of the Planning Commission for support.

Para una calidad de audio óptima, utilice auriculares con su dispositivo. Si necesita ayuda o no tiene un dispositivo, comuníquese con el secretario(a) de la Comisión de Planificación para obtener ayuda.

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

NOTE: All agenda titles related to numbered agenda items are live web links. Click on the title to be directed to the corresponding staff report and associated documents.

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

You may participate through ZOOM. For ZOOM participation please join by computer audio at: https://montereycty.zoom.us/j/95316276581

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 953 1627 6581 when prompted.

PLEASE NOTE: IF ALL COMMISSIONERS ARE 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 CHAIRPERSON.

If you choose not to attend the Planning Commission meeting in person, but desire to make general public comment, or comment on a specific item on the agenda, you may do so in two ways:

a. Submit your comment via email by 5:00 p.m. on the Tuesday prior to the Planning Commission meeting. Please submit your comment to the Clerk at pchearingcomments@countyofmonterey.gov . 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. Planning Commission Agenda) and item number (i.e. Item No. 10). Your comment will be placed into the record at the meeting.

b. You may participate through ZOOM or telephonically. For ZOOM or telephonic participation please join by computer audio using the links above.

DOCUMENT DISTRIBUTION: Documents related to agenda items that are distributed to the Planning Commission less than 72 hours prior to the meeting shall be available for public inspection at the meeting the day of the Planning Commission meeting and in the Housing and Community

Development Office located at 1441 Schilling Place, 2nd Floor, Salinas California. Documents submitted in-person at the meeting, will be distributed to the Planning Commission. All documents submitted by the public at the meeting the day of the Planning Commission must have no less than sixteen (16) copies. 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 Planning Commission 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 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 de la Comisión de Planificación 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:

Puede participar a través de ZOOM. Para la participación de ZOOM, únase por computadora en: https://montereycty.zoom.us/j/95316276581

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

Presione el código de acceso de reunión: 953 1627 6581 cuando se le solicite.

TENGA EN CUENTA: SI TODOS LOS COMISIONADOS ESTÁN PRESENTES 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 PRESIDENTE DE LA REUNIÓN.

Si decide no asistir a la reunión de la Comisión de Planificación en persona, pero desea hacer comentarios públicos generales o comentar sobre un tema específico de la agenda, puede hacerlo de dos maneras:

a. Envíe su comentario por correo electrónico antes de las 5:00 p.m. del martes anterior a la reunión de la Comisión de Planificación. Por favor, envíe su comentario al asistente de la Comisión de Planificación a: pchearingcomments@countyofmonterey.gov . En un esfuerzo por ayudar al asistente a identificar el tema de la agenda relacionado con su comentario público, indique en la Línea de Asunto, la audiencia de la reunión (ejemplo, la Junta de la Comisión de Planificación) y número de artículo (ejemplo, artículo n.º 10). Su comentario se incluirá en el registro de la reunión.

b. Puede participar a través de ZOOM o telefónicamente. Pará ZOOM o participación telefónica, únase por audio de computadora utilizando los enlaces anteriores.

DISTRIBUCIÓN DE DOCUMENTOS: Los documentos relacionados con los temas de la agenda que se distribuyan a la Comisión de Planificación menos de 72 horas antes de la reunión estarán disponibles para inspección pública en la reunión el día de la reunión de la Comisión de Planificación y en la Oficina de Vivienda y Desarrollo Comunitario ubicada en 1441 Schilling Place, 2nd Floor, Salinas California. Los documentos presentados en persona en la reunión se distribuirán a la Comisión de Planificación. Todos los documentos presentados por el público en la reunión del día de la Comisión de Planificación deben tener no menos de dieciséis (16) copias. Las observaciones recibidas después del tema del programa pasarán a formar parte del acta si se reciben antes de que finalice la sesión.

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: Los miembros de la Comisión de Planificación 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 no más de lo mínimo de 24 horas de anticipo para cualquier reunión.

NOTA: Todos los títulos de la agenda relacionados con los puntos numerados de la agenda son enlaces web en vivo. Haga clic en el título para dirigirse al informe del personal correspondiente y los documentos asociados.

PUBLIC COMMENT: Members of the public may address comments to the Planning Commission concerning each agenda item. The timing of public comment shall be at the discretion of the Chair.

COMENTARIO PÚBLICO: Los miembros del público pueden dirigir comentarios a la Comisión de Planificación sobre cada punto del orden del día. El momento de los comentarios públicos será a discreción del presidente.

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

9:00 A.M. - CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Christine Shaw
Paul C. Getzelman
Ben Work
Ernesto G. Gonzalez
Francisco Javier Mendoza
Martha Diehl
Etna Monsalve
Jessica Hartzell
Ramon Gomez
Amy Roberts

PUBLIC COMMENTS

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

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

This is a time set aside for the Commissioners to comment, request, or refer a matter that is on or not on the agenda.

APPROVAL/ACCEPTANCE OF MINUTES

1. Approval of the April 9, 2025, April 30, 2025, May 14, 2025, May 28, 2025 and the June 11, 2025 Planning Commission Meeting Minutes.

Attachments: Cover Page
Draft Meeting Minutes_040925
Draft Meeting Minutes_043025
Draft Meeting Minutes_051425
Draft Meeting Minutes_052825
Draft Meeting Minutes_061125

9:00 A.M. – SCHEDULED MATTERS

2. PLN240089 - CHING LILLY

Public hearing to consider construction of a 5,443 square foot single family dwelling with a 682 square foot attached garage, and 1,181 square feet of new porches and patios, and the removal of 40 protected trees.

Project Location: 2821 Congress Road, Pebble Beach, Greater Monterey Peninsula Area Plan

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions under Section 15300.2

Attachments:
Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map
Exhibit C - LUAC Minutes
Exhibit D - Arborist Report

3. PLN230353 - HORVITZ FAM SPECIAL NEEDS GIFT TRUST 7-18-14

Public hearing to consider allowing construction of a single family dwelling (8,121 SF) with an attached garage (1,252 SF), 3,650 cubic yards of cut and 190 cubic yards of fill and the removal of 57 protected trees including 10 dead trees.

Project Location: 1573 Riata Rd, Pebble Beach

Proposed CEQA Action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Article 19 Section 15301, and there are no exceptions pursuant to Section 15300.2.

Attachments:
Staff Report
Exhibit A - Draft Resolution
Exhibit B - Tree Assessment
Exhibit C - LUAC Minutes
Exhibit D - Vicinity Map

DEPARTMENT REPORT

ADJOURNMENT

County of Monterey

Board Report

Legistar File Number: PC 25-064

Item No.1

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

July 30, 2025

Introduced: 7/17/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

Approval of the April 9, 2025, April 30, 2025, May 14, 2025, May 28, 2025 and the June 11, 2025 Planning Commission Meeting Minutes.

County of Monterey
Planning Commission

Item No.1

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

July 30, 2025

Agenda Item No.1

Legistar File Number: PC 25-064

Introduced: 7/17/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

Approval of the April 9, 2025, April 30, 2025, May 14, 2025, May 28, 2025 and the June 11, 2025 Planning Commission Meeting Minutes.

County of Monterey

Government Center - Board Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Meeting Minutes - Draft

Wednesday, April 9, 2025

9:00 AM

Para interpretación en español, haga clic aquí:
https://attend.wordly.ai/join/THCT-8529

County of Monterey Planning Commission

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

9:00 A.M. - CALL TO ORDER

The meeting was called to order by Chair Gonzales at 9:01 a.m.

ROLL CALL

Present:
Paul C. Getzelman
Francisco Javier Mendoza
Ramon Gomez
Jessica Hartzell
Ernesto Gonzalez
Ben Work
Amy Roberts
Etna Monsalve
Christine Shaw
Martha Diehl

Secretary Beretti reviewed the Zoom Protocols and the Wordly Interpretation Services Protocols.

PUBLIC COMMENTS

Guest

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk McDougal informed the Commission of additional correspondence provided from the public and from Staff, which was received and distributed for Agenda Item No. 3 PLN210223 – Gard and Agenda Item No. 4, REF250006 - Monterey County General Plan Implementation and Housing Element Annual Progress Report and Agenda Item No. 5 – Administrative Interpretation.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Monsalve asked who is responsible for confirming the corrections to resolution are made after the hearing. Secretary Beretti informed the Commission that the Planning Commission Secretary reviews the resolutions after the hearing.

Commissioners Mendoza and Shaw requested that a referral item be initiated regarding the unhoused camps located in North County, particularly those near or on the levee. They asked that County staff review the current situation and evaluate existing ordinances related to these types of camps. In addition Commissioner Diehl recommended that a formal referral be presented to the Board of Supervisors to allow for broader review and consideration of the issues surrounding unhoused

encampments across the County.

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Roberts.

ACCEPTANCE OF MINUTES

1. Approval of the January 8, 2025, January 29, 2025, February 12, 2025 and the February 26, 2025 Planning Commission Meeting Minutes and the January 29, 2025 Special Joint Meeting of the Planning Commission and Land Use Advisory Committee Meeting Minutes.

   Public Comment: None

   It was moved by Commission Gomez, seconded by Commissioner Mendoza and passed by the following vote to approve the January 8, 2025, January 29, 2025, February 12, 2025, and the February 26, 2025, meeting minutes with non-substantive changes.

   AYES: Getzelman, Mendoza, Gomez, Diehl Hartzell, Gonzalez, Roberts, Work, Monsalve, Shaw
   NOES: None
   ABSENT: None
   ABSTAIN: None

9:00 A.M. – SCHEDULED MATTERS

2. **PLN230131 - PELIOVA CAROLYN & BRADFORD MATTHEW**
   Public hearing to consider construction of a 3,633 square foot single-family dwelling with an attached 742 square foot garage, 618 square feet of decks, removal of 10 protected Oak trees, and development slopes in excess of 25%.
   Project Location: 103 A San Benancio Rd, Salinas, Toro Area Plan
   Proposed CEQA action: Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2.

   Joey Alameda, Project Planner presented the item.

   Applicant Representative: None

   Public Comment: None

   It was moved by Commission Diehl, seconded by Commissioner Monsalve and passed by the following vote to continue the hearing on this item to a date uncertain.

   AYES: Getzelman, Mendoza, Gomez, Diehl Hartzell, Gonzalez, Roberts, Work, Monsalve, Shaw

NOES: None
ABSENT: None
ABSTAIN: None

3. PLN210223 - GARD HERMALINA

Public hearing to consider the Standard Subdivision and Vesting Tentative Map to subdivide a four-acre lot into 16 residential lots plus one drainage parcel, one road and utility parcel, and a remainder lot retaining the existing residential dwelling unit, and demolition of unpermitted accessory structures. The proposed project includes three moderate-income units and a Variance to reduce the 200-foot agricultural buffer to 139 feet/78 feet.

Project Location: 442 Boronda Road, Salinas

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15061(b)(3).

The Commissioner recessed at 9:29 a.m. and returned at 9:36 a.m.

Mary Israel, Project Planner presented the item.

Darby Marshall, Housing Program Manager added additional information regarding Affordable Housing requirements.

Applicant Representative: Tony Lombardo

Public Comment: None

The Commission recessed at 10:26 a.m. and returned at 11:07 a.m.

The Chair trailed the hearing on this item until after the conclusion of Agenda Item No. 4.

4. REF250006 - MONTEREY COUNTY GENERAL PLAN IMPLEMENTATION AND HOUSING ELEMENT ANNUAL PROGRESS REPORT

a. Consider the 2024 Annual Progress Report for the Monterey County General Plan(s);
b. Consider the 2024 Annual Progress Report for the 2024-2031 Housing Element;
c. Receive a verbal update on the pipeline of new housing development in unincorporated Monterey County; and
d. Consider and provide direction regarding priorities for the 2025-2026 Long-Range Planning Work Program.

Proposed CEQA Action: Not a project per Sections 15060(c)(1) and 15378(b)(4) of the CEQA Guidelines.

Melanie Beretti, Chief of Planning and Darby Marshall presented the item.

Public Comment: None

It was moved by Commission Gomez, seconded by Commissioner Mendoza and passed by the following vote to consider the report and provide direction to staff.

AYES: Getzelman, Mendoza, Gomez, Diehl Hartzell, Gonzalez, Roberts, Work, Monsalve, Shaw
NOES: None
ABSENT: None
ABSTAIN: None

The Commission returned to trailed item Agenda Item No. 3.

3. PLN210223 - GARD HERMALINA

Public hearing to consider the Standard Subdivision and Vesting Tentative Map to subdivide a four-acre lot into 16 residential lots plus one drainage parcel, one road and utility parcel, and a remainder lot retaining the existing residential dwelling unit, and demolition of unpermitted accessory structures. The proposed project includes three moderate-income units and a Variance to reduce the 200-foot agricultural buffer to 139 feet/78 feet.

Project Location: 442 Boronda Road, Salinas

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15061(b)(3).

Mary Israel, project planner presented the recommended edits to the resolution.

It was moved by Commission Diehl, seconded by Commissioner Shaw and passed by the following vote to find the Project qualifies for the common-sense exemption pursuant to CEQA Guidelines section 15061(b)(3) because it meets most requirements of the residential infill exemption pursuant to CEQA Guidelines Section 15195, approve a Standard Subdivision and Vesting Tentative Map to subdivide a four-acre lot consisting of 16 new lots for future residential development (median size 0.138 acres), a parcel for road and utilities (Parcel 1, 0.93 acres) a Right-of-way dedication to County for Boronda Road (0.03 acres); a parcel for stormwater detention basin (Parcel 2, 0.11 acres), and a remainder lot (approximately 0.6 acre) that retains the existing single family dwelling and accessory structures, and demolition of unpermitted accessory structures prior to final map to close Code Enforcement Case No. CE050196 and approve a variance request to reduce the agricultural buffer from 200 to 139 feet on the northwest and 78 feet on the southwest, with edits to the resolution and conditions.
AYES: Getzelman, Mendoza, Gomez, Diehl Hartzell, Gonzalez, Roberts, Work, Monsalve, Shaw
NOES: None
ABSENT: None

ABSTAIN: None

DEPARTMENT REPORT

5. ADMINISTRATIVE INTERPRETATION - REPLACEMENT DEVELOPMENT IN A SITE PLAN REVIEW ZONING DISTRICT, DESIGN CONTROL ZONING DISTRICT, AND VISUAL SENSITIVITY ZONING DISTRICT

Secretary Beretti informed the Commission that staff will be making revisions to the interpretation in response to public comments received, and that the updated interpretation will be brought back before the Planning Commission for further review.

Public Comment: None

ADJOURNMENT

The meeting was adjourned by Chair Gonzales at 12:35 p.m.

County of Monterey

Government Center - Board Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Meeting Minutes - Draft

Wednesday, April 30, 2025

9:00 AM

Para interpretación en español, haga clic aquí:
https://attend.wordly.ai/join/THCT-8529

County of Monterey Planning Commission

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

9:00 A.M. - CALL TO ORDER

The Meeting was called to order by Chair Gonzales at 9:00 a.m.

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Mendoza.

ROLL CALL

Present:
Paul C. Getzelman
Francisco Javier Mendoza
Ramon Gomez
Jessica Hartzell
Ernesto Gonzalez
Ben Work
Etna Monsalve
Christine Shaw
Martha Diehl
Amy Roberts

Secretary Beretti reviewed the Zoom Protocols and the Wordly Interpretation Services Protocols.

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Navarro informed the Commission we received and distributed additional correspondence for, Agenda Item No. 1 - REFERRAL 22.02(A) - 1982 General Plan Analysis and Big Sur Coast Land Use Plan, and Agenda Item No. 4 - Signal Hill LLC.

COMMISSIONER COMMENTS AND REQUESTS

None

REFERRALS

1. **REFERRAL 22.02(A) - 1982 GENERAL PLAN ANALYSIS AND BIG SUR COAST LAND USE PLAN**
   a. Consider receiving a report from staff regarding a consistency analysis of the Big Sur Coast Land Use Plan (BSLUP) and what updates may be needed to ensure the BSLUP contains all the necessary elements of a general plan; and
   b. Provide direction to staff.
   Project Location: Big Sur Coast Land Use Plan

Proposed CEQA action: Statutory exemption pursuant to Section 15262 of the CEQA Guidelines as an early discussion of possible future actions that do not involve commitment to a project.

Taylor Price/Katie Scariot, project planner presented the item.

Public Comment: iPhone

The Commission received the report and provided direction to Staff.

9:00 A.M. – SCHEDULED MATTERS

2. REF140023 - UPDATE TO ZONING MAPS AND CLASSIFICATIONS

Public Hearing to consider a recommendation to the Board of Supervisors to:
a. Adopt an ordinance amending Title 21 of the Monterey County Code to amend Chapter 21.08, Chapter 21.50, and Sections 1-108 of Section 21.08.060 of Title 21 of the Monterey County Code to reclassify multiple zoning districts for consistency with their 2010 County of Monterey General Plan land use designations.
Project Location: Countywide
Proposed CEQA action: Consider and find that the ordinance is consistent within the scope of the previously certified Final Environmental Impact Report (FEIR) for the 2010 General Plan, pursuant to CEQA (California Environmental Quality Act) Guidelines Section 15162.

Taylor Price, project planner presented the item.

Public Comment: None

It was moved by Commissioner Gomez, seconded by Commission Mendoza and passed by the following vote to find the adoption of the ordinance consistent within the scope of the previously certified Final Environmental Impact Report (FEIR) for the 2010 General Plan (SCH #2007121001); and adopt an ordinance amending Title 21 of the Monterey County Code (inland) to amend Chapter 21.08 and Chapter 21.50 and amend Sections 1-108 of the Sectional District Maps of Section 21.08.060 of Title 21 (Non-coastal Zoning Ordinance)

AYES: Getzelman, Mendoza, Gomez, Diehl, Hartzell, Gonzalez, Work, Monsalve, Shaw, Roberts
NOES: None
ABSENT: None
ABSTAIN: None

3. PLN240120 - VALLE DEL SOL PROPERTIES, LLC

Public hearing to consider a Minor Subdivision and Vesting Tentative Parcel Map to allow the division of a 151-acre parcel into two parcels containing approximately 83 acres and 68 acres. The 83-acre proposed parcel will be subject to an existing Conservation Easement and will undergo habitat restoration.

Project Location: Adjacent to Del Monte Boulevard, Lapis Road, and Highway 1, Marina
Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines sections 15305 and 15325, and there are no exceptions pursuant to Section 15300.2.

Steve Mason, project planner presented the item.

Applicant Representative: Tony Lombardo

Public Comment: None

It was moved by Commissioner Shaw, seconded by Commission Mendoza and passed by the following vote to find the project is Categorically Exempt pursuant to CEQA Guidelines sections 15305 and 15325, and none of the exceptions under 15300.2 apply and approve a Coastal Development Permit for a Minor Subdivision and Vesting Tentative Parcel Map to allow the division of a 151-acre parcel into two parcels containing approximately 83-acres and 68-acres.

AYES: Getzelman, Mendoza, Gomez, Diehl, Hartzell, Gonzalez, Work, Monsalve, Shaw, Roberts
NOES: None
ABSENT: None
ABSTAIN: None

The Commission recessed at 10:03 a.m. and returned at 10:19 a.m.

4. PLN240077 - SIGNAL HILL LLC

Public hearing to consider design approval for the construction of an approximately 8,290 square foot two-story single family dwelling with an attached three car garage with light brown stucco exterior, black metal clad wood accents, and a gravel roof, an approximately 180 square foot stairwell, and approximately 695 square feet of terrace (identified as the "Reduced Project," Alternative 6 in the Final EIR) and the relocation of three Monterey Cypress trees.
Project Location: 1170 Signal Hill Road, Pebble Beach.
Proposed CEQA Action: Consider the previously certified Final Environmental Impact Report (FEIR) (SCH#2015021054) for the Signal Hill LLC project and find the project consistent with the FEIR which does not warrant additional environmental review pursuant to CEQA Guidelines section 15162.

Mary Israel, project planner presented the item.

Applicant Representative: Massy Mehdipour

Public Comment: Tony Lombardo, D. Estrada, Kent Seavey, Mr. Kadivar

It was moved by Commissioner Diehl, seconded by Commission Roberts and passed by the following vote to adopt a previously certified Final Environmental Impact Report (FEIR) (SCH#2015021054) for the Signal Hill LLC project, and find that the Proposed Project is consistent with Alternative 6 of the FEIR and does not warrant an addendum pursuant to CEQA Guidelines section 15162 and approve a Design Approval for construction of an approximately 8,290 square foot two-story single family dwelling inclusive of a three car garage with colors and materials of light brown stucco body and black metal clad wood accents and a gravel roof, with an approximately 180 square foot outdoor stair well and 693 square feet of terrace (the "Reduced Project," Alternative 6 of the Final EIR), a Coastal Development Permit to allow the relocation of three Cypress trees and a variance for structural development in front setback, with additional edits stating that restoration trees shall be handled in accordance with the adopted Tree Replacement Plan; that the condition of the Conservation and Scenic Easement Deed be updated to ensure consistency with the County's established process; that the easement be modified to require the easement barrier to extend up to the edge of the house; and that an additional finding be added regarding setbacks to ensure the protection of the dunes habitat and prevent disturbance.

AYES: Getzelman, Mendoza, Gomez, Diehl, Hartzell, Gonzalez, Work, Monsalve, Shaw, Roberts
NOES: None
ABSENT: None
ABSTAIN: None

OTHER MATTERS

5. REVIEW AND REAPPOINTMENT OF PLANNING COMMISSION LIAISONS TO LAND USE ADVISORY COMMITTEES.

Public Comment: Margie Kay

It was moved by Commissioner Diehl, seconded by Commissioner Gomez and passed by the following vote to approve the updates to the Planning Commissioner Liaisons for the Land Use Advisory Committees.

AYES: Getzelman, Mendoza, Gomez, Diehl, Hartzell, Gonzalez, Work, Monsalve, Shaw, Roberts
NOES: None
ABSENT: None
ABSTAIN: None

6. ACKNOWLEDGE THE RESIGNATION OF KIMBERLY CANEER FROM THE DEL MONTE FOREST LAND USE ADVISORY COMMITTEE AND NORMAN LEVE

FROM THE CARMEL UNINCORPORATED/HIGHLANDS LAND USE ADVISORY COMMITTEE.

The Commission acknowledged the resignation of Kimberly Caneer from the Del Monte Forest Land Use Advisory Committee and Norman Leve from the Carmel Unincorporated/Highlands Land Use Advisory Committee and asked Staff to send a Thank you letter on their behalf.

Public Comment: None

DEPARTMENT REPORT

Secretary Beretti informed the Commission of the promotion of Fionna Jensen and Jackie Nickerson, as well as the upcoming addition of Sarah Wikle, who will be joining the team on May 12, 2025.

Secretary Beretti informed the Commission that the McDougall Appeal went before the Board of Supervisors and was remanded back to the Planning Commission.

Secretary Beretti informed the Commission that the 6-month transition period for Vacation Rentals Ordinance passed in April, so we have commenced on active enforcement of those non permitted Vacation Rentals.

ADJOURNMENT

The meeting was adjourned by Chair Gonzales at 12:28 p.m.

ADDENDUM:

County of Monterey

Government Center - Board Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Meeting Minutes - Draft

Wednesday, May 14, 2025

9:00 AM

Para interpretación en español, haga clic aquí:
https://attend.wordly.ai/join/THCT-8529

County of Monterey Planning Commission

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

9:00 A.M. - CALL TO ORDER

The Meeting was called to order by Chair Gonzales at 9:00 a.m.

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Gomez.

ROLL CALL

Present:
Francisco Javier Mendoza
Ramon Gomez
Ernesto Gonzalez
Ben Work
Etna Monsalve
Christine Shaw
Martha Diehl

Absent:
Jessica Hartzell
Amy Roberts
Paul C. Getzelman

Secretary Beretti reviewed the Zoom Protocols and the Wordly Interpretation Services Protocols.

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Janet Navarro informed the Commission that there were no agenda additions deletions or corrections.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Diehl requested that all Staff Reports contain the Project Planners complete phone number.

Commissioner Diehl requested that Staff provide the Commission with information on the process for fire fuel mitigation work being conducted around residential properties.

REFERRALS

A. PLANNING COMMISSION REFERRALS

Melanie Beretti, Planning Commission Secretary presented the item.

Public Comment: None

The Commission received the report and provided direction to Staff.

APPROVAL/ACCEPTANCE OF MINUTES

1. Approval of the March 12, 2025 and March 26, 2025 Planning Commission Meeting Minutes.

Public Comment: None

It was moved by Commissioner Gomez, seconded by Commission Work and passed by the following vote to approve the meeting minutes

AYES: Mendoza, Gomez, Diehl, Gonzalez, Work, Monsalve, Shaw,
NOES: None
ABSENT: Hartzell, Roberts, Getzelman
ABSTAIN: None

9:00 A.M. – SCHEDULED MATTERS

2. **PLN240029 - SOLOMONE ALEJANDRA M TR & LEATHERBERRY**
Public hearing to consider a Lot Line Adjustment between two (2) legal lots of record consisting of Parcel A (APN: 009-312-011-000;0.25 acres) and Parcel B (APN: 009-312-012-000 ;0.32 acres), resulting in two parcels containing 0.25 acres (Adjusted Parcel A) and 0.31 acres (Adjusted Parcel B).
Project Location: 26217 & 26219 Atherton Place, Carmel, Carmel Land Use Plan.
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15305 and there are no exceptions under Section 15300.2.

McKenna Bowling, project planner presented the item.

Applicant Representative: Joel Panzer

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commission Shaw and passed by the following vote to find the project qualifies as a Class 5 Categorical Exemption pursuant to CEQA Guidelines section 15305 (a), and there are no exceptions pursuant to section 15300.2 and approve a Coastal Development Permit to allow a lot line adjustment between two legal lots of record consisting of Parcel A (APN: 009-312-011-000; 0.25 acres/10, 929 square feet) and Parcel B (APN:009-312-012-000; 0.32 acres/13,741 square feet),

resulting in two parcels containing 0.25 acres/ 11,069 square feet (Adjusted Parcel A) and 0.31 acres/13,601 square feet (Adjusted Parcel B) with additional edits to finding 6, evidence b of the resolution, updates to reference Parcel A and B square footage and acreage, and to remove the reference to a recordation of a final map in condition 3.

AYES: Mendoza, Gomez, Diehl, Gonzalez, Work, Monsalve, Shaw,
NOES: None
ABSENT: Hartzell, Roberts, Getzelman
ABSTAIN: None

3. PLN240222 - HETHERINGTON ROY & MARIA TRUST

Public hearing to consider construction of a 7,811 square foot single family residence with an attached three-car garage, a detached 1,199 square foot Accessory Dwelling Unit above a 742 square foot two-car garage, a detached 3,120 square foot barn and associated site improvements including the removal of 10 Oak trees and development on slopes in excess of 25%.
Project Location: 8125 Carina, Carmel, Greater Monterey Peninsula Area Plan
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2.

Hya Honorato, project planner presented the item.

Applicant Representative: Eric Miller

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commission Monsalve and passed by the following vote to find that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303, and that none of the exceptions set forth in CEQA Guidelines section 15300.2 apply and approving a Combined Development Permit consisting of a Design Approval to allow construction of a 7,811 square foot single family residence with an attached three-car garage, a 1,199 square foot accessory dwelling unit over a 742 square foot two-car garage, a 3,120 square foot barn and associated site improvements, a Use Permit to allow the removal of 10 Coast live oak trees and a Use Permit to allow development on slopes in excess of 25%.

AYES: Mendoza, Gomez, Diehl, Gonzalez, Work, Monsalve, Shaw,
NOES: None
ABSENT: Hartzell, Roberts, Getzelman
ABSTAIN: None

4. REF250008 - COUNTY OF MONTEREY CAPITAL IMPROVEMENT PROGRAM (CIP) FOR FISCAL YEAR 2025/26

Consider the consistency of the County of Monterey Capital Improvement Program ("CIP") for Fiscal

year 2025/26 with the 2010 General Plan (for noncoastal area) or the Local Coastal Program and the 1982 General Plan (for coastal zone) and report the findings to the County of Monterey Public Works, Facilities and Parks Department and the Board of Supervisors **Proposed CEQA Action:** The general plan consistency determination is not a project as defined in Section 15378 of the California Environmental Quality Act ("CEQA") Guidelines.

John Snively project planner presented the item.

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commission Gomez and passed by the following vote to find that review of General Plan consistency and recommendation to the Public Works, Facilities, and Parks Department on the Fiscal Year 2025/26 Capital Improvement Plan (CIP) is not a project as defined in Section 15378 of the CEQA Guidelines; and recommend that the list of major
public works projects, contained in the County of Monterey Capital Improvement Program (CIP) for Fiscal Year 2025/26, with revisions to reflect the removal of road diet work from the G-12 Pajaro to Prunedale Corridor Study Project - Project Area 6 (Salinas and Pajaro Rd project description), conforms to and is consistent with the 2010 County of Monterey General Plan or the County of Monterey Local
Coastal Program and the 1982 General Plan, as applicable and support continued efforts by Public
Works, Facilities, and Parks Department to implement capital projects which prioritize Level of Service deficient roadways identified in the 2010 General Plan as funding becomes available and Transmit to the Public Works, Facilities and Parks Department and the Board of Supervisors the Planning Commission General Plan consistency findings for the FY 2025/26 CIP.

AYES: Mendoza, Gomez, Diehl, Gonzalez, Work, Monsalve, Shaw,
NOES: None
ABSENT: Hartzell, Roberts, Geztelman
ABSTAIN: None

OTHER MATTERS

5. APPOINT SUZANNE KUSHNER TO THE CARMEL UNINCORPORATED/HIGHLANDS LAND USE ADVISORY COMMITTEE.

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commission Monsalve and passed by the following vote to appoint Suzanne Kushner to the Carmel

Unincorporated/Highlands Land Use Advisory Committee.

AYES: Mendoza, Gomez, Diehl, Gonzalez, Work, Monsalve, Shaw,
NOES: None
ABSENT: Hartzell, Roberts, Getzelman
ABSTAIN: None

DEPARTMENT REPORT

Secretary Beretti introduced Sarah Wikle the new Principal Planner to the Commission.

Secretary Beretti informed the Commission that the May 28, 2025, Planning Commission Meeting will be held at the 1441 Schilling Place, Salinas Office.

ADJOURNMENT

The meeting was adjourned by Chair Gonzales at 10:21 a.m.

County of Monterey

Government Center - Board Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Meeting Minutes - Draft

Wednesday, May 28, 2025

9:00 AM

Para interpretación en español, haga clic aquí:
https://attend.wordly.ai/join/THCT-8529

County of Monterey Planning Commission

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

9:00 A.M. - CALL TO ORDER

The Meeting was called to order by Chair Gonzales at 9:03 a.m.

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Shaw.

ROLL CALL

Present:
Francisco Javier Mendoza
Ramon Gomez
Ernesto Gonzalez
Ben Work
Etna Monsalve (arrived at 9:10 a.m.)
Christine Shaw
Martha Diehl
Jessica Hartzell (arrived at 9:10 a.m.)
Amy Roberts (arrived at 9:05 a.m.)
Paul C. Getzelman

Secretary Beretti reviewed the Zoom Protocols.

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Navarro informed the Commission we received and distributed additional correspondence for Agenda Item No. 2 - PLN210061 - Johnson Hal W Jr & Allison H and Agenda Item No. 3 PLN240149 - Risdel Inc. And Quail Meadows Homeowners Association.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None

9:00 A.M. – SCHEDULED MATTERS

1. **PLN220251 - ARDUA 31 LLC**
   Continued from June 26, 2024 and August 14, 2024 - Public hearing to consider construction of a 5,412 square foot single-family dwelling with an attached 984 square foot garage and associated site improvements, including the removal of 56 Monterey pine trees and 595 cubic yards of cut and 415 cubic yards of fill.
   Project Location: 1272 Viscaino Road, Pebble Beach
   Proposed CEQA action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to

CEQA Guidelines section 15303, and there are no exceptions pursuant to Guidelines section 15300.2.

Fionna Jensen project planner presented the item.

Agent: Angie Phares

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commission Hartzell and passed by the following vote to find the project Categorically Exempt from CEQA Guidelines pursuant to section 15303, and there are no exceptions pursuant to Section 15300.2 and approve a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow construction of a 5,412 square foot single-family dwelling with an attached 984 square foot garage and associated site improvements and a Coastal Development Permit to allow the removal of 56 Monterey pines.

AYES: Getzelman, Mendoza, Gomez, Diehl, Hartzell, Gonzalez, Work, Monsalve, Shaw, Roberts
NOES: None
ABSENT: None
ABSTAIN: None

2. PLN210061 - JOHNSON HAL W JR & ALLISON H

Continued from October 30, 2024 - Public hearing to consider allowing construction of a 3,525 square foot single-family residence, inclusive of a 244 square foot single-car garage and associated site improvements; approximately 3,095 square feet of development on slopes in excess of 30%, 500 square feet of which is for the residence and 2,611 for the associated site improvements; removal of four protected trees; development within 50 feet of a coastal bluff; and development within 750 feet of known archaeological resources. Site improvements include grading with approximately 700 cubic yards of cut and 390 cubic yards of fill, resulting in net cut of 310 cubic yards; driveway and flatwork; tiered retaining walls; an emergency fire access stairway; paving of the access road leading to the site; and utility improvements consisting of installation of a septic tank, centralized water quality treatment for Highway 1 Water Distribution System #12, and an approximately 400 lineal feet sewer line.
Project Location: 226 Highway 1, Carmel, Carmel Area Land Use Plan, Coastal Zone
Proposed CEQA action: Adopt a Mitigated Negative Declaration pursuant to section 15074 of the CEQA Guidelines and adopt a Mitigation Monitoring and Reporting Plan

Phil Angelo, project planner presented the item.

Applicant Representative: Anthony Lombardo

Public Comment: Matt Francois

It was moved by Commissioner Diehl, seconded by Commission Shaw and passed by the following vote to adopt a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines approve a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow construction of: a, 3,525 square foot single-family residence, inclusive of a 244 square foot single-car garage; and associated site improvements, including 700 cubic yards of cut and 390 cubic yards of fill, resulting in net cut of 310 cubic yards; an auto-court, a patio area, an emergency fire access stairway, tiered retaining walls, paving the access road leading to the site, and utility improvements including a septic tank, centralized water quality treatment for Highway 1 Water Distribution System #12, and approximately 400 lineal feet of sewer line, a Coastal Development Permit to allow development within 50 feet of a coastal bluff, a Coastal Development Permit to allow removal of four trees, including three Monterey cypress and one Monterey pine, a Coastal Development Permit to allow 3,095 square feet of development on slopes in excess of 30%, a Coastal Development Permit to allow development within 750 feet of known archaeological resource and adopt a Condition of Approval and Mitigation Monitoring and Reporting Plan.

AYES: Getzelman, Mendoza, Gomez, Diehl, Hartzell, Gonzalez, Work, Monsalve, Shaw, Roberts
NOES: None
ABSENT: None
ABSTAIN: None

3. PLN240149 - RISDEL INC. AND QUAIL MEADOWS HOMEOWNERS ASSOCIATION

Public hearing to consider a Lot Line Adjustment between three lots of record - Parcel 1 (10 acres); Parcel 2 (2.5 acres), and Parcel 3 (181.42 acres), resulting in three parcels of 9.32 acres (Adjusted Parcel 1), 2.72 acres (Adjusted Parcel 2), and 181.88 acres (Adjusted Parcel 3), construction of a 3,500 square foot subterranean garage, development on slopes in excess of 25%, and the removal of five trees including four oaks and one Monterey pine.
Project Location: Quail Meadows Subdivision - 5477 and 5479 Covey Court, and a non-addressed parcel, Carmel Valley Master Plan
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines sections 15303 and 15305, with no exceptions under Section 15300.2

Steve Mason, project planner presented the item.

Applicant Representative: Anthony Lombardo

Public Comment: None

The Commission recessed at 10:22 a.m. and returned at 10:34 a.m.

The Chair trailed the hearing on this item until after the conclusion of the Department Report.

4. PLN240113 - AGUILAR CARLOS & KIMBERLY TRS

Public hearing to consider the construction of an approximately 3,230 square foot single-family dwelling with an attached 530 square foot garage, and 1,164 square feet of new patios and walkways.

Project Location: 151 Robley Road, Salinas, Toro Area Plan.

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Guidelines section 15300.2.

McKenna Bowling, project planner presented the item.

Owner: Carlos Aguilar

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Roberts and passed by the following vote to find that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines sections 15303, and none of the exceptions pursuant to Section 15300.2 apply and approve a Use Permit and Design Approval to allow construction of an approximately 3,230 square foot single family dwelling with attached 530 square foot garage, and 1,164 square feet of patios and walkway, and associated site improvements.

AYES: Getzelman, Mendoza, Gomez, Diehl, Hartzell, Gonzalez, Work, Monsalve, Shaw, Roberts
NOES: None
ABSENT: None
ABSTAIN: None

OTHER MATTERS

None

DEPARTMENT REPORT

Secretary Beretti informed the Commission of the Harper Canyon item being continued to a date certain of June 17, 2025, from the May 20, 2025. Board of Supervisors meeting.

5. ADMINISTRATIVE INTERPRETATION - REPLACEMENT DEVELOPMENT IN A SITE PLAN REVIEW ZONING DISTRICT, DESIGN CONTROL ZONING DISTRICT, AND VISUAL SENSITIVITY ZONING DISTRICT

Fionna Jensen, project planner presented the item.

Commissioner Diehl requested that the Administrative Interpretation include fire rebuilds.

Public Comment: Christina McGinnis

The Commission received the interpretation.

The Commission recessed at 11:09 a.m. and returned at 11:13 a.m.

3. PLN240149 - RISDEL INC. AND QUAIL MEADOWS HOMEOWNERS ASSOCIATION

Public hearing to consider a Lot Line Adjustment between three lots of record - Parcel 1 (10 acres); Parcel 2 (2.5 acres), and Parcel 3 (181.42 acres), resulting in three parcels of 9.32 acres (Adjusted Parcel 1), 2.72 acres (Adjusted Parcel 2), and 181.88 acres (Adjusted Parcel 3), construction of a 3,500 square foot subterranean garage, development on slopes in excess of 25%, and the removal of five trees including four oaks and one Monterey pine.
Project Location: Quail Meadows Subdivision - 5477 and 5479 Covey Court, and a non-addressed parcel, Carmel Valley Master Plan
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines sections 15303 and 15305, with no exceptions under Section 15300.2

Steve Mason, project planner presented the item.

Applicant Representative: Anthony Lombardo

Public Comment: None

It was moved by Commissioner Hartzell, seconded by Commission Roberts and passed by the following vote to find the project Categorically Exempt pursuant to CEQA Guidelines sections 15303 and 15305, and there are no exceptions pursuant to Guidelines section 15300.2 and approve a Combined Development Permit consisting of a Lot Line Adjustment between three lots of record: Parcel 1 (10 acres); Parcel 2 (2.5 acres), and Parcel 3 (181.42 acres), resulting in three parcels of 9.32 acres (Adjusted Parcel 1), 2.72 acres (Adjusted Parcel 2), and 181.88 acres (Adjusted Parcel 3), a Use Permit and Design Approval to allow construction of a 3,500 square foot garage, a Use Permit to allow development on slopes in excess of 25%, and a Use Permit to allow the removal of four Oaks.

AYES: Getzelman, Mendoza, Gomez, Diehl, Hartzell, Gonzalez, Work, Monsalve, Shaw, Roberts
NOES: None
ABSENT: None
ABSTAIN: None

ADJOURNMENT

The meeting was adjourned by Chair Gonzales at 11:16 a.m.

County of Monterey

Government Center - Board Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Meeting Minutes - Draft

Wednesday, June 11, 2025

9:00 AM

Para interpretación en español, haga clic aquí:
https://attend.wordly.ai/join/THCT-8529

County of Monterey Planning Commission

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

9:00 A.M. - CALL TO ORDER

The Meeting was called to order by Chair Gonzales at 9:00 a.m.

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Hartzell.

ROLL CALL

Present:
Francisco Javier Mendoza
Ramon Gomez
Ernesto Gonzalez
Ben Work
Christine Shaw
Martha Diehl
Jessica Hartzell
Amy Roberts
Paul C. Getzelman

Absent:
Etna Monsalve

Secretary Beretti reviewed the Zoom Protocols and the Wordly Interpretation Services Protocols.

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Janet Navarro informed the Commission of additional correspondence received and distributed for Agenda Item No. 3 – PLN180503 – Harrod Ray M Jr & Linda (Harrod Gregory Mark).

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None

9:00 A.M. – SCHEDULED MATTERS

1. **PLN230350 - MR ARTEMIS LLC**
   Public hearing to consider construction of a 622 square foot detached Accessory Dwelling Unit, a 253 square foot detached trellis with associated site improvements, and an amendment to a Conservation and Scenic Easement Map for the Mr. Artemis LLC property.
   Project Location: 30860 Aurora Del Mar, Carmel, Big Sur Coast Land Use Plan

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines sections 15303 and 15317, and there are no exceptions pursuant to Guidelines section 15300.2.

Joseph Alameda, project planner presented the item.

Applicant Representative: Joel Panzer

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commission Hartzell and passed by the following vote to find that the project qualifies as a Class 3 and Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2 and approve a Combined Development Permit Consisting of a Coastal Administrative Permit and Design Approval to allow construction of a 622 square foot accessory dwelling unit, a 210 square foot trellis and associated site improvement, a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources and a acceptance of an amended Conservation and Scenic Easement Map for the Mr. Artemis LLC property with modification Conservation and Scenic Easement Deed and map.

AYES: Mendoza, Gomez, Diehl, Gonzalez, Work, Shaw, Hartzell, Roberts, Getzelman
NOES: None
ABSENT: Monsalve
ABSTAIN: None

2. PLN210331 - REYNOLDS JON Q. TR. ET. AL.

Public hearing to consider construction of a 1,056 square foot accessory dwelling unit and the merger of three existing lots into one 36,914 square foot parcel. Development will occur within 750 square feet of archaeological resources and within 100 feet of environmentally sensitive habitat area.
Project Location: 26489 Scenic Road & 26454 Carmelo Street, Carmel.
Proposed CEQA Action: Adopt a Mitigated Negative Declaration pursuant to CEQA Guidelines section 15074.

Joseph Alameda, project planner presented the item.

Applicant Representative: Terrie Flinn, Jon Reynolds

Public Comment: Steven, John Perkins

It was moved by Commissioner Diehl, seconded by Commission Gomez and passed by the following vote to adopt a Mitigated Negative Declaration pursuant to CEQA Guidelines section 15074, and approve a Combined

Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow construction of a 1,056 square foot detached accessory dwelling unit, a Coastal Development Permit for a Lot Line Adjustment to merge three legal lots of record into one 36,914 square foot lot, a Coastal Development Permit for development within 750 feet of archaeological resources, and a Coastal Development Permit for development within 100 feet of environmentally sensitive habitat area and adopt a Mitigation Monitoring and Reporting Plan.

AYES: Mendoza, Gomez, Diehl, Gonzalez, Work, Shaw, Hartzell, Roberts, Getzelman
NOES: None
ABSENT: Monsalve
ABSTAIN: None

The Commission recessed at 10:18 a.m. and returned at 10:30 a.m.

3. PLN180503 - HARROD RAY M JR & LINDA (HARROD GREGORY MARK)

Public Hearing to consider the after-the-fact development on slopes in excess of 25% to partially clear Code Enforcement No. 18CE00070, construction of a 2,041 square foot single-family dwelling with a 520 square foot attached garage and a 1,500 square foot detached barn, associated site improvements, the removal of 49 Coast live oaks, and additional development on slopes in excess of 25%.

Project Location: 103A Laguna Place, Salinas (Assessor's Parcel Number 161-231-036-000), Toro Area Plan

Proposed CEQA action: Find the project Categorically Exempt per CEQA Guidelines section 15303, and there are no exceptions pursuant to Guidelines section 15300.2.

Hya Honorato, project planner presented the item.

Applicant Representative: Ray Harrod Jr.

Public Comment: Kathy Pontius, Jim Jefferey, Bret Riker

It was moved by Commissioner Diehl, seconded by Commission Mendoza and passed by the following vote to find that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions set forth in Guidelines section 15300.2 apply and a approve a Combined Development Permit consisting of a Use Permit to allow development on slopes in excess of 25% and to partially clear Code Enforcement No. 18CE00070, an Administrative Permit and Design Approval to allow the construction of a 2,041 square foot single family dwelling with a 520 square foot attached garage and a 1,500 square foot detached barn, a Use Permit for the removal of 49 Coast live oak trees and a Use Permit to allow

additional development on slopes in excess of 25% with modifications to finding 5, evidence b of the resolution.

AYES: Mendoza, Gomez, Diehl, Gonzalez, Work, Shaw, Hartzell, Roberts, Getzelman
NOES: None
ABSENT: Monsalve
ABSTAIN: None

OTHER MATTERS

None

DEPARTMENT REPORT

Secretary Beretti informed the Commission that the 2nd Submission of the Housing Element will be available for public review soon.

ADJOURNMENT

The meeting was adjourned by Chair Gonzales at 11:20 a.m.

Introduced: 7/23/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

PLN240089 - CHING LILLY
Public hearing to consider construction of a 5,443 square foot single family dwelling with a 682 square foot attached garage, and 1,181 square feet of new porches and patios, and the removal of 40 protected trees.
Project Location: 2821 Congress Road, Pebble Beach, Greater Monterey Peninsula Area Plan
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions under Section 15300.2

RECOMMENDATION:
It is recommended that the Planning Commission adopt a resolution to:

1) Find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
2) Approve a Combined Development Permit consisting of:
   a. A Design Approval to allow the construction of a 5,443 square foot single-family dwelling with a 682 square foot attached garage and 1,181 square feet of porches and patios; and
   b. A Use Permit to allow the removal of 40 protected trees.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**), subject to 12 conditions of approval.

PROJECT INFORMATION:
Agent: Kuan Chang
Property Owner: Lilly Ching
APN: 007-103-011-000
Parcel Size: 19,218 square feet
Zoning: Medium Density Residential with Building Site 6, Design Control, and Recreational Equipment Storage overlays or "MDR/B-6-D-RES"
Plan Area: Greater Monterey Peninsula Area Plan
Flagged and Staked: yes
Project Planner: Joseph Alameda, Associate Planner
alamedaj@countyofmonterey.gov, 831-783-7079

SUMMARY/DISCUSSION:
The property is located at 2821 Congress Road, Pebble Beach (Assessor's Parcel Number 007-103-011-000), Greater Monterey Peninsula Area Plan. The parcel is zoned Medium Density Residential with Building Site 6, Design Control, and Recreational Equipment Storage overlays or

"MDR/B-6-D-RES". The proposed project involves the construction of a 5,443 square foot single family dwelling with a 682 square foot attached garage, and 1,181 square feet of porches and patios. The project also involves the removal of 40 protected trees, which is an allowed use subject to the granting of a Use Permit. Implementation of the project would require 155 cubic yards of cut and 305 cubic yards of fill. Potable water will be provided to the parcel by the Monterey Peninsula Water Management District (MPWMD), and wastewater will be handled by the Pebble Beach Community Services District.

Based on staff's review, the project is consistent with applicable goals and policies in the 2010 General Plan, policies in the Greater Monterey Peninsula Area Plan, and Title 21 Zoning Ordinance.

Design Review

Residences within the vicinity of the project site are eclectic in architectural style, ranging from modern-style homes to craftsman-style homes. The single-family dwelling would have a modern architectural style with rural finishes consisting of brown, green, gray, and bronze painted stucco, natural stone, and aluminum reveal trim. The property is surrounded by mature Coast live oaks and Monterey pines, and other native vegetation, along with nearby residences. The proposed exterior finishes would not detract from the surrounding natural environment and would be consistent with the surrounding residential neighborhood character. A standard condition of approval has been applied to ensure that all exterior lighting is down-lit, unobtrusive, and harmonious with the area.

Figure 14 of the Greater Monterey Peninsula Area Plan (Scenic Highway Corridors and Visual Sensitivity Map) indicates the subject property as not being in an area designated as sensitive or highly sensitive. The subject property is not along a scenic highway corridor or in the critical viewshed. As confirmed on a site visit, intervening vegetation and existing development block the project site's visibility from common public viewing areas. Accordingly, the proposed residence and accessory structures would not create any adverse visual impacts. Therefore, as proposed and conditioned, the project assures protection of the public viewshed and visual integrity.

Tree Removal

The lot is heavily forested and thus, avoiding tree removal entirely is unfeasible for any reasonable development consistent with the neighborhood. The project includes an application for the removal of 40 protected trees. Pursuant to Title 21 section 21.64.260.D.3.a, an Arborist report (County of Monterey Library No. LIB240281; **Exhibit D**) was prepared to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. The Arborist report inventoried a total of 55 trees within the subject property and determined that most of these are in fair or poor condition. Per the project Arborist, the trees in fair condition are in average vigor for the area but are showing signs of California oak worm, pitch canker, oak branch canker, foamy bark canker, oak ambrosia beetles, oak bark beetles, and/or Phytophthora root and crown rot. As proposed, 40 trees would be removed with implementation of this project, which was reduced from 43 originally proposed for removal, including 34 Coast Live Oaks and 6 Monterey Pines.

The single-family dwelling is consistent in size with other single-family dwellings within the surrounding neighborhood. Twenty-four of the 40 trees proposed for removal are within the development footprint. Of the 16 trees outside of the development footprint, three (#712, #733, and #737) are

identified as being in poor declining health and are therefore recommended for removal. Retention of these trees could lead to hazardous conditions post-implementation of the project. Five of the 16 trees to be removed (#702, #709, #710, #731, and #732) are over 24 inches in diameter and are therefore landmark trees. The remaining trees to be removed are either within grading limits or are within close proximity to the development, where greater than 50% of their critical root zones will be impacted and are therefore recommended for removal. In addition to being impacted by grading activities, the removal of these trees within close proximity to the development also helps to reduce fuel loads near the proposed residential development. Therefore, staff believe that the proposed tree removal is the minimum required under the circumstances of this case.

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

Environmental Health Bureau
HCD-Engineering Services
HCD-Environmental Services
Pebble Beach Community Services District (fire)
Del Monte Forest Land Use Advisory Committee

LAND USE ADVISORY COMMITTEE
The proposed project was reviewed by the Del Monte Forest LUAC on May 15th, 2025. The LUAC recommended approval of the project by a vote of 5-0 (**Exhibit C**) but expressed concerns relative to the size of the driveway. The proposed driveway is simple and direct and provides adequate fire truck turnaround.

Prepared by: Joseph Alameda, Associate Planner, x7079
Reviewed by: Fionna Jensen, Principal Planner
Approved by: Melanie Beretti, AICP, Chief of Planning.

The following attachments are on file with the HCD:
Exhibit A - Draft Resolution including:

- Conditions of approval
- Site Plans

Exhibit B - Vicinity Map
Exhibit C - LUAC Minutes
Exhibit D - Arborist Report

cc: Front Counter Copy; Planning Commission,; Pebble Beach Community Services District (fire); HCD-Environmental Services; HCD - Engineering Services; Environmental Health Bureau; Joseph Alameda, Project Planner; Fionna Jensen, Principal Planner; Lilly Ching, Property Owner; Kuan Chang, Agent/Architect; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN240089.

County of Monterey
Planning Commission

Agenda Item No.2

Legistar File Number: PC 25-066

Item No.2

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

July 30, 2025

Introduced: 7/23/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

PLN240089 - CHING LILLY
Public hearing to consider construction of a 5,443 square foot single family dwelling with a 682 square foot attached garage, and 1,181 square feet of new porches and patios, and the removal of 40 protected trees.
Project Location: 2821 Congress Road, Pebble Beach, Greater Monterey Peninsula Area Plan
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions under Section 15300.2

RECOMMENDATION:
It is recommended that the Planning Commission adopt a resolution to:

1) Find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
2) Approve a Combined Development Permit consisting of:
   a. A Design Approval to allow the construction of a 5,443 square foot single-family dwelling with a 682 square foot attached garage and 1,181 square feet of porches and patios; and
   b. A Use Permit to allow the removal of 40 protected trees.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**), subject to 12 conditions of approval.

PROJECT INFORMATION:
Agent: Kuan Chang
Property Owner: Lilly Ching
APN: 007-103-011-000
Parcel Size: 19,218 square feet
Zoning: Medium Density Residential with Building Site 6, Design Control, and Recreational Equipment Storage overlays or "MDR/B-6-D-RES"
Plan Area: Greater Monterey Peninsula Area Plan
Flagged and Staked: yes
Project Planner: Joseph Alameda, Associate Planner
alamedaj@countyofmonterey.gov, 831-783-7079

SUMMARY/DISCUSSION:
The property is located at 2821 Congress Road, Pebble Beach (Assessor's Parcel Number 007-103-011-000), Greater Monterey Peninsula Area Plan. The parcel is zoned Medium Density Residential with Building Site 6, Design Control, and Recreational Equipment Storage overlays or

"MDR/B-6-D-RES". The proposed project involves the construction of a 5,443 square foot single family dwelling with a 682 square foot attached garage, and 1,181 square feet of porches and patios. The project also involves the removal of 40 protected trees, which is an allowed use subject to the granting of a Use Permit. Implementation of the project would require 155 cubic yards of cut and 305 cubic yards of fill. Potable water will be provided to the parcel by the Monterey Peninsula Water Management District (MPWMD), and wastewater will be handled by the Pebble Beach Community Services District.

Based on staff's review, the project is consistent with applicable goals and policies in the 2010 General Plan, policies in the Greater Monterey Peninsula Area Plan, and Title 21 Zoning Ordinance.

Design Review

Residences within the vicinity of the project site are eclectic in architectural style, ranging from modern-style homes to craftsman-style homes. The single-family dwelling would have a modern architectural style with rural finishes consisting of brown, green, gray, and bronze painted stucco, natural stone, and aluminum reveal trim. The property is surrounded by mature Coast live oaks and Monterey pines, and other native vegetation, along with nearby residences. The proposed exterior finishes would not detract from the surrounding natural environment and would be consistent with the surrounding residential neighborhood character. A standard condition of approval has been applied to ensure that all exterior lighting is down-lit, unobtrusive, and harmonious with the area.

Figure 14 of the Greater Monterey Peninsula Area Plan (Scenic Highway Corridors and Visual Sensitivity Map) indicates the subject property as not being in an area designated as sensitive or highly sensitive. The subject property is not along a scenic highway corridor or in the critical viewshed. As confirmed on a site visit, intervening vegetation and existing development block the project site's visibility from common public viewing areas. Accordingly, the proposed residence and accessory structures would not create any adverse visual impacts. Therefore, as proposed and conditioned, the project assures protection of the public viewshed and visual integrity.

Tree Removal

The lot is heavily forested and thus, avoiding tree removal entirely is unfeasible for any reasonable development consistent with the neighborhood. The project includes an application for the removal of 40 protected trees. Pursuant to Title 21 section 21.64.260.D.3.a, an Arborist report (County of Monterey Library No. LIB240281; **Exhibit D**) was prepared to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. The Arborist report inventoried a total of 55 trees within the subject property and determined that most of these are in fair or poor condition. Per the project Arborist, the trees in fair condition are in average vigor for the area but are showing signs of California oak worm, pitch canker, oak branch canker, foamy bark canker, oak ambrosia beetles, oak bark beetles, and/or Phytophthora root and crown rot. As proposed, 40 trees would be removed with implementation of this project, which was reduced from 43 originally proposed for removal, including 34 Coast Live Oaks and 6 Monterey Pines.

The single-family dwelling is consistent in size with other single-family dwellings within the surrounding neighborhood. Twenty-four of the 40 trees proposed for removal are within the development footprint. Of the 16 trees outside of the development footprint, three (#712, #733, and #737) are

identified as being in poor declining health and are therefore recommended for removal. Retention of these trees could lead to hazardous conditions post-implementation of the project. Five of the 16 trees to be removed (#702, #709, #710, #731, and #732) are over 24 inches in diameter and are therefore landmark trees. The remaining trees to be removed are either within grading limits or are within close proximity to the development, where greater than 50% of their critical root zones will be impacted and are therefore recommended for removal. In addition to being impacted by grading activities, the removal of these trees within close proximity to the development also helps to reduce fuel loads near the proposed residential development. Therefore, staff believe that the proposed tree removal is the minimum required under the circumstances of this case.

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

Environmental Health Bureau
HCD-Engineering Services
HCD-Environmental Services
Pebble Beach Community Services District (fire)
Del Monte Forest Land Use Advisory Committee

LAND USE ADVISORY COMMITTEE
The proposed project was reviewed by the Del Monte Forest LUAC on May 15th, 2025. The LUAC recommended approval of the project by a vote of 5-0 (**Exhibit C**) but expressed concerns relative to the size of the driveway. The proposed driveway is simple and direct and provides adequate fire truck turnaround.

Prepared by: Joseph Alameda, Associate Planner, x7079
Reviewed by: Fionna Jensen, Principal Planner
Approved by: Melanie Beretti, AICP, Chief of Planning.

The following attachments are on file with the HCD:
Exhibit A - Draft Resolution including:

- Conditions of approval
- Site Plans

Exhibit B - Vicinity Map
Exhibit C - LUAC Minutes
Exhibit D - Arborist Report

cc: Front Counter Copy; Planning Commission,; Pebble Beach Community Services District (fire); HCD-Environmental Services; HCD - Engineering Services; Environmental Health Bureau; Joseph Alameda, Project Planner; Fionna Jensen, Principal Planner; Lilly Ching, Property Owner; Kuan Chang, Agent/Architect; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN240089.

Exhibit A

This page intentionally left blank.

DRAFT RESOLUTION

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

In the matter of the application of:
CHING LILLY (PLN240089)
RESOLUTION NO. 25-
Resolution by the County of Monterey Planning Commission:

1) Finding the project qualifies as 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. A Design Approval to allow the construction of a 5,443 square foot single-family dwelling with a 682 square foot attached garage and 1,181 square feet of porches and patios; and
   b. A Use Permit to allow the removal of 40 protected trees.

[PLN240089, Ching Lilly, 2821 Congress Road, Pebble Beach, Greater Monterey Peninsula Area Plan (APN: (007-103-011-000)]

The CHING LILLY application (PLN240089) came on for public hearing before the County of Monterey Planning Commission on July 30, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

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

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 2010 Monterey County General Plan;
- Greater Monterey Peninsula Area Plan;
- Monterey County Zoning Ordinance (Title 21);

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 2821 Congress Road, Pebble Beach (Assessor's Parcel Number 007-103-011-000), Greater Monterey Peninsula Area Plan. The parcel is zoned Medium Density Residential

with Building Site 6, Design Control, and Recreational Equipment Storage overlays or "MDR/B-6-D-RES". MDR zoning allows for the establishment of the first single-family dwelling as a principally allowed use. The Design Control overlay requires the granting of a Design Approval for all structures. The proposed project involves the construction of a 5,443 square foot single family dwelling with a 682 square foot attached garage, and 1,181 square feet of porches and patios. The project also involves the removal of 40 protected trees, which is an allowed use subject to the granting of a Use Permit. Therefore, the project is an allowed land use for this site.

c) Lot Legality. The subject property is shown in its current configuration (19,218 square feet) as Lot 11 of Tract No.852 on a Final Map entitled "Monterey Peninsula Country Club No.6", recorded in August of 1978 (Volume 13, Cities & Towns, Page 105). Therefore, the County recognizes the subject properties as legal lots of record.

d) Review of Development Standards. The project meets all required development standards for Medium Density Residential zoning district and B overlay district, which are identified in Title 21 section 21.12.060 and 21.42.030, respectively. Pursuant to Title 21 section 21.14.060.C, development within this district shall meet the required setbacks unless combined with a "B" district. Pursuant to Title 21 section 21.42.030.F, the required setbacks in the B-6 zoning overlay are 30 feet (front), 10 percent (side), and 20 feet (rear), unless otherwise indicated on a final map. In this case, the subject property has an approved Final Map (see Finding No. 1, Evidence "c") which established setbacks of 10 feet (front), 5 feet (North side), 10 feet (South side), 30 feet (rear and from entrance). The proposed single-family dwelling will have setbacks of 40 feet (front), 10 feet (side), and over 40 feet (rear). The MDR zoning district allows a maximum height of 30 feet for main structures, and the proposed single-family dwelling will have a height of 24 feet 6 inches. The MDR zoning district allows a maximum building site coverage of 35%. The proposed project will have a building site coverage of 5,283 square feet or 28%. Therefore, the project meets all required development standards.

e) Design and Visual Resources. Pursuant to Title 21 Chapter 21.44, the project parcels and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The single-family dwelling will have a modern architectural style with rural finishes, and exterior colors and materials consisting of brown, green, gray, and bronze painted stucco, natural stone, and aluminum reveal trim. The residences within the vicinity are eclectic in architectural style, ranging from modern-style homes to craftsman-style homes. The proposed exterior finishes do not detract from the surrounding environment and are consistent with the surrounding residential neighborhood character. The property is surrounded by mature Coast live oaks and Monterey pines and other native vegetation, along with nearby residences. The proposed development will blend in with the

surrounding residential neighborhood and the natural colors and materials that exist in this community. A standard condition of approval has been applied to ensure that all exterior lighting is down-lit, unobtrusive, and harmonious with the areas, in accordance with General Plan Policy LU- 1.13. Due to intervening vegetation and existing development, the proposed residence and accessory structures will not create any adverse visual impacts. Figure 14 of the Greater Monterey Peninsula Scenic Highway Corridors and Visual Sensitivity Map indicates the subject property as not being in an area designated as sensitive or highly sensitive. The subject property is not along a scenic highway corridor or in the critical viewshed. Therefore, as proposed and conditioned, the project is not in conflict with the surrounding environment or with the surrounding residential neighborhood character and assures protection of the public viewshed and visual integrity.

f) Tree Removal. The proposed project involves the removal of 40 protected trees. However, as detailed in Finding No. 6 and supporting evidence, the proposed tree removal is the minimum required under the circumstances, and the removal will not involve a risk of adverse environmental impacts. Therefore, the criteria necessary to grant a Use Permit have been met in this case.

g) Cultural Resources. According to the Monterey County Geographic Information System (GIS), the subject property is within an area of high archaeological sensitivity. In accordance with General Plan Open Space Policy OS-6.3, any new development being proposed within moderate or high sensitivity zones, or within 150 feet of a known recorded archaeological and/or cultural site, shall complete a Phase One Archaeological survey. According to the prepared Phase One Archaeological Survey (County of Monterey Library No. LIB250222), no cultural resources or indications of archaeological resources were identified during the Project Archaeologist's pedestrian survey of the project site. The potential for inadvertent impacts to cultural resources is limited and will be controlled by use of the County's standard condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

h) Land Use Advisory Committee. The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review, on May 15th, 2025. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project involves a Design Approval subject to review by the Planning Commission. The LUAC voted 5-0 to support the project as proposed; however, LUAC members brought up concerns relating to the size of the driveway. The proposed driveway is simple and direct, and provides adequate fire truck turnaround.

i) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240089.

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, Pebble Beach Community Services District (fire), HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. 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 Geological Resources (soils), Forest Resources, Biological Resources, and Archaeological Resources. The following reports have been prepared:

- "Geotechnical Investigation" (County of Monterey Library No. LIB240283), prepared by Wayne Ting, Fremont, CA, August 10th, 2024
- "Biological Evaluation" (County of Monterey Library No. LIB240282), prepared by LSA, San Luis Obispo, CA, August 2024
- "Tree Assessment" (County of Monterey Library No. LIB240281), prepared by Denise Duffy and Associates, Monterey, CA, November 13th, 2024
- Cultural Resources Assessment" (County of Monterey Library No. LIB250222), prepared by LSA, San Luis Obispo, CA, August 2024

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) Staff conducted a site inspection on January 14th, 2025 to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN240089.

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, Pebble Beach Community Services District (fire), HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. 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) All necessary public facilities will be provided to the proposed single-family dwelling. Potable water will be provided to the parcel by the

Monterey Peninsula Water Management District (MPWMD), and wastewater will be handled by the Pebble Beach Community Services District.

c) Staff conducted a site inspection on January 14th, 2025, to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN240089.

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 County of Monterey HCD - Planning and Building Services Department records and is not aware of any violations existing on subject property.

b) Staff conducted a site inspection on January 14th, 2025 and researched County records to assess if any violation exists on the subject property.

c) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN240089.

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

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the construction and location of limited numbers of new, small facilities or structures including one single-family residence in a residential zone.

b) The proposed project involves the construction of a 5,443 square foot single family dwelling with a 682 square foot attached garage and 1,181 square feet of porches and patios, and the removal of 40 protected trees. Therefore, the project is consistent with the categorical exemption requirements of CEQA Guidelines section 15303.

c) No adverse environmental effects were identified during staff review of the development application during a site visit on January 14th, 2025.

d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, unusual circumstances that would result in a significant effect, or development that would result in a cumulative significant impact. The project site does not have an environmentally sensitive habitat, the property is not located on or along a scenic highway or corridor, and has been designed and sited to minimize impacts to forest resources and remove only the trees necessary for construction. There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.

e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240089.

6. **FINDING:** **TREE REMOVAL** - The siting, location, size, and design has been established to minimize tree removal and has been limited to that required for the overall health and long-term maintenance of the property.

EVIDENCE:

a) The project includes application for the removal of 40 protected trees. In accordance with the applicable policies of the Monterey County Zoning Ordinance (Title 21), a Use Permit is required, and the criteria to grant said permit have been met.

b) Pursuant to Title 21 section 21.64.260.D.3.a, an Arborist report (County of Monterey Library No.LIB240281) was prepared to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. The Arborist report inventoried a total of 55 trees within the subject property and determined that most of these are in fair or poor condition. Per the project Arborist, the trees in fair condition are in average vigor for the area but are showing signs of California oak worm, pitch canker, oak branch canker, foamy bark canker, oak ambrosia beetles, oak bark beetles, and/or Phytophthora root and crown rot. As proposed, 40 trees will be removed with implementation of this project which was reduced from 43 originally proposed for removal, including 34 Coast Live Oaks and 6 Monterey Pines. Twenty-four of these trees are within the development footprint, and the other 16 trees are either within grading boundaries or are in declining health, with proposed impacts to their critical root zones.

c) The proposed tree removal is the minimum required under the circumstances of this case. The lot is heavily forested and thus, avoiding tree removal entirely is unfeasible for any reasonable development consistent with the neighborhood. The single-family dwelling is consistent in size with other single-family dwellings within the surrounding neighborhood (see Finding No. 1, Evidence “e”). Twenty-four of the 40 trees proposed for removal are within the development footprint. Of the 16 trees outside of the development footprint, three (#712, #733, and #737) are identified as being in poor declining health and are therefore recommended for removal. Retention of these trees could lead to hazardous conditions post-implementation of the project. Five of the 16 trees to be removed (#702, #709, #710, #731, and #732) are over 24 inches in diameter and are therefore landmark trees (see Evidence “d”). The remaining trees to be removed are either within grading limits or are within close proximity to the development, where greater than 50% of their critical root zones will be impacted and are therefore recommended for removal. In addition to being impacted by grading activities, the removal of these trees within close proximity to the development also helps to reduce fuel loads near the proposed residential development.

d) Landmark Trees. There are five landmark Monterey pines to be removed, which are identified in the project Arborist report as trees #702, #709, #710, #731, and #732. These five Monterey pines are in a

"fair" condition. Per the arborist report, all five of these trees' critical root zones would be impacted and thus have a "low likelihood for survival with this much impact". Trees #702, #709, and #710 are identified as being "overmature" meaning they are larger than expected for their age and species, and therefore have a low construction tolerance per the project Arborist. Landmark Monterey pines are not afforded the same level of protection as Landmark Oak trees pursuant to Title 21 section 21.64.260.C(5). No Landmark Oaks are proposed for removal.

e) Policy OS-5.11 of the 2010 General Plan encourages the conservation of large, continuous expanses of native trees and vegetation to serve as most suitable habitat for maintaining abundant and diverse wildlife. As delineated on the project plans, the trees sited for removal are within the proposed footprint of development, are dead, and/or hazardous to the proposed residence. The project will retain the property's remaining trees, which are contiguous with the surrounding forested area of Pebble Beach. Trees to be retained will be protected with implementation of Condition No. 7.

f) Title 21 requires a 1:1 replanting of removed protected trees, unless this requirement would be detrimental to the long-term health of the remaining habitat or the replanted trees. The Project Arborist concluded that the subject property is already overcrowded and does not have adequate space for the replanting of 40 trees after the construction of the single-family dwelling. Therefore, the arborist recommends the replanting of three 15-gallon Monterey pines and six 15-gallon coast live oaks. Replanting only nine trees also ensures the property's fuel loads can be adequately managed. trees. If replanted on a 1:1 ratio, the replanted 15-gallon trees would be unlikely to survive due to the overcrowded condition and being outcompeted by surrounding mature trees. Accordingly, Condition No. 10 requires the applicant to replant three 15-gallon Monterey pine trees and six 15-gallon coast live oak trees.

g) Measures for tree protection during construction have been incorporated as a condition of approval, and include tree protection zones, trunk protection, hand excavation and bridging roots.

h) No significant long-term effects on the forest ecosystem are anticipated. The project as proposed will not significantly reduce the availability of wildlife habitat over the long term. Condition No. 11 requires a raptor/bird nesting survey be performed by a qualified biologist if tree removal is to be conducted between February 1 and August 15.

i) Staff conducted a site inspection on January 14th, 2025 to verify that the tree removal is the minimum necessary for the project and to identify any potential adverse environmental impacts related to the proposed tree removal.

j) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN240089.

7. **FINDING:** **APPEALABILITY -** The decision on this project may be appealed to the Board of Supervisors.

EVIDENCE: a) Board of Supervisors. Section 21.80.040.D of the Monterey County Zoning Ordinance (Title 21) allows an appeal to be made to the Board of Supervisors by any public agency or person aggrieved by a decision of the Planning Commission.

DECISION

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

1. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
2. Approve a Combined development Permit consisting of: 1) a Design Approval to allow the construction of a 5,443 square foot single family dwelling with a 682 square foot attached garage, and 1,181 square feet of porches and patios; and 2) a Use Permit to allow removal of 40 protected trees.

   All of which are in general conformance with the attached sketch and subject to the attached 10 conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 30th day of July, 2025 upon motion of _____, seconded by , by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Melanie Beretti, AICP, Chief of Planning
Planning Commission Secretary

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 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 County of Monterey 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. 5-14-2014

County of Monterey HCD Planning

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

PLN240089

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development permit (PLN240089) allows the development of a 5,443 square foot single family dwelling with a 682 square foot attached garage, and 1,181 square feet of porches and patios and removal of 40 protected trees. The property is located at 2821 Congress Rd., Pebble Beach (Assessor's Parcel Number 007-103-011-000), Greater Monterey Peninsula Area 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 on-going 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 Planning Commission for Assessor's Parcel Number 007-103-011-000 on July 30th, 2025. The permit was granted subject to 12 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. 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.

5. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.
CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project.

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning and HCD- Engineering Services for review and approval.
2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

6. 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.

7. 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.

8. 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.

9. 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. 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.

10. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to Final Inspection, the applicant shall replace and or relocate each tree approved for removal as follows:

- Replacement ratio recommended by arborist: six 15-gallon coast live oaks and three 15-gallon Monterey pines

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.

Annually, for a period of 5 years 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). The final report shall determine whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

11. 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 prepare by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

12. CC01 INDEMNIFICATION

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: Owner/Applicant agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code section 66474.9, defend, indemnify, and hold harmless the County of Monterey and/or its agents, officers, and/or employees from any claim, action, or proceeding against the County and/or its agents, officers, and/or or employees to attack, set aside, void, or annul this approval and/or related subsequent approvals, including, but not limited to, design approvals, which action is brought within the time provided for under law. Owner/Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required by a court to pay as a result of such action.

The County shall notify Owner/Applicant of any such claim, action, and/or proceeding as expeditiously as possible. The County may, at its sole discretion, participate in the defense of such action. However, such participation shall not relieve Owner/Applicant of his/her/its obligations under this condition. Regardless, the County shall cooperate fully in defense of the claim, action, and/or proceeding.

(County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: This Indemnification Obligation binds Owner/Applicant from the date of approval of this discretionary development permit forward. Regardless, on written demand of the County Counsel's Office, Owner/Applicant shall also execute and cause to be notarized an agreement to this effect. The County Counsel's Office shall send Owner/Applicant an indemnification agreement. Owner/Applicant shall submit such signed and notarized Indemnification Agreement to the Office of the County Counsel for County's review and signature. Owner/Applicant shall then record such indemnification agreement with the County of Monterey Recorder's Office. Owner/Applicant shall be responsible for all costs required to comply with this paragraph including, but not limited to, notary costs and Recorder fees.

This page intentionally left blank

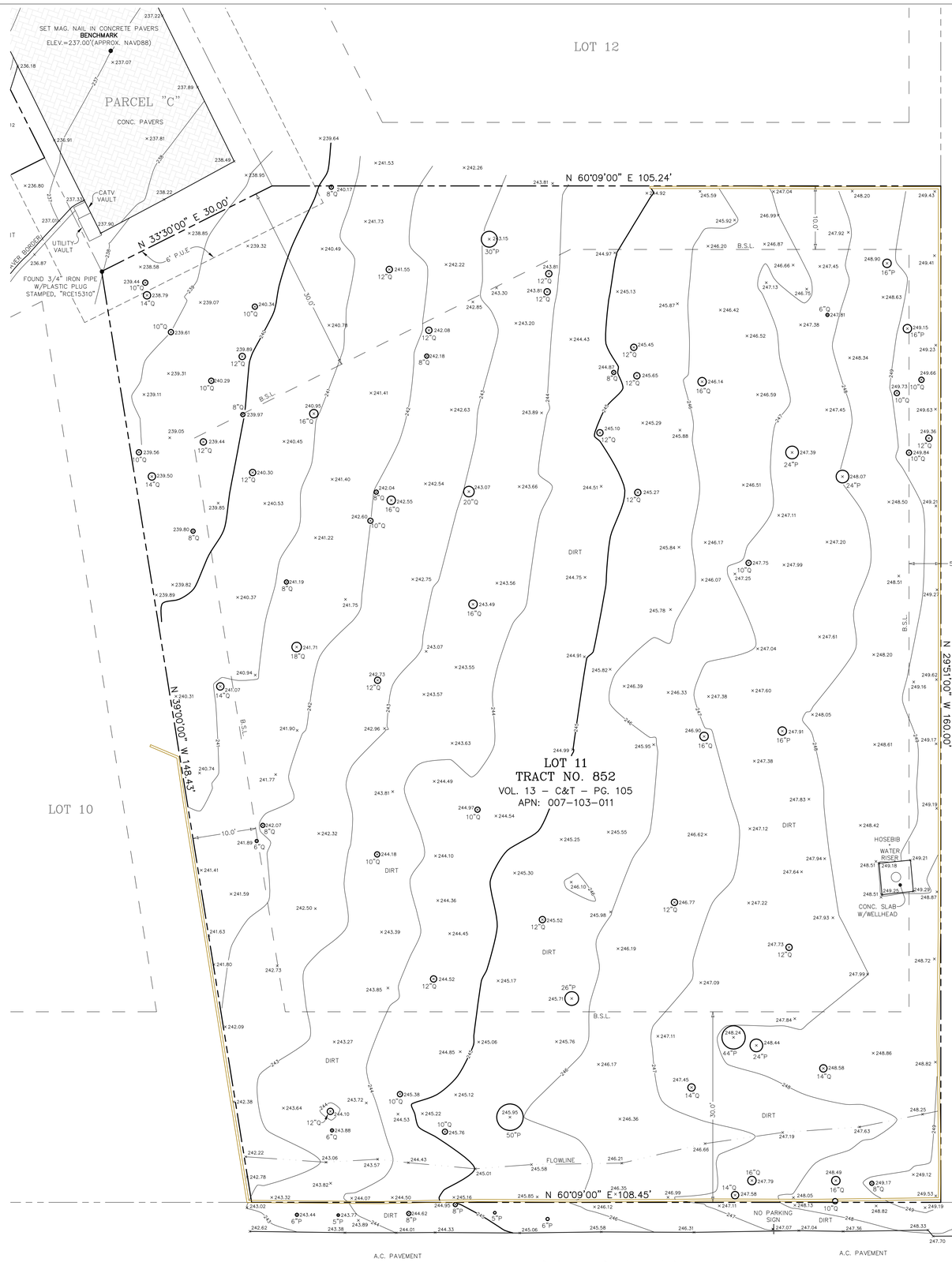
LILY HOUSE 2821
APN: 007-103-011
2821 CONGRESS RD., PEBBLE BEACH, CA 93953

TECTONIC BUILDERS CORPORATION
10118 Bandley Dr. #E,
Cupertino, CA 95014



ASSESSOR PARCEL MAP


300' FROM THE PROPERTY
300' FROM THE PROPERTY
300' FROM THE PROPERTY
300' FROM THE PROPERTY
SUBJECT PROPERTY
2821
007103011000
PACIFIC GROVE
PACIFIC GROVE
David Ave
Lincoln Ave
Congress Rd
Buena Vista Ave
Montecito Ave
007152017000
007152005000
007152016000
007152006000
007152015000
007152007000
007152014000
007152008000
007152009000
007152010000
007152011000
007102017000
007102006000
007103012000
007103014000
007103015000
007103009000
007103008000
007103007000
007103006000
007103005000
007572029000
007572030000
007572031000
007572032000
007572033000
007572034000
007572035000
007572036000
007572037000
007572038000
007572039000
007572040000
007572041000
007572042000
007572043000
007572044000
007572045000
007572046000
007572047000
007572048000
007572049000
007572050000
007572051000
007572052000
007572053000
007572054000
007572055000
007572056000
007572057000
007572058000
007572059000
007572060000
007572061000
007572062000
007572063000
007572064000
007572065000
007572066000
007572067000
007572068000



SCALE: 1" = 8'

LEGEND:

B.S.L.	BUILDING SETBACK LINE PER (13-C&T-105)
P.U.E.	PUBLIC UTILITY EASEMENT PER (13-C&T-105)
10"P	DENOTES A 10" DIA. PINE TREE (TYP.)
10"Q	DENOTES A 10" DIA. OAK TREE (TYP.)
— — —	DENOTES PROTRACTED BOUNDARY
═══	DENOTES A WOOD FENCE

NOTES:

1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
3. ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM THAT APPROXIMATES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS A MAG. NAIL SET IN CONCRETE PAVERS, AS SHOWN.

   ELEVATION = 237.00 FEET (APPROX. NAVD88)
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 5" ARE NOT SHOWN.

TOPOGRAPHIC MAP

OF

LOT 11 IN TRACT NO. 852
AS SHOWN ON THE MAP ENTITLED,
"TRACT NO. 852, MONTEREY PENINSULA COUNTRY CLUB NO. 6..."
FILED IN, VOL. 13 - CAT - PG. 105
OFFICIAL RECORDS OF MONTEREY COUNTY

PEBBLE BEACH — COUNTY OF MONTEREY — STATE OF CALIFORNIA

PREPARED FOR

Lily Ching

BY

CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11 — MONTEREY, CALIFORNIA 93940
Phone: (831) 394-4930
Fax: (831) 394-4931

LICENSED LAND SURVEYOR — DAVID T. GIBSON — No. 4874 — STATE OF CALIFORNIA

SCALE: 1" = 8' — JOB No. 23-94 — OCTOBER 2023

PREPARER: LLJS

APN: 007-103-011

GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS, IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING:
- LATEST REVISION OF THE COUNTY OF MONTEREY DESIGN STANDARDS AND SPECIFICATIONS
- THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS)
- THE 2023 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CEnC), CALIFORNIA ELECTRICAL CODE (CEC).

2. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PLANS, DETAILS, AND SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FINDS ANY DISCREPANCIES, OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AND THE OWNER'S REPRESENTATIVE IMMEDIATELY.

3. IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE MONTEREY COUNTY BUILDING SERVICES DEPARTMENT (COUNTY) AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.

4. THE TOPOGRAPHY, LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OR OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY (BY OTHERS) AND OR FROM RECORD INFORMATION. NEITHER THE ENGINEER NOR THE OWNER MAKES ANY REPRESENTATION TO THE ACCURACY OF TOPOGRAPHY, SIZE AND OR LOCATION OF ANY OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.

6. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

7. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.

8. EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED BY THE CONTRACTOR.

9. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL LEAVE A 24-HOUR EMERGENCY TELEPHONE NUMBER WITH THE POLICE, FIRE DEPARTMENTS AND PRIVATE SECURITY COMPANY (IF APPLICABLE), AND KEEP THEM INFORMED DAILY REGARDING ANY CONSTRUCTION RELATED ACTIVITY IN THE PUBLIC RIGHT OF WAY.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: CONCRETE, ASPHALT CONCRETE, STRIPING, ANY AND ALL OTHER DEBRIS FROM THE SITE, EXCESS MATERIAL FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT BALLS, FENCING AND SPOILS FROM EXCAVATION AT THE CONTRACTOR'S EXPENSE AND SHALL BE DISPOSED OF IN A LAWFUL MANNER.

11. 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.

12. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER AS WELL AS THE OWNER PRIOR TO THEIR CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE THE CHANGE OR DEVIATION.

13. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP THE SITE AND ADJACENT AREAS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.

14. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.

15. A COPY OF ALL FIELD REPORTS/COMPACTIONS TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.

16. PAD ELEVATION/S SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

GRADING AND DRAINAGE

1. CONTRACTOR SHALL NOTIFY THE COUNTY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.

2. ALL GRADING SHALL CONFORM TO THE COUNTY GRADING ORDINANCE (CHAPTER 16.08) AND THE EROSION CONTROL ORDINANCE (CHAPTER 16.12) AS APPLICABLE.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. RIGHT-OF-ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.

4. IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY.

5. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.

6. MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.

7. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.

8. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOTBALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.

9. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.

10. ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM UNLESS NOTED OTHERWISE.

11. PERVIOUS SURFACES IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

12. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15) THE FOLLOWING MEASURES MUST BE TAKEN:

A. DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

B. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES.

C. RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

D. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS

13. VEGETATION REMOVAL. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THAT AREA SHALL BE PLANTED.

14. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.

UNDERGROUND UTILITIES

1. CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING STORM DRAINS, SANITARY SEWERS AND WATER LINES, BEFORE ORDERING MATERIALS AND/OR CONSTRUCTING NEW FACILITIES.

2. ALL EXISTING MANHOLES AND UTILITY BOXES WITHIN THE PROJECT AREA ARE TO BE SET FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE NOTED.

3. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.

4. PIPE MATERIALS AND INSTALLATION PROCEDURE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS.

5. DAMAGE SHALL BE REPAIRED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE COUNTY.

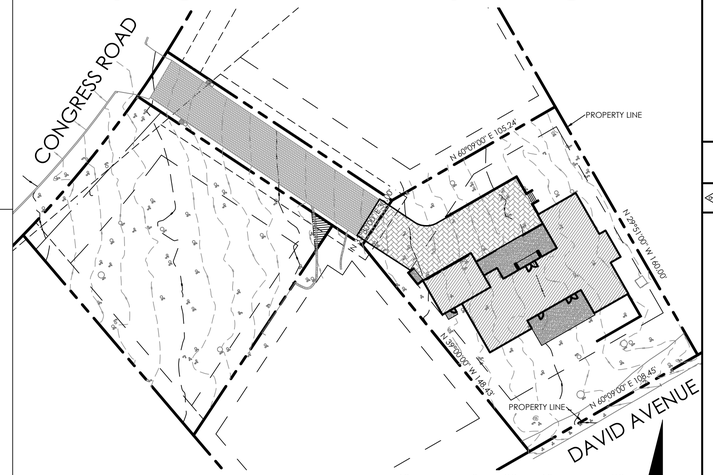
ABBREVIATIONS

(E)	EXISTING
FG	FINISH GROUND GRADE
FF	FINISH FLOOR
FL	FLOW LINE
FP	FINISH PAVEMENT GRADE
G	GROUND
M.E.	MATCH EXISTING
(N)	NEW
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB GRADE
(TYP)	TYPICAL
W	WATER

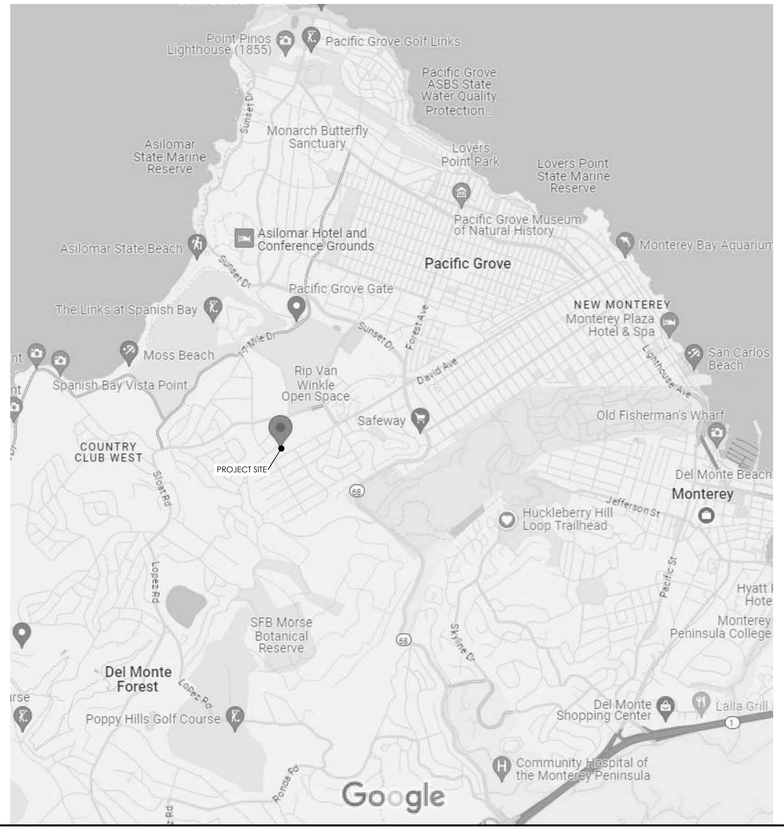
SHEET INDEX

C1	TITLE SHEET
C2	GRADING AND DRAINAGE PLAN
C3	CONSTRUCTION DETAILS
C4	EROSION CONTROL PLAN

GRADING AND DRAINAGE PLAN FOR SINGLE FAMILY RESIDENCE



VICINITY MAP



LAND DISTURBANCE

LAND DISTURBANCE AREA = 9,270 SF

GRADING QUANTITIES

EARTHWORK QUANTITIES:

CUT = 155 CY
FILL = 305 CY

EARTHWORK QUANTITIES ARE ESTIMATES TO FINISH GRADE ONLY AND ASSUMES NO FILL IN RAISED FOUNDATION AREAS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL EARTHWORK QUANTITIES. NO ALLOWANCE HAS BEEN MADE TO ACCOUNT FOR QUANTITIES FROM PAVEMENT OR TRENCHING FOR FOUNDATION, FOOTINGS, PIERS AND/OR UTILITIES TRENCHES.

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	EASEMENT	
	DRAINAGE FLOW LINE	
	SAWCUT	
	GRADE BREAK	
50	MAJOR CONTOUR	50
49	MINOR CONTOUR	49
	RETAINING WALL (BY OTHERS)	
	FOUNDATION DRAINS (PERFORATED)	
	STORM DRAIN	SD
x405.46	SPOT ELEVATION	TC 49.99
	DRAINAGE FLOW	
	PAVERS	
	CONCRETE PAVEMENT	
	BUILDING	

REV.	DATE	DESCRIPTION	BY

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development Stormwater Control
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3engineering.net

FOR PLANNING

TITLE SHEET

NEW RESIDENCE FOR:
2821 CONGRESS ROAD
PEBBLE BEACH, CA
APN 007-103-011

SCALE:	AS NOTED
DATE:	1/17/2025
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	

SHEET NUMBER: C1

OF 4 SHEETS

PROJECT# 124107

THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REUSE, REPRODUCTION, OR PUBLICATION, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF C3 ENGINEERING.

Drawing file: Z:\Projects\124107 Tectonic–2821 Congress PB\dwg\124107 Grading Plan.dwg
Plotted: Jan 17, 2025 – 2:32pm

THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL PURPOSE FOR WHICH THEY WERE PREPARED. REUSE, REPRODUCTION, OR PUBLICATION, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF C3 ENGINEERING.

Drawing file: Z:\Projects\124107 Tectonic-2821 Congress PB\dwg\124107 Grading Plan.dwg
Plotted: Jan 17, 2025 - 2:33pm

CONGRESS ROAD

EXISTING DRIVEWAY

ENERGY DISSIPATOR

WALL DRAIN DISCHARGE

MATCH EXISTING FP 238.49

RETAINING WALL DESIGN BY OTHERS

FP 242.84

TW 246.30
FP 243.02

TW 246.43
FP 244.43

(4) 6" STEPS
FP 246.43
FP 244.43

6" STEP
FP 245.18
FP 244.68

FP 244.68

FP 245.18

PROPERTY LINE

FP 243.50

GARAGE

NEW RESIDENCE

FF 245.60
FP 245.50

FP 243.60

FP 345.34

6" STEP
FP 345.34
FP 344.84

LANDSCAPE DEPRESSION FOR STORM WATER

DAVID AVENUE

LEGEND

CUT AREA

FILL AREA

A
C2

GRADING & DRAINAGE PLAN

SCALE: 1"=10'

10 0 5 10 20

GRAPHIC SCALE

REV.	DATE	DESCRIPTION	BY

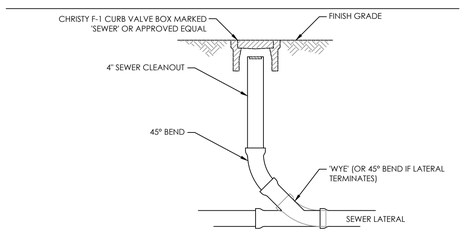
C3 ENGINEERING INCORPORATED
Civil Engineering Land Development Stormwater Control
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3engineering.net

FOR PLANNING

GRADING AND DRAINAGE PLAN

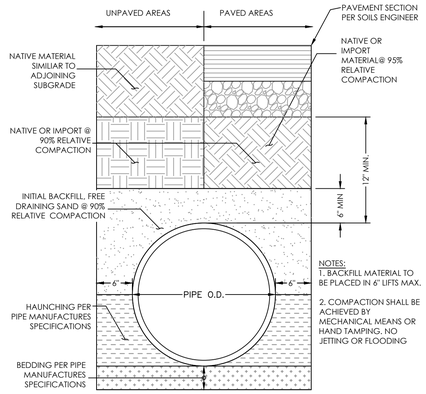
NEW RESIDENCE FOR:
2821 CONGRESS ROAD
PEBBLE BEACH, CA
APN 007-103-011

SCALE:	AS NOTED
DATE:	1/17/2025
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	C2
OF 4 SHEETS	
PROJECT#	124107



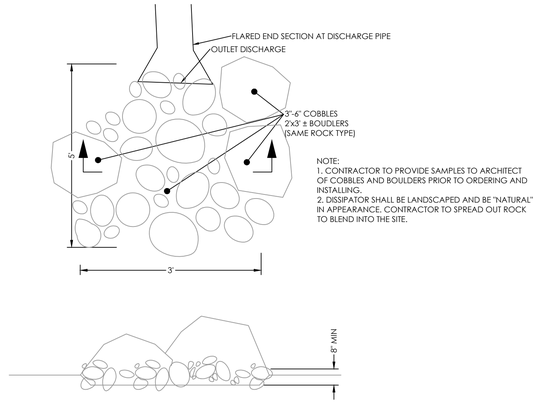
A C3 STORM DRAIN CLEANOUT

NTS



B C3 TRENCH BACKFILL

NTS



C C3 ENERGY DISSIPATOR

NTS

THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REUSE, REPRODUCTION, OR PUBLICATION, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF C3 ENGINEERING.

Drawing file: Z:\Projects\124107 Tectonic-2821 Congress PEB\dwg\124107 Grading Plan.dwg
Plotted: Jan 17, 2025 - 2:33pm

BY	DESCRIPTION	DATE	REV.
			1
			2
			3
			4
			5
			6
			7
			8
			9
			10

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development Stormwater Control
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3engineering.net

FOR PLANNING

CONSTRUCTION DETAILS

NEW RESIDENCE FOR:
2821 CONGRESS ROAD
PEBBLE BEACH, CA
APN 007-103-011

SCALE:	AS NOTED
DATE:	1/17/2025
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	

SHEET NUMBER:

C3

OF 4 SHEETS

PROJECT# 124107

GENERAL NOTES

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE CITY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
2. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
3. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE CITY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
4. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
A) VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS, DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
C) RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
D) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS. (GONZALES GRADING/EROSION ORD. 2806-16.12.090)
E) THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
5. IF VEGETATION REMOVAL TAKES PLACE PRIOR TO A GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN 30 DAYS FROM THE DATE OF REMOVAL, THEN THAT AREA SHALL BE PLANTED UNDER THE PROVISION OF SECTION 16.08.340 TO CONTROL EROSION. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.
6. ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY ARE CONTROLLED;
7. ALL NON-STORM WATER DISCHARGES ARE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED;
8. SITE BMPS ARE TO BE EFFECTIVE AND RESULT IN THE REDUCTION OR ELIMINATION OF POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY
9. STABILIZATION BMPS INSTALLED TO REDUCE OR ELIMINATE POLLUTANTS AFTER CONSTRUCTION IS COMPLETED.
10. BEST MANAGEMENT PRACTICES (BMPS) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY, FACT SHEETS, AND DETAILS FOR THE BMPS SELECTED FOR THIS PROJECT, CAN BE FOUND IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

MONTEREY COUNTY INSPECTIONS

1. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.
2. DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPS INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION, THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.
3. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT TO 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.

GOOD SITE MANAGEMENT "HOUSEKEEPING"

1. POLLUTANTS IN STORM WATER DISCHARGES FROM THE PROJECT DURING CONSTRUCTION MAY ORIGINATE FROM THE DAILY OPERATION OF EQUIPMENT, GRADING OPERATIONS, AND STOCKPILING OF MATERIALS.
-DISCHARGERS SHALL IMPLEMENT GOOD HOUSEKEEPING MEASURES ON THE CONSTRUCTION SITE TO CONTROL THE AIR DEPOSITION OF SITE MATERIALS AND FROM SITE OPERATIONS. SUCH PARTICULATES CAN INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENT, NUTRIENTS, TRASH, METALS, BACTERIA, OIL AND GREASE AND ORGANICS.

WASTE MANAGEMENT POLLUTION CONTROL

1. THE DISCHARGER SHALL PREVENT DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM.
2. THE DISCHARGER SHALL ENSURE THE CONTAINMENT OF SANITATION FACILITIES (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER. THE SANITATION FACILITIES SHALL BE CLEANED, REPLACED, AND INSPECTED REGULARLY FOR LEAKS AND SPILLS.
3. WASTE DISPOSAL CONTAINERS SHALL BE COVERED AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT. NO DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE ALLOWED.
4. STOCKPILED MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
5. PROCEDURES SHALL BE DEVELOPED THAT EFFECTIVELY ADDRESS HAZARDOUS AND NONHAZARDOUS SPILLS. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE. SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY.
6. CONCRETE WASHOUT AREAS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.
7. DISCHARGER SHALL MAINTAIN VEHICLES TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS. ALL EQUIPMENT OR VEHICLES SHALL BE FUELED, MAINTAINED AND STORED IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPS. LEAKS SHALL BE CLEANED IMMEDIATELY AND DISPOSED OF PROPERLY.
8. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WASTE MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:
WM-1, MATERIAL DELIVERY AND STORAGE
WM-2, MATERIAL USE
WM-3, STOCKPILE MANAGEMENT
WM-4, SPILL PREVENTION AND CONTROL
WM-5, SOLID WASTE MANAGEMENT
WM-6, HAZARDOUS WASTE MANAGEMENT
WM-7 CONTAMINATED SOIL MANAGEMENT
WM-8, CONCRETE WASTE MANAGEMENT
WM-9, SANITARY/SEPTIC WASTE MANAGEMENT
WM-10, LIQUID WASTE MANAGEMENT
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)
9. THE CONTRACTOR SHALL REVIEW CONSTRUCTION ACTIVITIES TO IDENTIFY AND QUANTIFY LIKELY CONSTRUCTION MATERIALS AND WASTES. SPECIAL NOTICE SHALL BE MADE OF MATERIALS AND WASTES WITH SPECIAL HANDLING OR DISPOSAL REQUIREMENTS; SUCH AS LEAD CONTAMINATED SOILS, CONCRETE SAW-CUTTING LIQUIDS, WASTE CHEMICALS AND EMPTY CHEMICAL CONTAINERS. THE CONTRACTOR SHALL FOLLOW ALL MANUFACTURERS' STORAGE AND HANDLING RECOMMENDATIONS AND FOLLOW ALL FEDERAL, STATE, AND LOCAL REGULATIONS, WHERE POSSIBLE, CONTRACTOR SHALL USE SAFER AND LESS POLLUTING PRODUCTS.

EROSION CONTROL (SOIL STABILIZATION)

1. SUFFICIENT EROSION CONTROL MATERIALS WILL BE MAINTAINED ON-SITE TO ALLOW FOR IMMEDIATE DEPLOYMENT BEFORE THE ONSET OF RAIN.
2. DISCHARGERS SHALL PROVIDE EFFECTIVE SOIL COVERS FOR INACTIVE AREAS (MORE THAN 14 DAYS UN-DISTURBED) AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL, AND COMPLETED LOTS.
3. DISCHARGERS SHALL LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, THE DISCHARGER SHALL CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION.
4. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
EC-1, SCHEDULING
EC-2, PRESERVATION OF EXISTING VEGETATION
EC-3, HYDRAULIC MULCH
EC-4, HYDROSEEDING
EC-5, SOIL BINDERS
EC-6, STRAW MULCH
EC-7, GEOTEXTILES AND MATS
EC-8, WOOD MULCHING
EC-9, EARTH DIKES AND DRAINAGE SWALES
EC-10, VELOCITY DISSIPATION DEVICES
EC-11, SLOPE DRAINS
EC-12, STREAMBANK STABILIZATION
EC-13, POLYACRYLAMIDE
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)
5. SPECIAL CARE SHALL BE TAKEN SO THAT NO FILL MATERIALS SHALL BE PLACED, SPREAD, OR ROLLED DURING UNFAVORABLE WEATHER CONDITIONS.

SEDIMENT CONTROL

1. SUFFICIENT QUANTITIES OF TEMPORARY SEDIMENT CONTROL MATERIALS WILL BE MAINTAINED ON-SITE THROUGHOUT THE DURATION OF THE PROJECT, TO ALLOW IMPLEMENTATION OF TEMPORARY SEDIMENT CONTROLS IN THE EVENT OF PREDICTED RAIN AND FOR RAPID RESPONSE TO FAILURES OR EMERGENCIES.
2. DISCHARGERS SHALL ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
3. DISCHARGERS SHALL EFFECTIVELY MANAGE ALL RUN-ON, ALL RUNOFF WITHIN THE SITE AND ALL RUNOFF THAT DISCHARGES OFF THE SITE. RUN-ON FROM OFF-SITE SHALL BE DIRECTED AWAY FROM ALL DISTURBED AREAS OR SHALL COLLECTIVELY BE IN COMPLIANCE WITH THE EFFLUENT LIMITATION OF THIS PERMIT.
4. DISCHARGERS SHALL APPLY LINEAR SEDIMENT CONTROLS ALONG THE TOE OF THE SLOPE, FACE OF THE SLOPE, AND AT THE GRADE BREAKS OF EXPOSED SLOPES.
5. DISCHARGERS SHALL ENSURE THAT CONSTRUCTION ACTIVITY TRAFFIC TO AND FROM THE PROJECT IS LIMITED TO ENTRANCES AND EXITS THAT EMPLOY EFFECTIVE CONTROLS TO PREVENT OFFSITE TRACKING OF SEDIMENT.
6. DISCHARGERS SHALL ENSURE THAT ALL STORM DRAIN INLETS AND PERIMETER CONTROLS, RUNOFF CONTROL BMPS, AND POLLUTANT CONTROLS AT ENTRANCES AND EXITS (E.G. TIRE WASHOFF LOCATIONS) ARE MAINTAINED AND PROTECTED FROM ACTIVITIES THAT REDUCE THEIR EFFECTIVENESS.
7. DISCHARGERS SHALL INSPECT ON A DAILY BASIS ALL IMMEDIATE ACCESS ROADS DAILY.
8. AT A MINIMUM DAILY (WHEN NECESSARY) AND PRIOR TO ANY RAIN EVENT, THE DISCHARGER SHALL REMOVE ANY SEDIMENT OR OTHER CONSTRUCTION ACTIVITY RELATED MATERIALS THAT ARE DEPOSITED ON THE ROADS (BY VACUUMING OR SWEEPING).
9. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL SEDIMENT CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
SE-1, SILT FENCE
SE-2, SEDIMENT BASIN
SE-3, SEDIMENT TRAP
SE-4, CHECK DAMS
SE-5, FIBER ROLLS
SE-6, GRAVEL BAG BERM
SE-7, STREET SWEEPING AND VACUUMING
SE-8, SANDBAG BARRIER
SE-9, STRAW BALE BARRIER
SE-10, STORM DRAIN INLET PROTECTION
SE-11, CHEMICAL TREATMENT
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

TRACKING CONTROL

1. TRACKING CONTROLS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT, AT ALL ACCESS (INGRESS/EGRESS) POINTS TO THE PROJECT SITE WHERE VEHICLES AND/OR EQUIPMENT MAY TRACK SEDIMENT FROM THE CONSTRUCTION SITE ONTO PUBLIC OR PRIVATE ROADWAYS.
2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TRACKING CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
TC-1, STABILIZED CONSTRUCTION ENTRANCE/EXIT
TC-2, STABILIZED CONSTRUCTION ROADWAY
TC-3, ENTRANCE/OUTLET TIRE WASH
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

WIND EROSION CONTROL

1. WIND EROSION CONTROL BMPS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT ON ALL DISTURBED SOILS ON THE PROJECT SITE THAT ARE SUBJECT TO WIND EROSION, AND WHEN SIGNIFICANT WIND AND DRY CONDITIONS ARE ANTICIPATED DURING PROJECT CONSTRUCTION. THE OBJECTIVE OF WIND CONTROLS IS TO PREVENT THE TRANSPORT OF SOIL FROM DISTURBED AREAS OF THE PROJECT SITE BY WIND.
2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WIND EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
WE-1, WIND EROSION CONTROL
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

NON-STORMWATER MANAGEMENT POLLUTION CONTROL

1. NON-STORM WATER DISCHARGES CONSIST OF ALL DISCHARGES TO/FROM A MUNICIPAL STORM WATER CONVEYANCE, WHICH DO NOT ORIGINATE FROM PRECIPITATION EVENTS (I.E., ALL DISCHARGES FROM A CONVEYANCE SYSTEM OTHER THAN STORM WATER).
2. DISCHARGERS SHALL IMPLEMENT MEASURES TO CONTROL ALL NON-STORM WATER DISCHARGES DURING CONSTRUCTION.
3. DISCHARGERS SHALL WASH VEHICLES IN SUCH A MANNER AS TO PREVENT NON-STORM WATER DISCHARGES.
4. DISCHARGERS SHALL CLEAN STREETS IN SUCH A MANNER AS TO PREVENT UNAUTHORIZED NON-STORM WATER DISCHARGES.
5. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE NON-STORMWATER MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:
NS-1, WATER CONSERVATION PRACTICES
NS-2, DEWATERING OPERATIONS
NS-3, PAVING AND GRINDING OPERATIONS
NS-4, TEMPORARY STREAM CROSSING
NS-5, CLEAR WATER DIVERSION
NS-6, ILLICIT CONNECTION/ILLEGAL DISCHARGE DETECTION AND REPORTING
NS-7, POTABLE WATER / IRRIGATION
NS-8, VEHICLE AND EQUIPMENT CLEANING
NS-9, VEHICLE AND EQUIPMENT FUELING
NS-10, VEHICLE AND EQUIPMENT MAINTENANCE
NS-11, PILE DRIVING OPERATIONS
NS-12, CONCRETE CURING
NS-13, MATERIALS AND EQUIPMENT USE OVER WATER
NS-14, CONCRETE FINISHING
NS-15, STRUCTURE DEMOLITION/REMOVAL
NS-16, TEMPORARY BATCH PLANTS
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REUSE, REPRODUCTION, OR PUBLICATION, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF C3 ENGINEERING.

Drawing file: Z:\Projects\124107 Tectonic-2821 Congress PB\dwg\124107 Grading Plan.dwg
Plotted: Jan 17, 2025 – 2:33pm

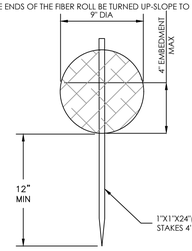
INSTALLATION
1. USE 1"X1"X2' OR 1"X1"X3' WOOD STAKES, DEPENDING ON THE SOIL AND SLOPE CONDITIONS. USE LONGER STAKES IN LOOSE SOIL, SHORTER STAKES IN DENSER SOILS.

2. CASQA RECOMMENDS IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED, NOT ABUTTED.IF CONTRACTOR DESIRES TO POSITION FIBER ROLLS END-TO-END, THEY SHALL TIE THE BUTTED ENDS TOGETHER WITH STRONG TWINE TO ENSURE A GOOD CONNECTION.

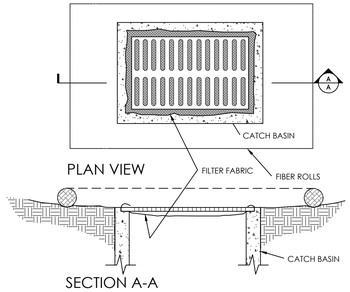
3. PLACE FIBER ROLLS SECURELY IN THE TRENCH SO THAT SILT LADEN RUN-OFF PASSES OVER OR THROUGH, NOT UNDER THE FIBER ROLL.

4. CONSTRACTOR SHALL REVIEW CASQA MANUAL FOR INSTALLATION GUIDANCE. (SE-5)

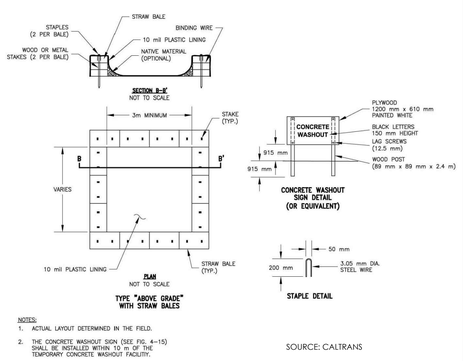
5. CASQA RECOMENDS THE ENDS OF THE FIBER ROLL BE TURNED UP-SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE ROLL.



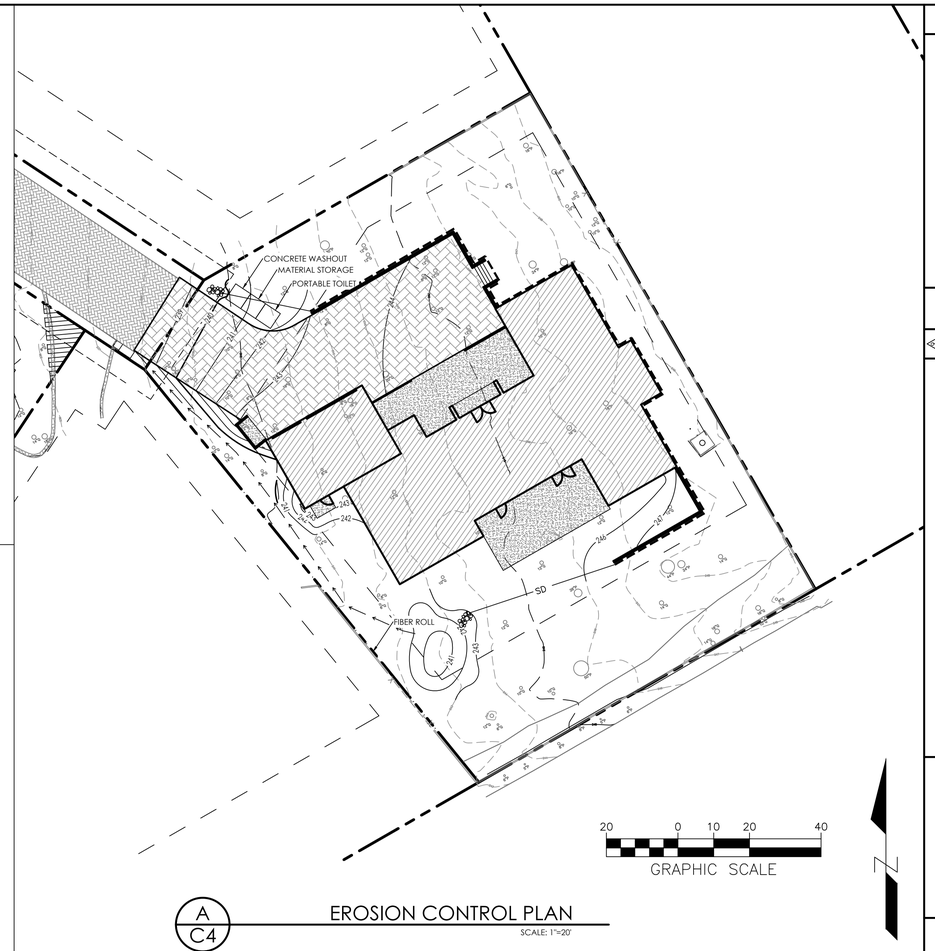
B / C4 — FIBER ROLL
NTS



C / C4 — INLET PROTECTION
NTS



D / C4 — CONCRETE WASHOUT
NTS



A / C4 — EROSION CONTROL PLAN
SCALE: 1"=20'



F / C4 — CONSTRUCTION HAUL ROUTE
NTS

REV.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development Stormwater Control
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3engineering.net

FOR PLANNING

EROSION CONTROL PLAN

NEW RESIDENCE FOR:
2821 CONGRESS ROAD
PEBBLE BEACH, CA
APN 007-103-011

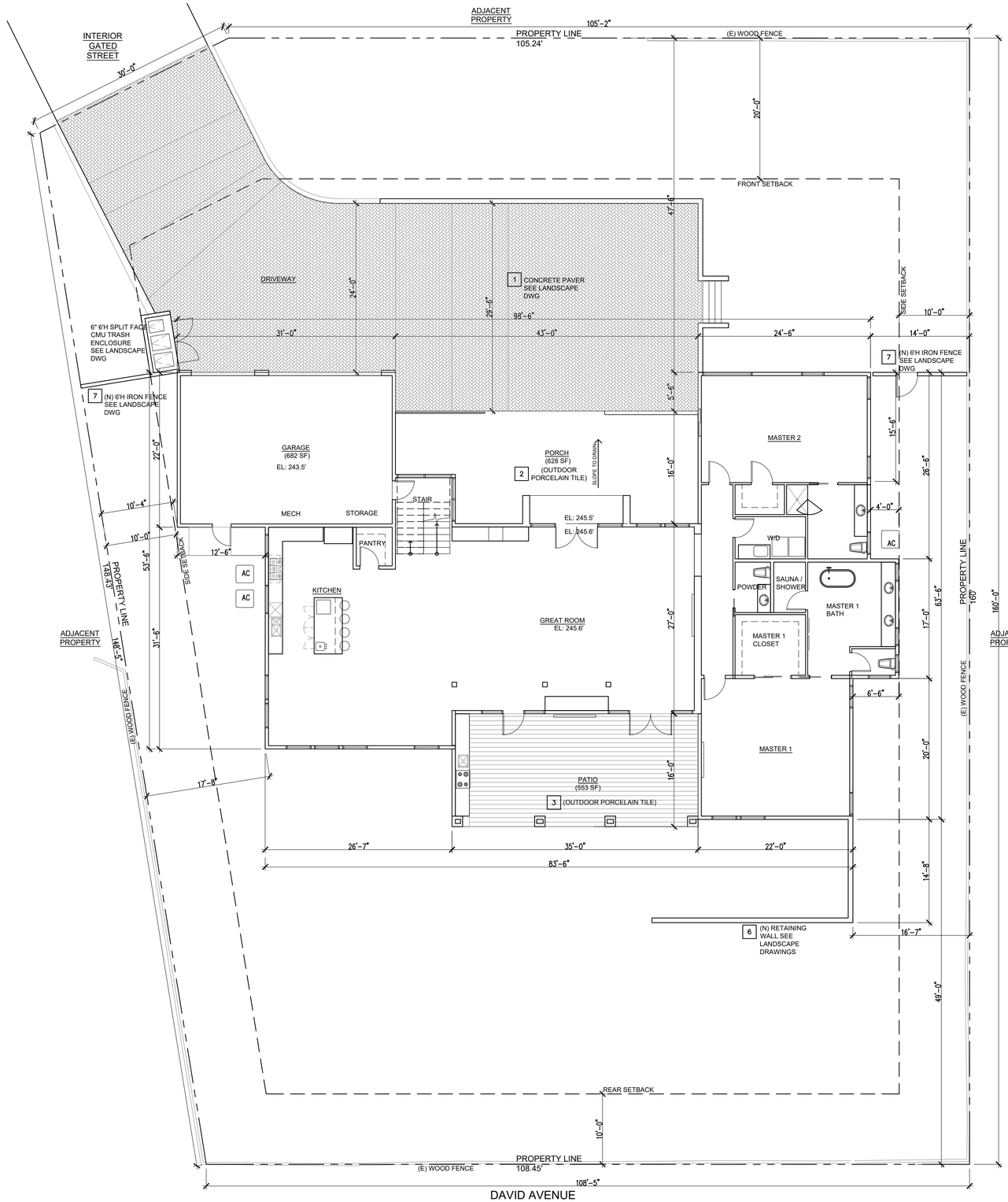
SCALE:	AS NOTED
DATE:	1/17/2025
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	C4
OF 4 SHEETS	
PROJECT#	124107



2 EXTERIOR PORCELAIN TILE OR LIMESTONE– LIGHT GRAY 24X48 SAMPLE



3 EXTERIOR PORCELAIN TILE – LIGHT GRAY 8X48– WOOD PLANK SAMPLE



MATERIAL LIST

1 CONCRETE PAVER – SEE LANDSCAPE DWGS
2 EXTERIOR PORCELAIN TILE OR LIMESTONE– LIGHT GRAY 24X48
3 EXTERIOR PORCELAIN TILE – LIGHT GRAY 8X48– WOODPLANK
4 METAL ROOF – SNAP CLAD PANEL
5 SINGLE PLY ROOFING– CARLIE FLEECBACK TPO, WHITE
6 RETAILING WALL – SEE LANDSCAPE DWGS
7 IRON FENCE – PAINTED BLACK SEE LANDSCAPE DWGS

PROJECT INFORMATION

LOT:		19,218 SF
FAR:	35%	6,726 SF
LOT COVERAGE:	35%	6,726 SF

MAIN HOUSE (5 MASTERS)

LOT COVERAGE	35%	6,726 SF
1ST FLOOR:		3,420 SF
GARAGE:		682 SF
PATIO:		553 SF
PORCH:		628 SF
TOTAL	28%	5,283 SF OK

FAR AREA

1ST FLOOR:		3,420 SF
GARAGE:		682 SF
2ND FLOOR:		2,023 SF
TOTAL:	32%	6,125 SF OK

WATER SHED CALCULATION

IMPERVIOUS AREA MAX.:	9,000SF
DRIVEWAY PAVER:	2,597 SF
PATIO:	553 SF
PORCH:	628 SF
LANDING:	24 SF
1ST FLOOR:	3,420 SF
GARAGE:	682 SF
TRASH ENCLOSURE PAD:	37 SF
TOTAL	7,941 SF OK

CHING RESIDENCE 2821

2821 CONGRESS RD., PEBBLE BEACH, CALIFORNIA

SITE PLAN

SCALE: 1/8" : 1'

N

SITE PLAN

⚠ 01/27/2025 2ND PLANNING SUBMITTAL - COUNTY
1ST PLANNING SUBMITTAL - COUNTY

DATE 01-27-25

Tectonic Architects & Associates
10118 Bandley Dr. #E
Cupertino, CA 95014
408-216-0804

A1.0



NOTES:

- FOR GRADING, DRAINAGE, EROSION, CUT AND FILL INFORMATION SEE CIVIL PLAN
- FOR TREE DETAIL INFORMATION SEE LANDSCAPE PLAN AND ARBORIST REPORT
- AVERAGE GROUND ELEVATION (

AVERAGE (E) GROUND ELEVATION:

WEST	EL: 240.00'
NORTH	EL: 248.00'
EAST	EL: 248.00'
SOUTH	EL: 242.40'

AVERAGE: EL: 244.60'

LEGEND

(E) TREE TO BE REMOVED
SEE LANDSCAPE PLAN AND ARBORIST REPORT FOR DETAIL

(E) TREE

CHING RESIDENCE 2821

2821 CONGRESS RD., PEBBLE BEACH, CALIFORNIA

SITE PLAN WITH (E) TOPO

SCALE: 1/8" : 1'

N

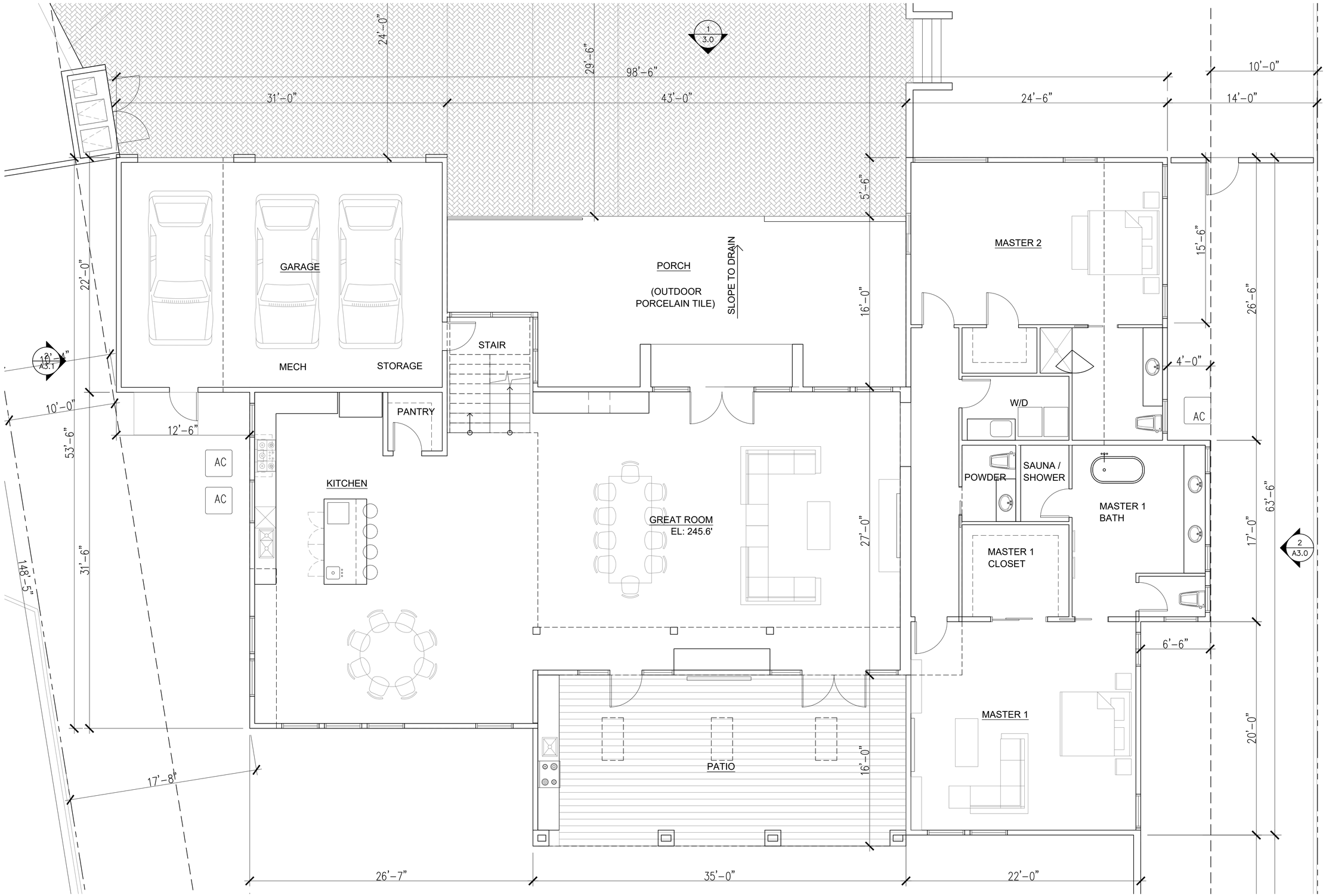
SITE PLAN W/ TOPOGRAPHIC
TREE REMOVAL INFO.

1 01/27/2025 2ND PLANNING SUBMITTAL - COUNTY
1ST PLANNING SUBMITTAL - COUNTY

DATE 01-27-25

Tectonic Architects & Associates
10118 Bandley Dr. #E
Cupertino, CA 95014
408-216-0804

A1.1



CHING RESIDENCE 2821

2821 CONGRESS RD., PEBBLE BEACH, CALIFORNIA

1
A3.1

GROUND FLOOR PLAN

SCALE: 1/4" : 1'

N

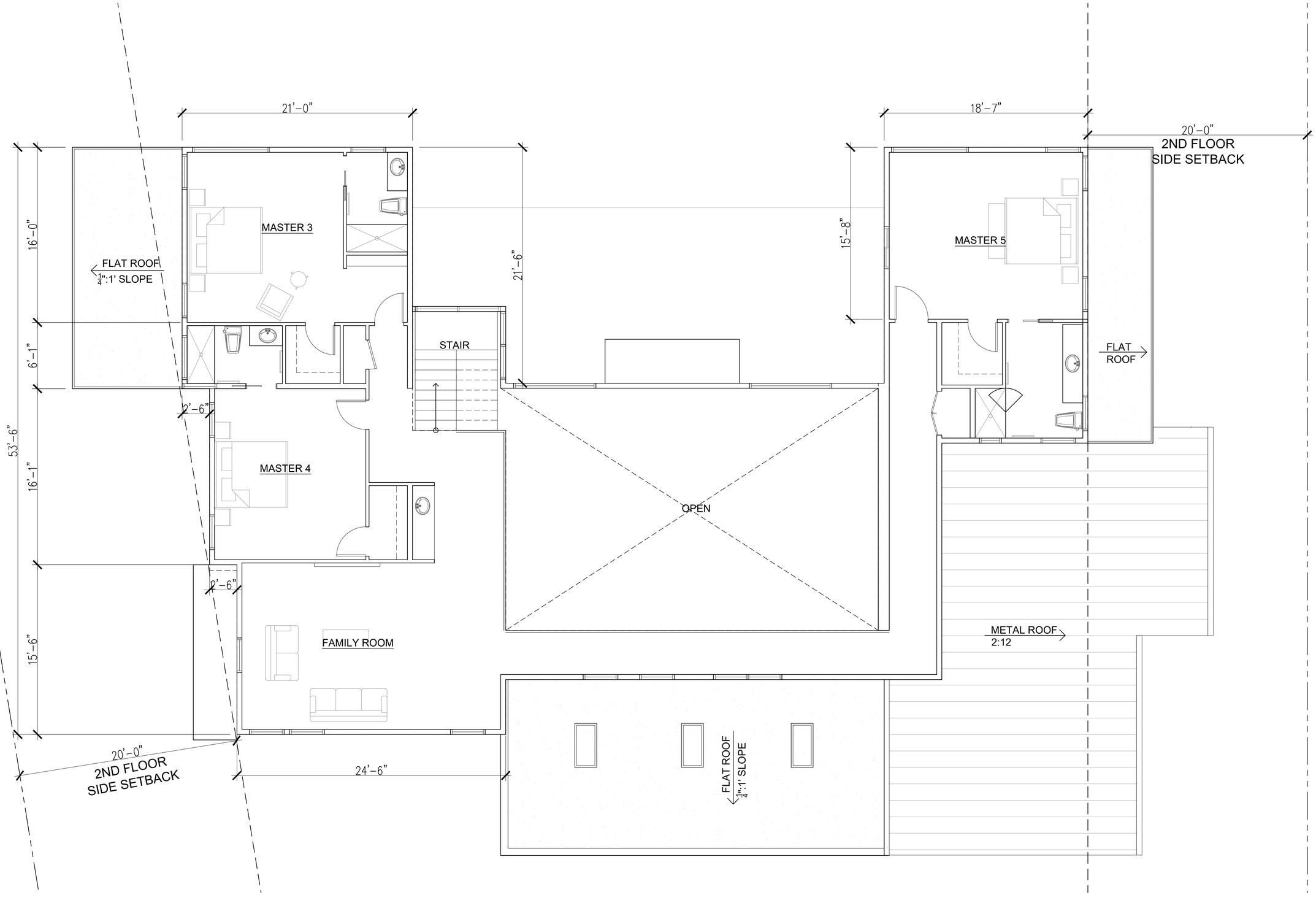
GROUND FLOOR PLAN

⚠ 01/27/2025 2ND PLANNING SUBMITTAL - COUNTY
1ST PLANNING SUBMITTAL - COUNTY

DATE 01-27-25

Tectonic Architects & Associates
10118 Bandley Dr. #E
Cupertino, CA 95014
408-216-0804

A2.0



CHING RESIDENCE 2821

2821 CONGRESS RD., PEBBLE BEACH, CALIFORNIA

2ND FLOOR PLAN

SCALE: 1/4" : 1'

N

SECOND FLOOR PLAN

⚠ 01/27/2025 2ND PLANNING SUBMITTAL - COUNTY
1ST PLANNING SUBMITTAL - COUNTY

DATE 01-27-25

Tectonic Architects & Associates
10118 Bandley Dr. #E
Cupertino, CA 95014
408-216-0804

A2.1



EXPERIENCE THE CARLISLE DIFFERENCE

CARLISLE SYNTEC SYSTEMS

FleeceBACK TPO 5
Membranes

- 75% fewer seams than Modified Bitumen
- Wide window of weldability
- Fleece reinforcement adds toughness, durability, and enhanced puncture resistance
  - 115-mil membrane delivers 33% greater puncture resistance and 33% greater breaking strength than 60-mil TPO
  - Greater puncture resistance than Modified Bitumen
- Excellent hail damage resistance
  - Passes FM's severe hail test
  - Passes UL 2218 Class 4 rating
  - Passes National Bureau of Standards – 21 ice Ball test up to 3" -diameter hail with the membrane cooled to 33°F
- APEEL® Protective Film application guards the TPO membrane's surface from scuffs and dirt accumulation during installation, improving the roof system's appearance and long-term performance
- APEEL Protective Film can be left in place for up to 90 days without degrading due to its excellent heat- and UV-resistance

Overview

FleeceBACK TPO membranes with Octaguard XT™ are manufactured using a hot-melt extrusion process for complete scrim encapsulation. Once the TPO is reinforced and enhanced with fleece, the total sheet is then laminated to a 28-, 48-, 60-, 80-, or 115-mil sheet to create a highly durable and versatile sheet that is ideal for re-roofing or new construction projects. FleeceBACK TPO sheets are chlorine free and plasticizer free with excellent chemical resistance to acids, bases, restaurant oils, and greases.

All FleeceBACK TPO membranes utilize Octaguard XT™ weathering package technology to withstand extreme durability testing intended to simulate exposure to severe climates. FleeceBACK TPO's advanced polymerization technology combines the flexibility of ethylene-propylene (EP) rubber with the heat weldability of polypropylene.

FleeceBACK TPO membranes are intended to be used with adhered or mechanically fastened roofing systems. FleeceBACK TPO is ideally suited for roof garden and solar panel applications and projects demanding superior wind uplift resistance due to its added toughness and durability. FleeceBACK TPO is also a great solution for buildings requiring low noise and odors during roofing application.

Features and Benefits

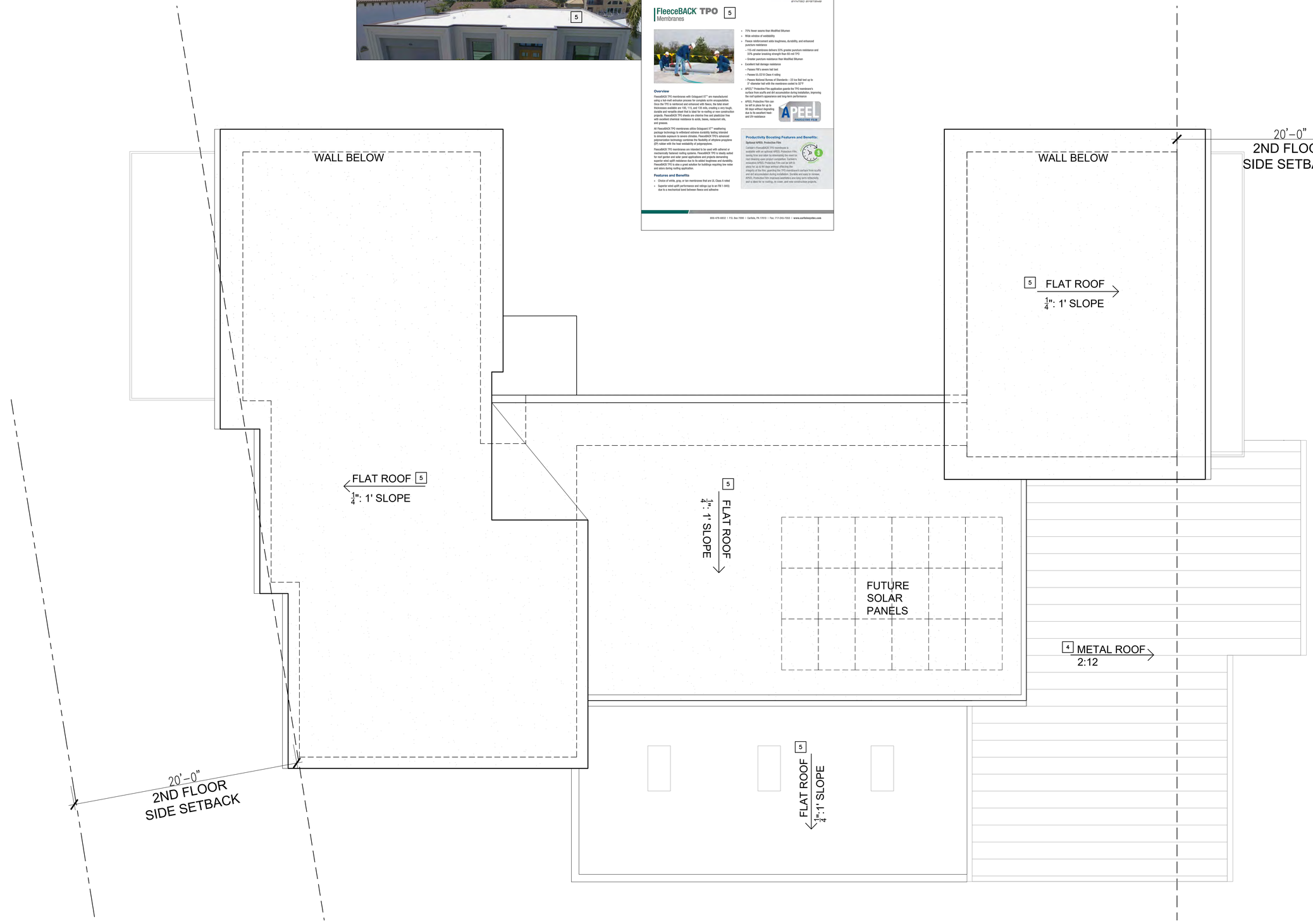
- Choice of white, gray, or tan membranes that are UL Class A rated
- Superior wind uplift performance and ratings (up to an FM 1-90) due to a mechanical bond between fleece and adhesive

Productivity Boosting Features and Benefits:

Optional APEEL Protective Film

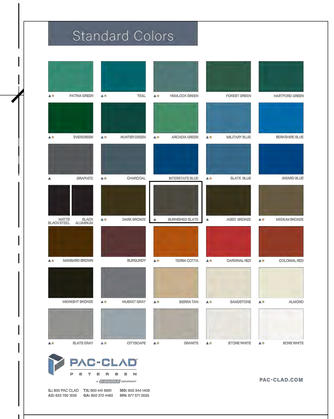
Carlisle's three-ply/60-mil TPO membrane is available with optional APEEL Protective Film, saving time and labor by eliminating the need for roof cleaning upon project completion. Carlisle's innovative APEEL Protective Film can be left in place for up to 90 days without affecting the integrity of the film, guarding the TPO membrane's surface from scuffs and dirt accumulation during installation. Durable and easy to remove, APEEL Protective Film improves aesthetics as long-term reflectivity and a ripe for re-roofing, re-cover, and new construction projects.

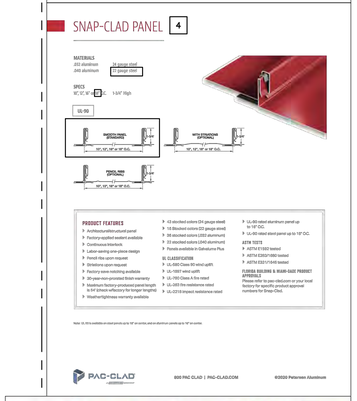
800-479-6832 | P.O. Box 7008 | Carlisle, PA 17013 | Fax: 717-245-7053 | www.carlislesyntec.com



MATERIAL LIST

1. CONCRETE PAVER – SEE LANDSCAPE DWGS
2. EXTERIOR PORCELAIN TILE OR LIMESTONE– LIGHT GRAY 24X48
3. EXTERIOR PORCELAIN TILE – LIGHT GRAY 8X48– WOODPLANK
4. METAL ROOF – SNAP CLAD PANEL
5. SINGLE PLY ROOFING– CARLIE FLEECBACK TPO, WHITE
6. RETAILING WALL – SEE LANDSCAPE DWGS
7. WOOD FENCE – SEE LANDSCAPE DWGS







CHING RESIDENCE 2821

2821 CONGRESS RD., PEBBLE BEACH, CALIFORNIA

ROOF PLAN

SCALE: 1/4" : 1'

N

SECOND FLOOR PLAN

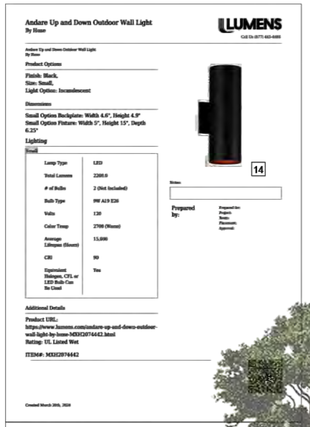
⚠ 01/27/2025 2ND PLANNING SUBMITTAL - COUNTY

1ST PLANNING SUBMITTAL - COUNTY

DATE 01-27-25

Tectonic Architects & Associates
10118 Bandley Dr. #E
Cupertino, CA 95014
408-216-0804

A2.2



Andare Up and Down Outdoor Wall Light
By Hinze

LUMENS

Product Options

Finish: Black,
Size: Small,
Light Option: Incandescent

Dimensions

Small Option Backplate: Width 4.6", Height 4.9"
Small Option Fixture: Width 3", Height 15", Depth 6.25"

Lighting

Bulb

Lamp Type	LED
Total Lumens	2260.0
# of Bulbs	2 (Not Included)
Bulb Type	9W A19 E26
Volts	120
Color Temp	2700 (Warm)
Average Lifespan (Hours)	15,000
CRI	80
Equivalent Halogen, CFL or LED Bulb Can Be Used	Yes

Additional Details

Product URL:
https://www.lumens.com/andare-up-and-down-outdoor-wall-light-by-hinze-MDH2074442.html
Rating: UL Listed Wet

ITEM#: MDH2074442

Created March 28th, 2020

14

Notes:

Prepared by:

Prepared for:
Project:
Date:
Placement:
Approved:

Pitch LED Indoor/Outdoor Wall Sconce
By Visual Comfort Modern

LUMENS

Pitch LED Indoor/Outdoor Wall Sconce
By Visual Comfort Modern

Product Options

Finish: Bronze,
Size: 5 in,
Voltage: 120 Volt

Details

Impact-resistant, UV stabilized frosted acrylic housing
Direct wet/damp for downlight only
LED fixture is housed within the junction box

Dimensions

5 in Option Backplate: Width 5", Height 5"
5 in Option Fixture: Width 5", Height 5", Depth 3.9",
Weight 1.482lbs

Lighting

5 in

Lamp Type	LED Built-in
Total Lumens	823
Total Watts	20.33
Volts	120
Color Temp	3000 (Soft White)
Average Lifespan (Hours)	70,000
CRI	90
Equivalent Halogen, CFL or LED Bulb Can Be Used	No

Additional Details

Product URL:
https://www.lumens.com/pitch-led-indoor-outdoor-wall-sconce-by-visual-comfort-modern-TEC6807794.html
Rating: ETL Listed Wet

ITEM#: TEC6807794

15

Notes:

Prepared by:

Prepared for:
Project:
Date:
Placement:
Approved:



2 EAST SIDE ELEVATION
SCALE: 1/4" : 1'



1 FRONT ELEVATION
SCALE: 1/4" : 1'

MATERIAL LIST

1. STUCCO - PAINTED
2. STONE 1 - CORONADO - ELEMENT LEDGSTONE OR EQ.
3. STONE TILE 2 - CORONADO STONE - HARVARD GREY OR EQ.
4. VINYL WINDOW
5. DOOR WITH SIDE LITES, FIBERGLASS / WOOD
6. GARAGE DOOR - METAL / FIBER GLASS PAINTED
7. ALUMINUM REVEAL TRIM
8. STANDING SEAM METAL ROOF
9. ALUMINUM FOLDING GLASS DOOR
10. MOLDING
11. GLASS RAILING W/ METAL FRAME
12. METAL GUTTER, DOWN SPOUT, PAINTED DARK BRONZE
13. FASCIA BOARD, PAINTED DARK BRONZE



STONE 1



STONE TILE 2

PAINT COLOR



CHING RESIDENCE 2821

2821 CONGRESS RD., PEBBLE BEACH, CALIFORNIA

ELEVATIONS

PRELIMINARY SUBMITTAL - ARB & COUNTY

DATE 03-22-24

Tectonic Architects & Associates
10118 Bandley Dr. #E
Cupertino, CA 95014
408-216-0804

A3.0



2 WEST SIDE ELEVATION

SCALE: 1/4" : 1'



MATERIAL LIST

1. STUCCO - PAINTED
2. STONE 1 - CORONADO - ELEMENT LEDGSTONE OR EQ.
3. STONE TILE 2 - CORONADO STONE - HARVARD GREY OR EQ.
4. VINYL WINDOW
5. DOOR WITH SIDE LITES, FIBERGLASS / WOOD
6. GARAGE DOOR - METAL / FIBER GLASS PAINTED
7. ALUMINUM REVEAL TRIM
8. STANDING SEAM METAL ROOF
9. ALUMINUM FOLDING GLASS DOOR
10. MOLDING
11. GLASS RAILING W/ METAL FRAME
12. METAL GUTTER, DOWN SPOUT, PAINTED DARK BRONZE
13. FASCIA BOARD, PAINTED DARK BRONZE
14. OUTDOOR WALL LIGHT 1
15. OUTDOOR WALL LIGHT 2

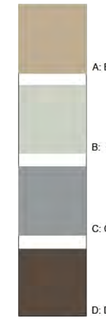


STONE 1



STONE TILE 2

PAINT COLOR

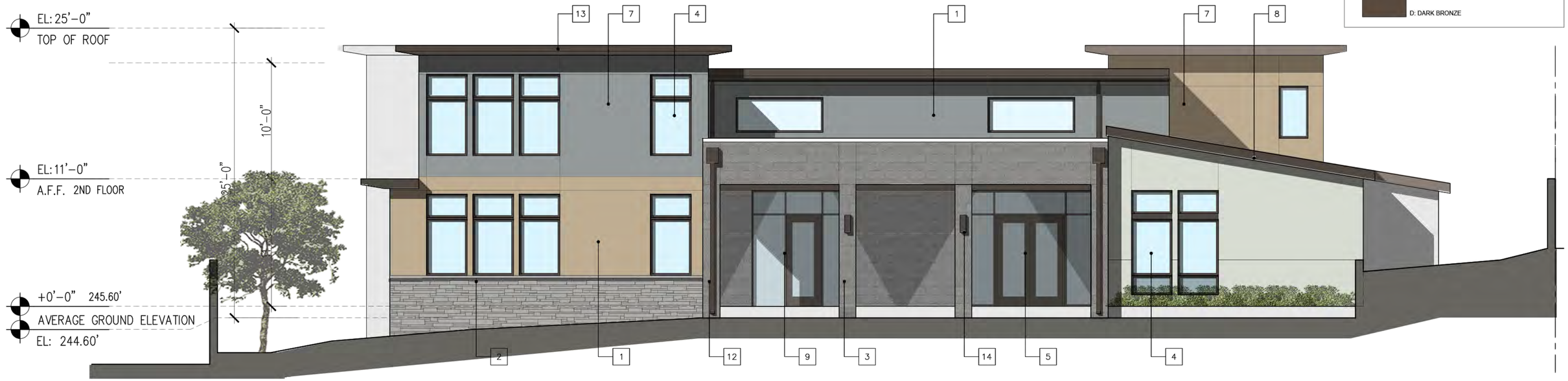


A: BROWN

B: GREEN BEIGE

C: GRAY

D: DARK BRONZE



1 REAR ELEVATION

SCALE: 1/4" : 1'

CHING RESIDENCE 2821

2821 CONGRESS RD., PEBBLE BEACH, CALIFORNIA

ELEVATIONS

PRELIMINARY SUBMITTAL - ARB & COUNTY

DATE 03-22-24

Tectonic Architects & Associates
10118 Bandley Dr. #E
Cupertino, CA 95014
408-216-0804

A3.1

PLANT LEGEND AND NOTES

Symbol	Species	Size	Water	WUCOLS
	Arctostaphylos Little Sur/ Manzanita @60'' oc	1 gallon	low	.2
	Achillea millefolium/ Yarrow @ 48'' oc	1 gallon	low	.2
	Juncus patens/ California Rush @ 36'' oc	1 gallon	low	.2
A	Salvia Allen Chickering/ Sage	5 gallon	low	.2
B	Ribes sanguinsum/ Red Currant	5 gallon	low	.3
T1	Quercus agrifolia/ Coast Live Oak	15 gallon	low	.2
T2	Pinus radiata/ Monterey Pine	15 gallon	med	.5

1) Preparation of soil to be on an individual plant basis to protect the roots of existing trees to remain.
2) Incorporate compost into soil backfill.
3) Provide all required tree protection measures per the project arborist report and as determined in the field. Protection measures shall be to the satisfaction of the project arborist and the planning department.
4) Verify placement of all plant material prior to planting. Adjust as needed based on proximity to existing trees and project construction.
5) All plant material to be sourced from local nurseries only. Resources Code (PRC) Section 4291, only trees grown from locally collected seeds from trees uninfected with pitch canker or Phytophthora ramorum should be used. Special care should be taken to avoid contamination of seedlings with diseased materials. Trees propagated from nonnative genetic stock should not be used in landscaping and forest restoration.
6) Spread 3'' of wood chip (Prochip Brown Tone, or equal) mulch around the base of all new planting only not in open areas and not within the 5' fire defense zone around the foundation of the house.

Proposed new tree as mitigation from removal of protected trees:
From Denise Duffy & Associated, Inc./ Planning and Environmental Consulting - 1/16/25
(34) T1 - Quercus agrifolia/ Coast Live Oak require for mitigation - (9) proposed at 15 gallon
(3) T2 Pinus radiata/ Monterey Pine required for mitigation - (3) proposed at 15 gallon
See report for other mitigation measures.

Existing tree to remain (Q) for Quercus/ Oak, (P) for Pinus/ Pine

Existing tree to be removed

Existing off site tree to remain

LIGHTING LEGEND

Low voltage black down lit path/ driveway light - FX or equal

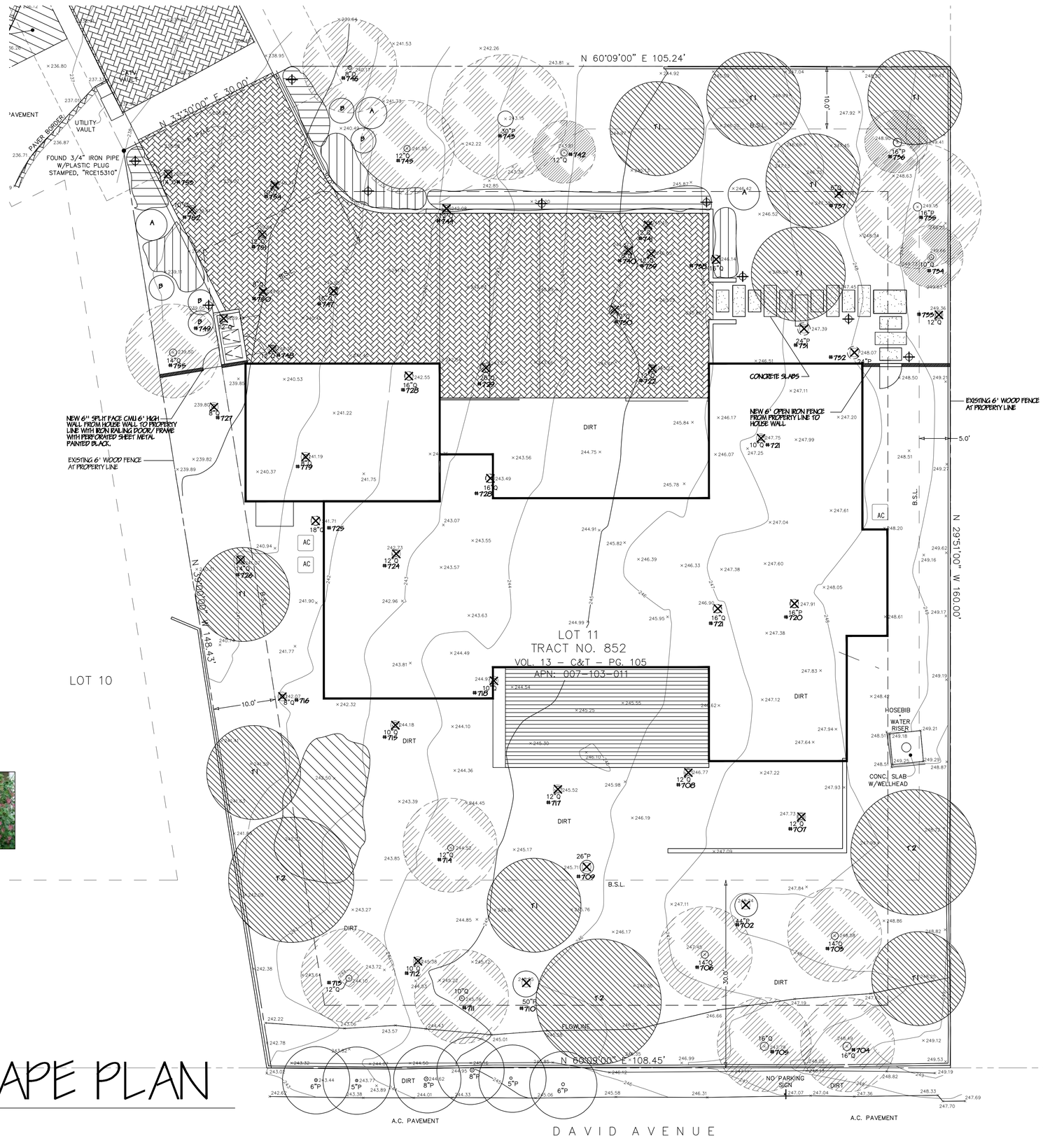
1) Verify placement of all landscape lighting at front yard.
2) All lighting to be directed downwards.
3) Verify electrical and location of transformer.
4) All work to be done according to local and state electrical code.



ARCTOSTAPHYLOS ACHILLEA JUNCUS SALVIA RIBES



QUERCUS PINUS



MASTER LANDSCAPE PLAN

1/8'' = 1'-0''

W. Jeffrey Held
Landscape Architect
C-2235

1465 Winzer Place
Gilroy, Ca. 95020
tel 408 691-5207
email wjheldasla@gmail.com

OWNERSHIP AND USE OF DRAWINGS

All drawings, specifications and copies thereof furnished by W. Jeffrey Held Landscape Architect are and shall remain its property. They are to be used only with respect to this Project and are not to be used on any other project. Submission or distribution to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of W. Jeffrey Held Landscape Architect , common law, copyright or other reserved rights.

REVISED 3/18/24
REVISED 5/11/24
REVISED 9/9/24
REVISED 9/20/24
REVISED 11/15/24
REVISED 1/16/25

REGISTERED LANDSCAPE ARCHITECT
No. 2235
Signature
EXPIRATION DATE: 06/30/2025
STATE OF CALIFORNIA

CHING RESIDENCE

for:
LILLY CHING
2821 CONGRESS ROAD
PEBBLE BEACH, CA. 93953

PLANTING PLAN

date: 3/16/24
scale: NOTED
drawn by: W.JH
job no. 202404
sheet L 1
of shts

Proposed new tree as mitigation from removal of protected trees:
From Denise Duffy & Associated, Inc./ Planning and Environmental Consulting - 1/16/25
(34) T1 - Quercus agrifolia/ Coast Live Oak require for mitigation - (9) proposed at 15 gallon
(3) T2 Pinus radiata/ Monterey Pine required for mitigation - (3) proposed at 15 gallon
See report for other mitigation measures.

Existing tree to remain (Q) for Quercus/ Oak, (P) for Pinus/ Pine

Existing tree to be removed

Existing off site tree to remain

T1	Quercus agrifolia/ Coast Live Oak	15 gallon low .2
T2	Pinus radiata/ Monterey Pine	15 gallon med .5



QUERCUS



PINUS

TREE NOTES

Biological BMP(s)
Tree removal shall be timed to avoid the breeding and nesting season for raptors and other protected avian species to the extent feasible. If tree removal must occur during the avian breeding and nesting season (approximately February 1 through September 15), a survey for nesting birds shall be conducted no more than 15 days prior to removal of trees. If nesting birds are identified during survey, an appropriate buffer shall be imposed by a qualified biologist which no work or disturbance will take place. A qualified biologist shall be on-site during work re-initiation in the vicinity of the nest offset to ensure that the buffer is adequate and that the nest is not stressed and/ or abandoned. No work shall proceed in the vicinity of an active nest until such time as all young are fledged, or until after September 16, when young are assumed fledged.
Tree Protection and Best Management Practices (BMPs)
Prior to the commencement of project related activities, the following tree BMPs shall be implemented and approved by a qualified arborist or forester:

Trees located adjacent to the construction area shall be protected from damage by construction through the use of temporary fencing and wrapping of trunks with protective materials.

Fencing shall consist of chain link, supported snowdrift or plastic mesh, hay bales, or field fence. Fencing shall have cross bracing (typically 2x4 material) on both the top and lower edges of the fencing material to prevent sagging and provide lateral support. Fencing shall stand a minimum height of four feet above grade and be placed to the farthest extent possible from the base of the trees, protecting the trees drip line area (typically 10-12 feet away from the base of a tree). In the cases where access or space is limited it is permissible to protect trees within the 10-12-foot distance after determination and approval are made by a qualified forester or arborist.

Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, and/ or dumping of materials is not permitted adjacent to trees on the property, especially within fenced areas.
Fenced areas and the trunk protection materials shall remain in place during the entire construction period. Torn or damaged roots shall be cleanly cut to sound wood wherever possible to minimize decay entry points. Any roots found that must be cut should be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment. No tree seals shall be used as the seal material only promotes decay.

A mulch layer up to approximately 4 inches deep should be applied to the ground under-protected trees following construction. Only 1 to 2 inches of mulch should be applied within 1 to 2 feet of the trunk, and under no circumstances should any soil or mulch be placed against the root crown (base) of trees. The best source of mulch would be from chipped material generated on-site.

Irrigation should be that of normal for exterior planting. Normal watering means that soil should be kept evenly moist and watered regularly, as conditions require. Most plants prefer one (1) inch of water a week during the growing season, but care needs to be taken not to over water. It is better to water once (1) a week and water deeply (over 24 inches), than to water frequently for a few minutes.

Tree Pruning
It is to be understood that the pruning of retained trees is expected for this site. Pruning shall conform to the following standards:
Clear the crown of diseased, crossing, weak, and dead wood to a general minimum size of 1-1/ 2 inch in diameter.

Remove stubs, cutting outside the wound wood tissue that has formed around the branch.

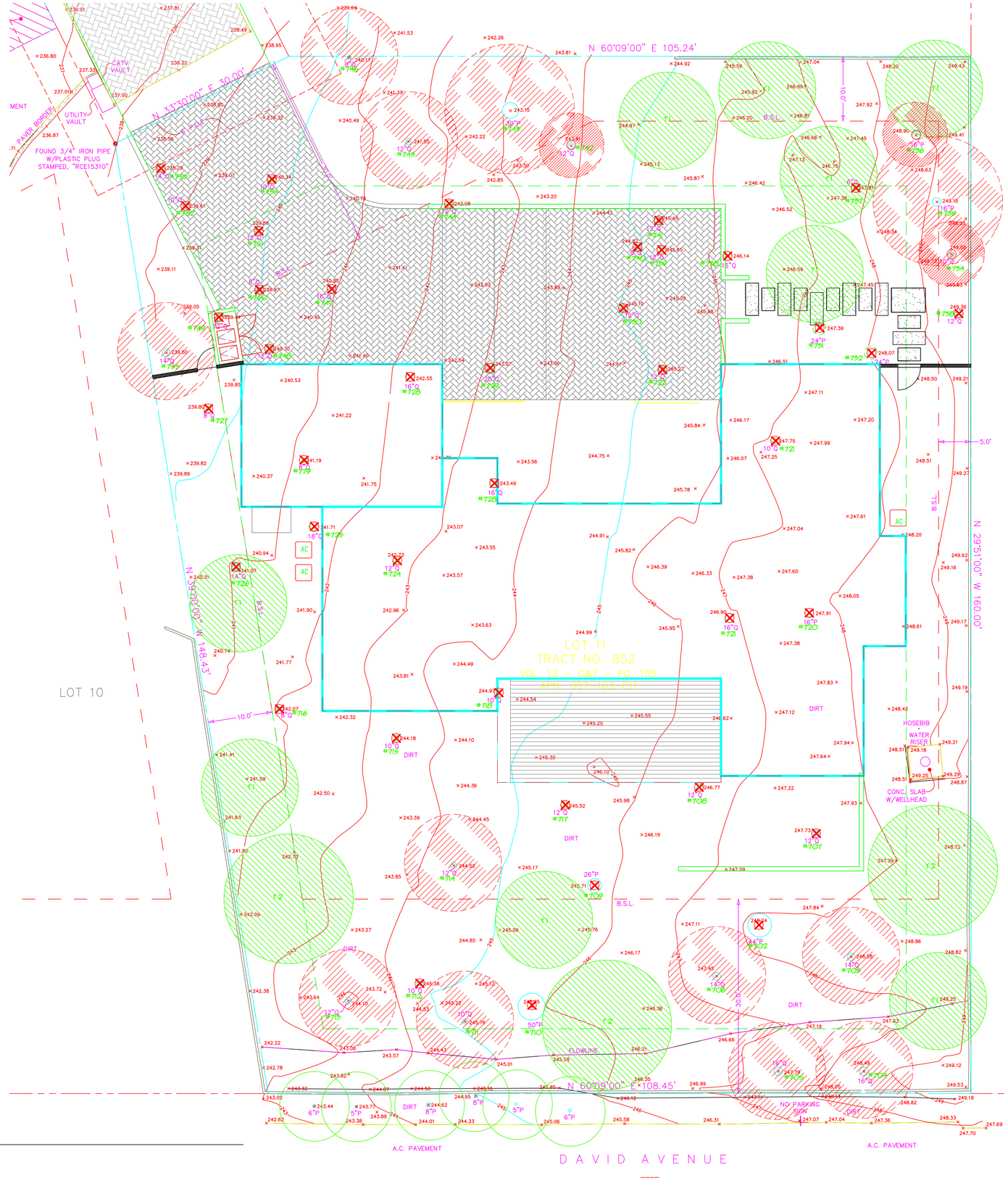
Interior branches shall not be stripped out.

Reduce end weight on heavy, horizontal branches by selectively removing small- diameter branches, no greater than three (3) inches, near the ends of the scaffolds. In some cases, larger diameters may be removed depending on the situation (where critical for safety).
Pruning cuts larger than four (4) inches in diameter, except for deadwood, shall be avoided, unless deemed crucial for safety (broken, cracked, crossing, rubbing, etc.). Pruning cuts that expose heartwood shall be avoided whenever possible.
Pruning shall not be performed during periods of flight of adult boring insects because fresh wounds attract pests (generally spring). Pruning shall be performed only when the danger of infestation has passed.

All pruning shall be performed by a qualified arborist or under the supervision of an ISA Certified Arborist or Tree Worker. Arborists are required to have a State of California Contractors License for Tree Service (C-61/ D49) and provide proof of worker's compensation and general liability insurance.

All pruning shall be following the Tree Pruning Guidelines (International Society of Arboriculture) and/ or the ANSI A300 Pruning Standard (American National Standard for Tree Care Operations) and adhere to the most recent edition of ANSI Z133.1.
No more than 20 percent of live foliage shall be removed within the trees.
Brush shall be chipped, and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 6 inches, leaving the trunk clear of mulch.

Following construction, a qualified arborist should monitor trees adjacent to the area of the improvements and if any decline in health that is attributable to the construction is noted, additional trees should be planted on the site.



TREE PLAN

1/8" = 1'-0"

W. Jeffrey Held
Landscape Architect
C-2235

1465 Winzer Place
Gilroy, Ca. 95020
tel 408 691-5207
email wjheidasla@gmail.com

OWNERSHIP AND USE OF DRAWINGS

All drawings, specifications and copies thereof furnished by W. Jeffrey Held Landscape Architect are and shall remain its property. They are to be used only with respect to this Project and are not to be used on any other project. Submission or distribution to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of W. Jeffrey Held Landscape Architect, common law, copyright or other reserved rights.

REVISED 9/ 20/ 24
REVISED 11/ 15/ 24
REVISED 1/ 16/ 25

REGISTERED LANDSCAPE ARCHITECT
No. 2235
Signature
EXPIRATION DATE: 06/30/2025
STATE OF CALIFORNIA

CHING RESIDENCE

for:
LILLY CHING
2821 CONGRESS ROAD
PEBBLE BEACH, CA. 93953

TREE PLAN

date: 9/9/24
scale: NOTED
drawn by: WJH
job no. 202404
sheet L 2
of shts

Recommendations

Zone 0: Ember Resistant Zone

This is the ember resistant zone, which extends 5 feet from buildings, structures, stairs, decks, etc. A properly managed Zone 0 reduces the likelihood of structure ignition by reducing the potential for flame contact. Flames can be generated from embers that accumulate at the base of a wall and ignite vegetation, vegetative debris, or other combustible materials located close to the structure. Zone 0 is a critical component of structure defense and, when coupled with Zone 1 and Zone 2, is essential to defensible space. Management of the ember-resistant zone is now required by law (Assembly Bill [AB] 3074) beginning January 1, 2025.3 This zone includes the area under and around all attached decks and requires the most stringent wildfire fuel reduction. The ember-resistant zone is designed to keep fire or embers from igniting materials that can spread the fire to the home. Backyards are considered Zone 0. The following provides maintenance guidance for this zone.

* Use hardscape like gravel, pavers, concrete, and other noncombustible mulch materials. No synthetic lawns, combustible bark, woodchips, or mulch. No lumber or round logs, railroad ties, or creosote-treated or pressure-treated wood.
* No combustible attached trellis, pergola, shade covering, planters, privacy wall, etc.; no combustible storage structures (e.g., woodsheds, potting bench, etc.); and replace combustible fencing, gates, and arbors attached to the home with noncombustible alternatives.
* Wooden fences should not be directly attached to the residence, and a 10-foot non-combustible section (e.g., metal gate) should be placed between the wooden section of the fence and the house.
* Potted plants should not exceed 2 feet in vegetation height and must be contained in non-combustible containers (no wooden planter boxes, wine barrels, etc.).
* Remove all dead and dying weeds, grass, plants, shrubs, trees, branches, and vegetative debris (i.e., leaves, needles, cones, bark, etc.).
* Check roofs, gutters, decks, porches, stairways, etc. for accumulated debris, leaf litter, and other flammable materials; clean regularly.
* Remove all branches within 10 feet of any chimney or stovepipe outlet.
* Limit plants in this area to low-growing, nonwoody, properly maintained plants.
* Limit combustible items (e.g., outdoor furniture, planters, etc.) on top of decks.
* Trim and prune woody vegetation that extends into Zone 0. No trees should be planted if their canopy at maturity can be expected to extend closer than 5 feet to the structure's roof, balcony, decks, or exterior wall (10 feet from any chimney or stovepipe outlet).
* Consider relocating garbage and recycling containers, woodsheds, and BBQs (propane) outside this zone.

Zone 1: Lean, Clean, and Green Zone

Zone 1 is the second layer of a defensible perimeter around a residential structure in wildfire prone areas. It is designed to provide an additional level of protection for the building or structure, extending from 5 feet to 30 feet away from the structure and any attached balconies, patios, or outbuildings. The goal of fuel management in Zone 1 is to remove excess vegetation and to maintain the landscaping in a way that reduces ignition of the structure via heat transfer from burning vegetation. It also provides firefighters with space and access to protect the structure in case of a wildfire.

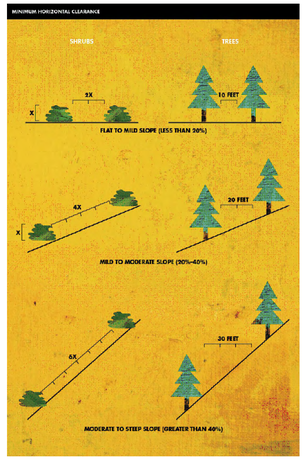
Fuel management in Zone 1 involves mowing, removing dead or dying plants, ladder fuels, pruning vegetation, and hauling away all materials. Remove branches that overlap with the roof or are closer than 10 feet from windows and chimneys. Dead vegetation removal includes fallen leaves, needles, twigs, bark, cones, and small branches. Cut and mow annual grass and herbaceous plants down to a height of 4 inches. Mow before 10:00 a.m. and never on a hot or windy day. String trimmers are a safer option (versus lawnmowers) for clearing vegetation. Avoid removing all vegetation to bare soil, as this may cause erosion.

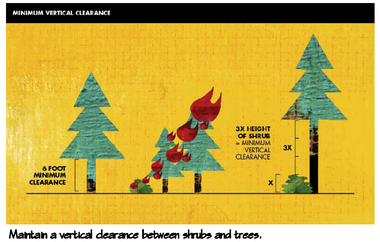
Vertical Spacing. An important aspect of vegetation management in Zone 1 is vertical spacing of trees, shrubs, and grasses (see Figure 7). Large trees do not need to be cut and removed as long as they fulfill the horizontal spacing requirement (see below) and all of the plants beneath them are managed to remove vertical fuel ladders. Healthy trees should be pruned (i.e., limbed) at least 6 feet from the ground. Allow extra vertical space between shrubs and trees. Lack of vertical space can allow a fire to move from the ground to the brush to the treetops like a ladder. This leads to more intense fire closer to the home. To create vertical spacing and reduce fuel ladders created by shrubs under trees, tree branches should be limbed to a height of at least three times the height of the shrub.

* Place any woodpiles in Zone 2; establish a 10-foot clearance down to bare mineral soil around woodpiles.
* Wood mulch is acceptable in Zone 1 if there is a transition from Zone 1 to Zone 0 and if the vegetation in Zone 1 is grouped/ clumped with the required horizontal distance.

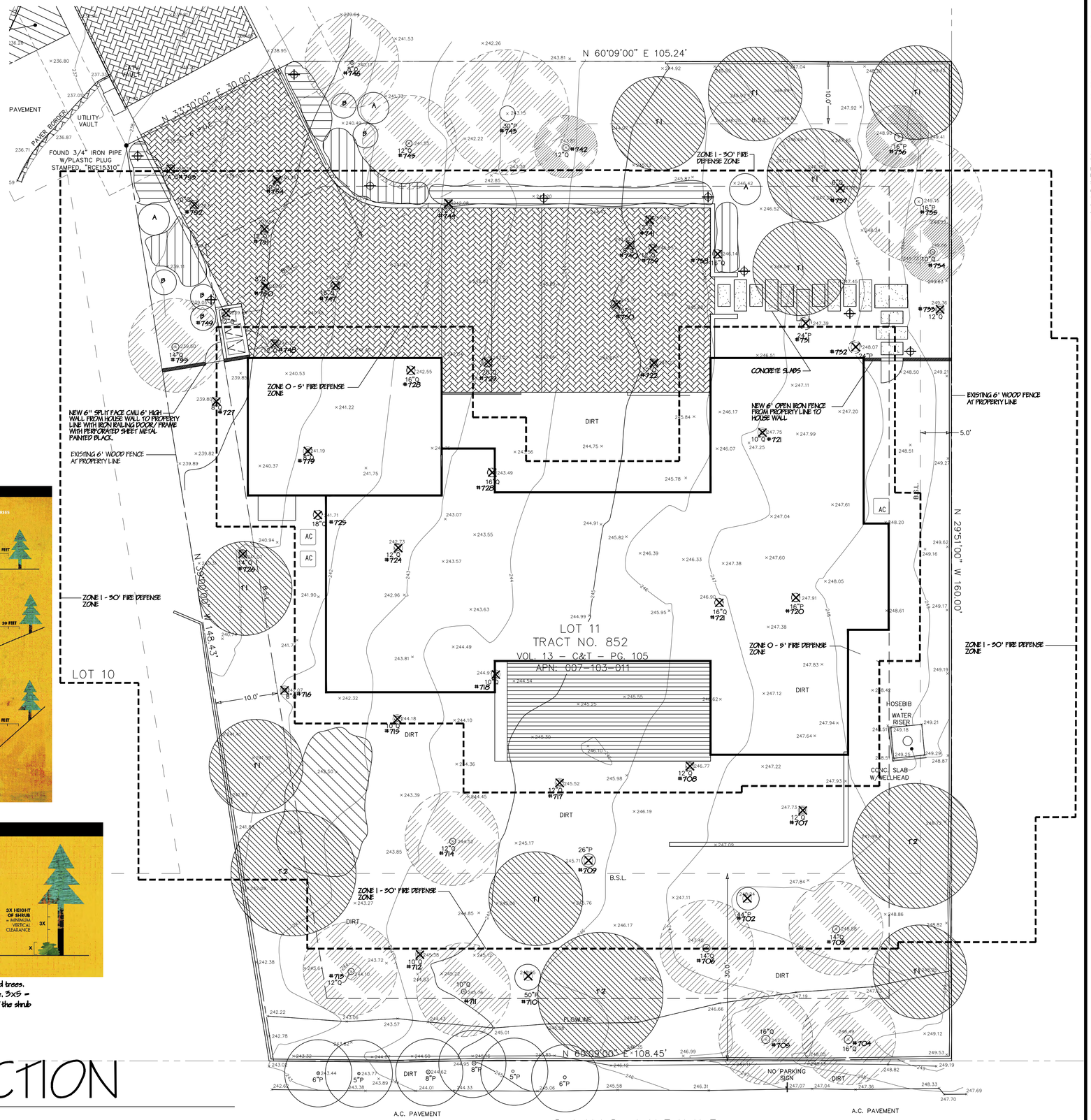
Zone 2: Fuel Reduction Zone

Fuel management in this zone aims at reducing the potential behavior of an oncoming fire to prevent rapid spread of wildfire from plant to plant and to reduce flame lengths. Zone 2 actions reduce the amount of fuels, especially dead vegetation (e.g., leaves, needles, twigs, bark, cones, and small branches). Grasses and herbaceous vegetation should be mowed to a height of 4 inches. Mowing should occur before 10:00 a.m. and never on a hot or windy day. String trimmers are preferred, because they pose a low risk of sparking. Spacing of trees and shrubs is similar to that of Zone 1, with a greater focus on vertical spacing (i.e., no ladder fuels). Horizontal space between trees should maintain a gap of at least 10 feet from the next tree. Where canopies overlap, selective removal of smaller trees can maintain the desired horizontal and vertical spacing of trees. Overlapping tree canopies should be avoided. Shrubs may be aggregated in clumps or islands that are well isolated from the surrounding shrubs and tree canopies. Spacing of shrubs and trees along fences should be managed according to the requirements of Zone 0 (i.e., 5-foot clearance to all structures).





Maintain a vertical clearance between shrubs and trees.
Example: A five foot shrub is growing near a tree. 3x5 = 15 feet of clearance needed between the top of the shrub and the lowest tree branch.



WILDFIRE PROTECTION

1/8" = 1'-0"

W. Jeffrey Held
Landscape Architect
C-2235

1465 Winzer Place
Gilroy, Ca. 95020
tel 408 691-5207
email wjheidasla@gmail.com

OWNERSHIP AND USE OF DRAWINGS

All drawings, specifications and copies thereof furnished by W. Jeffrey Held Landscape Architect are and shall remain its property. They are to be used only with respect to this Project and are not to be used on any other project. Submission or distribution to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of W. Jeffrey Held Landscape Architect, common law, copyright or other reserved rights.

REVISED 9/20/24
REVISED 11/15/24
REVISED 1/16/25

REGISTERED LANDSCAPE ARCHITECT
No. 2235
Signature
EXPIRATION DATE: 06/30/2025
STATE OF CALIFORNIA

CHING RESIDENCE

for:
LILLY CHING
2821 CONGRESS ROAD
PEBBLE BEACH, CA. 93953

WILDFIRE PROTECTION

date: 9/9/24
scale: NOTED
drawn by: WJH
job no. 202404
sheet L3
of shts

California Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET_o)		36	Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (P_F)	Irrigation Method[b]	Irrigation Efficiency (I_E)[c]	ETAF (P_F/I_E)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
#1 low water	0.2	Drip	0.81	0.25	575	142	3189
#2 low water	0.2	Drip	0.81	0.25	195	48	1075
#3 low water	0.2	Drip	0.81	0.25	210	52	1157
#4 low water	0.3	Drip	0.81	0.37	225	83	1860
#5 oak tree low water	0.2	Drip	0.81	0.25	1305	322	7192
#6 pine tree med wate	0.5	Drip	0.81	0.62	435	269	5993
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			Totals		2945	916	20446
Special Landscape Areas							
	[redacted]		1			0	0
			1			0	0
			1			0	0
			1			0	0
			Totals	0	0	0	0
						ETWU Total	20446
						Maximum Allowed Water Allowance (MAWA)[e]	36153

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	916
Total Area	2945
Average ETAF	0.31

All Landscape Areas	
Total ETAF x Area	916
Total Area	2945
Average ETAF	0.31

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

[a] Hydrozone # / Planting Description e.g.
1.) Front lawn
2.) Low water use planting
3.) Medium water use planting

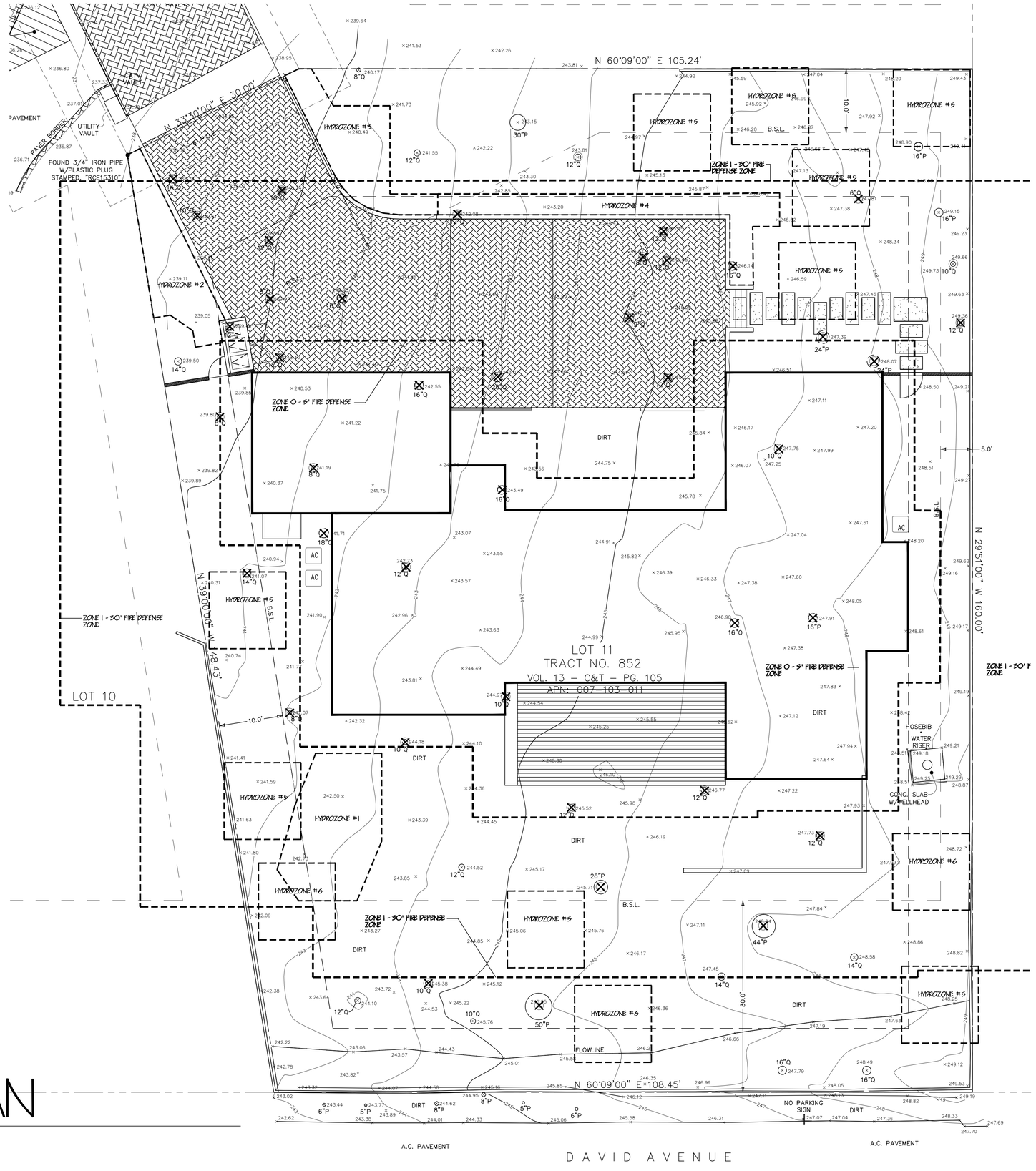
[b] Irrigation Method
1.) Overhead Spray
2.) Drip

[c] Irrigation Efficiency
1.) 0.75 for Overhead Spray
2.) 0.81 for Drip

[d] ETWU (Annual Gallons Required) =
Eto x 0.62 x ETAF x Area
Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year.

[e] MAWA (Annual Gallons Allowed) =
(Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year, LA is the total regular landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas

0.45	Non-Residential
0.55	Residential
0.81	Drip
0.75	Overhead



HYDROZONE PLAN

1/8" = 1'-0"

W. Jeffrey Held
Landscape Architect
C-2235

1465 Winzer Place
Gilroy, Ca. 95020
tel 408 691-5207
email wjheldasla@gmail.com

OWNERSHIP AND USE OF DRAWINGS

All drawings, specifications and copies thereof furnished by W. Jeffrey Held Landscape Architect are and shall remain its property. They are to be used only with respect to this Project and are not to be used on any other project. Submission or distribution to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of W. Jeffrey Held Landscape Architect , common law, copyright or other reserved rights.

REVISED 5/11/24
REVISED 9/20/24
REVISED 11/15/24
REVISED 1/16/25

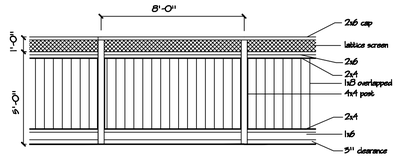
REGISTERED LANDSCAPE ARCHITECT
No. 2235
Signature
EXPIRATION DATE: 06/30/2025
STATE OF CALIFORNIA

CHING RESIDENCE

for:
LILLY CHING
2821 CONGRESS ROAD
PEBBLE BEACH, CA. 93953

HYDROZONE PLAN

date: 3/18/24
scale: NOTED
drawn by: WJH
job no. 202404
sheet L 4
of shts

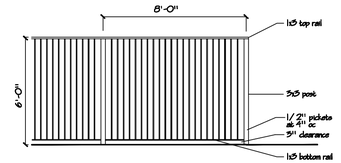


6' GOOD NEIGHBOR FENCE

1/4" = 1'-0"

PROPERTY LINE FENCE

(For any new or replacement fencing)



6' IRON SECURITY FENCE

1/4" = 1'-0"

FENCING ADJACENT TO HOUSE

(For new fencing - black iron)



BELGARD CATALINA GRANA PAVER

(For driveway - in Scandia Gray color)

W. Jeffrey Held
Landscape Architect
C-2235

1465 Winzer Place
Gilroy, Ca. 95020
tel 408 691-5207
email wjheldasla@gmail.com

OWNERSHIP AND USE OF DRAWINGS

All drawings, specifications and copies thereof furnished by W. Jeffrey Held Landscape Architect are and shall remain its property. They are to be used only with respect to this Project and are not to be used on any other project. Submission or distribution to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of W. Jeffrey Held Landscape Architect , common law, copyright or other reserved rights.

REVISED 5/11/24
REVISED 9/9/24
REVISED 9/20/24
REVISED 11/15/24
REVISED 1/16/25



CHING
RESIDENCE

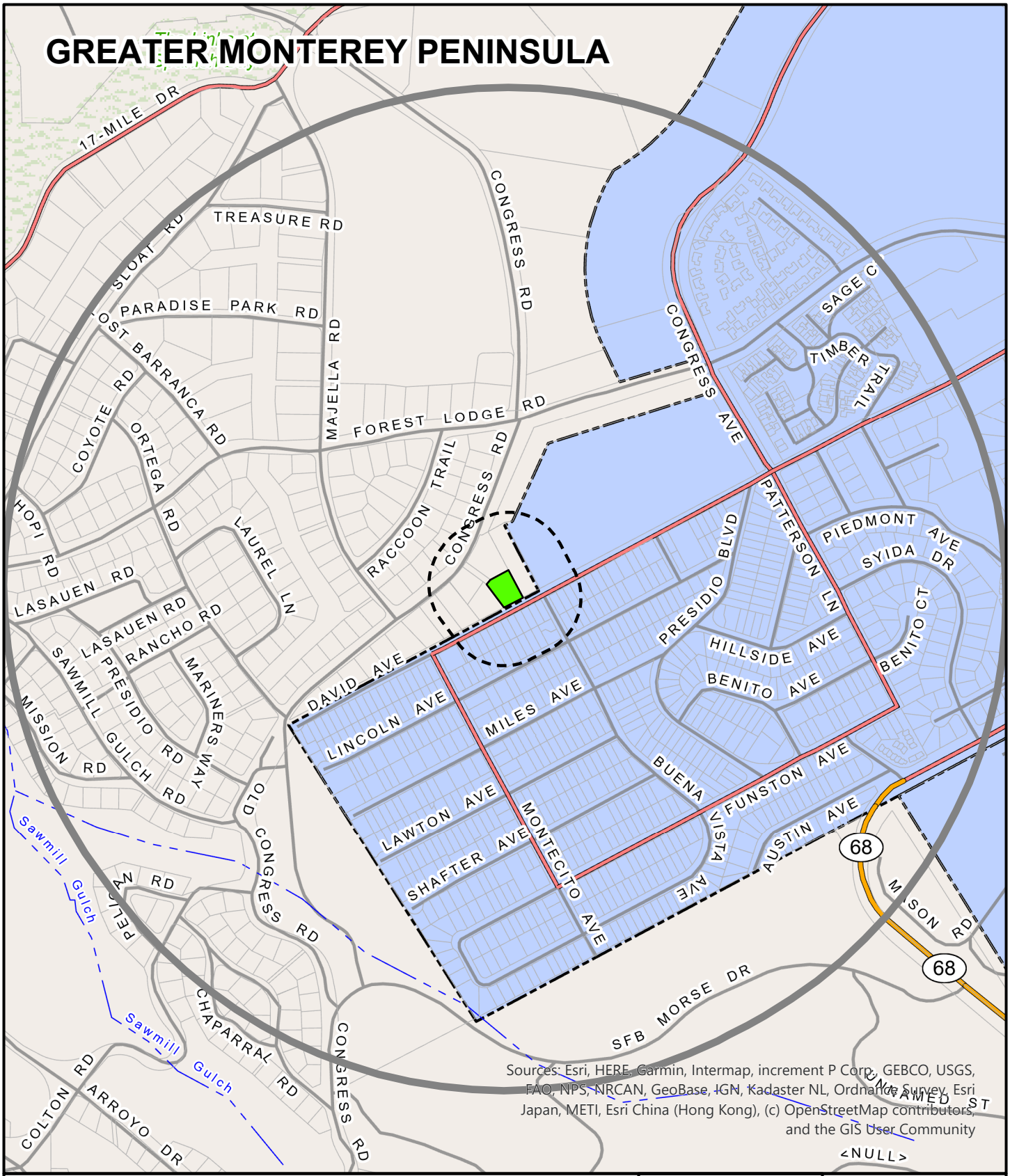
for:
LILLY CHING
2821 CONGRESS ROAD
PEBBLE BEACH, CA. 93953

DETAILS

date: 3/18/24
scale: NOTED
drawn by: WJH
job no. 202404
sheet L 5
of shts

Exhibit B

This page intentionally left blank.



APPLICANT: CHING

APN: 007103011000 **FILE #** PLN240089

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: JOSEPH ALAMEDA

This page intentionally left blank

Exhibit C

This page intentionally left blank.

MINUTES
Del Monte Land Use Advisory Committee
Thursday, May 15, 2025

1. Meeting called to order by Lori Lietzke **at** 3:00 pm

2. Roll Call

Members Present:
Maureen Lyon, Lori Lietzke, Rick Verbanec, Ned Van Roekel, Bart Bruno

Members Absent:
Kamlesh Parikh, Carol Church

3. Approval of Minutes:

A. **May 1, 2025** minutes

Motion: Rick verbanec (LUAC Member's Name)

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

Ayes: all

Noes:

Absent: Kamlesh Parikh, Carol Church

Abstain:

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

B) Announcements

None

7. Meeting Adjourned: 3:40 pm

Minutes taken by: Maureen Lyon

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:** CHING LILLY
File Number: PLN240088
Project Location: 2825 CONGRESS RD, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 007-103-009-000
Project Planner: Benjamin Moulton
Area Plan: Greater Monterey Peninsula Area Plan
Project Description: Construction of a 4,312 square foot house with a 438 square foot attached garage, new porches and patios, and removal of 27 trees (22 Coast Live Oaks and 5 Monterey Pines). GMPAP Recommendation for the LUAC to provide feedback on site design, neighborhood character compatibility, and local considerations.

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

(Please include the names of the those present)

Kuang Chang, Architect

Was a County Staff/Representative present at meeting? Joseph Alameda **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

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)
No flagging present at time of meeting		Flagging photos emailed to committee. LUAC asks that flagging remain on property until after property has been reviewed by LUAC.
Emphasis on following construction site plan for parking of construction vehicles.		

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Ned Van Roekel (LUAC Member's Name)

X Support Project as proposed

___ Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: all

Noes: _____

Absent: Kamlesh Parikh, Carol Church

Abstain: _____

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

2.

Project Name: CHING LILLY
File Number: PLN240089
Project Location: 2825 CONGRESS RD, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 007-103-011-000
Project Planner: Joseph Alameda
Area Plan: Greater Monterey Peninsula Area Plan
Project Description: An application for Combined Development Permit consisting of a: 1) Design Approval to allow construction of a 5,443 square foot single family dwelling with a 682 square foot attached garage, and 1,181 square feet of new porches and patios; and 2) Use Permit to remove 43 trees, inclusive of 36 Coast Live Oak and 7 Monterey Pine trees. Recommendation for the LUAC to provide feedback on site design, neighborhood character compatibility, and local considerations.

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

(Please include the names of the those present)

_____

_____

_____

Was a County Staff/Representative present at meeting? _____ **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

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)
No flagging present at time of meeting		Flagging photos emailed to committee. LUAC asks that flagging remain on property until after property has been reviewed by LUAC.
Concern on large driveway which seems oversized		Work on minimizing driveway size if possible

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Bart Bruno (LUAC Member's Name)

Second by: Ned Van Roekel (LUAC Member's Name)

X Support Project as proposed

___ Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: all

Noes: _____

Absent: Carol Church, Kamlesh Parikh

Abstain:

This page intentionally left blank

Exhibit D

This page intentionally left blank.

Date: January 16, 2025

To: Kuan Chang, Tectonic Builders Corp.
10118 Bandley Dr. #E
Cupertino, California 95014

From: Patric Krabacher, ISA Certified Arborist 11759
Denise Duffy & Associates, Inc.

RE: Updated January 16, 2025, Tree Assessment and Forest Management Plan for the 2821 Congress Road Residential Project

Denise Duffy & Associates, Inc. (DD&A) is contracted by Tectonic Builders Corp. (TBC) to provide arboricultural consulting services for the 2821 Congress Road Project (project or proposed project), located in the Pebble Beach area of unincorporated Monterey County (County), California (Assessor Parcel Number [APN] 007-103-011).

Tree removal within the project site is subject to the jurisdiction of Monterey County Code of Ordinances (County Code) and the Greater Monterey Peninsula Area Plan. To determine potential project impacts to trees, DD&A conducted a tree inventory within the project site on February 29 and March 1, 2024. This Tree Assessment and Forest Management Plan (FMP) documents the results of the tree inventory and recommends measures to avoid, minimize, or mitigate potential adverse impacts of tree removal.

METHODS

Limitations

It is not the intent of this report to provide a monetary valuation of the trees or provide risk assessment for any tree on this parcel, as any tree can fail at any time. The inspection of these trees consisted solely of a visual inspection from the ground. While more thorough techniques are available for inspection and evaluation, they were neither requested nor considered necessary or appropriate at this time. No clinical diagnosis was performed on any pest or pathogen that may or may not be present within the site. In addition to an inspection of the property, DD&A relied on information provided by TBC (e.g., survey boundaries, property boundaries, project description) to prepare this report, and must reasonably rely on the accuracy of the information provided. Trees can be managed but not controlled. To live near trees, regardless of their condition, is to accept some degree of risk. The only way to eliminate all risks associated with trees is to eliminate all trees. DD&A shall not be responsible for another's means, methods, techniques, schedules, or procedures, or for contractor safety or any other related programs, or for another's failure to complete work in accordance with approved plans and specifications.

Regulatory Setting

County of Monterey Code of Ordinances

Monterey County Code Section 16.60 (Preservation of Oaks and Other Protected Trees) requires a tree removal permit from the County to remove, cut down, or trim more than one-third of the green foliage of any protected tree within County limits. Removal of more than three protected trees on a lot in a one-year period requires a FMP and approval of a Use Permit by the County. In accordance with the County Code Section 16.60.030, protected trees within the Greater Monterey Peninsula Area Plan include the following:

- Oak trees in an area designated as Resource Conservation, Residential, Commercial, or Industrial (except Industrial, Mineral Extraction);
- Oak trees in an area designated as Agricultural or Industrial, Mineral Extraction, unless such removal meets the purpose and standards required in Monterey County Code Section 16.60.050;
- Oak trees for commercial harvesting purposes; and
- Landmark oak trees (i.e., oak trees which are twenty-four [24] inches or more in diameter when measured two feet above the ground, or trees which are visually significant, historically significant, or exemplary of their species).

California Fish and Game Code

Section 3503 of the California Fish and Game Code states that it is "unlawful to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto." Section 3503.5 prohibits the killing, possession, or destruction of any birds in the orders Falconiformes or Strigiformes (birds of prey). Section 3511 prohibits take or possession of fully protected birds. Section 3513 prohibits the take or possession of any migratory nongame birds designated under the federal Migratory Bird Treaty Act. Section 3800 prohibits take of nongame birds.

California Public Resources Code

Chapter 3, Section 4291, requires compliance with certain fuel reduction and vegetation management objectives within 100 feet of a dwelling.

Survey Methods

DD&A ISA Certified Arborist Patric Krabacher conducted an inventory of all trees within the project in accordance with County Code Section 16.60.030 site on February 29 and March 1, 2024. Trees were inventoried in accordance with the with the following protocol:

- All trees 6" diameter at breast height (DBH) or greater were documented.
- DBH was recorded two feet above ground or, for multi-stemmed trees, at the most representable location.
- Multi-stemmed trees were recorded as one tree if the root crown (the point where the trunk meets natural grade) was contiguous. Multi-stemmed tree DBH was calculated by taking the square root of the squared sum of all stems measured ($\sqrt{[}$Stem 1 DHB^2+ Stem 2 DBH^2+ Stem 3 DBH^2...]). This equation returns the diameter at the base of the tree (Chojnacky, 1999).
- Tree dripline (tree protection zone or TPZ) was determined by six (6) times the DBH in young or semi mature trees, eight (8) times the DBH in mature trees, and twelve times the DBH in over

mature trees in accordance with American National Standards Institute (ANSI) A300 Part 8 & Part 5 (ANSI, 2023).
- Critical root zone (CRZ) was determined by three (3) times the DBH in accordance with American National Standards Institute (ANSI) A300 Part 8 & Part 5.
- Species, size, hazard conditions, and photographs were recorded for each tree.

Tree health data gathered was based on the following definitions:

- *Good.* Tree is healthy and vigorous as indicated by color of foliage and density, has no apparent signs of insect, disease, structural defects or mechanical injury. Tree has good form and structure.
- *Fair*. Tree is in average condition and vigor for the area, but may show minor insect, disease, or physiological problems. Trees rated as Fair may be improved with correctional pruning.
- *Poor*. Tree is in a general state of decline and may show severe structural or mechanical defects which may lead to failure, and may have insect or disease damage, but is not dead.
- *Dead/Snags.* Dead standing trees.

Tree tolerance to construction was also gathered while reviewing the proposed project plans and how the proposed project would impact each individual tree. Tolerance levels were defined as the following:

- *High*. Trees with a high tolerance are likely to remain healthy throughout construction.
- *Medium*. Trees with a medium tolerance will require tree protection throughout construction to remain healthy during and post construction.
- *Low*. Trees with a low tolerance rating may require removal, trimming, and/or additional tree protection to remain healthy during and post construction.

Results

DD&A inventoried 55 trees within the survey area (see **Figure 1** and **Attachment A**). Trees observed and documented include 46 coast live oaks (*Quercus agrifolia*) and nine (9) Monterey pines (*Pinus radiata*).

Most trees within the survey are in fair or poor condition (**Attachment A**). Trees in fair condition are in average vigor for the area but are showing signs of California oakworm, pitch canker, oak branch canker, foamy bark canker, oak ambrosia beetles, oak bark beetles, and/or *Phytophthora* root and crown rot. No symptoms of sudden oak death were observed.

Site Conditions

The project is in an urban-forested residential area on an undeveloped parcel located within an ecotone of coast live oak woodland to Monterey pine forest. The tree canopy within the proposed project is a mixture of scattered Monterey pine and dense coast live oak trees in fair to poor health with a manicured understory that appears to have been recently mowed. The understory is dominated by California hedge nettle (*Stachys bullata*), poison oak (*Toxicodendron diversilobum*), and slender wild oat (*Avena barbata*).

The project is located on soil classified by the Natural Resources Conservation Service as “Baywood sand” over 80 inches deep. Drainage is defined as “somewhat excessively drained” and permeability ranges from 5.95 to 19.98 in/hr. The available water capacity is low (about 4.8 inches). Roots can penetrate to a depth of over 60 inches.

N

PROPERTY LINE

GRADING AND DR... 282...

SCALE: AS NOTED
DATE: 1/8/2024
DESIGN BY: JPR
DRAWN BY: JPR
CHECKED BY:
SHEET NUMBER: C2

OF ...

DAVID AVENUE

GRAPHIC SCALE
10 0 5 10 20

Coast Live Oak
Monterey Pine
Remove
Proposed Replanting (P = Pine, Q = Oak)
Tree Protection Zone (ft)
Critical Root Zone (ft)

0 12.5 25 50 Feet

2821 Congress Road Residential Project Tree Management Plan

Date	1/16/2025
Scale	1 IN = 20 FT

Denise Duffy & Associates, Inc.
Planning and Environmental Consulting

Figure 1

I:\D\GIS\GIS_Projects\2024-14 2821 2825 Congress Arborist\Arborist Services\Arborist Services.aprx

DISCUSSION AND FOREST MANAGEMENT PLAN

40 trees, including 34 coast live oaks and six (6) Monterey pines, lie within the project's grading limits and would be removed to facilitate construction of the project and reduce fuels to comply with Public Resource Code (PRC) Chapter 3, Section 4291 **(Figure 1, Attachment B**). All other trees would be protected in place throughout construction. In accordance with Monterey County Code Section 16.60, a tree removal permit is required for removal of the 34 coast live oak trees. In addition, because the project would result in the removal of more than three (3) protected trees in one calendar year, an FMP is required prior to the removal of the protected oak trees; all requirements of an FMP are outlined in this report.

Monterey pine trees within the project site are not protected under County Code and may be removed without a permit. However, the project site lies within the native range of this species, which is listed as a California Rare Plant Rank (CRPR) 1b by the California Native Plant Society (CNPS). Therefore, Monterey pine individuals within the project site are considered special-status species and are typically provided management consideration under the California Environmental Quality Act (CEQA).

It is recommended that trees which are not proposed for removal are protected prior to and during all construction related activities in accordance with the recommended Best Management Practices (BMPs) identified in **Attachment C**. Tree removal must conform to any requirements identified in the tree removal permit. The following additional mitigation measures are recommended to satisfy the County's tree replacement requirements, to mitigate impacts to the special-status Monterey pine individuals, and to avoid or minimize potential impacts to birds protected under the California Fish and Game Code:

1. Tree removal shall be timed to avoid the breeding and nesting season for raptors and other protected avian species to the extent feasible. If tree removal must occur during the avian breeding and nesting season (approximately February 1 through September 15), a survey for nesting birds shall be conducted no more than 15 days prior to removal of trees. If nesting birds are identified during survey, an appropriate buffer shall be imposed by a qualified biologist which no work or disturbance will take place. A qualified biologist shall be on-site during work re-initiation in the vicinity of the nest offset to ensure that the buffer is adequate and that the nest is not stressed and/or abandoned. No work shall proceed in the vicinity of an active nest until such time as all young are fledged, or until after September 16, when young are assumed fledged.

2. If additional removals are determined necessary, the applicant shall immediately contact County RMA-Planning to determine whether additional permits or modifications of the project are required.

3. Monterey pine trees are typically replaced at a 1:1 ratio to mitigate impacts to this special-status species; however, the site is overcrowded and this ratio cannot be implemented without causing fuel hazard (**Attachment B**). Therefore, three (3) Monterey pines shall be planted on-site following construction to achieve the replacement requirement. To ensure replacement of native genetic stock, replacement pines shall be sourced from a local nursery and shall have been propagated from trees indigenous to Pebble Beach. Replacement plantings shall be 15-gallon Monterey pines (if 15-gallon pines are unavailable, smaller sizes may be substituted) in locations with the greatest openings to minimize competition and maximum sunlight. The spacing between trees shall be at least eight (8) feet. Watering for establishment within the first two (2) months shall be at least once (1) per week, then every two (2) weeks during the late spring, summer, and fall for two (2) years.

4. The County requires a 2:1 replacement ratio for removal of protected trees measuring 24" or larger DBH and a 1:1 ratio replacement ratio for removal of protected trees measuring less than 24" DBH, unless replacement at these ratios would overcrowd the forest. All 34 protected oak trees proposed for removal are less than 24" DBH. Therefore, 34 trees would need to be planted on-site following construction to achieve the County's 1:1 replacement requirement. However, the Project Arborist and Project Landscape Designer determined that a total of 9 trees can be planted on-site without overcrowding the forest and thereby creating a fire fuel hazard (**Attachment C**). Considering the requirement in Measure 3 above to replace three (3) special-status Monterey pines on-site, only six (6) coast live oaks shall be replaced on-site to avoid overcrowding the forest. Replacement plantings shall be 15-gallon coast live oaks sourced from a local nursery in locations with the greatest openings to minimize competition and maximum sunlight. (If 15-gallon oaks are unavailable, smaller sizes may be substituted.) The spacing between trees shall be at least eight (8) feet. Watering for establishment within the first two (2) months shall be at least once (1) per week, then every two (2) weeks during the late spring, summer, and fall for two (2) years.

5. Following construction and installation of replacement plantings, replacement plantings and trees whose CRZ lie within the areas impacted by construction shall be monitored annually by a qualified arborist for a period of no less than five (5) years. If any noticeable decline in the health of any tree is observed, additional trees shall be planted onsite at a 1:1 ratio in a suitable location as determined by a qualified arborist or forester.

If you have any comments or questions about this report, please contact Patric Krabacher at pkrabacher@ddaplanning.com or (831) 373-4341 ext. 29.

REFERENCES

ANSI. 2023. American National Standard for Tree Care Operations Part 8 & Part 5.

David C. Chojnacky. 1999. Converting Tree Diameter Measured at Root Collar to Diameter at Beast Height.

ATTACHMENTS

Attachment A: Tree Table

Attachment B: Landscape Plan and Fuel Management Plan

Attachment C: Best Management Practices for Working Near Trees

ATTACHMENT A

Tree Table

This page intentionally left blank

Tag#	*Scientific Name*	*Common Name*	*Individual Stem DBH (in)*		*Total DBH (in)*	*Tree Protection Zone (ft)*	*Critical Root Zone (ft)*	*Health*	*Status*	*Landmark*	*Reason for Removal Recommendation*
753	*Quercus agrifolia*	Coast Live Oak	14	10	17	9	4	Fair	Remove	No	The tree is located within the proposed residence development. This tree is recommended for removal.
752	*Quercus agrifolia*	Coast Live Oak	10	10	10	5	3	Fair	Remove	No	The tree is located within the proposed residence development. This tree is recommended for removal.
751	*Quercus agrifolia*	Coast Live Oak	12	10	16	8	4	Fair	Remove	No	The tree is located within the proposed residence development. This tree is recommended for removal.
749	*Quercus agrifolia*	Coast Live Oak	12		12	6	3	Fair	Remove	No	The tree is located within the proposed residence development. This tree is recommended for removal.
750	*Quercus agrifolia*	Coast Live Oak	8		8	4	2	Fair	Remove	No	The tree is located within the proposed residence development. This tree is recommended for removal.
747	*Quercus agrifolia*	Coast Live Oak	16		16	8	4	Fair	Remove	No	The tree is located within the proposed residence development. This tree is recommended for removal.
755	*Quercus agrifolia*	Coast Live Oak	14	10	17	9	4	Fair	Protect in Place	No	Tree shall be protected in place and BMPs shall be implemented throughout all phases of construction
745	*Quercus agrifolia*	Coast Live Oak	12		12	6	3	Fair	Protect in Place	No	Tree shall be protected in place and BMPs shall be implemented throughout all phases of construction
746	*Quercus agrifolia*	Coast Live Oak	8		8	4	2	Fair	Protect in Place	No	Tree shall be protected in place and BMPs shall be implemented throughout all phases of construction
743	*Pinus radiata*	Monterey Pine	30		30	15	8	Fair	Protect in Place	Yes	Tree shall be protected in place and BMPs shall be implemented throughout all phases of construction
742	*Quercus agrifolia*	Coast Live Oak	12	12	17	8	4	Fair	Protect in Place	No	Tree shall be protected in place and BMPs shall be implemented throughout all phases of construction
744	*Quercus agrifolia*	Coast Live Oak	12	8	14	7	4	Fair	Remove	No	The tree is located within the proposed residence development. This tree is recommended for removal.
730	*Quercus agrifolia*	Coast Live Oak	12		12	6	3	Poor	Remove	No	The tree is located within the proposed residence development. This tree is recommended for removal.
741	*Quercus agrifolia*	Coast Live Oak	8		8	4	2	Poor	Remove	No	The tree is located within the proposed residence development. This tree is recommended for removal.
739	*Quercus agrifolia*	Coast Live Oak	12		12	6	3	Poor	Remove	No	The tree is located within the proposed residence development. This tree is recommended for removal.
740	*Quercus agrifolia*	Coast Live Oak	12		12	6	3	Poor	Remove	No	The tree is located within the proposed residence development. This tree is recommended for removal.
722	*Quercus agrifolia*	Coast Live Oak	12		12	6	3	Poor	Remove	No	The tree is located within the proposed residence development. This tree is recommended for removal.
738	*Quercus agrifolia*	Coast Live Oak	16		16	8	4	Fair	Remove	No	The tree is located within the proposed landscape improvements area and proposed residence, all the trees critical root zone is proposed to be impacted. Tree recommended for removal.
731	*Pinus radiata*	Monterey Pine	24		24	12	6	Fair	Remove	Yes	The tree is located within the proposed landscape improvements area and proposed residence, all the trees critical root zone is proposed to be impacted. Tree recommended for removal.
732	*Pinus radiata*	Monterey Pine	24		24	12	6	Fair	Remove	Yes	The tree is located within the proposed landscape improvements area and proposed residence, all the trees critical root zone is proposed to be impacted. Tree recommended for removal.
733	*Quercus agrifolia*	Coast Live Oak	12	10	16	8	4	Poor	Remove	No	Tree is in poor declining health and is recommended for removal to reduce fuels per Fuel Management Plan and remain in compliance with PRC Section 4291
734	*Quercus agrifolia*	Coast Live Oak	10		14	7	4	Poor	Protect in Place	No	The tree is located within the proposed residence development. This tree is recommended for removal.
735	*Pinus radiata*	Monterey Pine	16		16	8	4	Fair	Protect in Place	No	The tree is located directly adjacent to the proposed landscape improvements. Arborist shall be required while excavating near tree to avoid impacting roots greater than 2 inches.
737	*Quercus agrifolia*	Coast Live Oak	6		6	3	2	Poor	Remove	No	Tree is in poor declining health and is recommended for removal to reduce fuels per Fuel Management Plan and remain in compliance with PRC Section 4291

Tag#	*Scientific Name*	*Common Name*	*Individual Stem DBH (in)*			*Total DBH (in)*	*Tree Protection Zone (ft)*	*Critical Root Zone (ft)*	*Health*	*Status*	*Landmark*	*Reason for Removal Recommendation*
736	*Pinus radiata*	Monterey Pine	16			16	8	4	Fair	Protect in Place	No	Tree shall be protected in place and BMPs shall be implemented throughout all phases of construction
721	*Quercus agrifolia*	Coast Live Oak	10			10	5	3	Fair	Remove	No	The tree is located within the proposed residence development. This tree is recommended for removal.
719	*Quercus agrifolia*	Coast Live Oak	16			16	8	4	Fair	Remove	No	The tree is located within the proposed residence development. This tree is recommended for removal.
720	*Pinus radiata*	Monterey Pine	16			16	8	4	Fair	Remove	No	The tree is located within the proposed residence development. This tree is recommended for removal.
707	*Quercus agrifolia*	Coast Live Oak	12			12	6	3	Fair	Remove	No	The tree is located within the proposed residence development. This tree is recommended for removal.
702	*Pinus radiata*	Monterey Pine	44	24		50	33	13	Fair	Remove	Yes	Greater than 50% of the trees' critical root zone is proposed for removal. Tree is over mature and has a low construction tolerance, this tree is recommended for removal.
703	*Quercus agrifolia*	Coast Live Oak	14			14	7	4	Fair	Protect in Place	No	Tree shall be protected in place and BMPs shall be implemented throughout all phases of construction
706	*Quercus agrifolia*	Coast Live Oak	14			14	7	4	Fair	Protect in Place	No	Tree shall be protected in place and BMPs shall be implemented throughout all phases of construction
705	*Quercus agrifolia*	Coast Live Oak	16	14		21	11	5	Fair	Protect in Place	Yes	Tree shall be protected in place and BMPs shall be implemented throughout all phases of construction
704	*Quercus agrifolia*	Coast Live Oak	16	10	8	19	9	5	Fair	Protect in Place	Yes	Tree shall be protected in place and BMPs shall be implemented throughout all phases of construction
710	*Pinus radiata*	Monterey Pine	50			50	50	13	Poor	Remove	Yes	Greater than 50% of the trees' critical root zone is proposed for removal. Tree is over mature and has a low construction tolerance, this tree is recommended for removal.
712	*Quercus agrifolia*	Coast Live Oak	10			10	5	3	Poor	Remove	No	Tree is in poor declining health and is recommended for removal to reduce fuels per Fuel Management Plan and remain in compliance with PRC Section 4291
711	*Quercus agrifolia*	Coast Live Oak	10			10	5	3	Fair	Protect in Place	No	Tree shall be protected in place and BMPs shall be implemented throughout all phases of construction
713	*Quercus agrifolia*	Coast Live Oak	12	6		13	7	3	Poor	Protect in Place	No	Tree shall be protected in place and BMPs shall be implemented throughout all phases of construction
714	*Quercus agrifolia*	Coast Live Oak	12			12	6	3	Fair	Protect in Place	No	Tree shall be protected in place and BMPs shall be implemented throughout all phases of construction
717	*Quercus agrifolia*	Coast Live Oak	12			12	6	3	Fair	Remove	No	Greater than 50% of the trees' critical root zone is proposed for removal. Tree has a low likelihood for survival with this much impact, tree is recommended for removal.
709	*Pinus radiata*	Monterey Pine	26			26	17	7	Fair	Remove	Yes	Greater than 50% of the trees' critical root zone is proposed for removal. Tree is over mature and has a low construction tolerance, this tree is recommended for removal.
715	*Quercus agrifolia*	Coast Live Oak	10			10	5	3	Fair	Remove	No	The tree is located within the proposed landscape improvements area and proposed residence, all the trees critical root zone is proposed to be impacted. Tree recommended for removal.
716	*Quercus agrifolia*	Coast Live Oak	8	6		10	5	3	Fair	Remove	No	The tree is located within the proposed landscape improvements area and proposed residence, all the trees critical root zone is proposed to be impacted. Tree recommended for removal.
718	*Quercus agrifolia*	Coast Live Oak	10			10	5	3	Poor	Remove	No	The tree is located within the proposed residence development. This tree is recommended for removal.
726	*Quercus agrifolia*	Coast Live Oak	14			14	7	4	Fair	Remove	No	The tree is located within the proposed residence development. This tree is recommended for removal.
725	*Quercus agrifolia*	Coast Live Oak	18			18	9	5	Fair	Remove	No	The tree is located within the proposed residence development. This tree is recommended for removal.
724	*Quercus agrifolia*	Coast Live Oak	12			12	6	3	Fair	Remove	No	The tree is located within the proposed residence development. This tree is recommended for removal.

Tag#	Scientific Name	Common Name	Individual Stem DBH (in)			Total DBH (in)	Tree Protection Zone (ft)	Critical Root Zone (ft)	Health	Status	Landmark	Reason for Removal Recommendation
779	*Quercus agrifolia*	Coast Live Oak	8			8	4	2	Fair	Remove	No	The tree is located within the proposed residence development. This tree is recommended for removal.
723	*Quercus agrifolia*	Coast Live Oak	16			16	8	4	Fair	Remove	No	The tree is located within the proposed residence development. This tree is recommended for removal.
728	*Quercus agrifolia*	Coast Live Oak	16	10	8	19	9	5	Fair	Remove	Yes	The tree is located within the proposed residence development. This tree is recommended for removal.
729	*Quercus agrifolia*	Coast Live Oak	20			20	10	5	Poor	Remove	No	The tree is located within the proposed residence development. This tree is recommended for removal.
748	*Quercus agrifolia*	Coast Live Oak	12			12	6	3	Fair	Remove	No	The tree is located within the proposed residence development. This tree is recommended for removal.
727	*Quercus agrifolia*	Coast Live Oak	8			8	4	2	Fair	Remove	No	The tree is located within the proposed residence development. This tree is recommended for removal.
708	*Quercus agrifolia*	Coast Live Oak	12			12	6	3	Poor	Remove	No	The tree is located within the proposed residence development. This tree is recommended for removal.
754	*Quercus agrifolia*	Coast Live Oak	10			10	5	3	Fair	Remove	No	The tree is located within the proposed residence development. This tree is recommended for removal.

This page intentionally left blank

ATTACHMENT B

Landscape Plans/Fuel Management Plan

FUEL MANAGEMENT PLAN

2821 CONGRESS ROAD RESIDENTIAL PROJECT

PEBBLE BEACH, CALIFORNIA



LSA

Revised January 2025

FUEL MANAGEMENT PLAN

2821 CONGRESS ROAD RESIDENTIAL PROJECT

PEBBLE BEACH, CALIFORNIA

Submitted to:

Lilly Lin
2090 Warm Springs Court, Suite 208
Fremont, California 94539

Prepared by:

LSA
157 Park Place
Pt. Richmond, California 94801
510.236.6810

Project No. 20241852

LSA

Revised January 2025

TABLE OF CONTENTS

TABLE OF CONTENTS i
LIST OF ABBREVIATIONS AND ACRONYMS ii
INTRODUCTION 1
FIRE RISK ASSESSMENT 2
Location, Adjacent Parcels, and Emergency Vehicle Access 2
Soil, Topography, and Wind 4
Vegetation 5
Infrastructure 5
RECOMMENDED FUEL MANAGEMENT ACTIONS 8
Fuel Management 8
Defensible Space 8
Recommendations 10
Proposed Tree Retention, Landscaping, and Mitigation 13
REFERENCES 1

APPENDICES

A: Master Landscape, Tree, Wildfire Protection and Hydrozone Plans

FIGURES

Figure 1: Wildland Urban Interface (WUI) zones and Fire Hazard Severity Zones for the subject parcel. The Fire Hazard zone is Moderate (yellow). 3
Figure 2: Prevailing winds at Asilomar State Beach (approximately 1 mile north of the project site). 4
Figure 3: Vegetation conditions of the site. 5
Figure 4: Site Plan 6
Figure 5: Wood fence on property line. 7
Figure 6: Fuel Management Zones and proposed tree removals 9
Figure 7: Minimum Vertical Clearance 12
Figure 8: Minimum Horizontal Clearance 12
Figure 9: Tree Management Plan 1

LIST OF ABBREVIATIONS AND ACRONYMS

AB	Assembly Bill
APN	Assessor's Parcel Number
CAL FIRE	California Department of Forestry and Fire Protection
County	County of Monterey
County Code	Monterey County Code of Ordinances
mph	miles per hour
Plan	Forest Management Plan
PRC	Public Resources Code
project	2821 and 2825 Congress Road Residential Project
sq ft	square foot/feet
WUI	Wildland Urban Interface

INTRODUCTION

LSA developed this Fuel Management Plan (Plan) for the proposed residential development at 2821 Congress Road (Project) in the Pebble Beach area of unincorporated Monterey County, California (Assessor Parcel Number [APN] 007-103-011-000). Site development is subject to the jurisdiction of Monterey County Code of Ordinances (County Code) and the Greater Monterey Peninsula Area Plan. In addition, California Public Resources Code (PRC) Chapter 3, Section 4291, requires compliance with certain fuel reduction and vegetation management objectives within 100 feet of a dwelling. This Plan is designed to comply with the requirements of the County of Monterey (County) for a site plan that documents how vegetation around proposed structures and roadways will be maintained to reduce fire fuel loads. The Fuel Management Plan is developed in coordination with the site-specific Forest Management Plan for the project, the proposed Master Landscape Plan and the Arborist Report. Accordingly, the Fuel Management Plan includes the following elements:

- A description of the existing lot-specific fire hazards due to natural factors such as unique topography, prevailing winds, and existing vegetation conditions, as well as anthropogenic factors such as nearby roads or structures. This includes an illustration of the general extent of natural vegetation to be retained (e.g., grasslands, brush, trees) and photos or graphics that document fuel types present on the lot and current vegetation conditions.

- A description of the existing/approved infrastructure and uses on the subject lot, including structures, landscaping, driveways, roads, and Emergency Vehicle Access (driveway and/or roadway). This description also identifies proposed locations for high-risk features, such as woodpiles, propane tanks, decks, and outdoor lawn furniture.

- A map depicting the fuel management area on an aerial-photo base-map which details the locations of the lot-specific Fuel Management Zones, showing the locations of different vegetation treatments required in the Plan. The following Fuel Management Zones are identified:

    - "Ember Resistant Zone" (0 feet to 5 feet) focusing on intense fuel reduction around structures to protect against ember attacks.

    - "Lean, Clean, and Green Zone" (0 feet to 30 feet) showing the area for maintaining vegetation (native and proposed) within 30 feet of all proposed structures/facilities.

    - "Fuel Reduction Zone" (greater than 30 feet) showing maintenance of vegetation up to 100 feet from all proposed structures, or to the property line, whichever is closer. This includes recommendations on maintaining adequate spacing of trees, pruning cycles, and other management activities to maintain low annual grasses at a maximum height of 4 inches, to maintain adequate horizontal and vertical space between shrubs and trees, and to clear combustible material from key areas.

- A list of lot-specific recommendations and prescriptions for implementing treatments, including sufficient information to provide clear instructions to contractors performing the fuel

management work and vegetation disposal. This also includes illustrations of the species and diameter of trees within the project area, routine pruning prescriptions, and suggested timing of mowing, pruning and other vegetation management activities.

FIRE RISK ASSESSMENT

Maintenance of private property in accordance with State and local fire standards for defensible space and building materials is a requirement for every property owner in Pebble Beach. Residential Fire Safety Inspections are essential in enforcement of PRC Section 4291 and help educate residents on how to address wildfire risk in their community. New residential structures must comply with the California Fire Code, which establishes minimum standards for materials to ensure a reasonable level of exterior wildfire exposure protection for buildings in Wildland Urban Interface (WUI) Areas. This Fuel Management Plan is designed to fulfill the requirements of PRC Section 4291a.5:

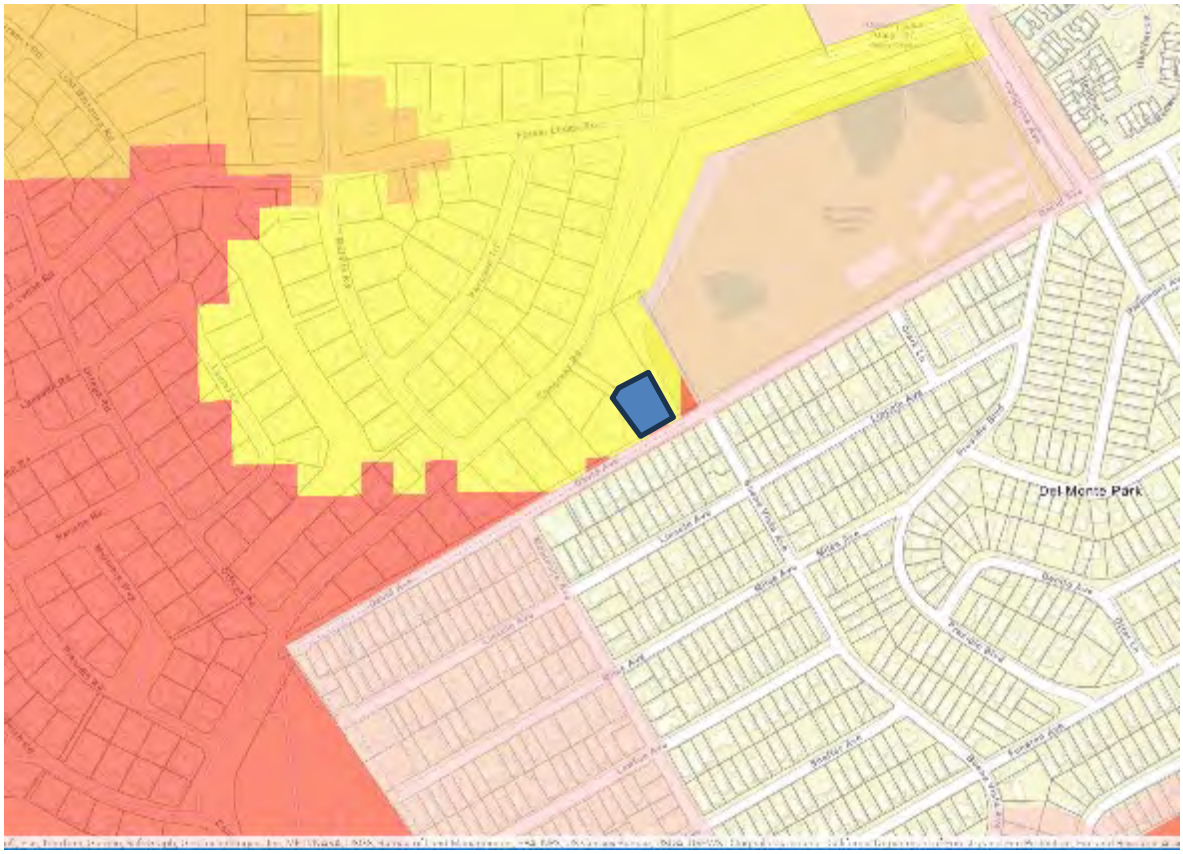
> "Before constructing a new building or structure or rebuilding a building or structure damaged by a fire in an area subject to this section, the construction or rebuilding of which requires a building permit, the owner shall obtain a certification from the local building official that the dwelling or structure, as proposed to be built, complies with all applicable state and local building standards, including those described in subdivision (b) of Section 51189 of the Government Code, and shall provide a copy of the certification, upon request, to the insurer providing course of construction insurance coverage for the building or structure. Upon completion of the construction or rebuilding, the owner shall obtain from the local building official, a copy of the final inspection report that demonstrates that the dwelling or structure was constructed in compliance with all applicable state and local building standards, including those described in subdivision (b) of Section 51189 of the Government Code, and shall provide a copy of the report, upon request, to the property insurance carrier that insures the dwelling or structure."

The implementation of PRC Section 4291, including vegetation management, landscaping, placement of outdoor furniture, woodpiles, and other highly flammable items (e.g., propane tanks) is the primary focus of this Plan.

LOCATION, ADJACENT PARCELS, AND EMERGENCY VEHICLE ACCESS

The project site is a vacant parcel located in a suburban area near the southern limit of Pebble Beach. It is adjacent to two vacant parcels. The site and the environs are classified as WUI by the County of Monterey (see Figure 1). The project site (APN 007-103-011-000) is 0.45 acre and is bordered by a 0.43-acre residential parcel (APN 007-103-010-000) to the southwest. David Avenue runs along the southern parcel boundary; it is a two-lane residential road that is fully accessible for

emergency vehicles and common fire apparatus.[1] The parcel's frontage along David Avenue is approximately 110 feet. However, the parcel is accessed via a shared, gated driveway from Congress Road, a 160-foot-long and 20-foot-wide paved and gated driveway (APN 007-103-015-000) that serves four parcels, including the subject parcel. To the east, there is a 0.9-acre vacant parcel to the east (APN 007-103-014-000), which appears largely unmanaged and constitutes a significant fire hazard due to fuel accumulation, dense vegetation, and substantial dead and down wood. The northern boundary is formed by a 0.65-acre vacant parcel (APN 007-103-012-000) that is also served by the common driveway from Congress Road. Overall, Pebble Beach has a moderate risk of wildfire over the next 30 years. This is based on the level of risk the properties face rather than the proportion of properties with risk. The County has rated the fire severity risk for the subject parcel as Moderate (see Figure 1).



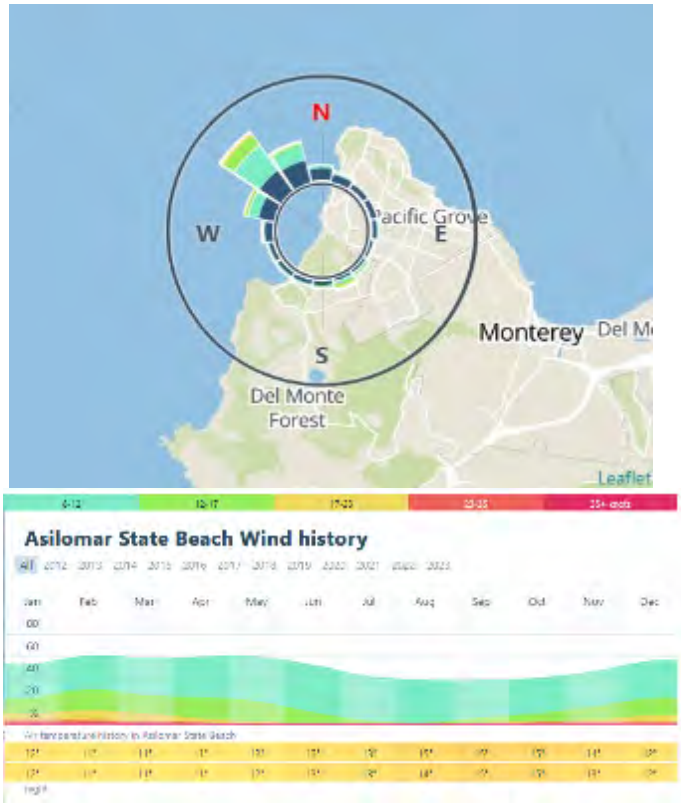
Source: County of Monterey (2024).

Figure 1: Wildland Urban Interface (WUI) zones and Fire Hazard Severity Zones for the subject parcel. The Fire Hazard zone is Moderate (yellow).

[1] The requirements for a fire road are: minimum 12-foot roadbed width; minimum 13.5-foot vertical clearance over entire width and length, including any turnouts or turnarounds; minimum 30-foot turn radius; no "islands" at intersections; drainage and erosion measures conforming to current engineering practices; minimum 12-foot gate width, fully open; and locked gates shall have a Fire Department Knox padlock.

SOIL, TOPOGRAPHY, AND WIND

The project is located at an elevation of approximately 237 feet above mean sea level. The predominant soil classified by the Natural Resources Conservation Service is Baywood sand, a somewhat excessively drained soil with a rooting depth of approximately 60 inches. The topography is flat or gently sloping to the northwest. The climate of Pebble Beach is mild, with average temperature highs ranging from 60 degrees Fahrenheit to 71 degrees Fahrenheit year-round. The summer months can be accompanied by a morning fog, with the weather heating up when the marine layer burns off in the afternoon. The windiest months are during spring (i.e., April through June), with wind speeds generally around 20 miles per hour (mph) and gusts rarely exceeding 40 mph. The primary wind direction is northwesterly (see Figure 2), posing a limited risk during a wildfire.[2] Steep canyons that can funnel winds (and fires) are absent in the project's vicinity, hence the overall risk of severe fire hazards is moderate.



Source: Windy Weather World, Inc. (2024).

Figure 2: Prevailing winds at Asilomar State Beach (approximately 1 mile north of the project site). The columns indicate the frequency and direction of winds. Yellow bars represent wind speeds between 17 and 23 mph.

[2] Rare wind events with windspeeds exceeding 40 miles per hour can occur which may exacerbate fire risk. Wildfires can also create their own wind patterns due to the heat emanating from the fire itself, causing air to rise quickly and creating fire-induced winds. These winds sometimes help the fire spread more quickly and can arise even if the location of the fire was not particularly windy prior to ignition.

Vegetation

The project is in an urban-forested residential area on an undeveloped parcel located within an ecotone of coast live oak woodland to Monterey pine forest. The tree canopy within the proposed project is a mixture of scattered Monterey pine (*Pinus radiata*) and dense coast live oak (*Quercus agrifolia*) trees in fair to poor health with an herbaceous understory dominated by California hedge nettle (*Stachys bullata*), poison oak (*Toxicodendron diversilobum*), and slender wild oat (*Avena barbata*). The predominant ground cover at the time of the site visit was leaf litter with interspersed clumps and patches of grasses that had not been mowed and exceeded 12 inches in height. Trees on the parcel appeared to have been limbed to a height of at least 8 feet, and there was minimal shrub invasion. Overall, the vegetation condition of the site poses a moderate fire risk in its current condition. The risk of a canopy fire is low, as there are few ladder fuels present. Figure 3 shows the current vegetation conditions and fuel types present.



Figure 3: Vegetation conditions of the site.

Note the un-mowed grass and herbaceous ground cover (arrow) and the forest vegetation consisting of live oak and Monterey pine. Ladder fuels are largely absent.

The project site is adjacent to an unmanaged parcel to the east. This adjacent site poses a high fire risk due to dense understory, abundant woody debris and dry vegetation, and prevalent ladder fuels.

Infrastructure

Residential Structures

The site is proposed to be developed with a two-story, single-family residence with a three-car garage. The total proposed floor area is 6,726 square feet (sq ft), with a first floor area of 3,420 sq ft, a 682 sq ft garage, 628 sq ft of attached porch and a 553 sq ft patio areas. The total hardscaped footprint is 7,941 sq ft. The site plan is shown in Figure 4.

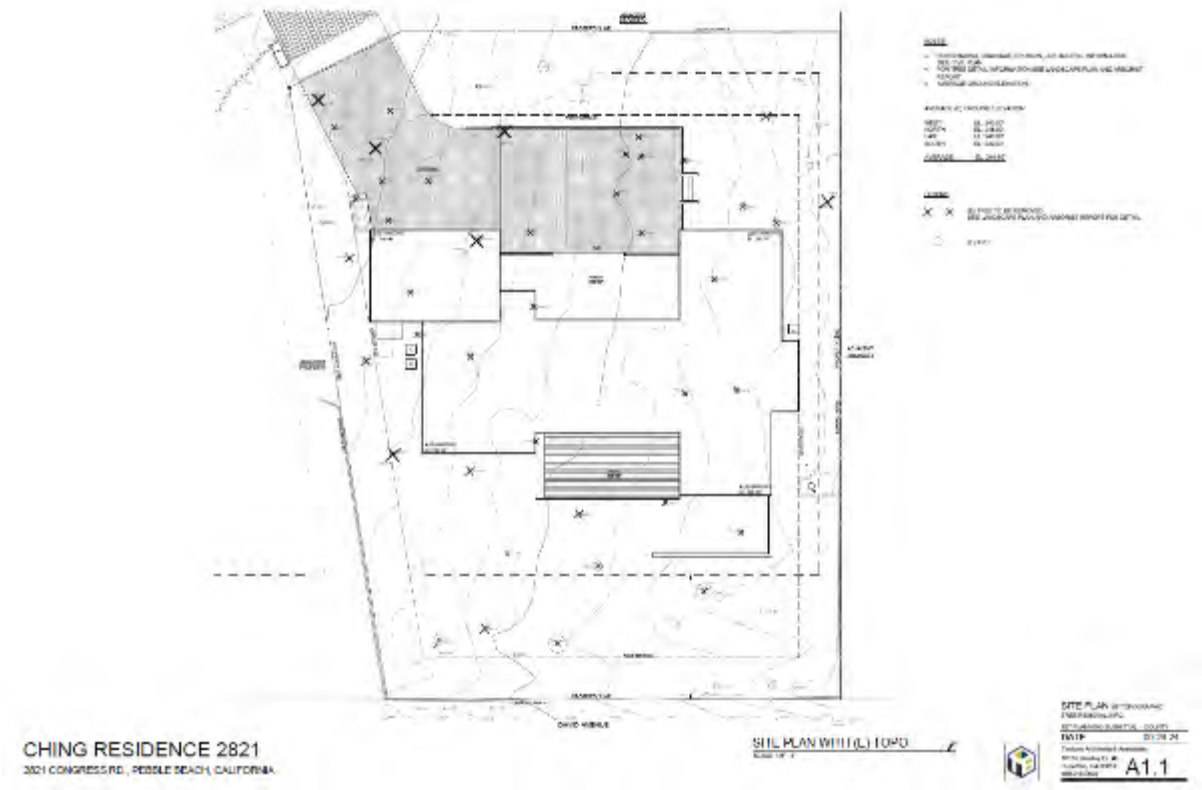


Figure 4: Site Plan

Fences

The parcel is surrounded by a wooden good-neighbor fence on three sides (see Figure 5). Wooden fences can contribute to rapid progression of fire through the community and can lead a fire directly to the house, especially if plant debris, dead vegetation, or other flammable material has gathered at the bottom. The existing fences have dense vegetation growing on both sides of the fence. Wood slat fences with gaps can trap burning embers and may cause the fence to catch fire. Vinyl fences, concrete walls, and wrought iron fences are durable and more fire-resistant than wooden fences. They also resist termites and other insects. However, the extreme heat created by a wildfire can cause vinyl fences to melt, potentially spreading the fire. All wooden fences should have a non-combustible gate, or structure, between the fence and the home to keep flames at least 10 feet away from the structure. A small gap at the bottom of the fence keeps fence boards from touching the soil, because direct contact can cause rot and decay, making the wood more flammable. It is important to maintain the fence line clear of plants, dry vegetation, branches, leaves, and combustible materials such as firewood.



Figure 5: Wood fence on property line.

Outdoor Furniture and Other High-Risk Items

Location of outdoor furniture is not identified in the project's landscape plan. However, the extensive porch and patio areas of the residence suggest that outdoor furniture (e.g., lawn chairs, outdoor tables, and seating) will be used. While not identified in the Master Landscape Plan, wood piles for storing firewood may be used. These and flammable materials (e.g., propane tanks) stored near the house can exacerbate the fire risk. Wooden decks can also capture embers from a nearby wildfire and can lead to ignition of the structure. Finally, mulching with wood chips can also increase the fire risk because embers falling into a bed of woodchips can readily ignite. For recommendations regarding location of these high-risk items, see the Recommended Fuel Management Actions section below.

RECOMMENDED FUEL MANAGEMENT ACTIONS

FUEL MANAGEMENT

Vegetation is the primary threat to structures, by creating either direct flame contact or radiant heat that ignites the structure. Embers landing in flammable vegetation (i.e., fuels) near the structure can ignite and produce direct flame contact to the home or outbuilding. In the context of fire safety, vegetation includes all live or dead plants, their debris (i.e., branches, leaves, needles, etc.), and the surface materials underneath the plant (e.g., mulch, wood chips, etc.). Flammability, fuel load (i.e., the amount of fuel), and the proximity to the house are the critical consideration when managing residential landscaping in fire-prone environments.

All plants can burn regardless of how flammable they are. Fire-safe landscaping requires maintenance (i.e., pruning, irrigation, and clean-up) of the property's surrounding to reduce the risk of structure ignition from burning landscaping plants. Low growing, open structured, less resinous, higher moisture content plants should be selected; native and drought-tolerant species can often require less watering but still need to be maintained and irrigated to reduce the risk of structure ignitions from wildfire. The following recommendations address each of these factors in a zoned approach.

DEFENSIBLE SPACE

Defensible space is divided into zones measured from the edge of structures/fences or road edges (Figure 6), each with specific guidelines. The zoned approach for defensible space scales the intensity of wildfire fuel reduction based on the proximity to the structure. In each zone, the intensity of vegetation management increases as the distance to the home decreases. The following zones are recognized in PRC Section 4291 and, therefore, are legally mandated.

- **Zone 0: Ember Resistant Zone.** Zone 0 extends 0 feet to 5 feet from the home, focusing on intense fuel reduction to protect against ember attacks. Zone 0 is key for wildfire defense and preventing fires from spreading to the dwelling

- **Zones 1: Lean, Clean, and Green.** Zone 1 extends 30 feet from buildings, structures, decks, etc. or to the property line, whichever is closer.

- **Zone 2: Fuel Reduction Zone.** Zone 2 extends from 30 feet to 100 feet out from buildings, structures, decks, etc. or to the property line, whichever is closer.

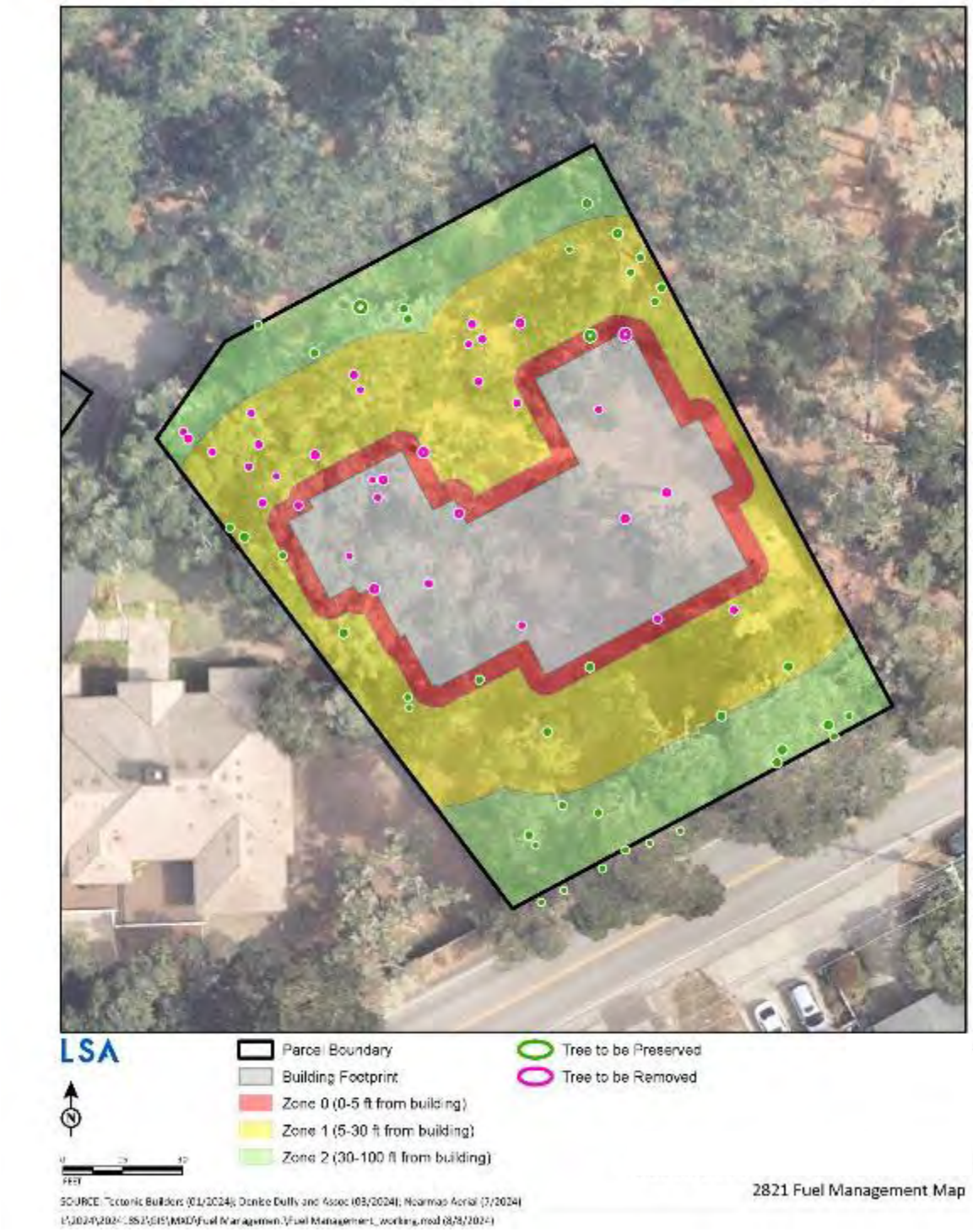


Figure 6: Fuel Management Zones and proposed tree removals

Recommendations

Zone 0: Ember Resistant Zone

This is the ember resistant zone, which extends 5 feet from buildings, structures, stairs, decks, etc. A properly managed Zone 0 reduces the likelihood of structure ignition by reducing the potential for flame contact. Flames can be generated from embers that accumulate at the base of a wall and ignite vegetation, vegetative debris, or other combustible materials located close to the structure. Zone 0 is a critical component of structure defense and, when coupled with Zone 1 and Zone 2, is essential to defensible space. Management of the ember-resistant zone is now required by law (Assembly Bill [AB] 3074) beginning January 1, 2023.[3] This zone includes the area under and around all attached decks and requires the most stringent wildfire fuel reduction. The ember-resistant zone is designed to keep fire or embers from igniting materials that can spread the fire to the home. Backyards are considered Zone 0. The following provides maintenance guidance for this zone.

- Use hardscape like gravel, pavers, concrete, and other noncombustible mulch materials. No synthetic lawns, combustible bark, woodchips, or mulch. No lumber or round logs, railroad ties, or creosote-treated or pressure-treated wood.

- No combustible attached trellis, pergola, shade covering, planters, privacy wall, etc.; no combustible storage structures (e.g., woodsheds, potting bench, etc.); and replace combustible fencing, gates, and arbors attached to the home with noncombustible alternatives.

- The site plan for the project proposes two new 6-foot horizontal board wooden fences that are attached to the structure. Wooden fences should not be directly attached to the residence, and a 10-foot non-combustible section (e.g., metal gate) should be placed between the wooden section of the fence and the house.

- Potted plants should not exceed 2 feet in vegetation height and must be contained in non-combustible containers (no wooden planter boxes, wine barrels, etc.).

- Remove all dead and dying weeds, grass, plants, shrubs, trees, branches, and vegetative debris (i.e., leaves, needles, cones, bark, etc.).

- Check roofs, gutters, decks, porches, stairways, etc. for accumulated debris, leaf litter, and other flammable materials; clean regularly.

- Remove all branches within 10 feet of any chimney or stovepipe outlet.

- Limit plants in this area to low-growing, nonwoody, properly maintained plants.

[3] AB 3074 became law on January 1, 2021; however, before enforcement can occur, the State Fire Marshal needs to approve implementation requirements. Once implementation requirements are approved, they will become effective immediately for all new construction. They will go into effect for existing structures one year later. Estimated implementation for new construction is anticipated for 2025.

- Limit combustible items (e.g., outdoor furniture, planters, etc.) on top of decks.
- Trim and prune woody vegetation that extends into Zone 0. No trees should be planted if their canopy at maturity can be expected to extend closer than 5 feet to the structure's roof, balcony, decks, or exterior wall (10 feet from any chimney or stovepipe outlet).
- Consider relocating garbage and recycling containers, woodsheds, and BBQs (propane) outside this zone.

Zone 1: Lean, Clean, and Green Zone

Zone 1 is the second layer of a defensible perimeter around a residential structure in wildfire prone areas. It is designed to provide an additional level of protection for the building or structure, extending from 5 feet to 30 feet away from the structure and any attached balconies, patios, or outbuildings. The goal of fuel management in Zone 1 is to remove excess vegetation and to maintain the landscaping in a way that reduces ignition of the structure via heat transfer from burning vegetation. It also provides firefighters with space and access to protect the structure in case of a wildfire.

Fuel management in Zone 1 involves mowing, removing dead or dying plants, ladder fuels, pruning vegetation, and hauling away all materials. Remove branches that overlap with the roof or are closer than 10 feet from windows and chimneys. Dead vegetation removal includes fallen leaves, needles, twigs, bark, cones, and small branches. Cut and mow annual grass and herbaceous plants down to a height of 4 inches. Mow before 10:00 a.m. and never on a hot or windy day. String trimmers are a safer option (versus lawnmowers) for clearing vegetation. Avoid removing all vegetation to bare soil, as this may cause erosion.

Vertical Spacing. An important aspect of vegetation management in Zone 1 is vertical spacing of trees, shrubs, and grasses (see Figure 7). Large trees do not need to be cut and removed as long as they fulfill the horizontal spacing requirement (see below) and all of the plants beneath them are managed to remove vertical fuel ladders. Healthy trees should be pruned (i.e., limbed) at least 6 feet from the ground. Allow extra vertical space between shrubs and trees. Lack of vertical space can allow a fire to move from the ground to the brush to the treetops like a ladder. This leads to more intense fire closer to the home. To create vertical spacing and reduce fuel ladders created by shrubs under trees, tree branches should be limbed to a height of at least three times the height of the shrub.



Source: California Department of Forestry and Fire Protection (CAL FIRE).

Figure 7: Minimum Vertical Clearance

Horizontal spacing is the distance between trees and shrubs (see Figure 8) and is managed to reduce the likelihood of fire spreading from one plant to the next. It is recommended to create a horizontal space between shrubs equal to twice the height of the shrubs by removing trees and shrubs that are within this distance. Trees should be trimmed to maintain a gap of at least 10 feet from the next tree. Where canopies overlap, selective removal of smaller trees can maintain the desired horizontal spacing of trees.



Source: CAL FIRE (2024).

Figure 8: Minimum Horizontal Clearance

Other considerations:

- Place any woodpiles in Zone 2; establish a 10-foot clearance down to bare mineral soil around woodpiles.

- Wood mulch is acceptable in Zone 1 if there is a transition from Zone 1 to Zone 0 and if the vegetation in Zone 1 is grouped/clumped with the required horizontal distance.

Zone 2: Fuel Reduction Zone

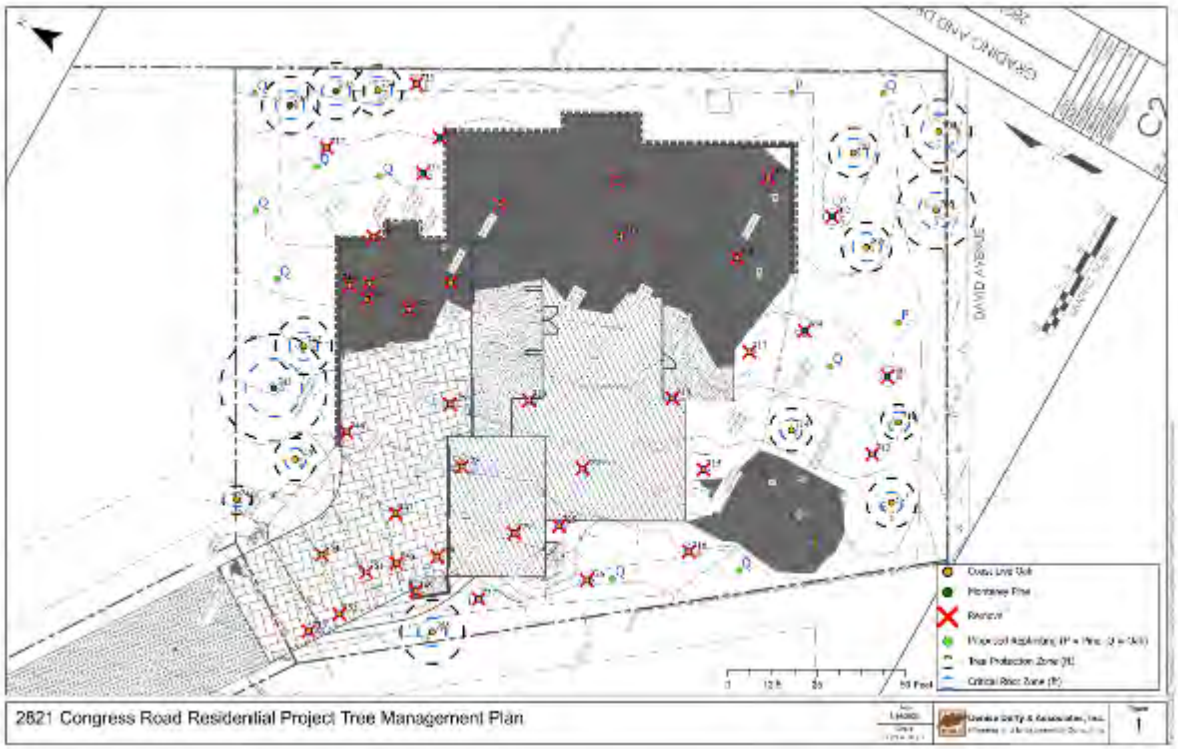
Fuel management in this zone aims at reducing the potential behavior of an oncoming fire to prevent rapid spread of wildfire from plant to plant and to reduce flame lengths. Zone 2 actions reduce the amount of fuels, especially dead vegetation (e.g., leaves, needles, twigs, bark, cones, and small branches). Grasses and herbaceous vegetation should be mowed to a height of 4 inches. Mowing should occur before 10:00 a.m. and never on a hot or windy day. String trimmers are preferred, because they pose a low risk of sparking.

Spacing of trees and shrubs is similar to that of Zone 1, with a greater focus on vertical spacing (i.e., no ladder fuels). Horizontal space between trees should maintain a gap of at least 10 feet from the next tree. Where canopies overlap, selective removal of smaller trees can maintain the desired horizontal and vertical spacing of trees. Overlapping tree canopies should be avoided. Shrubs may be aggregated in clumps or islands that are well isolated from the surrounding shrubs and tree canopies. Spacing of shrubs and trees along fences should be managed according to the requirements of Zone 0 (i.e., 5-foot clearance to all structures).

PROPOSED TREE RETENTION, LANDSCAPING, AND MITIGATION

Based on the Arborist Report (Denise Duffy & Associates 2025), 40 trees, including 34 coast live oaks and 6 Monterey pines, lie within the project's grading limits and are proposed to be removed to facilitate construction of the project (Figure 9). Twelve existing coast live oak trees and 3 Monterey pines would be protected in place throughout construction.

The proposed Master Landscape Plan (Attachment A) identifies locations for an additional 9 coast live oaks and 3 Monterey pines to be planted as mitigation for trees removed during construction. The size of these mitigation trees is 15 gallons, or an approximate height of 8 feet, placing them into the "ladder fuel" category. All of these mitigation trees are within the Zone 1 (Lean, Clean, and Green Zone) or Zone 2 (Fuel Reduction Zone) and are well spaced.



Source: Denise Duffy & Associates (2025).

Figure 9: Tree Management Plan

REFERENCES

California Department of Forestry and Fire Protection (CAL FIRE). 2024. Defensible Space. Website: fire.ca.gov/dspace (accessed August 2024).

County of Monterey. 2024. Wildland Urban Interface (WUI) zones and Fire Hazard Severity Zones for the subject parcel. Website: https://montereycountyopendata-12017-01-13t232948815z-montereyco.opendata.arcgis.com/maps/cf32d5a95d29449c8f34b08dadd19ecb/explore?location=36.603638%2C-121.933271%2C16.00 (accessed August 2024).

Denise Duffy & Associates. 2024. Tree Assessment and Forest Management Plan for the 2821 Congress Road Residential Project. Unpublished report submitted to Kuan Chang, Tectonic Builders Corp., 10118 Bandley Dr. #E, Cupertino, California 95014.

Windy Weather World, Inc. 2024. Website: windy.app (accessed August 2024).

APPENDIX A

MASTER LANDSCAPE, TREE, WILDFIRE PROTECTION AND HYDROZONE PLANS

This page intentionally left blank

PLANT LEGEND AND NOTES

Symbol	Species	Size	Water	WUCOLS
	Arctostaphylos Little Sur/ Manzanita @60" oc	1 gallon	low	.2
	Achillea millefolium/ Yarrow @ 48" oc	1 gallon	low	.2
	Juncus patens/ California Rush @ 36" oc	1 gallon	low	.2
A	Salvia Allen Chickering/ Sage	5 gallon	low	.2
B	Ribes sanguinsum/ Red Currant	5 gallon	low	.3
T1	Quercus agrifolia/ Coast Live Oak	15 gallon	low	.2
T2	Pinus radiata/ Monterey Pine	15 gallon	med	.5

1) Preparation of soil to be on an individual plant basis to protect the roots of existing trees to remain.
2) Incorporate compost into soil backfill.
3) Provide all required tree protection measures per the project arborist report and as determined in the field. Protection measures shall be to the satisfaction of the project arborist and the planning department.
4) Verify placement of all plant material prior to planting. Adjust as needed based on proximity to existing trees and project construction.
5) All plant material to be sourced from local nurseries only. Resources Code (PRC) Section 4291, only trees grown from locally collected seeds from trees uninfected with pitch canker or Phytophthora ramorum should be used. Special care should be taken to avoid contamination of seedlings with diseased materials. Trees propagated from nonnative genetic stock should not be used in landscaping and forest restoration.
6) Spread 3" of wood chip (Prochip Brown Tone, or equal) mulch around the base of all new planting only not in open areas and not within the 5' fire defense zone around the foundation of the house.

Proposed new tree as mitigation from removal of protected trees:
From Denise Duffy & Associated, Inc./ Planning and Environmental Consulting - 1/16/25
(34) T1 - Quercus agrifolia/ Coast Live Oak require for mitigation - (9) proposed at 15 gallon
(3) T2 Pinus radiata/ Monterey Pine required for mitigation - (3) proposed at 15 gallon
See report for other mitigation measures.

Existing tree to remain (Q) for Quercus/ Oak, (P) for Pinus/ Pine

Existing tree to be removed

Existing off site tree to remain

LIGHTING LEGEND

Low voltage black down lit path/ driveway light - FX or equal

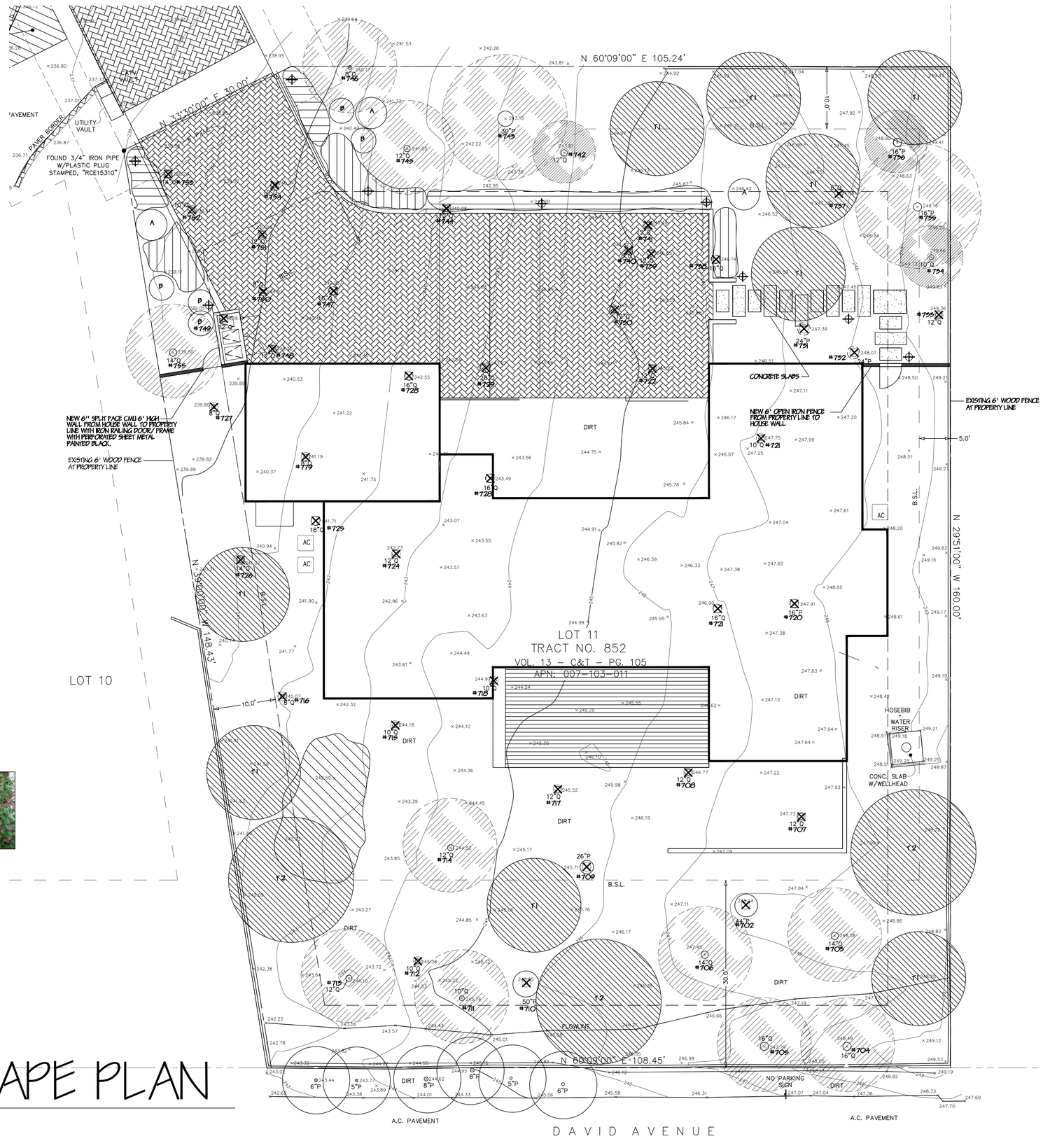
1) Verify placement of all landscape lighting at front yard.
2) All lighting to be directed downwards.
3) Verify electrical and location of transformer.
4) All work to be done according to local and state electrical code.



ARCTOSTAPHYLOS ACHILLEA JUNCUS SALVIA RIBES



QUERCUS PINUS



MASTER LANDSCAPE PLAN

1/8" = 1'-0"

W. Jeffrey Held
Landscape Architect
C-2235

1465 Winzer Place
Gilroy, Ca. 95020
tel 408 691-5207
email wjheldasla@gmail.com

OWNERSHIP AND USE OF DRAWINGS

All drawings, specifications and copies thereof furnished by W. Jeffrey Held Landscape Architect are and shall remain its property. They are to be used only with respect to this Project and are not to be used on any other project. Submission or distribution to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of W. Jeffrey Held Landscape Architect , common law, copyright or other reserved rights.

REVISED 3/18/24
REVISED 5/11/24
REVISED 9/9/24
REVISED 9/20/24
REVISED 11/15/24
REVISED 1/16/25

REGISTERED LANDSCAPE ARCHITECT
No. 2235
Signature
EXPIRATION DATE: 06/30/2025
STATE OF CALIFORNIA

CHING RESIDENCE

for:
LILLY CHING
2821 CONGRESS ROAD
PEBBLE BEACH, CA. 93953

PLANTING PLAN

date: 3/16/24
scale: NOTED
drawn by: W.JH
job no. 202404
sheet L 1
of shts

Proposed new tree as mitigation from removal of protected trees:
From Denise Duffy & Associated, Inc./ Planning and Environmental Consulting - 1/16/25
(34) T1 - Quercus agrifolia/ Coast Live Oak require for mitigation - (9) proposed at 15 gallon
(3) T2 Pinus radiata/ Monterey Pine required for mitigation - (3) proposed at 15 gallon
See report for other mitigation measures.

Existing tree to remain (Q) for Quercus/ Oak, (P) for Pinus/ Pine

Existing tree to be removed

Existing off site tree to remain

T1	Quercus agrifolia/ Coast Live Oak	15 gallon low .2
T2	Pinus radiata/ Monterey Pine	15 gallon med .5



QUERCUS



PINUS

TREE NOTES

Biological BMP(s)
Tree removal shall be timed to avoid the breeding and nesting season for raptors and other protected avian species to the extent feasible. If tree removal must occur during the avian breeding and nesting season (approximately February 1 through September 15), a survey for nesting birds shall be conducted no more than 15 days prior to removal of trees. If nesting birds are identified during survey, an appropriate buffer shall be imposed by a qualified biologist which no work or disturbance will take place. A qualified biologist shall be on-site during work re-initiation in the vicinity of the nest offset to ensure that the buffer is adequate and that the nest is not stressed and/ or abandoned. No work shall proceed in the vicinity of an active nest until such time as all young are fledged, or until after September 16, when young are assumed fledged.
Tree Protection and Best Management Practices (BMPs)
Prior to the commencement of project related activities, the following tree BMP's shall be implemented and approved by a qualified arborist or forester:

Trees located adjacent to the construction area shall be protected from damage by construction through the use of temporary fencing and wrapping of trunks with protective materials.

Fencing shall consist of chain link, supported snowdrift or plastic mesh, hay bales, or field fence. Fencing shall have cross bracing (typically 2x4 material) on both the top and lower edges of the fencing material to prevent sagging and provide lateral support. Fencing shall stand a minimum height of four feet above grade and be placed to the farthest extent possible from the base of the trees, protecting the trees drip line area (typically 10-12 feet away from the base of a tree). In the cases where access or space is limited it is permissible to protect trees within the 10-12-foot distance after determination and approval are made by a qualified forester or arborist.

Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, and/ or dumping of materials is not permitted adjacent to trees on the property, especially within fenced areas.
Fenced areas and the trunk protection materials shall remain in place during the entire construction period. Torn or damaged roots shall be cleanly cut to sound wood wherever possible to minimize decay entry points. Any roots found that must be cut should be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment. No tree seals shall be used as the seal material only promotes decay.

A mulch layer up to approximately 4 inches deep should be applied to the ground under-protected trees following construction. Only 1 to 2 inches of mulch should be applied within 1 to 2 feet of the trunk, and under no circumstances should any soil or mulch be placed against the root crown (base) of trees. The best source of mulch would be from chipped material generated on-site.

Irrigation should be that of normal for exterior planting. Normal watering means that soil should be kept evenly moist and watered regularly, as conditions require. Most plants prefer one (1) inch of water a week during the growing season, but care needs to be taken not to over water. It is better to water once (1) a week and water deeply (over 24 inches), than to water frequently for a few minutes.

Tree Pruning
It is to be understood that the pruning of retained trees is expected for this site. Pruning shall conform to the following standards:
Clear the crown of diseased, crossing, weak, and dead wood to a general minimum size of 1-1/ 2 inch in diameter.

Remove stubs, cutting outside the wound wood tissue that has formed around the branch.

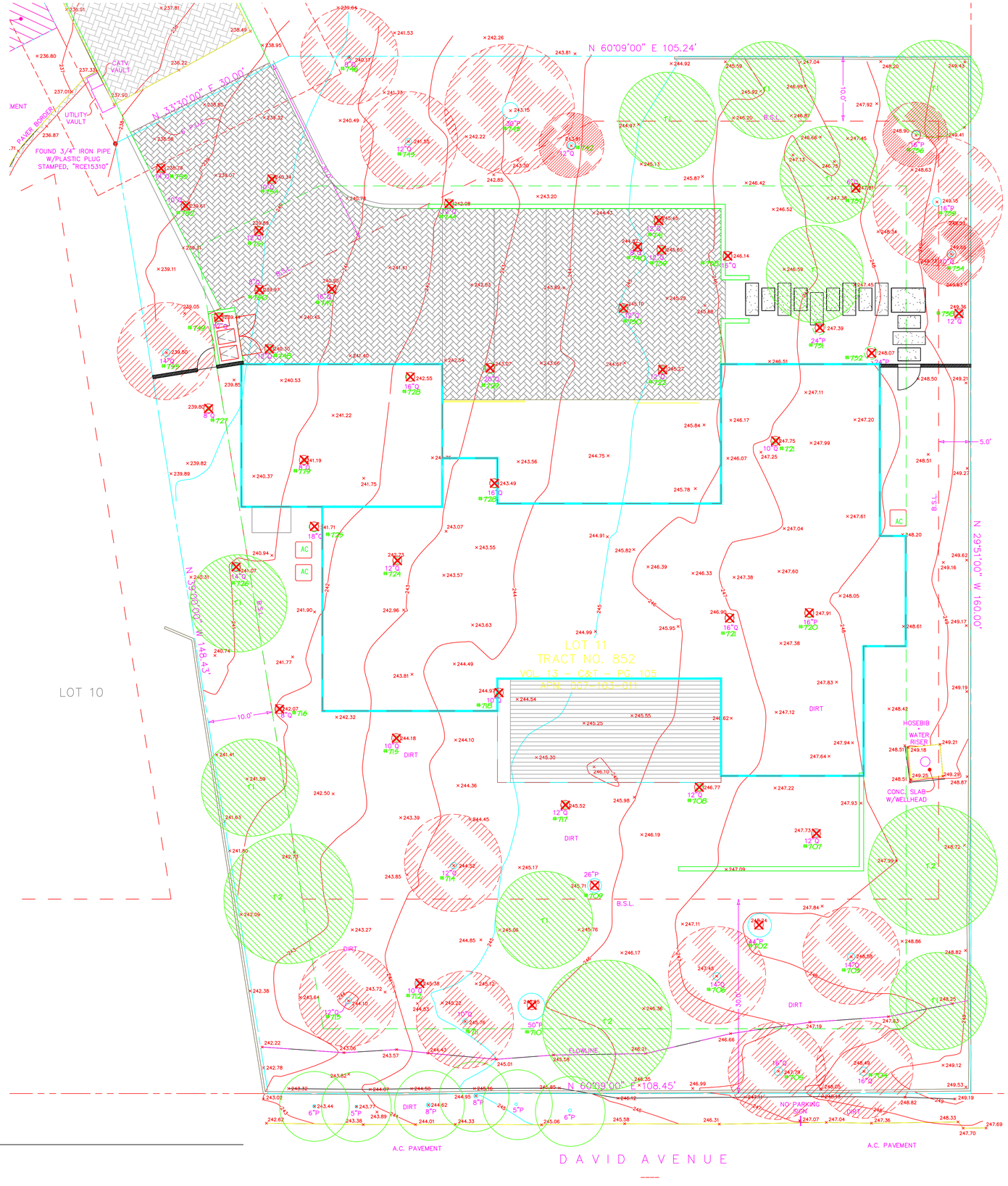
Interior branches shall not be stripped out.

Reduce end weight on heavy, horizontal branches by selectively removing small- diameter branches, no greater than three (3) inches, near the ends of the scaffolds. In some cases, larger diameters may be removed depending on the situation (where critical for safety).
Pruning cuts larger than four (4) inches in diameter, except for deadwood, shall be avoided, unless deemed crucial for safety (broken, cracked, crossing, rubbing, etc.). Pruning cuts that expose heartwood shall be avoided whenever possible.
Pruning shall not be performed during periods of flight of adult boring insects because fresh wounds attract pests (generally spring). Pruning shall be performed only when the danger of infestation has passed.

All pruning shall be performed by a qualified arborist or under the supervision of an ISA Certified Arborist or Tree Worker. Arborists are required to have a State of California Contractors License for Tree Service (C-61/ D49) and provide proof of worker's compensation and general liability insurance.

All pruning shall be following the Tree Pruning Guidelines (International Society of Arboriculture) and/ or the ANSI A300 Pruning Standard (American National Standard for Tree Care Operations) and adhere to the most recent edition of ANSI Z133.1.
No more than 20 percent of live foliage shall be removed within the trees.
Brush shall be chipped, and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 6 inches, leaving the trunk clear of mulch.

Following construction, a qualified arborist should monitor trees adjacent to the area of the improvements and if any decline in health that is attributable to the construction is noted, additional trees should be planted on the site.



TREE PLAN

1/8" = 1'-0"

W. Jeffrey Held
Landscape Architect
C-2235

1465 Winzer Place
Gilroy, Ca. 95020
tel 408 691-5207
email wjheidasla@gmail.com

OWNERSHIP AND USE OF DRAWINGS

All drawings, specifications and copies thereof furnished by W. Jeffrey Held Landscape Architect are and shall remain its property. They are to be used only with respect to this Project and are not to be used on any other project. Submission or distribution to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of W. Jeffrey Held Landscape Architect, common law, copyright or other reserved rights.

REVISED 9/ 20/ 24
REVISED 11/ 15/ 24
REVISED 1/ 16/ 25

REGISTERED LANDSCAPE ARCHITECT
No. 2235
Signature
EXPIRATION DATE: 06/30/2025
STATE OF CALIFORNIA

CHING RESIDENCE

for:
LILLY CHING
2821 CONGRESS ROAD
PEBBLE BEACH, CA. 93953

TREE PLAN

date: 9/9/24
scale: NOTED
drawn by: WJH
job no. 202404
sheet L 2
of shts

Recommendations

Zone 0: Ember Resistant Zone

This is the ember resistant zone, which extends 5 feet from buildings, structures, stairs, decks, etc. A properly managed Zone 0 reduces the likelihood of structure ignition by reducing the potential for flame contact. Flames can be generated from embers that accumulate at the base of a wall and ignite vegetation, vegetative debris, or other combustible materials located close to the structure. Zone 0 is a critical component of structure defense and, when coupled with Zone 1 and Zone 2, is essential to defensible space. Management of the ember-resistant zone is now required by law (Assembly Bill [AB] 3074) beginning January 1, 2025.3 This zone includes the area under and around all attached decks and requires the most stringent wildfire fuel reduction. The ember-resistant zone is designed to keep fire or embers from igniting materials that can spread the fire to the home. Backyards are considered Zone 0. The following provides maintenance guidance for this zone.

* Use hardscape like gravel, pavers, concrete, and other noncombustible mulch materials. No synthetic lawns, combustible bark, woodchips, or mulch. No lumber or round logs, railroad ties, or creosote-treated or pressure-treated wood.
* No combustible attached trellis, pergola, shade covering, planters, privacy wall, etc.; no combustible storage structures (e.g., woodsheds, potting bench, etc.); and replace combustible fencing, gates, and arbors attached to the home with noncombustible alternatives.
* Wooden fences should not be directly attached to the residence, and a 10-foot non-combustible section (e.g., metal gate) should be placed between the wooden section of the fence and the house.
* Potted plants should not exceed 2 feet in vegetation height and must be contained in non-combustible containers (no wooden planter boxes, wine barrels, etc.).
* Remove all dead and dying weeds, grass, plants, shrubs, trees, branches, and vegetative debris (i.e., leaves, needles, cones, bark, etc.).
* Check roofs, gutters, decks, porches, stairways, etc. for accumulated debris, leaf litter, and other flammable materials; clean regularly.
* Remove all branches within 10 feet of any chimney or stovepipe outlet.
* Limit plants in this area to low-growing, nonwoody, properly maintained plants.
* Limit combustible items (e.g., outdoor furniture, planters, etc.) on top of decks.
* Trim and prune woody vegetation that extends into Zone 0. No trees should be planted if their canopy at maturity can be expected to extend closer than 5 feet to the structure's roof, balcony, decks, or exterior wall (10 feet from any chimney or stovepipe outlet).
* Consider relocating garbage and recycling containers, woodsheds, and BBQs (propane) outside this zone.

Zone 1: Lean, Clean, and Green Zone

Zone 1 is the second layer of a defensible perimeter around a residential structure in wildfire prone areas. It is designed to provide an additional level of protection for the building or structure, extending from 5 feet to 30 feet away from the structure and any attached balconies, patios, or outbuildings. The goal of fuel management in Zone 1 is to remove excess vegetation and to maintain the landscaping in a way that reduces ignition of the structure via heat transfer from burning vegetation. It also provides firefighters with space and access to protect the structure in case of a wildfire.

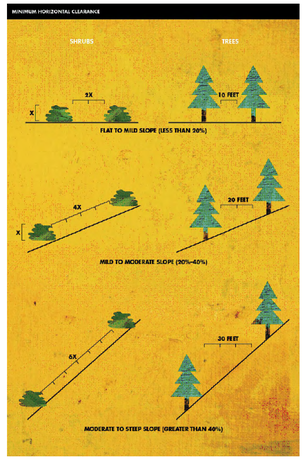
Fuel management in Zone 1 involves mowing, removing dead or dying plants, ladder fuels, pruning vegetation, and hauling away all materials. Remove branches that overlap with the roof or are closer than 10 feet from windows and chimneys. Dead vegetation removal includes fallen leaves, needles, twigs, bark, cones, and small branches. Cut and mow annual grass and herbaceous plants down to a height of 4 inches. Mow before 10:00 a.m. and never on a hot or windy day. String trimmers are a safer option (versus lawnmowers) for clearing vegetation. Avoid removing all vegetation to bare soil, as this may cause erosion.

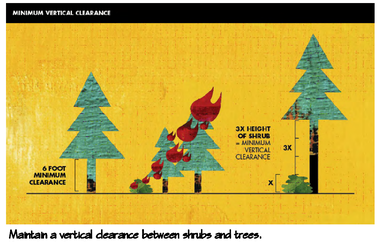
Vertical Spacing. An important aspect of vegetation management in Zone 1 is vertical spacing of trees, shrubs, and grasses (see Figure 7). Large trees do not need to be cut and removed as long as they fulfill the horizontal spacing requirement (see below) and all of the plants beneath them are managed to remove vertical fuel ladders. Healthy trees should be pruned (i.e., limbed) at least 6 feet from the ground. Allow extra vertical space between shrubs and trees. Lack of vertical space can allow a fire to move from the ground to the brush to the treetops like a ladder. This leads to more intense fire closer to the home. To create vertical spacing and reduce fuel ladders created by shrubs under trees, tree branches should be limbed to a height of at least three times the height of the shrub.

* Place any woodpiles in Zone 2; establish a 10-foot clearance down to bare mineral soil around woodpiles.
* Wood mulch is acceptable in Zone 1 if there is a transition from Zone 1 to Zone 0 and if the vegetation in Zone 1 is grouped/ clumped with the required horizontal distance.

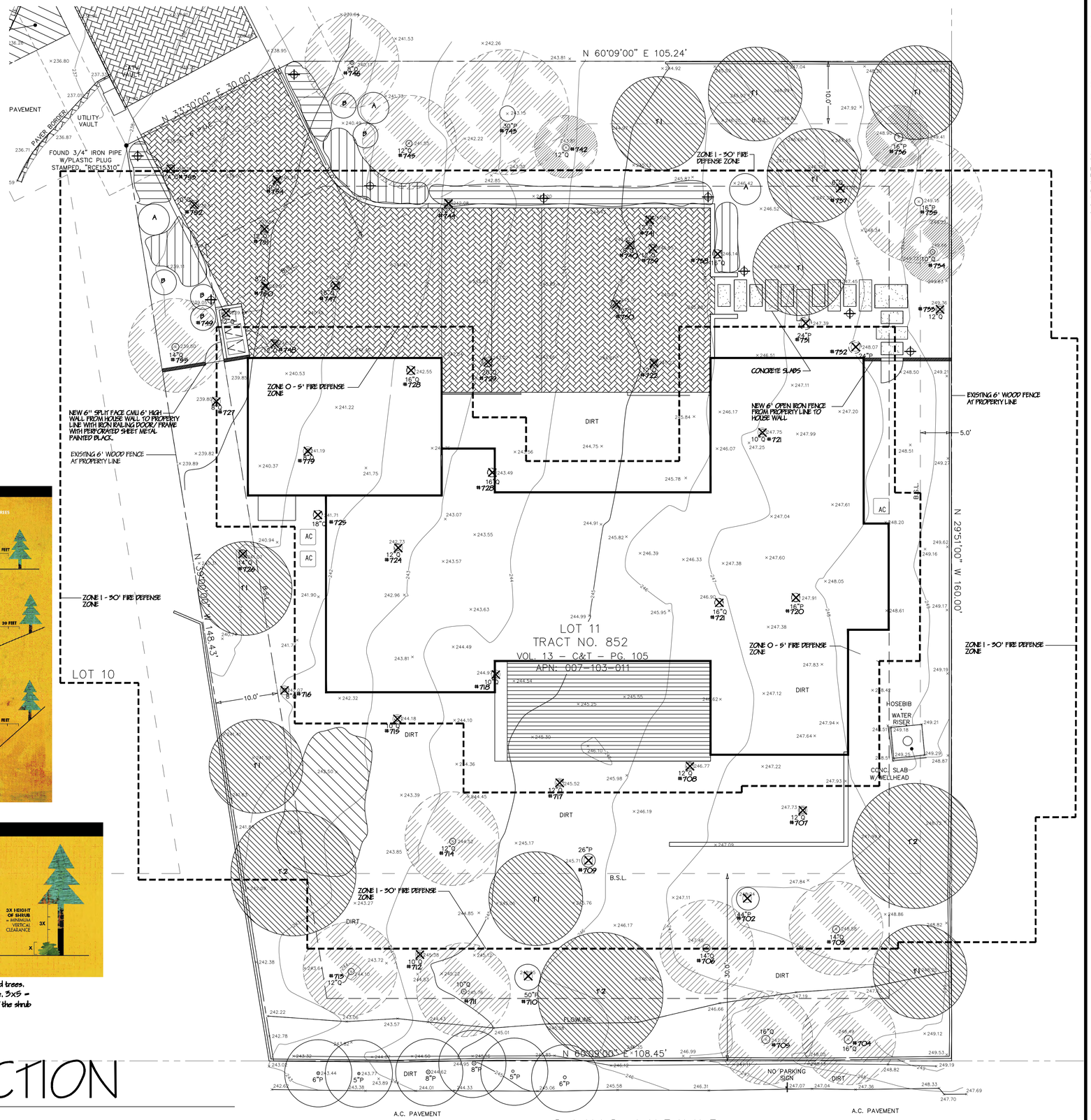
Zone 2: Fuel Reduction Zone

Fuel management in this zone aims at reducing the potential behavior of an oncoming fire to prevent rapid spread of wildfire from plant to plant and to reduce flame lengths. Zone 2 actions reduce the amount of fuels, especially dead vegetation (e.g., leaves, needles, twigs, bark, cones, and small branches). Grasses and herbaceous vegetation should be mowed to a height of 4 inches. Mowing should occur before 10:00 a.m. and never on a hot or windy day. String trimmers are preferred, because they pose a low risk of sparking. Spacing of trees and shrubs is similar to that of Zone 1, with a greater focus on vertical spacing (i.e., no ladder fuels). Horizontal space between trees should maintain a gap of at least 10 feet from the next tree. Where canopies overlap, selective removal of smaller trees can maintain the desired horizontal and vertical spacing of trees. Overlapping tree canopies should be avoided. Shrubs may be aggregated in clumps or islands that are well isolated from the surrounding shrubs and tree canopies. Spacing of shrubs and trees along fences should be managed according to the requirements of Zone 0 (i.e., 5-foot clearance to all structures).





Maintain a vertical clearance between shrubs and trees.
Example: A five foot shrub is growing near a tree. 3x5 = 15 feet of clearance needed between the top of the shrub and the lowest tree branch.



WILDFIRE PROTECTION

1/8" = 1'-0"

W. Jeffrey Held
Landscape Architect
C-2235

1465 Winzer Place
Gilroy, Ca. 95020
tel 408 691-5207
email wjheidasla@gmail.com

OWNERSHIP AND USE OF DRAWINGS

All drawings, specifications and copies thereof furnished by W. Jeffrey Held Landscape Architect are and shall remain its property. They are to be used only with respect to this Project and are not to be used on any other project. Submission or distribution to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of W. Jeffrey Held Landscape Architect, common law, copyright or other reserved rights.

REVISED 9/20/24
REVISED 11/15/24
REVISED 1/16/25

REGISTERED LANDSCAPE ARCHITECT
No. 2235
Signature
EXPIRATION DATE: 06/30/2025
STATE OF CALIFORNIA

CHING RESIDENCE

for:
LILLY CHING
2821 CONGRESS ROAD
PEBBLE BEACH, CA. 93953

WILDFIRE PROTECTION

date: 9/9/24
scale: NOTED
drawn by: WJH
job no. 202404
sheet L 3
of shts

California Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET_o)			36	Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
#1 low water	0.2	Drip	0.81	0.25	575	142	3189
#2 low water	0.2	Drip	0.81	0.25	195	48	1075
#3 low water	0.2	Drip	0.81	0.25	210	52	1157
#4 low water	0.3	Drip	0.81	0.37	225	83	1860
#5 oak tree low water	0.2	Drip	0.81	0.25	1305	322	7192
#6 pine tree med wate	0.5	Drip	0.81	0.62	435	269	5993
				0.75	0.00	0	0
				0.75	0.00	0	0
				0.75	0.00	0	0

ATTACHMENT C

Best Management Practices for Working Near Trees

Tree Protection and Best Management Practices (BMPs)

Prior to the commencement of project related activities, the following tree BMPs shall be implemented and approved by a qualified arborist or forester:

- Trees located adjacent to the construction area shall be protected from damage by construction through the use of temporary fencing and wrapping of trunks with protective materials.
- Fencing shall consist of chain link, supported snowdrift or plastic mesh, hay bales, or field fence. Fencing shall have cross bracing (typically 2x4 material) on both the top and lower edges of the fencing material to prevent sagging and provide lateral support. Fencing shall stand a minimum height of four feet above grade and be placed to the farthest extent possible from the base of the trees, protecting the trees drip line area (typically 10-12 feet away from the base of a tree).
- In the cases where access or space is limited it is permissible to protect trees within the 10-12-foot distance after determination and approval are made by a qualified forester or arborist.
- Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, and/or dumping of materials is not permitted adjacent to trees on the property, especially within fenced areas.
- Fenced areas and the trunk protection materials shall remain in place during the entire construction period. Torn or damaged roots shall be cleanly cut to sound wood wherever possible to minimize decay entry points. Any roots found that must be cut should be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment. No tree seals shall be used as the seal material only promotes decay.
- A mulch layer up to approximately 4 inches deep should be applied to the ground under-protected trees following construction. Only 1 to 2 inches of mulch should be applied within 1 to 2 feet of the trunk, and under no circumstances should any soil or mulch be placed against the root crown (base) of trees. The best source of mulch would be from chipped material generated on-site.
- Irrigation should be that of normal for exterior planting. Normal watering means that soil should be kept evenly moist and watered regularly, as conditions require. Most plants prefer one (1) inch of water a week during the growing season, but care needs to be taken not to over water. It is better to water once (1) a week and water deeply (over 24 inches), than to water frequently for a few minutes.

Tree Pruning

It is to be understood that the pruning of retained trees is expected for this site. Pruning shall conform to the following standards:

- Clear the crown of diseased, crossing, weak, and dead wood to a general minimum size of 1-1/2 inch in diameter.
- Remove stubs, cutting outside the wound wood tissue that has formed around the branch.
- Interior branches shall not be stripped out.

- Reduce end weight on heavy, horizontal branches by selectively removing small- diameter branches, no greater than three (3) inches, near the ends of the scaffolds. In some cases, larger diameters may be removed depending on the situation (where critical for safety).
- Pruning cuts larger than four (4) inches in diameter, except for deadwood, shall be avoided, unless deemed crucial for safety (broken, cracked, crossing, rubbing, etc.). Pruning cuts that expose heartwood shall be avoided whenever possible.
- Pruning shall not be performed during periods of flight of adult boring insects because fresh wounds attract pests (generally spring). Pruning shall be performed only when the danger of infestation has passed.
- All pruning shall be performed by a qualified arborist or under the supervision of an ISA Certified Arborist or Tree Worker. Arborists are required to have a State of California Contractors License for Tree Service (C-61/D49) and provide proof of worker's compensation and general liability insurance.
- All pruning shall be following the Tree Pruning Guidelines (International Society of Arboriculture) and/or the ANSI A300 Pruning Standard (American National Standard for Tree Care Operations) and adhere to the most recent edition of ANSI Z133.1.
- No more than 20 percent of live foliage shall be removed within the trees.
- Brush shall be chipped, and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 6 inches, leaving the trunk clear of mulch.

Following construction, a qualified arborist should monitor trees adjacent to the area of the improvements and if any decline in health that is attributable to the construction is noted, additional trees should be planted on the site.

Root Barriers

Severe pruning of tree roots may lead to a major decline or tree death. The best solution is to select trees that are less likely to become a problem or to plant further away from foundations, curbs, gutters, parking lots, sidewalks, and driveways to reduce tree growth or to allow them to grow in another direction. Place barriers in the soil to a depth of 18 to 24 inches (see landscape details) by trenching along the area to be protected at a distance of five (5) times the trunk diameter. In the cases where access or space is limited, it is permissible to reduce the distance after determination and approval are made by a qualified forester or arborist.

This page intentionally left blank

Introduced: 7/18/2025 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Planning Item

PLN230353 - HORVITZ FAM SPECIAL NEEDS GIFT TRUST 7-18-14

Public hearing to consider allowing construction of a single family dwelling (8,121 SF) with an attached garage (1,252 SF), 3,650 cubic yards of cut and 190 cubic yards of fill and the removal of 57 protected trees including 10 dead trees.

Project Location: 1573 Riata Rd, Pebble Beach

Proposed CEQA Action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Article 19 Section 15301, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATION:

It is recommended that the Planning Commission adopt a Resolution:

1. Considering the project exempt from CEQA pursuant to section 15303, new structures; and
2. Approving a Combined Development Permit consisting of a:
   a. Coastal Administrative Permit and Design Approval to allow construction of an 8,121 square foot single family dwelling with an attached 1,252 square foot garage and associated site improvements including 3,650 cubic yards of cut and 190 cubic yards of fill; and
   b. Coastal Development Permit to allow the removal of 57 protected trees including 8 landmark tees and 10 dead trees.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval/denial subject to 15 conditions of approval.

PROJECT INFORMATION:

Agent: Cynthia Spellacy, Stocker and Allaire General Contractors Inc.
Property Owner: Horvitz Fam Special Needs Gift Trust 7-18-14
APN: 008-341-019-000
Parcel Size: 105.011.4 Square Feet (2.41 Acres)
Zoning: Low Density Residential with a density of one unit per 1.5 acres and a Design district overlay in the Coastal Zone (LDR/1.5-D(CZ))
Plan Area: Del Monte Forest Land Use Plan
Flagged and Staked: Yes
Project Planner: Joseph Alameda, Associate Planner, (831)783-7079

SUMMARY:

The project is located at 1573 Riata Rd, Pebble Beach and is subject to the policies of the Del Monte

Forest Land Use Plan. The proposed project includes construction of a, 8,121 square foot, four-story single family dwelling, an attached 1,252 square foot garage. Implementation of the project involves 3,650 cubic yards of cut and 190 cubic yards of fill, as well as the removal of 57 protected trees (23 Coast live oaks and 34 Monterey pines), including 8 landmark trees and 10 dead trees. Approximately 400 square feet of grading will occur on slopes in excess of 30%. However, this grading amounts to less than 100 cubic yards of excavation. The subject parcel will obtain a sewer service connection to the Pebble Beach Community Services District. No onsite graywater or rainwater catchment systems are proposed at this time. The applicant provided a Can and Will serve letter from Cal-Am Water stating they will provide domestic water service to the subject parcel.

The project is consistent with applicable goals and policies in the 1982 General Plan, policies in the Del Monte Forest Land Use Plan (DMF LUP), and regulations and development standards contained in the Del Monte Forest Coastal Implementation Plan (DMF CIP) and Title 20 Zoning Ordinance.

DISCUSSION:

Land Use & Development Standards

The property is zoned Low Density Residential, one unit per 1.5 acres with Design Control overlay district in the Coastal Zone or "LDR/1.5-D(CZ)". This zoning district allows the first single-family dwelling, accessory structures, and tree removal, subject to the granting of discretionary planning permits. The proposed project is consistent with the applicable development standards for LDR zoning. The applicant proposes a height of 30 feet from the average natural grade, not including the chimney, which may exceed allowable height limits pursuant to Title 20 section 20.62.030.B. Accordingly, the proposed height is consistent with the allowable 30-foot maximum. A height verification condition (Condition No. 8) has been applied to ensure the final height of the structure does not exceed the allowed height. The proposed structure meets all the required setbacks, exceeding the required 30-foot front setback and 20-foot rear setback. The structure will have front setbacks of 34 feet from Palmero Way and 42 feet from Riata Road, and a rear setback of 97 feet. The property is allowed a 15% site coverage (15,752 square feet). As proposed, the site coverage will be 7.1% (7,500 square feet). The allowed floor area ratio (FAR) is 17.5% (18,377 square feet). As proposed, the FAR will be 8.9% (9,373 square feet). As this property is located within the Pescadero Watershed, it is limited to a maximum of 9,000 square feet of impervious coverage. The proposed total impervious coverage is 7,500 square feet.

Visual Resources and Design Review

The property is identified on DMF LUP Figure 3 as being within the viewshed from Point Lobos, but not 17 Mile Drive. Per staff's site visit, the proposed development will also not be visible from Point Lobos or 17 Mile Drive due to intervening development and existing trees. The proposed development is subject to the regulations of the Design Control "D" zoning district, which establishes design review requirements to assure protection of the public viewshed and neighborhood character.

The proposed colors and materials include off white, smooth stucco, red brick, and washed Carmel stone for the exterior siding. The roof will be comprised of both copper standing seam metal and flat terracotta tiles. The windows and doors will be framed with dark bronze steel and trimmed with wire-bushed cedar wood. The proposed colors and materials are consistent and compatible with the surrounding neighborhood character. There is an eclectic array of architectural styles in this

neighborhood that are consistent with the proposed design.
The surrounding neighborhood includes modest to large custom homes. The original project scope included a 15,000 square foot single family dwelling. After discussions with staff regarding neighborhood compatibility and conforming to the site topography as much as possible (DMF LUP Policy 1), the project scope was reduced by approximately 40%. The proposed three-story 8,121 square foot single-family dwelling with an attached 1,252 square foot garage will be one of the larger residences in the area. However, at this size and massing, the proposed residence is not out of keeping with the neighborhood character, as single-family dwellings in this neighborhood range from 2,000 to 10,000 square feet. Condition No. 7 requires that an exterior lighting plan be provided and approved before the issuance of building permits; this condition shall ensure compliance with the DMF LUP, DMF CIP, and Title 20.

Tree Removal
The subject lot is densely forested with over 60% canopy cover and over 460 trees onsite. The trees are evenly scattered across the whole property. A Tree Assessment (County of Monterey Library No. LIB240157; **Exhibit C**) was prepared for the project to analyze the proposed tree removal and address any potential impacts. The arborist identified areas of the lot that contained the highest density of trees (north and west portions). The proposed project avoids those heavily forested areas.

Minimizing tree removal is required by Policy 33 of the DMF LUP, which states that "Siting, design, and land use concepts that minimize removal and damage should be applied and are preferred". The original proposal was much larger and required the removal of 90 trees. After receiving feedback from County planning staff, the applicants reduced the overall size of their project and the number of trees to be removed to 80. After further discussions with staff, the Applicant reduced the amount of grading for the project and was able to retain 23 additional trees. After multiple reductions, the applicants have minimized the tree removal to the maximum extent. Additionally, the applicants redesigned the proposed walking paths to avoid trees. As designed and sited, the applicants have minimized tree removal to the maximum extent. As proposed, the project now involves the removal of 57 protected trees, eight of which are landmark and 10 are dead. Many of the trees proposed for removal were noted as having a "thinning crown". All other trees proposed for removal are in fair or good conditions.

Ten trees near the proposed residence have been identified as being dead and therefore are proposed for removal to reduce fuel loads. The proposed structure requires the removal of 15 trees (four Oaks and 11 Pines, four of which are landmarks). Two of these Oaks and two of the four landmark Pines are considered to be in poor condition. Eighteen trees (seven Oaks and 11 Pines) will be impacted due to the placement of the driveway and parking area. Of the trees proposed for removal to accommodate the driveway, one Oak and one Pine are considered to be in poor condition. Grading will require the removal of 24 trees (seven Oaks and 17 pines, four of which are landmarks). Due to the sloping topography of the property, excavation is required on the eastern portion of the property to create a level building pad. Additional grading is necessary for proper slope and grade transitions and other amenities (walkways, staircases, retaining walls, outdoor recreation, or meeting areas) surrounding the structure and driveway footprint. Of these trees impacted by grading, two Oaks and two Pines are in a poor condition. As described above, the proposed project has undergone two redesigns which retained numerous trees previously identified as being impacted by the driveway or

associated grading. The proposed tree removal has been reduced in accordance with DMF LUP Policy 35, which states, “Development, including driveways and parking areas, shall be sited and designed to minimize removal of trees” The proposed project represents the minimum number of trees to be removed under the circumstances, considering the property’s dense forest and sloping topography. The proposed residence has been appropriately sited to avoid the removal of additional protected trees.

Due to the high density of trees onsite, the arborist only recommended replanting a maximum of 35 trees to avoid overcrowding. Since County Code requires a 1:1 replacement ratio, the remaining 32 trees will be planted off-site or a fee will be paid to the Del Monte Forest Conservancy equal to the amount of 32 replacement trees (Condition No. 15). Tree and bird protection measures were recommended within the arborist report and have been implemented as conditions of approval (Condition No. 4 and 10). These recommendations include installing protective fencing around the critical root zone of trees that will remain on the property during and following construction and conducting a raptor survey before tree removal commences. With the recommendations of the arborist and the replacement of the removed trees, the forest resources on the property will not be significantly impacted.

Development on Slopes
The eastern portion of the subject parcel, along Palmero Way, contains slopes in excess of 30 percent. Title 20 section 20.64.230 requires the granting of a Coastal Development Permit for all development on slopes in excess of 30 percent unless the development meets the exception criteria of subsection C.2, in which case the development would require the granting of a Coastal Administrative Permit. One exception identified in Title 20 section 20.64.230.C.2 is the excavation of less than 100 cubic yards, which does exceed 2 feet in depth and is not steeper than 66 percent. As proposed, recontouring a portion of the property’s eastern steeper slopes is needed to allow for proper slope and grade transitions adjacent to the building pad. This excavation is proposed on slopes in excess of 30 percent but less than 66 percent. Further, all cuts associated with the proposed grade transitions are less than 2 feet in depth, and total approximately 30 cubic yards of cut on steeper slopes. Rather than installing a retaining wall or leaving an unstable steep hillside, recontouring the eastern portion of the property ensures that the proposed development will not contribute to runoff or erosion per Policies 1 and 3 of the DMF LUP. No structural development is located on slopes in excess of 30 percent. Therefore, the proposed project meets the requirements of 20.64.230.C.2, and the criteria to grant a Coastal Administrative Permit have been met in this case.

CEQA:
The project is categorically exempt from environmental review pursuant to Section 15303 of the CEQA Guidelines, “New Construction”. This exemption applies to construction of small structures, including the first single-family dwelling. This project qualifies for a Class 3 exemption because it includes the construction of a single-family dwelling on a vacant lot. All the necessary reports have been obtained and have determined that it is unlikely there will be any impacts to archaeological, biological, soil, or forest resources. There are no exceptions pursuant to Section 15300.2.

OTHER AGENCY INVOLVEMENT:
The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental

Services, the Environmental Health Bureau, and Pebble Beach Community Services District (CSD). The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

LUAC:

The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly noticed public meeting on January 25, 2025 and voted unanimously to support the project as proposed. The LUAC raised some concerns regarding the applicant's desire to plant over 100 trees on the already forested property. The LUAC suggested that the applicant and the County consider defensible space requirements when finalizing replanting locations. The LUAC unanimously recommended support of the application as proposed. No comments were made by the public at this meeting.

Prepared by: Joseph Alameda, Associate Planner, (831)783-7079
Reviewed by: Fionna Jensen, Principal Planner
Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with the HCD:
Exhibit A - Draft Resolution, including:

- Recommended Conditions of Approval
- Site Plan, Floor Plans, Elevations & Colors and Materials

Exhibit B - Tree Assessment
Exhibit C - LUAC Minutes
Exhibit D - Vicinity Map

cc: Front Counter Copy; Planning Commission; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Zoe Zepp, Associate Planner; Fionna Jensen, Principal Planner (WOC); Horvitz Fam Special Needs Gift Trust 7-18-14, Property Owner; Cynthia Spellacy, Agent; The Open Monterey Project; LandWatch (Executive Director); Christina McGinnis, Keep Big Sur Wild; Lozeau Drury LLP; Project File PLN230353.

County of Monterey
Planning Commission

Agenda Item No.3

Legistar File Number: PC 25-065

Item No.3

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

July 30, 2025

Introduced: 7/18/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

PLN230353 - HORVITZ FAM SPECIAL NEEDS GIFT TRUST 7-18-14
Public hearing to consider allowing construction of a single family dwelling (8,121 SF) with an attached garage (1,252 SF), 3,650 cubic yards of cut and 190 cubic yards of fill and the removal of 57 protected trees including 10 dead trees.
Project Location: 1573 Riata Rd, Pebble Beach
Proposed CEQA Action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Article 19 Section 15301, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATION:
It is recommended that the Planning Commission adopt a Resolution:

1. Considering the project exempt from CEQA pursuant to section 15303, new structures; and
2. Approving a Combined Development Permit consisting of a:
    a. Coastal Administrative Permit and Design Approval to allow construction of an 8,121 square foot single family dwelling with an attached 1,252 square foot garage and associated site improvements including 3,650 cubic yards of cut and 190 cubic yards of fill; and
    b. Coastal Development Permit to allow the removal of 57 protected trees including 8 landmark tees and 10 dead trees.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval/denial subject to 15 conditions of approval.

PROJECT INFORMATION:
Agent: Cynthia Spellacy, Stocker and Allaire General Contractors Inc.
Property Owner: Horvitz Fam Special Needs Gift Trust 7-18-14
APN: 008-341-019-000
Parcel Size: 105.011.4 Square Feet (2.41 Acres)
Zoning: Low Density Residential with a density of one unit per 1.5 acres and a Design district overlay in the Coastal Zone (LDR/1.5-D(CZ))
Plan Area: Del Monte Forest Land Use Plan
Flagged and Staked: Yes
Project Planner: Joseph Alameda, Associate Planner, (831)783-7079

SUMMARY:
The project is located at 1573 Riata Rd, Pebble Beach and is subject to the policies of the Del Monte

Forest Land Use Plan. The proposed project includes construction of a, 8,121 square foot, four-story single family dwelling, an attached 1,252 square foot garage. Implementation of the project involves 3,650 cubic yards of cut and 190 cubic yards of fill, as well as the removal of 57 protected trees (23 Coast live oaks and 34 Monterey pines), including 8 landmark trees and 10 dead trees. Approximately 400 square feet of grading will occur on slopes in excess of 30%. However, this grading amounts to less than 100 cubic yards of excavation. The subject parcel will obtain a sewer service connection to the Pebble Beach Community Services District. No onsite graywater or rainwater catchment systems are proposed at this time. The applicant provided a Can and Will serve letter from Cal-Am Water stating they will provide domestic water service to the subject parcel.

The project is consistent with applicable goals and policies in the 1982 General Plan, policies in the Del Monte Forest Land Use Plan (DMF LUP), and regulations and development standards contained in the Del Monte Forest Coastal Implementation Plan (DMF CIP) and Title 20 Zoning Ordinance.

DISCUSSION:

Land Use & Development Standards

The property is zoned Low Density Residential, one unit per 1.5 acres with Design Control overlay district in the Coastal Zone or "LDR/1.5-D(CZ)". This zoning district allows the first single-family dwelling, accessory structures, and tree removal, subject to the granting of discretionary planning permits. The proposed project is consistent with the applicable development standards for LDR zoning. The applicant proposes a height of 30 feet from the average natural grade, not including the chimney, which may exceed allowable height limits pursuant to Title 20 section 20.62.030.B. Accordingly, the proposed height is consistent with the allowable 30-foot maximum. A height verification condition (Condition No. 8) has been applied to ensure the final height of the structure does not exceed the allowed height. The proposed structure meets all the required setbacks, exceeding the required 30-foot front setback and 20-foot rear setback. The structure will have front setbacks of 34 feet from Palmero Way and 42 feet from Riata Road, and a rear setback of 97 feet. The property is allowed a 15% site coverage (15,752 square feet). As proposed, the site coverage will be 7.1% (7,500 square feet). The allowed floor area ratio (FAR) is 17.5% (18,377 square feet). As proposed, the FAR will be 8.9% (9,373 square feet). As this property is located within the Pescadero Watershed, it is limited to a maximum of 9,000 square feet of impervious coverage. The proposed total impervious coverage is 7,500 square feet.

Visual Resources and Design Review

The property is identified on DMF LUP Figure 3 as being within the viewshed from Point Lobos, but not 17 Mile Drive. Per staff's site visit, the proposed development will also not be visible from Point Lobos or 17 Mile Drive due to intervening development and existing trees. The proposed development is subject to the regulations of the Design Control "D" zoning district, which establishes design review requirements to assure protection of the public viewshed and neighborhood character.

The proposed colors and materials include off white, smooth stucco, red brick, and washed Carmel stone for the exterior siding. The roof will be comprised of both copper standing seam metal and flat terracotta tiles. The windows and doors will be framed with dark bronze steel and trimmed with wire-bushed cedar wood. The proposed colors and materials are consistent and compatible with the surrounding neighborhood character. There is an eclectic array of architectural styles in this

neighborhood that are consistent with the proposed design.
The surrounding neighborhood includes modest to large custom homes. The original project scope included a 15,000 square foot single family dwelling. After discussions with staff regarding neighborhood compatibility and conforming to the site topography as much as possible (DMF LUP Policy 1), the project scope was reduced by approximately 40%. The proposed three-story 8,121 square foot single-family dwelling with an attached 1,252 square foot garage will be one of the larger residences in the area. However, at this size and massing, the proposed residence is not out of keeping with the neighborhood character, as single-family dwellings in this neighborhood range from 2,000 to 10,000 square feet. Condition No. 7 requires that an exterior lighting plan be provided and approved before the issuance of building permits; this condition shall ensure compliance with the DMF LUP, DMF CIP, and Title 20.

Tree Removal
The subject lot is densely forested with over 60% canopy cover and over 460 trees onsite. The trees are evenly scattered across the whole property. A Tree Assessment (County of Monterey Library No. LIB240157; **Exhibit C**) was prepared for the project to analyze the proposed tree removal and address any potential impacts. The arborist identified areas of the lot that contained the highest density of trees (north and west portions). The proposed project avoids those heavily forested areas.

Minimizing tree removal is required by Policy 33 of the DMF LUP, which states that "Siting, design, and land use concepts that minimize removal and damage should be applied and are preferred". The original proposal was much larger and required the removal of 90 trees. After receiving feedback from County planning staff, the applicants reduced the overall size of their project and the number of trees to be removed to 80. After further discussions with staff, the Applicant reduced the amount of grading for the project and was able to retain 23 additional trees. After multiple reductions, the applicants have minimized the tree removal to the maximum extent. Additionally, the applicants redesigned the proposed walking paths to avoid trees. As designed and sited, the applicants have minimized tree removal to the maximum extent. As proposed, the project now involves the removal of 57 protected trees, eight of which are landmark and 10 are dead. Many of the trees proposed for removal were noted as having a "thinning crown". All other trees proposed for removal are in fair or good conditions.

Ten trees near the proposed residence have been identified as being dead and therefore are proposed for removal to reduce fuel loads. The proposed structure requires the removal of 15 trees (four Oaks and 11 Pines, four of which are landmarks). Two of these Oaks and two of the four landmark Pines are considered to be in poor condition. Eighteen trees (seven Oaks and 11 Pines) will be impacted due to the placement of the driveway and parking area. Of the trees proposed for removal to accommodate the driveway, one Oak and one Pine are considered to be in poor condition. Grading will require the removal of 24 trees (seven Oaks and 17 pines, four of which are landmarks). Due to the sloping topography of the property, excavation is required on the eastern portion of the property to create a level building pad. Additional grading is necessary for proper slope and grade transitions and other amenities (walkways, staircases, retaining walls, outdoor recreation, or meeting areas) surrounding the structure and driveway footprint. Of these trees impacted by grading, two Oaks and two Pines are in a poor condition. As described above, the proposed project has undergone two redesigns which retained numerous trees previously identified as being impacted by the driveway or

associated grading. The proposed tree removal has been reduced in accordance with DMF LUP Policy 35, which states, “Development, including driveways and parking areas, shall be sited and designed to minimize removal of trees” The proposed project represents the minimum number of trees to be removed under the circumstances, considering the property’s dense forest and sloping topography. The proposed residence has been appropriately sited to avoid the removal of additional protected trees.

Due to the high density of trees onsite, the arborist only recommended replanting a maximum of 35 trees to avoid overcrowding. Since County Code requires a 1:1 replacement ratio, the remaining 32 trees will be planted off-site or a fee will be paid to the Del Monte Forest Conservancy equal to the amount of 32 replacement trees (Condition No. 15). Tree and bird protection measures were recommended within the arborist report and have been implemented as conditions of approval (Condition No. 4 and 10). These recommendations include installing protective fencing around the critical root zone of trees that will remain on the property during and following construction and conducting a raptor survey before tree removal commences. With the recommendations of the arborist and the replacement of the removed trees, the forest resources on the property will not be significantly impacted.

Development on Slopes
The eastern portion of the subject parcel, along Palmero Way, contains slopes in excess of 30 percent. Title 20 section 20.64.230 requires the granting of a Coastal Development Permit for all development on slopes in excess of 30 percent unless the development meets the exception criteria of subsection C.2, in which case the development would require the granting of a Coastal Administrative Permit. One exception identified in Title 20 section 20.64.230.C.2 is the excavation of less than 100 cubic yards, which does exceed 2 feet in depth and is not steeper than 66 percent. As proposed, recontouring a portion of the property’s eastern steeper slopes is needed to allow for proper slope and grade transitions adjacent to the building pad. This excavation is proposed on slopes in excess of 30 percent but less than 66 percent. Further, all cuts associated with the proposed grade transitions are less than 2 feet in depth, and total approximately 30 cubic yards of cut on steeper slopes. Rather than installing a retaining wall or leaving an unstable steep hillside, recontouring the eastern portion of the property ensures that the proposed development will not contribute to runoff or erosion per Policies 1 and 3 of the DMF LUP. No structural development is located on slopes in excess of 30 percent. Therefore, the proposed project meets the requirements of 20.64.230.C.2, and the criteria to grant a Coastal Administrative Permit have been met in this case.

CEQA:
The project is categorically exempt from environmental review pursuant to Section 15303 of the CEQA Guidelines, “New Construction”. This exemption applies to construction of small structures, including the first single-family dwelling. This project qualifies for a Class 3 exemption because it includes the construction of a single-family dwelling on a vacant lot. All the necessary reports have been obtained and have determined that it is unlikely there will be any impacts to archaeological, biological, soil, or forest resources. There are no exceptions pursuant to Section 15300.2.

OTHER AGENCY INVOLVEMENT:
The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental

Services, the Environmental Health Bureau, and Pebble Beach Community Services District (CSD). The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

LUAC:

The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly noticed public meeting on January 25, 2025 and voted unanimously to support the project as proposed. The LUAC raised some concerns regarding the applicant's desire to plant over 100 trees on the already forested property. The LUAC suggested that the applicant and the County consider defensible space requirements when finalizing replanting locations. The LUAC unanimously recommended support of the application as proposed. No comments were made by the public at this meeting.

Prepared by: Joseph Alameda, Associate Planner, (831)783-7079
Reviewed by: Fionna Jensen, Principal Planner
Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with the HCD:
Exhibit A - Draft Resolution, including:

- Recommended Conditions of Approval
- Site Plan, Floor Plans, Elevations & Colors and Materials

Exhibit B - Tree Assessment
Exhibit C - LUAC Minutes
Exhibit D - Vicinity Map

cc: Front Counter Copy; Planning Commission; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Zoe Zepp, Associate Planner; Fionna Jensen, Principal Planner (WOC); Horvitz Fam Special Needs Gift Trust 7-18-14, Property Owner; Cynthia Spellacy, Agent; The Open Monterey Project; LandWatch (Executive Director); Christina McGinnis, Keep Big Sur Wild; Lozeau Drury LLP; Project File PLN230353.

Exhibit A

This page intentionally left blank.

DRAFT RESOLUTION

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

In the matter of the application of:
HORVITZ FAM SPECIAL NEEDS GIFT TRUST 7-18-14 (PLN230353)

RESOLUTION NO. 25--

Resolution by the County of Monterey Planning Commission:

1) Finding the project Categorically Exempt 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:
   a. Coastal Administrative Permit and Design Approval to allow construction of an 8,121 square foot single family dwelling with an attached 1,252 square foot garage and associated site improvements;
   b. Coastal Administrative Permit to allow less than 100 cubic yards of excavation on slopes in excess of 30%; and
   c. Coastal Development Permit to allow the removal of 57 protected trees, including 8 landmark trees and 10 dead trees.

[PLN230353, Horvitz Fam Special Needs Gift Trust 7-18-14, 1573 Riata Road, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (APN: 008-341-019-000)]

The HORVITZ FAM SPECIAL NEEDS GIFT TRUST 7-18-14 application (PLN230353) came on for hearing before the County of Monterey Planning Commission on July 30, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, written and oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

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

   EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
   - the 1982 Monterey County General Plan;
   - Del Monte Forest Land Use Plan (DMF LUP);
   - Monterey County Coastal Implementation Plan, Part 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) Project Scope. The project consists of the construction of an 8,121 square foot, four-story single family dwelling with an attached 1,252 square foot garage and associated site improvements, including 3,650 cubic yards of cut and 190 cubic yards of fill, and the removal of 57 protected trees, 10 of which are dead. Implementation of the project will involve approximately 30 cubic yards of excavation on slopes in excess of 30%.

c) Allowed Use. The property is located at 1573 Riata Road, Pebble Beach (APN: 008-341-019-000), in the Del Monte Forest Land Use Plan. The parcel is zoned Low Density Residential with a density of 1 unit per 1.5 acres with Design Control overlay district in the Coastal Zone or "LDR/1.5-D (CZ)", which allows the first single family dwelling on a lot pursuant to a Coastal Administrative Permit and Design Approval (Title 20 sections 20.14.030 and 20.44.030). The removal of protected trees requires the granting of a Coastal Development Permit pursuant to DMF CIP section 20.147.050. Additionally, less than 100 cubic yards of excavation on slopes in excess of 30% requires the granting of a Coastal Administrative Permit pursuant to Title 20 section 20.64.230.C.2. Therefore, the project is an allowed use for this site.

d) Site Inspection. The project planner conducted a site inspection on April 24, 2024 to verify that the project on the subject parcel conforms to the plans listed above.

e) Lot Legality. The subject lot (2.3 acres) is shown in its current configuration in the County's 1964 and 1972 Assessor's Parcel Maps. The lot has been under separate ownership since 1964. Therefore, the County recognizes it as a legal lot of record.

f) Design/Neighborhood and Community Character. The property is subject to the Design Control "D" overlay zoning district regulations which requires design review of proposed development to assure protection of the public viewshed and neighborhood character. Consistent with Title 20, Chapter 20.44, a Design Approval Application was submitted. The proposed colors and materials include off white, smooth stucco, red brick, and washed Carmel stone for the exterior siding. The roof will be comprised of both copper standing seam metal and flat terracotta tiles. The windows and doors will be framed with dark bronze steel and trimmed with wire-bushed cedar wood. The proposed home will not be visible from 17 Mile Drive due to intervening development and existing trees. The property is identified on DMF LUP Figure 3 as being within the viewshed from Point Lobos. However, due to vegetative screening and intervening development, the project will not be visible from Point Lobos. The proposed development will blend in with the highly developed residential area and will also be partially shielded by the dense forest onsite. Consistent with section 20.147.070.B.3 of the DMF CIP, the structure's square footage was

significantly reduced to minimize tree removal and alterations to natural landforms. The original proposal included an approximately 15,000 square foot residence that was inconsistent with the site of neighboring residences, which range between 2,000 and 10,000 square feet. The applicants significantly reduced the size of the home to ensure it better fit in with the neighborhood character in terms of size and mass. With the reduction of over 40% in floor area, the home will not stand out or be visually intrusive. Landscape and exterior lighting conditions (Condition Nos. 6 and 7) have been applied to any landscaping and exterior lighting are consistent with the DMF CIP and LUP policies.

g) Development Standards. Development standards for the Low Density Residential zoning district can be found in Title 20 section 20.14.060. The proposed development conforms to all regulated site development standards. The allowed site coverage for this lot is 15% (15,752 square feet), and the proposed site coverage is 7.1% (7,500 square feet). The proposed four story single family dwelling will have a total floor area ratio (FAR) of 8.9% (9,373 square feet); this is below the maximum allowed 17.5% (18,377 square feet). The proposed development will be within all required setbacks. The structure will have a front setback of 34 feet from Palmero Way and 42 feet from Riata Road, meeting the required 30-foot front setback requirement. Due to the triangular shape of the lot and fronting two streets, there are no side setbacks for the development. The rear setback is proposed at 97 feet, exceeding the required 20-foot rear setback requirement. The proposed height of the structure is 30 feet, excluding the chimney, which is consistent with the allowed maximum 30-foot height limit for LDR zoning districts. Pursuant to Title 20 section 20.62.030.A, chimneys may be erected to a greater height than the limit established in the development standards for the base zoning district. To ensure compliance with the 30-foot height limitation, a height verification condition (Condition No. 8) has been applied to the project. Therefore, the proposed development complies with all applicable development standards.

h) Tree Removal. The property is densely vegetated with native Coast live oaks and Monterey pines. Avoiding tree removal on this lot is not feasible for a project of this size. A Coastal Development Permit is required to allow the removal of 57 protected trees, including 8 landmark and 10 dead trees, pursuant to section 20.147.050 of the DMF CIP. A Tree Assessment (LIB240157) was prepared for the project to analyze the proposed tree removal and address any potential impacts. The Tree Assessment also recommended replanting ratios and tree protection measures. Forty-seven of the trees proposed for removal are alive (22 Oaks and 24 pines), with 8 of which being landmarks. The number of trees proposed for removal was significantly reduced from the originally proposed 90 trees. As sited and designed, it is not feasible to retain these 47 trees throughout construction. The ten dead trees will be removed to reduce onsite fuel. The proposed tree removal will not cause an adverse impact to forest resources. The required findings have been made to allow the proposed tree removal; see Finding No. 5 and supporting evidence.

i) Archaeological Sensitivity. According to County GIS, the project site has a high archaeological sensitivity, but is not within 750 feet of known archaeological resources. The DMF CIP requires an archaeological report for all development within a known or potential archaeological resource area. A site specific Phase I Archaeological Study was prepared (County of Monterey Library No. LIB240158). The pedestrian survey was negative for potentially significant resources, and the archaeologist did not recommend further investigation or mitigation. Therefore, the potential for cultural resources to be impacted is limited and controlled through application of the County's standard archaeological condition (Condition No. 3), which requires all work to be halted within 50 feet if a resource, or potential resource, is uncovered.

j) Biological Resources. DMF CIP section 20.147.030.B.1 requires field surveys and impact analysis, by qualified individuals, to precisely determine sensitive habitat area. Therefore, a biological report was prepared for this project (County of Monterey Library No. LIB240159). The biologist conducted a site survey and observed a total of 28 species of plants, native (12) and nonnative (16) to the Pebble Beach and Monterey Peninsula area. No endangered or special status species were observed other than the Coast live oaks and Monterey pines. Following the site survey and other research, the biologist concluded there is no evidence or expectation that the proposed project would certainly or potentially disturb or displace special plant species.

k) Pescadero Watershed Pursuant to section 20.147.030 of the DMF CIP and Policy 77 within the DMF LUP, the undeveloped parcel has an allowance of 9,000 square feet of impervious coverage as they are within the Pescadero Watershed. Consistent with the policies and regulations, the applicant has proposed a total impervious coverage of 7,500 square feet.

l) Development on Slopes in Excess of 30%. The eastern portion of the subject parcel, along Palmero Way, contains slopes in excess of 30 percent. Title 20 section 20.64.230 requires the granting of a Coastal Development Permit for all development on slopes in excess of 30 percent unless the development meets the criteria of subsection C.2, in which case the development would require the granting of a Coastal Administrative Permit. Criteria of Title 20 section 20.64.230.C.2 includes the excavation of less than 100 cubic yards, which does exceed 2 feet in depth and is not steeper than 66 percent. As illustrated on Sheets A-5.0 and C3 of the attached plans, excavation, namely recontouring for slope and grade transitions to allow for the cut of the building pad, is proposed on slopes in excess of 30 percent but less than 66 percent. Further, all cuts associated with the proposed grade transitions are less than 2 feet in depth, totaling approximately 30 cubic yards of cut on steeper slopes. Rather than installing a retaining wall or leaving an unstable steep hillside, recontouring the eastern portion of the property ensures that the proposed development will not contribute to runoff or erosion per Policies 1 and 3 of the DMF LUP. No structural development is located on slopes in excess of 30 percent. Therefore, the proposed project meets the requirements of 20.64.230.C.2, and the

criteria to grant a Coastal Administrative Permit have been met in this case.

m) Land Use Advisory Committee. Based on the Board of Supervisors Guidelines, the project was referred to the Del Monte Forest Land Use Advisory Committee on January 25, 2025. The LUAC raised some concerns regarding the applicant's desire to plant over 100 trees on the already forested property. The LUAC suggested that the applicant and the County consider defensible space requirements when finalizing replanting locations. The LUAC unanimously recommended support of the application as proposed. No comments were made by the public at this meeting.

n) The application, project plans, staking & flagging photos and related support materials submitted by the project applicant to Monterey County HCD- Planning for the proposed development are found in Project File PLN230353.

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, Pebble Beach Community Services District (CSD), HCD-Environmental Services and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Recommended conditions have been incorporated.

b) Staff identified potential impacts to archaeological resources, sensitive biological resources, soils resources and protected trees. The following reports have been prepared:

- "Phase I Archaeological Study" (County of Monterey Library No. LIB240158) prepared by Historic Resource Associates, Pebble Beach, California, March, 2023.
- "Tree Resources Assessment & Construction Impact Assessment" (County of Monterey Library No. LIB240157) prepared by Frank Ono, Pacific Grove, California, May 18, 2023.
- "Biological Resources Report" (County of Monterey Library No. LIB240159) prepared by Jeffery Froke, Pebble Beach, California, April 2, 2023.
- "Geotechnical Investigation" (County of Monterey Library No. LIB240160) prepared by Vicki Odella, Pebble Beach, California, May, 2009.

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. All development shall be in accordance with these reports.

c) Staff conducted a site inspection on April 24, 2024 to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD- Planning for the proposed development are found in Project File PLN230353.

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, Pebble Beach CSD, HCD-Environmental Services and Environmental Health Bureau. 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) The subject parcel will obtain a sewer service connection to Pebble Beach Community Services District. No onsite graywater or rainwater catchment systems are proposed at this time.

c) The applicant provided a Can and Will serve letter dated 07/17/2024 from Cal-Am Water stating they will provide domestic water service to the subject parcel.

d) The Pebble Beach CSD reviewed the site plans and application materials for compliance with the fire safety regulations and found the project consistent.

e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD- Planning for the proposed development are found in Project File PLN230353.

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 known violations exist on the property.

EVIDENCE:

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

b) Staff conducted a site inspection on April 24, 2024 and researched County records to assess if any violation exists on the subject property.

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 PLN230353.

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) Consistent with section 20.147.050 of the DMF CIP, a Tree Assessment and Forest Management Plan (County of Monterey Library No. LIB240157) was submitted to evaluate the proposed tree removal and address potential impacts.

b) The project includes the removal of 57 protected trees, including 23 Coast live oaks and 34 Monterey pines, 10 of which are dead. Of the 57 trees, there are 8 landmark Monterey pines proposed for removal.

Pursuant to section 20.147.050.A, a Coastal Development Permit has been applied to this project for the proposed tree removal.

c) The subject lot is densely forested with over 60% canopy cover and over 460 trees onsite. The trees are evenly scattered across the whole property. Avoiding tree removal is not feasible to develop this lot, especially with the size of the proposed project. The arborist report states that the densest tree cover is in the north and west areas of the property. Consistent with DMF CIP section 20.147.050.C.4 and DMF LUP Policy 33, the applicants sited their development outside of these densely forested areas to impact as few trees as possible.

d) The original design required the removal of 90 trees to accommodate the development. Staff reviewed this request and encouraged the applicant to reduce the overall size of the project to reduce tree removal. Minimizing tree removal is required by Policy 33 of the DMF LUP, which states that "Siting, design, and land use concepts that minimize removal and damage should be applied and are preferred". The Applicant returned with a reduced scope of work and a request to remove 80 trees. After further discussions with staff, the Applicant reduced the amount of grading for the project and were able to retain 23 additional trees. After multiple reductions, the applicants have minimized the tree removal to the maximum extent. Fifty-seven trees are the minimum amount to be removed under the circumstances.

e) To accommodate the proposed structure, 15 trees (four Oaks and 11 Pines, four of which are landmarks) will be removed. This removal is necessary due to the placement of the proposed structure. Two of these Oaks and two of the four landmark Pines are considered to be in a poor condition. Eighteen trees (seven Oaks and 11 Pines) will be impacted due to the placement of the driveway and parking area. One Oak and one Pine are considered to be in a poor condition. Grading will require the removal of 24 trees (seven Oaks and 17 pines, four of which are landmarks). Due to the sloping topography of the property, excavation is required on the eastern portion of the property to create a level building pad. Additional grading is necessary for proper slope and grade transitions and other amenities (walkways, staircases, retaining walls, outdoor recreation, or meeting areas) surrounding the structure and driveway footprint. Of these trees impacted by grading, two Oaks and two Pines are in a poor condition. Trees proposed for removal associated with grading and driveway impacts have been minimized as required by DMF LUP Policy 35. Many of the trees proposed for removal were noted as having a "thinning crown". All other trees proposed for removal are in fair or good conditions.

f) The arborist confirmed the proposed tree removal will not have adverse impacts on forest resources. The lot has many trees, and over 85% of them will remain untouched by the project. The biological report confirmed there are no environmentally sensitive habitat areas (ESHA) on-site. As the tree removal is occurring outside of any ESHA, the project is consistent with section 20.147.050.C.3.a of the DMF CIP.

g) The DMF CIP section 20.147.050.C.6 requires mitigation for tree removal, including planting onsite, planting offsite, or payment of a fee to the DMF Conservancy for tree planting or forest preservation. The arborist recommended replanting 35 trees to not overcrowd the forest. This does

not meet the 1:1 ratio called for in the CIP; therefore, the applicants will also be required to either replant off-site or pay a fee to the DMF Conservancy for the other 22 trees (Condition No. 15).

h) Pursuant to DMF CIP section 20.147.050.B.1, a Forest Management Plan was submitted to the County for review. This plan can be found on sheet L3.21 of the attached plan set. It identifies the different fuel management zones and lists maintenance practices to minimize fuel onsite while maintaining a healthy forest.

i) Existing trees within the vicinity of the project site that are not being removed will be protected throughout construction. Protective fencing will be installed around the drip line of the protected trees to ensure no development occurs within the critical root zone. This measure has been implemented as a Condition of Approval, Condition No. 4.

j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN230353.

6. **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 15303 categorically exempts the construction of new structures including the first single family dwelling. The project includes construction of a single family dwelling on a vacant lot and is not located within ESHA and will not have any impacts on other environmental resources.

b) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project:
   - The location of a project site is not located within an environmentally sensitive area;
   - Successive projects of the same type (Demo/Rebuilds or additions) and in the same place would not contribute to a significant cumulative impact;
   - There are no unusual circumstances regarding this project that would cause a significant effect to the environment (see Findings 1, 2 and 5);
   - The project site is not visible from any scenic highways, and the proposed development would not result in damages to scenic resources; and
   - The project site is not located on or near any hazardous waste sites listed in Section 65962.5 of the Government Code.

c) Staff conducted a site inspection on April 24, 2024 to verify that the site and proposed project meet the criteria for an exemption.

d) See supporting Finding Nos. 1, 2 and 5. 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 PLN230353.

7. **FINDING:** **APPEALABILITY -** The decision on this project may be appealed to/by the Board of Supervisors and the California Coastal Commission (CCC).

EVIDENCE: a) Pursuant to Title 20 section 20.86.030, an aggrieved party may appeal a decision of the Planning Commission 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 located 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 Planning Commission does hereby:

1) Find the project exempt from CEQA pursuant to section 15303, new structures; and
2) Approve a Combined Development Permit consisting of a:
   a. Coastal Administrative Permit and Design Approval to allow construction of an 8,121 square foot single family dwelling with an attached 1,252 square foot garage and associated site improvements including 3,650 cubic yards of cut and 190 cubic yards of fill; and
   b. Coastal Development Permit to allow the removal of 57 protected trees including 8 landmark tees and 10 dead trees.

Said decision is to be in substantial conformance with the attached plan and subject to the attached conditions which are incorporated herein by reference.

PASSED AND ADOPTED this 30th day of July 2025

_____

Melanie Beretti, AICP
Planning Commission Secretary

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 OF 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

PLN230353

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN230353) allows construction of an 8,121 square foot single family dwelling with an attached 1,252 square foot garage and associated site improvements including 3,650 cubic yards of cut and 190 cubic yards of fill and removal of 57 protected trees including 8 landmark tees and 10 dead trees. The property is located at 1573 Riata Rd, Pebble Beach (Assessor's Parcel Number 008-341-019-000), 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 on-going 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 Planning Commission for Assessor's Parcel Number 008-314-019-000 on July 30, 2025. The permit was granted subject to 15 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. 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.

5. 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.

6. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)

Responsible Department: 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.

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. 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.

8. 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.

9. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to final, the applicant shall replace and or relocate each tree approved for removal as follows:
- Replacement ratio: 1:1
- Replacement ratio recommended by arborist: 35 trees total for site
- 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.

10. 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 prepare by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

11. 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.

12. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.

CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. (Public Works)

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

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

13. 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.

14. CC01 INDEMNIFICATION

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: Owner/Applicant agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code section 66474.9, defend, indemnify, and hold harmless the County of Monterey and/or its agents, officers, and/or employees from any claim, action, or proceeding against the County and/or its agents, officers, and/or or employees to attack, set aside, void, or annul this approval and/or related subsequent approvals, including, but not limited to, design approvals, which action is brought within the time provided for under law. Owner/Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required by a court to pay as a result of such action.

The County shall notify Owner/Applicant of any such claim, action, and/or proceeding as expeditiously as possible. The County may, at its sole discretion, participate in the defense of such action. However, such participation shall not relieve Owner/Applicant of his/her/its obligations under this condition. Regardless, the County shall cooperate fully in defense of the claim, action, and/or proceeding.

(County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: This Indemnification Obligation binds Owner/Applicant from the date of approval of this discretionary development permit forward. Regardless, on written demand of the County Counsel's Office, Owner/Applicant shall also execute and cause to be notarized an agreement to this effect. The County Counsel's Office shall send Owner/Applicant an indemnification agreement. Owner/Applicant shall submit such signed and notarized Indemnification Agreement to the Office of the County Counsel for County's review and signature. Owner/Applicant shall then record such indemnification agreement with the County of Monterey Recorder's Office. Owner/Applicant shall be responsible for all costs required to comply with this paragraph including, but not limited to, notary costs and Recorder fees.

15. PDSP001 - OFF-SITE TREE MITIGATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The granting of this permit allows the removal of 57 protected trees. It has been determined that on-site replanting is not feasible for a 1:1 replanting ratio. To avoid overcrowding the forest, the arborist recommended replanting a maximum of 35 trees onsite. Therefore, off-site mitigation shall be required pursuant to Del Monte Forest CIP Section 20.147.050.C.6. Applicant/owner must work with a qualified arborist and the Del Monte Forest Conservancy to identify a suitable site for off-site replanting within the Del Monte Forest. Suitability determination includes protection or enhancement of existing forest resources and shall not result in forest overcrowding. Should an off-site location be identified, the applicant/owner shall submit to HCD-Planning an agreement from the Del Monte Forest Conservancy confirming consent to replant 22 native trees (combination of Coast live oaks and Monterey pines) on the identified location and establish the maintenance, financial and monitoring responsibility. Should off-site replanting be infeasible to the satisfaction of HCD-Planning, applicant/owner shall make a payment of a gee to the Del Monte Forest Conservancy for off-site replanting/preservation commensurate to the cost, as determined by a certified arborist, based on the number and type of trees removed.

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits applicant/owner shall submit to HCD-Planning for review and approval evidence demonstrating whether off-site replanting is feasible. Should an off-site location be identified, the applicant/owner shall submit to HCD-Planning an agreement from the Del Monte Forest Conservancy consistent with the requirements of this condition. Should off-site replanting be deter mined to not be feasible, the applicant/owner shall submit to HCD-Planning a fee estimate from a certified arborist.

Prior to final, applicant/owner shall submit to HCD-Planning evidence demonstrating either replanting on the approved off-site location, or payment of approved fee estimate, as necessitated by off-site feasibility determination.

Should off-site replanting occur, one year after the planting of the replacement trees, the owner/application shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement trees and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

This page intentionally left blank



DEVELOPMENT APPLICATION

MONTEREY COUNTY PLANNING

PLAN SUBMITTALS:

OCTOBER 16, 2023

PLAN REVISION
FEBRUARY 21, 2024

DESIGN REVISION
JUNE 14, 2024

BUILDING FOOTPRINT & LANDSCAPE REDUCTION
SEPTEMBER 27, 2024

PROJECT INFORMATION

PROPERTY OWNER
HORVITZ FAMILY SPECIAL NEEDS GIFT TRUST
23721 VIA ROBLE
COTO DE CAZA, CA 92679
(310)466-0269
JIM@LCTLOGISTICS.COM

GENERAL CONTRACTOR/PROJECT COORDINATOR
STOCKER & ALLAIRE - DAVID STOCKER
21 MANDEVILLE COURT
MONTEREY, CA 93940
(831)375-1890
DSTOCKER@STOCKERALLAIRE.COM

PROJECT ADDRESS
1573 RIATA ROAD
PEBBLE BEACH, CALIFORNIA

PROJECT SCOPE
NEW SINGLE FAMILY RESIDENCE
TREE REMOVAL PER CONCEPT LANDSCAPE PLAN
GRADING PER GRADING/SLOPE MAP

ARCHITECTURE TEAM
FOREST STUDIO - BOB WHITE
332 FOREST AVENUE, SUITE 4
LAGUNA BEACH, CA 92651
(949)497-0202
BOB@FORESTSTUDIO.COM

EBTA ARCHITECTS - CARLOS ELENES
22 CORPORATE PARK, SUITE 200
IRVINE, CA 92606
(949)955-3282
CARLOS@EBTA.COM

CIVIL ENGINEER
L&S ENGINEERING AND SURVEYING
CONTACT: JEFF LORENTZ
2460 GARDEN ROAD, SUITE G
MONTEREY, CA 93940
(831)655-2723
JEFF@LANDSENGINEERS.COM

LANDSCAPE ARCHITECT
EPTDESIGN
CONTACT:NORD ERIKSSON / AMBER AU
234 N. EL MOLINO AVENUE, SUITE 100
PASADENA, CA 91101
(626)795-2008
NERIKSSON@EPTDESIGN.COM

PROPERTY INFORMATION

LEGAL DESCRIPTION
APN: 008-341-019

COUNTY OF MONTEREY ZONING DESIGNATION
LDR/1.5-D(CZ)

LOT AREA
105,011.4 SF (2.41 AC)

EXISTING BUILDING AREA
N/A, VACANT LOT

SHEET INDEX

ARCHITECTURAL

A-0.0	COVER SHEET / PROJECT INFO
A-0.1	EXISTING SITE PHOTOGRAPHS
A-1.0	OVERALL CONTEXT PLAN
A-1.1	ENLARGED SITE PLAN
A-1.2	FIRE ACCESS PLAN
A-2.0	FLOOR PLAN - LOWER LEVEL
A-2.1	FLOOR PLAN - FIRST FLOOR
A-2.2	FLOOR PLAN - SECOND FLOOR
A-2.3	FLOOR PLAN - THIRD FLOOR
A-3.0	ROOF PLAN
A-4.0	EXTERIOR ELEVATIONS
A-4.1	EXTERIOR ELEVATIONS
A-4.2	EXTERIOR ELEVATIONS
A-4.3	EXTERIOR ELEVATIONS
A-4.4	EXTERIOR ELEVATIONS
A-4.5	EXTERIOR ELEVATIONS
A-5.0	SITE SECTION
A-5.1	TYPICAL WALL DETAILS
A-6.0	NOT USED
A-6.1	NOT USED
A-7.0	COLOR & MATERIAL BOARD

CIVIL

C1	GRADING AND DRAINAGE PLAN
C2	GRADING AND DRAINAGE PLAN
C3	UTILITY PLAN
C4	EROSION CONTROL PLAN
C5	CONSTRUCTION MANAGEMENT PLAN

LANDSCAPE

L0.00	EXISTING VEGETATION PLAN
L0.01	TREE DISPOSITION PLAN
L0.02	TREE DISPOSITION PLAN
L0.03	TREE DISPOSITION PLAN
L0.04	TREE DISPOSITION LEGEND & TREE PROTECTION NOTES
L1.00	ILLUSTRATIVE PLAN
L1.01	CONSTRUCTION PLAN
L1.02	CONSTRUCTION PLAN
L1.03	CONSTRUCTION PLAN
L1.51	WALL ELEVATIONS
L1.52	WALL ELEVATIONS
L2.01	IRRIGATION PLAN
L2.02	IRRIGATION PLAN
L2.03	IRRIGATION PLAN
L2.51	IRRIGATION LEGEND & NOTES
L3.01	PLANTING PLAN
L3.02	PLANTING PLAN
L3.03	PLANTING PLAN
L3.21	FUEL MANAGEMENT PLAN
L3.22	FUEL MANAGEMENT PLAN



VICINITY MAP
NOT TO SCALE

HORVITZ RESIDENCE

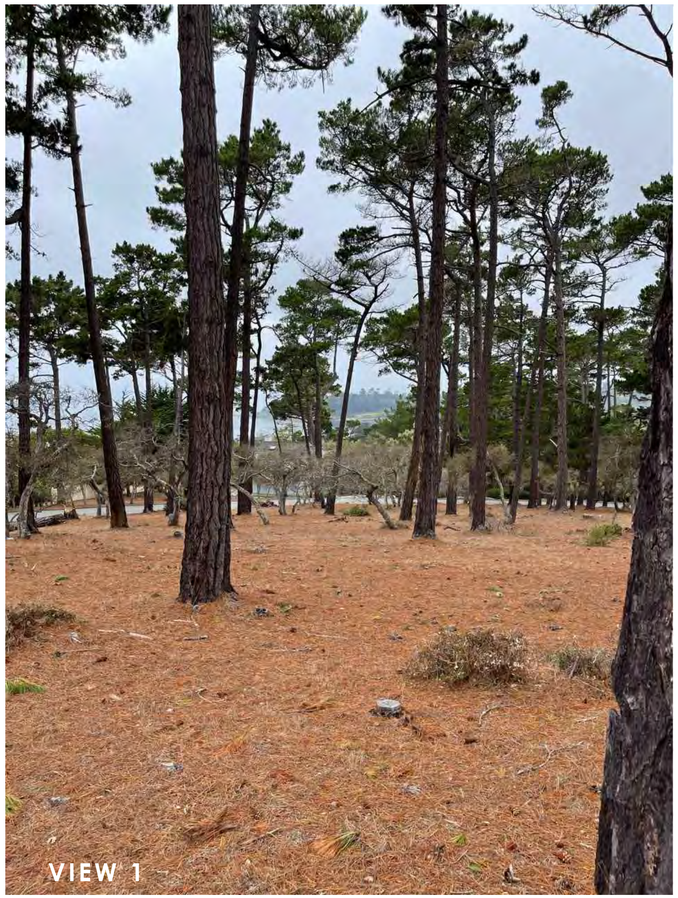
A RETREAT FOR FAMILY AND FRIENDS

1573 RIATA ROAD, PEBBLE BEACH, CALIFORNIA

A-0.0
COVER SHEET

SEPTEMBER 27, 2024

ForestStudio
332 Forest Avenue
Suite 4
Laguna Beach, CA 92651
949.497.0202
www.foreststudio.com


VIEW 1


VIEW 3


VIEW 4


VIEW 2


VIEW 5



KEY PLAN

HORVITZ RESIDENCE

A RETREAT FOR FAMILY AND FRIENDS

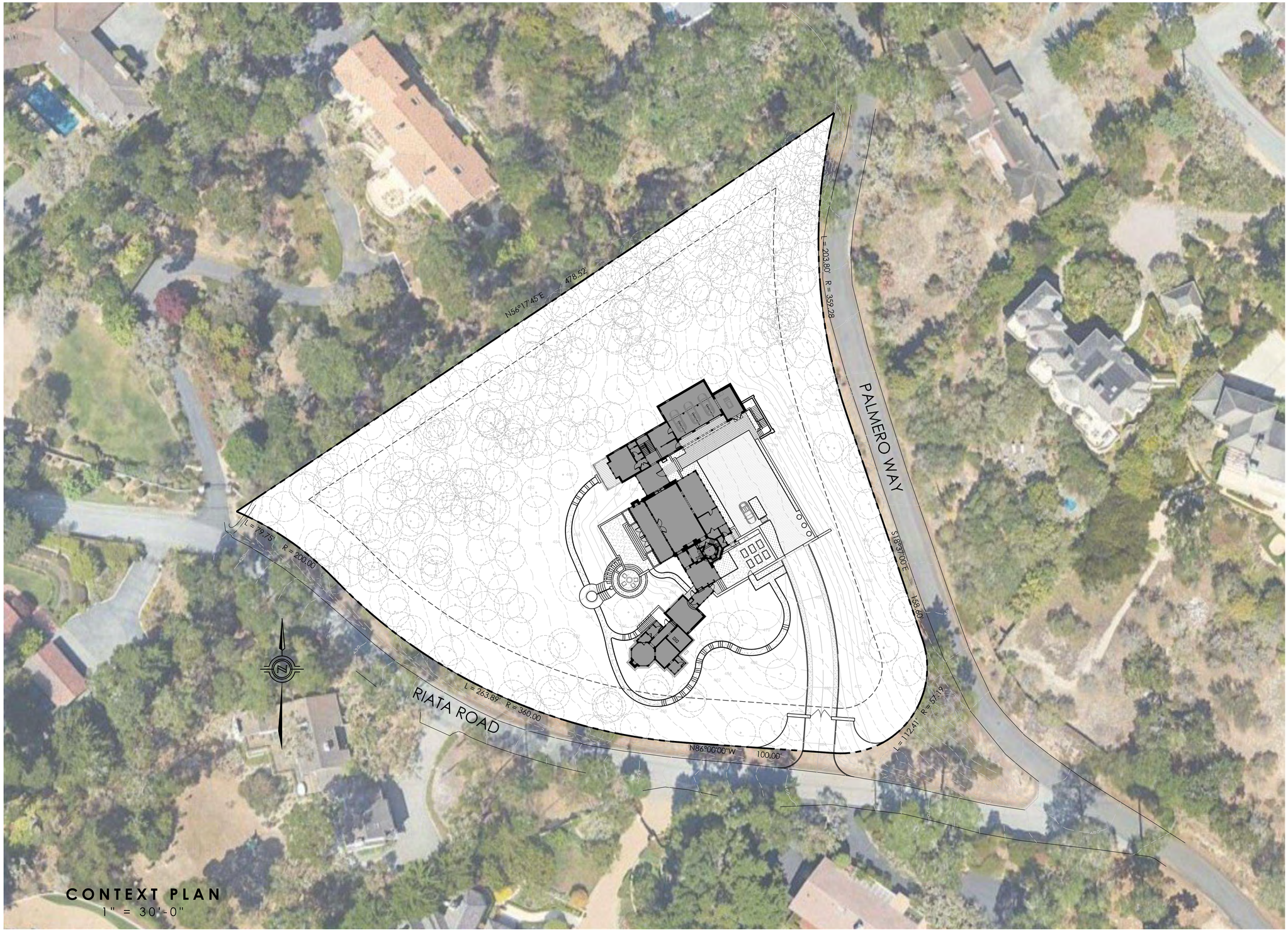
1573 RIATA ROAD, PEBBLE BEACH, CALIFORNIA

A-0.1

EXISTING SITE PHOTOGRAPHS

SEPTEMBER 27, 2024

ForestStudio
332 Forest Avenue
Suite 4
Laguna Beach, CA 92651
949.497.9282
www.foreststudio.com



CONTEXT PLAN
1" = 30'-0"

PROPERTY INFORMATION

LOT AREA
105,011.4 SF (2.41 AC)

LEGAL DESCRIPTION
APN: 008-341-019

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF MONTEREY, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Beginning at a point distant South 81° 45' 30" East, 2161.28 feet from the Northeasterly corner of Lot 62, which Lot is shown on the map entitled, "Amended Map of Pebble Beach, Monterey County, California a subdivision of a portion of Rancho El Pescadero owned by Pacific Improvement Co., Designed and Surveyed by T.B. Hunter, Assoc. M. AM. Soc. C.E., October 1909, showing portion resubdivided by Lott D. Norton, October 1910", filed October 13, 1911 in Volume 2, Maps of "Cities and Towns", at Page 31, in the Office of the County Recorder of the County of Monterey, State of California; thence running,

(1) North 86° 11' West, 100.00 feet to a point; thence
(2) Tangentially and curving to the right 263.89 feet on the arc of a curve of 360 feet radius, to a point of reverse curvature; thence
(3) Tangentially and curving to the left 79.70 feet on the arc of a curve of 200 feet radius, to a point; thence
(4) North 56° 17' 45" East, 478.48 feet to a point; thence
(5) Southerly and curving to the left 203.79 feet on the arc of a curve of 359.28 feet radius (long chord bears South 2° 22' East, 201.07 feet) to a point; thence tangentially,
(6) South 18° 37' East, 158.60 feet to a point; thence
(7) Tangentially and curving to the right 112.41 feet on the arc of a curve of 57.19 feet radius, to the point of beginning, being a portion of El Pescadero Rancho.

LEGEND

- PROPERTY LINE PER BOUNDARY SURVEY
- PROPOSED BUILDING FOOTPRINT
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE

HORVITZ RESIDENCE

A RETREAT FOR FAMILY AND FRIENDS

1573 RIATA ROAD, PEBBLE BEACH, CALIFORNIA

A-1.0

OVERALL CONTEXT PLAN
(FOR REFERENCE ONLY)

SEPTEMBER 27, 2024

ForestStudio
332 Forest Avenue
Suite 4
Laguna Beach, CA 92651
949.497.0202
www.foreststudio.com



SITE PLAN
1" = 20'-0"

SITE INFORMATION / CALCULATIONS

LOT AREA
105,011.4 SF (2.41 AC)

BUILDING SITE COVERAGE

BUILDING FOOTPRINT	7,090 SF
COVERED OUTDOOR	410 SF
TOTAL	7,500 SF

BUILDING SITE COVERAGE ALLOWED: 15,752 SF (15%)
BUILDING SITE COVERAGE PROPOSED: 7,500 SF (7.1%)

FLOOR AREA RATIO (FAR)

MAIN HOUSE LIVABLE	
LOWER LEVEL	624 SF
1ST FLOOR	5,639 SF
2ND FLOOR	1,712 SF
3RD FLOOR	146 SF
TOTAL MAIN HOUSE	8,121 SF
GARAGE	1,252 SF
TOTAL BUILDING AREA	9,373 SF

FAR ALLOWED: 18,377 SF (17.5%)
FAR PROPOSED: 9,373 SF (8.9%)

PESCADERO COVERAGE (IMPERVIOUS AREA)
BUILDING SITE COVERAGE PROPOSED: 7,500 SF
IMPERVIOUS COVERAGE ALLOWED: 9,000 SF

*DRIVEWAYS AND PATIOS TO BE PERMEABLE CONSTRUCTION

SITE PROGRAM LABELS

1. ARRIVAL COURT
2. GUEST PARKING
3. NOT USED
4. NOT USED
5. 3-CAR GARAGE
6. CART / YARD STORAGE
7. NOT USED
8. COVERED PORCH
9. TERRACE
10. FIRE PIT AREA
11. NOT USED
12. REFLECTING POND
13. NOT USED
14. WALKING TRAIL
15. GARDEN

SITE PLAN KEYNOTES

- A. ENTRY GATE PER LANDSCAPE PLAN
- B. DRIVEWAY - PERMEABLE MATERIAL PER LANDSCAPE PLAN
- C. MOTOR COURT - PERMEABLE MATERIAL PER LANDSCAPE PLAN
- D. ROOF OF COVERED PORCH BELOW
- E. FACE OF BATTERED STONE WALL BASE
- F. LINE OF ROOF ABOVE
- G. TRASH / RECYCLING STORAGE AREA
- H. HARDSCAPE PER LANDSCAPE PLAN
- I. PLANTER / POTS PER LANDSCAPE PLAN
- J. NATURAL LANDSCAPE TO REMAIN
- K. PERIMETER FENCE PER LANDSCAPE PLAN

LEGEND

- PROPERTY LINE PER BOUNDARY SURVEY
- PROPOSED BUILDING FOOTPRINT
- PROPOSED PLANTING AREA - SEE LANDSCAPE PLAN
- GRAVEL
- EXISTING TREE TO REMAIN - SEE LANDSCAPE PLAN
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE

HORVITZ RESIDENCE

A RETREAT FOR FAMILY AND FRIENDS

1573 RIATA ROAD, PEBBLE BEACH, CALIFORNIA

A-1.1
ENLARGED SITE PLAN

SEPTEMBER 27, 2024

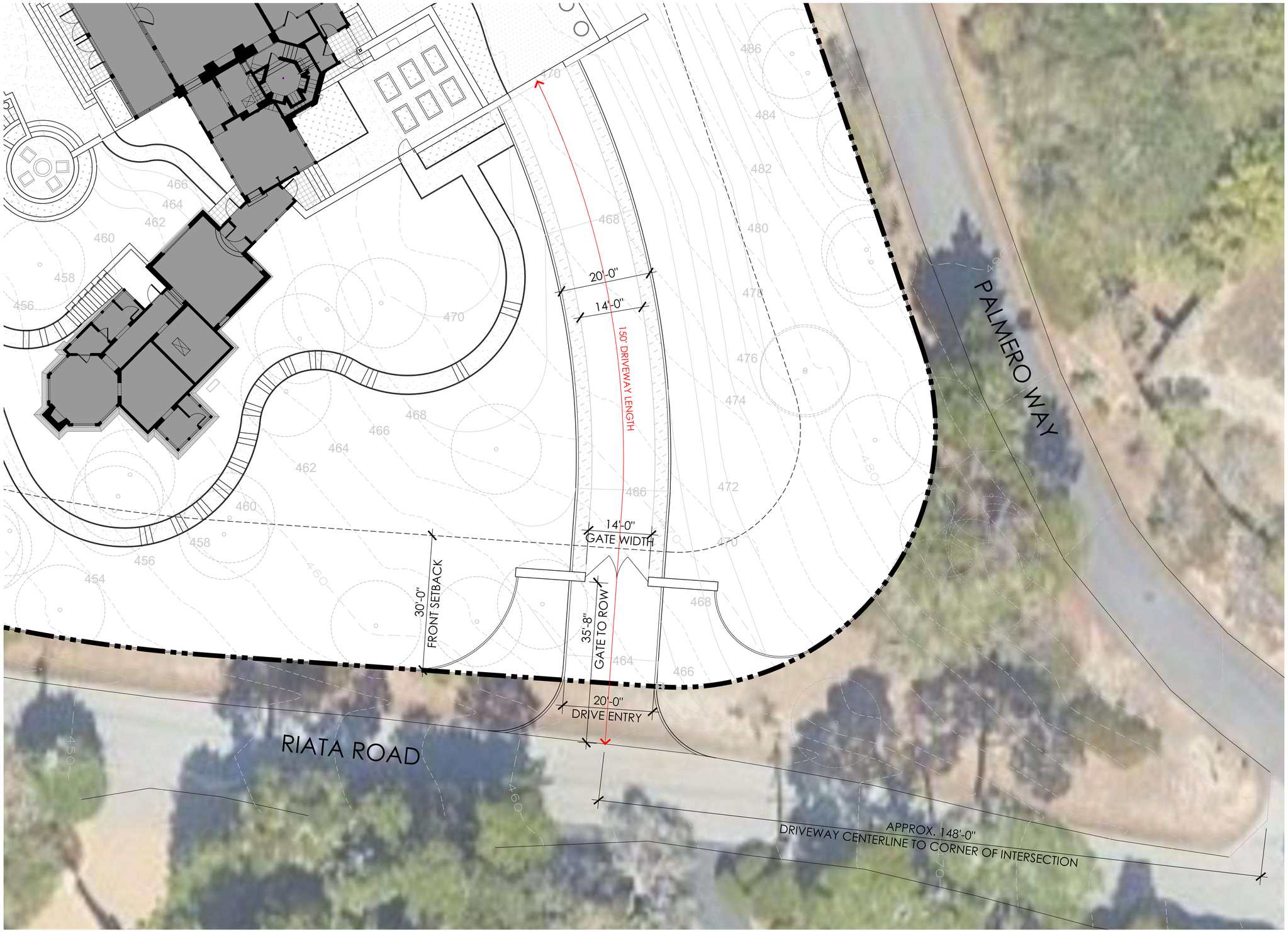
ForestStudio
332 Forest Avenue
Suite 4
Laguna Beach, CA 92651
949.497.9282
www.foreststudio.com

FIRE ACCESS PLAN NOTES

PER CONVERSATIONS WITH BATTALION CHIEF FRANK ESPINOZA AND FIRE CAPTAIN NICK BAUTISTA, OUR PROPOSED DRIVEWAY LENGTH OF 150' (FROM STREET TO MOTOR COURT ENTRY WALL) WILL NOT REQUIRE A HAMMERHEAD OR TURNOUT.

WE RECEIVED WRITTEN CORRESPONDENCE VIA EMAIL ON JUNE 22, 2023.

BUILDING OCCUPANCY: R-3
CONSTRUCTION TYPE: V-B, SPRINKLERED



FIRE ACCESS PLAN
1" = 10'-0"

HORVITZ RESIDENCE

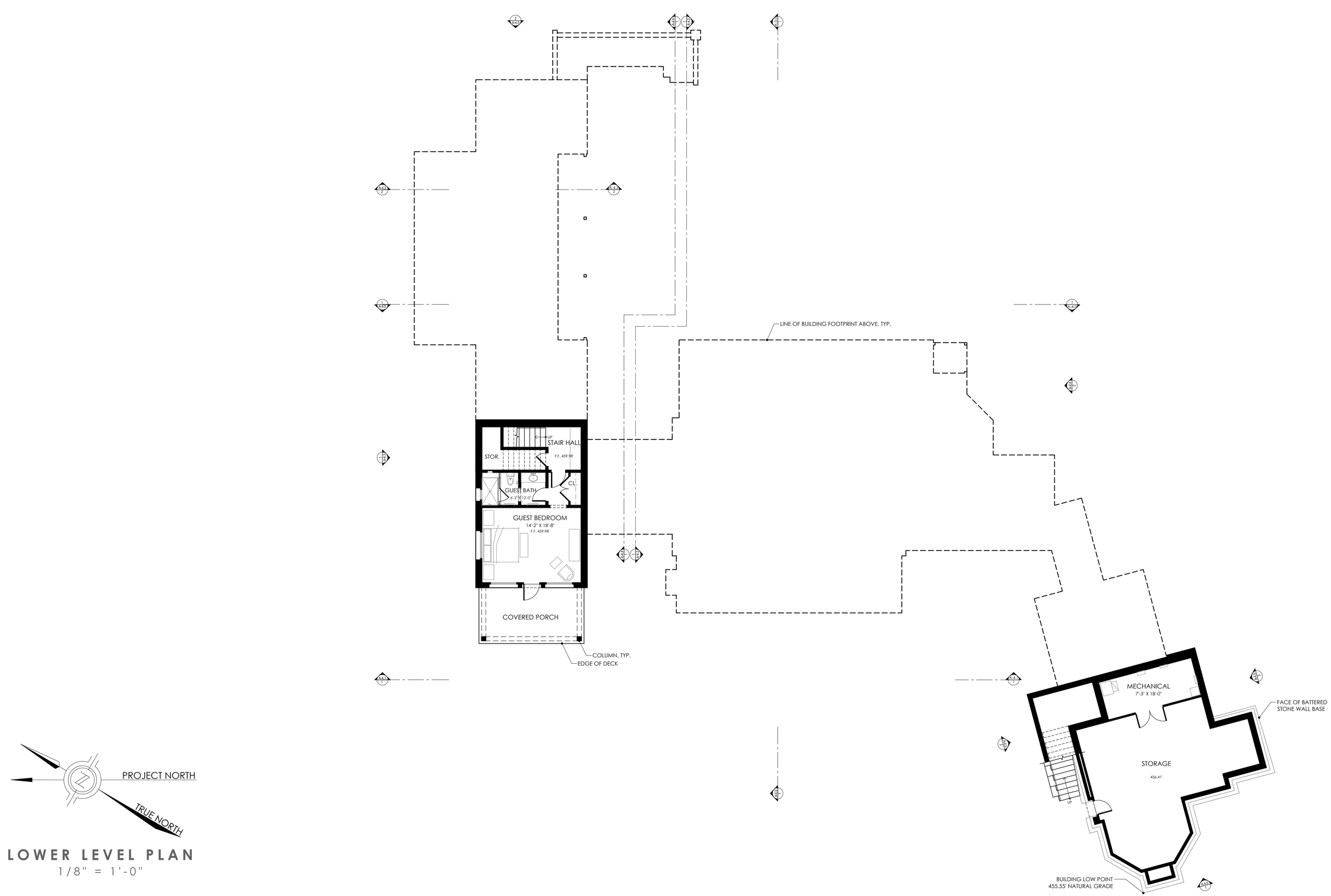
A RETREAT FOR FAMILY AND FRIENDS

1573 RIATA ROAD, PEBBLE BEACH, CALIFORNIA

A-1.2
FIRE ACCESS PLAN

SEPTEMBER 27, 2024

ForestStudio
332 Forest Avenue
Suite 4
Laguna Beach, CA 92651
949.497.0202
www.foreststudio.com



LOWER LEVEL PLAN

1/8" = 1'-0"

HORVITZ RESIDENCE

A RETREAT FOR FAMILY AND FRIENDS

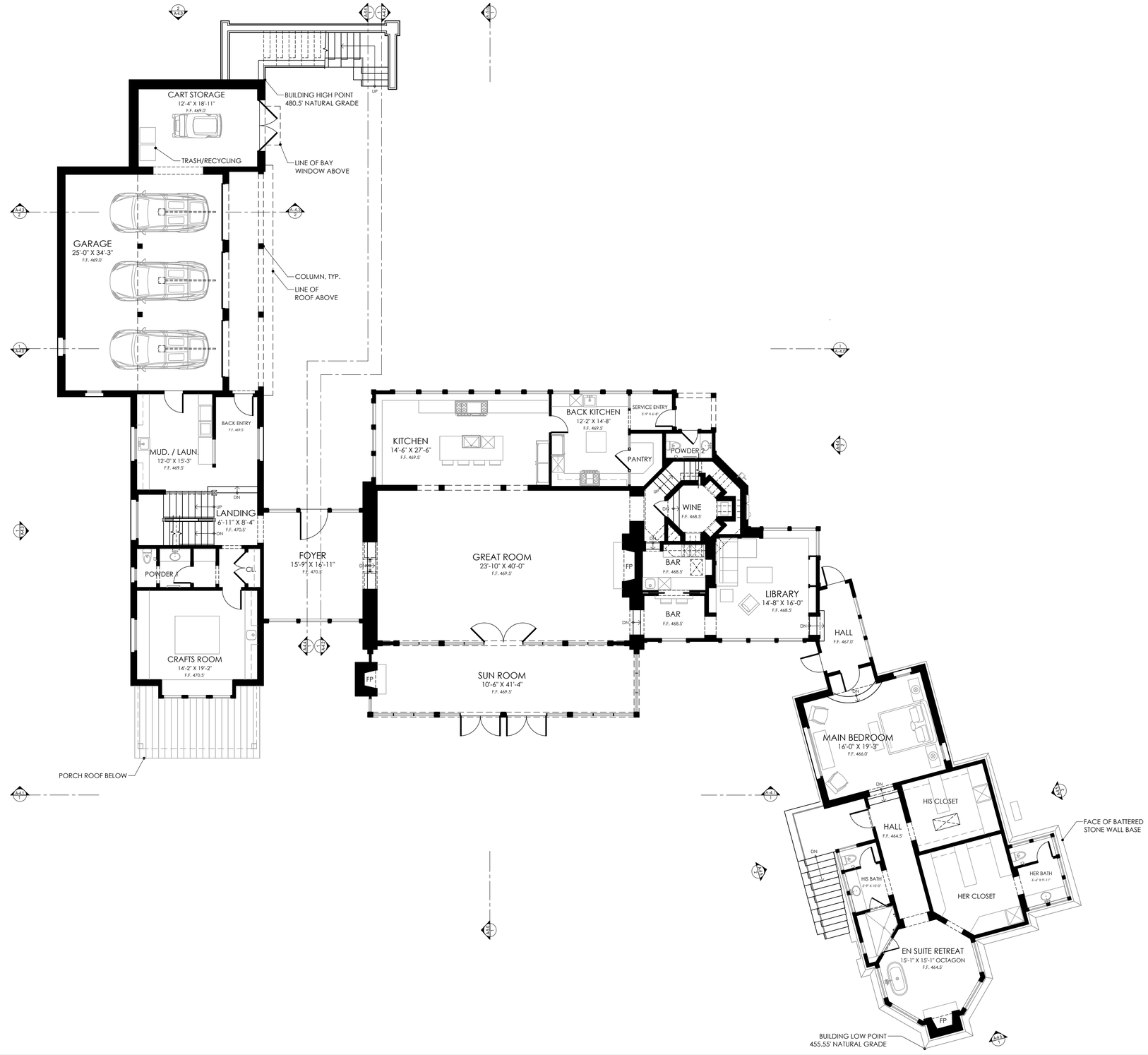
1573 RIATA ROAD, PEBBLE BEACH, CALIFORNIA

A-2.0

FLOOR PLAN - LOWER LEVEL

SEPTEMBER 27, 2024

ForestStudio
332 Forest Avenue
Suite 4
Laguna Beach, CA 92651
949.497.9282
www.forestastudio.com



PROJECT NORTH

TRUE NORTH

FIRST FLOOR PLAN

1/8" = 1'-0"

HORVITZ RESIDENCE

A RETREAT FOR FAMILY AND FRIENDS

1573 RIATA ROAD, PEBBLE BEACH, CALIFORNIA

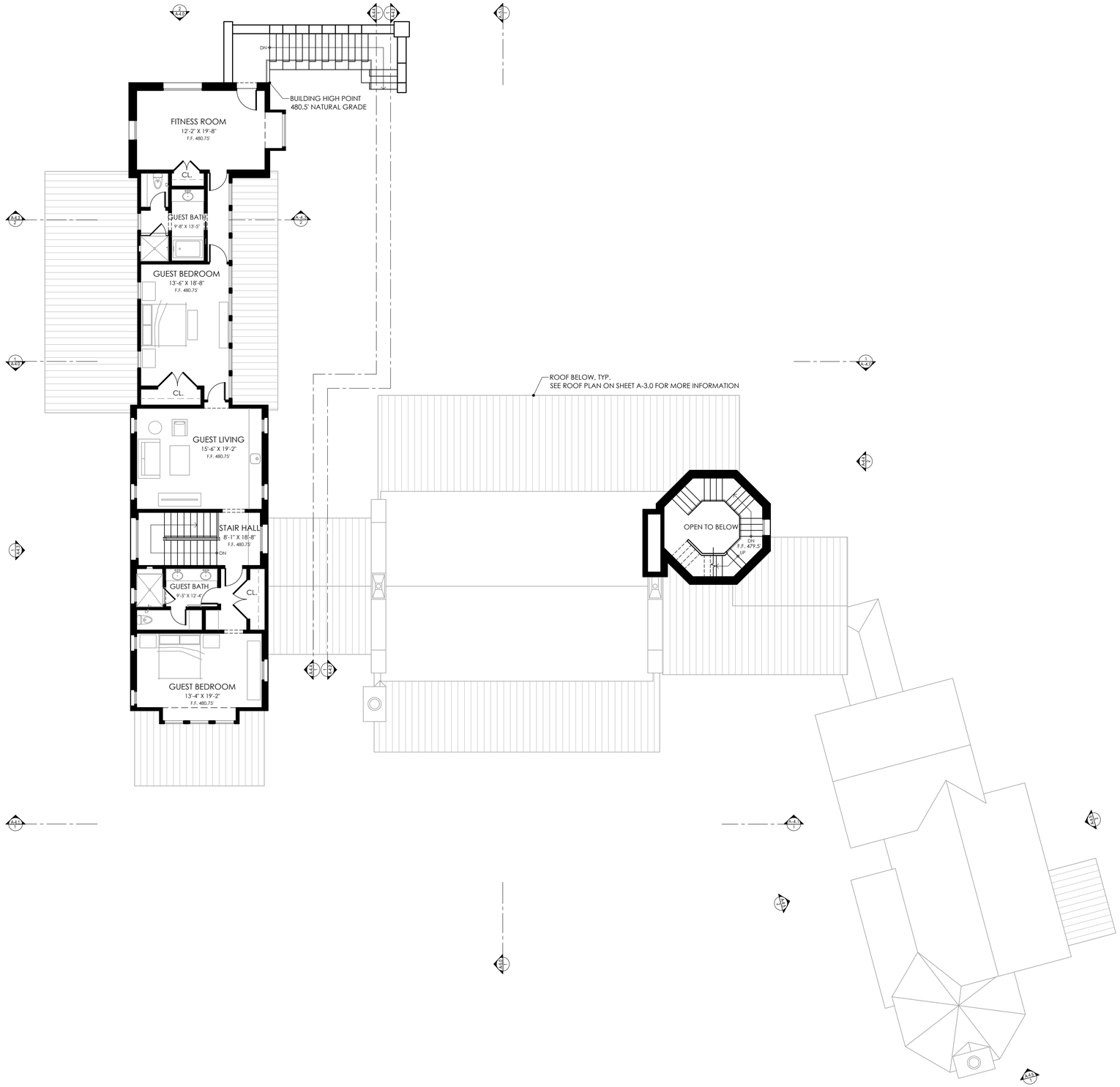
A-2.1

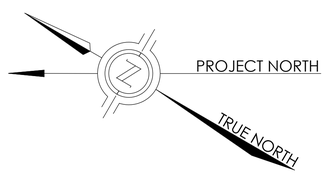
FLOOR PLAN - FIRST FLOOR

SEPTEMBER 27, 2024

ForestStudio

332 Forest Avenue
Suite 4
Laguna Beach, CA 92651
949.497.0282
www.forestsstudio.com





SECOND FLOOR PLAN

1/8" = 1'-0"

HORVITZ RESIDENCE

A RETREAT FOR FAMILY AND FRIENDS

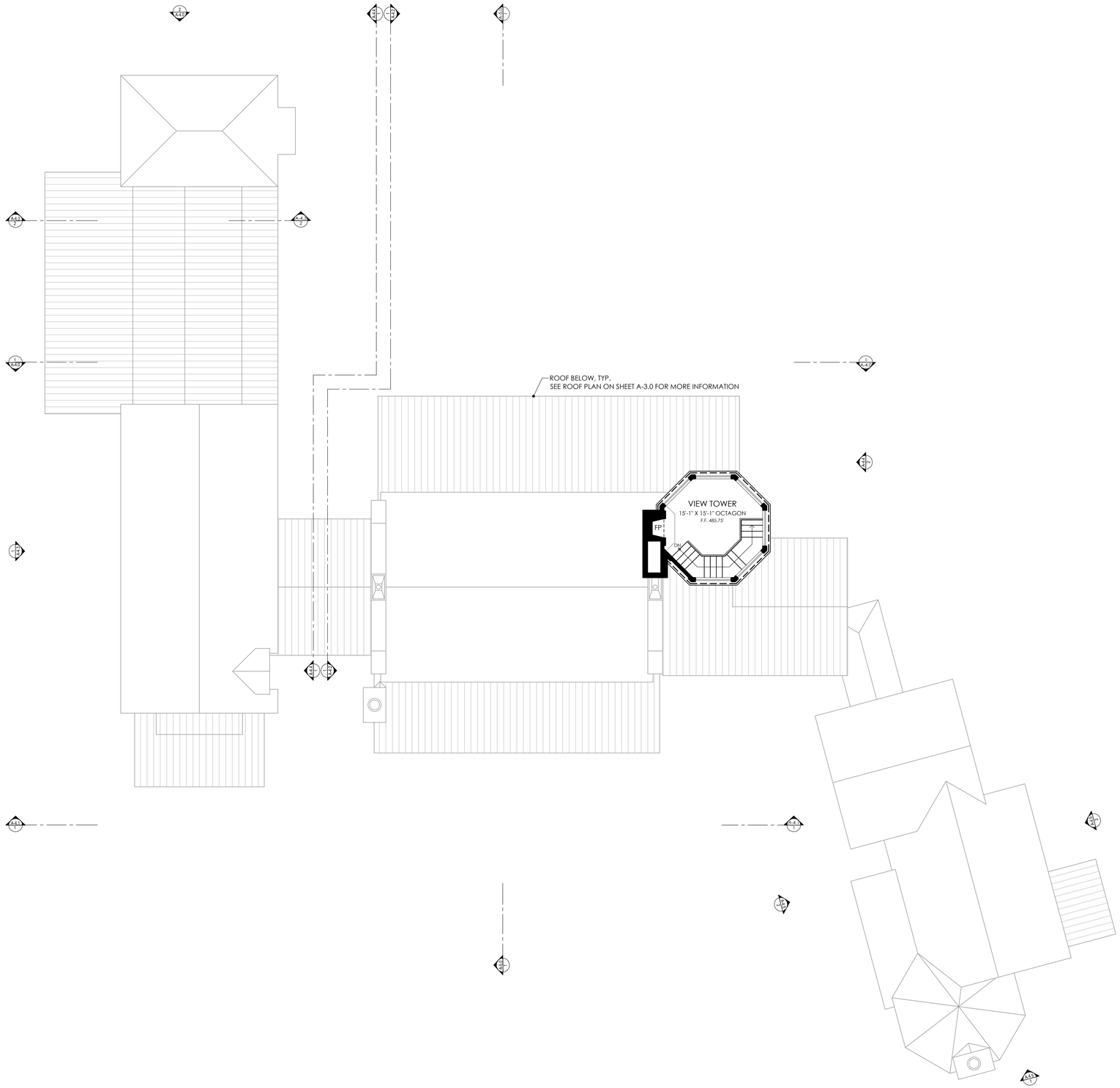
1573 RIATA ROAD, PEBBLE BEACH, CALIFORNIA

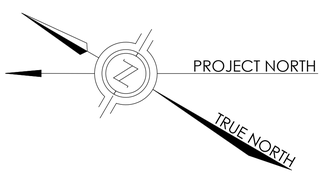
A-2.2

FLOOR PLAN - SECOND FLOOR

SEPTEMBER 27, 2024

ForestStudio
332 Forest Avenue
Suite 4
Laguna Beach, CA 92651
949.497.0202
www.foreststudio.com





THIRD FLOOR PLAN
1/8" = 1'-0"

HORVITZ RESIDENCE

A RETREAT FOR FAMILY AND FRIENDS

1573 RIATA ROAD, PEBBLE BEACH, CALIFORNIA

A-2.3

FLOOR PLAN - THIRD FLOOR

SEPTEMBER 27, 2024

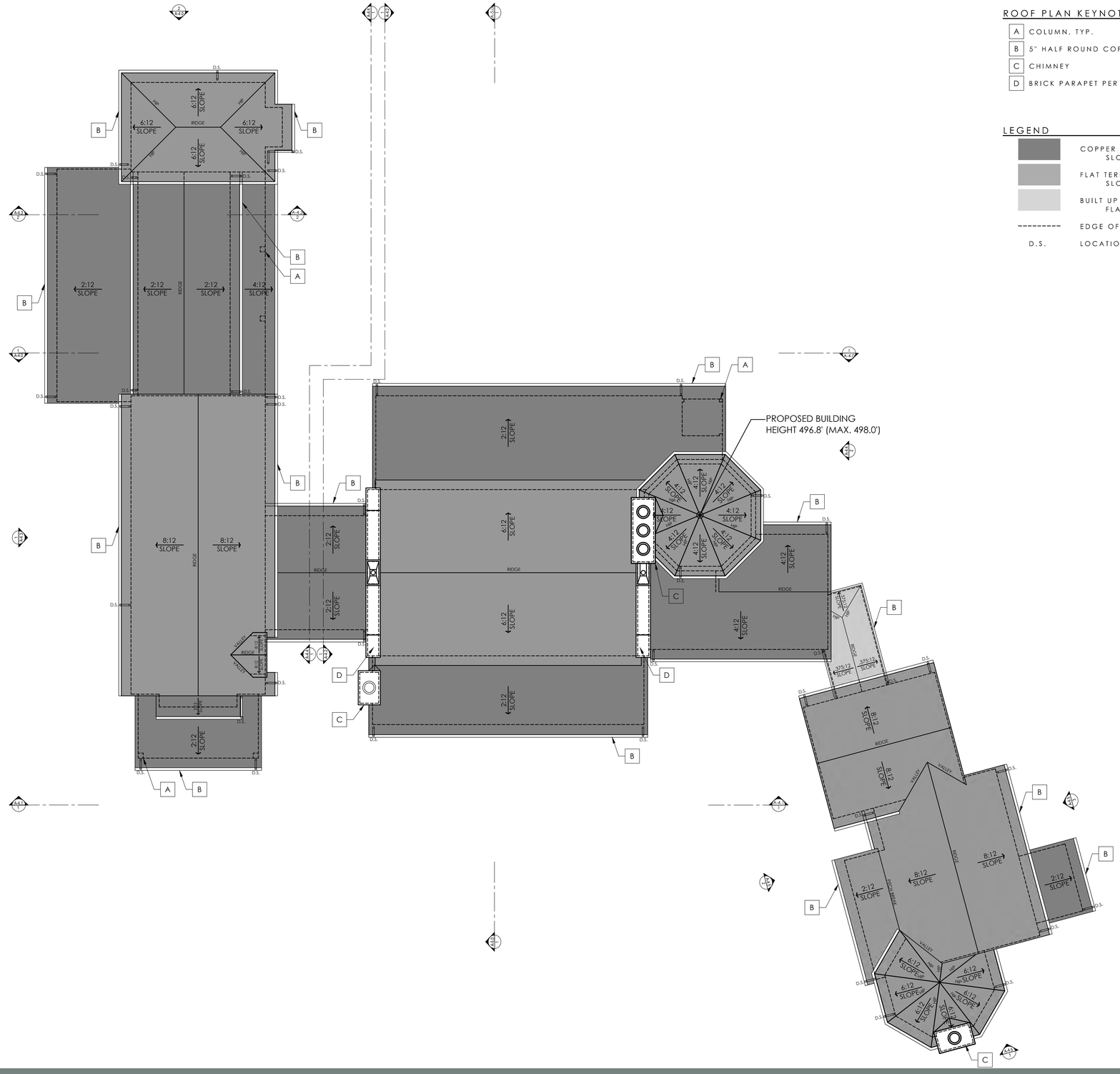
ForestStudio
332 Forest Avenue
Suite 4
Laguna Beach, CA 92651
949.497.9282
www.foreststudio.com

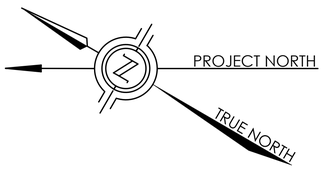
ROOF PLAN KEYNOTES

- A — COLUMN, TYP.
- B — 5" HALF ROUND COPPER GUTTER, TYP.
- C — CHIMNEY
- D — BRICK PARAPET PER ELEVATIONS

LEGEND

- COPPER STANDING SEAM METAL ROOF SLOPE AS NOTED ON PLAN
- FLAT TERRACOTTA ROOF TILE SLOPE AS NOTED ON PLAN
- BUILT UP ROOFING, DEL RIO GRAVEL FLAT ROOF (MIN. 1/4" PER FOOT SLOPE)
- EDGE OF WALL BELOW
- D.S. — LOCATION OF DOWNSPOUT





ROOF PLAN
1/8" = 1'-0"

HORVITZ RESIDENCE

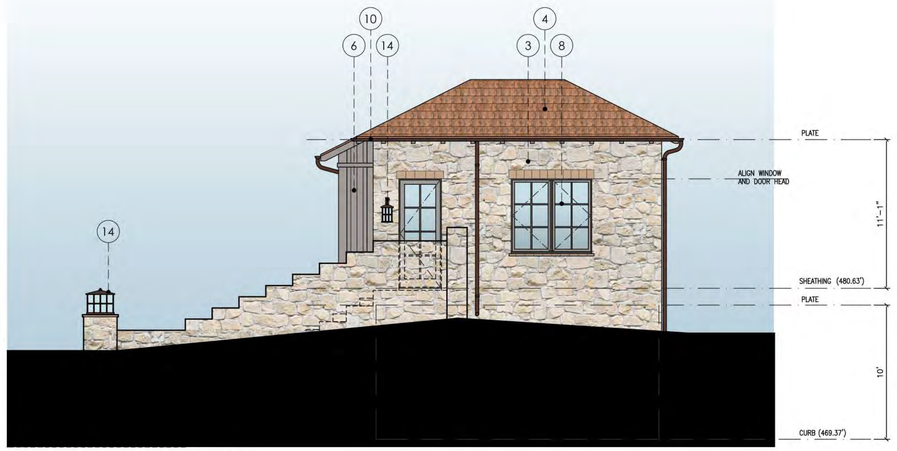
A RETREAT FOR FAMILY AND FRIENDS

1573 RIATA ROAD, PEBBLE BEACH, CALIFORNIA

A-3.0
ROOF PLAN

SEPTEMBER 27, 2024

ForestStudio
332 Forest Avenue
Suite 4
Laguna Beach, CA 92651
949.497.0202
www.foreststudio.com



2 - EAST ELEVATION

3/16" = 1'-0"

MATERIAL LEGEND

1. SMOOTH STUCCO, PAINTED DUNN-EDWARD'S "WHISPER" DEW340
2. RED BRICK
3. WASHED CARMEL STONE
4. FLAT TERRACOTTA ROOF TILE
5. COPPER STANDING SEAM METAL ROOF
6. VERTICAL WOOD SIDING
   CABOT SEMI-TRANSPARENT STAIN
   DRIFTWOOD GREY
7. WOOD DETAILS (SHUTTERS, RAFTERTAILS, TRIM, ETC.)
   CABOT SEMI-TRANSPARENT STAIN
   DRIFTWOOD GREY
8. WINDOWS / DOORS
   WIRE-BRUSHED CEDAR / ACCOYA
   COLOR TO MATCH EXTERIOR WOOD DETAILS
9. WINDOWS / DOORS
   STEEL, DARK BRONZE
10. 5" HALF ROUND COPPER GUTTER
    3" ROUND COPPER DOWNSPOUT
11. NOT USED
12. IRON RAILING
13. CLAY CHIMNEY POT
14. LIGHT FIXTURE
15. NOT USED
16. POT PER LANDSCAPE PLANS
17. FREESTANDING TRELLIS
18. CUSTOM GARAGE DOOR



1 - EAST ELEVATION (SECTION THROUGH GARAGE/MOTOR COURT)

3/16" = 1'-0"

HORVITZ RESIDENCE

A RETREAT FOR FAMILY AND FRIENDS

1573 RIATA ROAD, PEBBLE BEACH, CALIFORNIA

A-4.0

EXTERIOR ELEVATIONS

SEPTEMBER 27, 2024

ForestStudio
332 Forest Avenue
Suite 4
Laguna Beach, CA 92651
949.497.0202
www.foreststudio.com



1 - WEST ELEVATION
3/16" = 1'-0"

MATERIAL LEGEND

1. SMOOTH STUCCO, PAINTED DUNN-EDWARD'S "WHISPER" DEW340
2. RED BRICK
3. WASHED CARMEL STONE
4. FLAT TERRACOTTA ROOF TILE
5. COPPER STANDING SEAM METAL ROOF
6. VERTICAL WOOD SIDING
   CABOT SEMI-TRANSPARENT STAIN
   DRIFTWOOD GREY
7. WOOD DETAILS (SHUTTERS, RAFTERTAILS, TRIM, ETC.)
   CABOT SEMI-TRANSPARENT STAIN
   DRIFTWOOD GREY
8. WINDOWS / DOORS
   WIRE-BRUSHED CEDAR / ACCOYA
   COLOR TO MATCH EXTERIOR WOOD DETAILS
9. WINDOWS / DOORS
   STEEL, DARK BRONZE
10. 5" HALF ROUND COPPER GUTTER
    3" ROUND COPPER DOWNSPOUT
11. NOT USED
12. IRON RAILING
13. CLAY CHIMNEY POT
14. LIGHT FIXTURE
15. NOT USED
16. POT PER LANDSCAPE PLANS
17. FREESTANDING TRELLIS
18. CUSTOM GARAGE DOOR

HORVITZ RESIDENCE

A RETREAT FOR FAMILY AND FRIENDS

1573 RIATA ROAD, PEBBLE BEACH, CALIFORNIA

A-4.1

EXTERIOR ELEVATIONS

SEPTEMBER 27, 2024

ForestStudio
332 Forest Avenue
Suite 4
Laguna Beach, CA 92651
949.497.9282
www.foreststudio.com



1 - NORTH ELEVATION (SECTION THROUGH FOYER/MOTOR COURT)

3/16" = 1'-0"

MATERIAL LEGEND

1. SMOOTH STUCCO, PAINTED DUNN-EDWARD'S "WHISPER" DEW340
2. RED BRICK
3. WASHED CARMEL STONE
4. FLAT TERRACOTTA ROOF TILE
5. COPPER STANDING SEAM METAL ROOF
6. VERTICAL WOOD SIDING
   CABOT SEMI-TRANSPARENT STAIN
   DRIFTWOOD GREY
7. WOOD DETAILS (SHUTTERS, RAFTERTAILS, TRIM, ETC.)
   CABOT SEMI-TRANSPARENT STAIN
   DRIFTWOOD GREY
8. WINDOWS / DOORS
   WIRE-BRUSHED CEDAR / ACCOYA
   COLOR TO MATCH EXTERIOR WOOD DETAILS
9. WINDOWS / DOORS
   STEEL, DARK BRONZE
10. 5" HALF ROUND COPPER GUTTER
    3" ROUND DOWNSPOUT
11. NOT USED
12. IRON RAILING
13. CLAY CHIMNEY POT
14. LIGHT FIXTURE
15. NOT USED
16. POT PER LANDSCAPE PLANS
17. FREESTANDING TRELLIS
18. CUSTOM GARAGE DOOR

HORVITZ RESIDENCE

A RETREAT FOR FAMILY AND FRIENDS

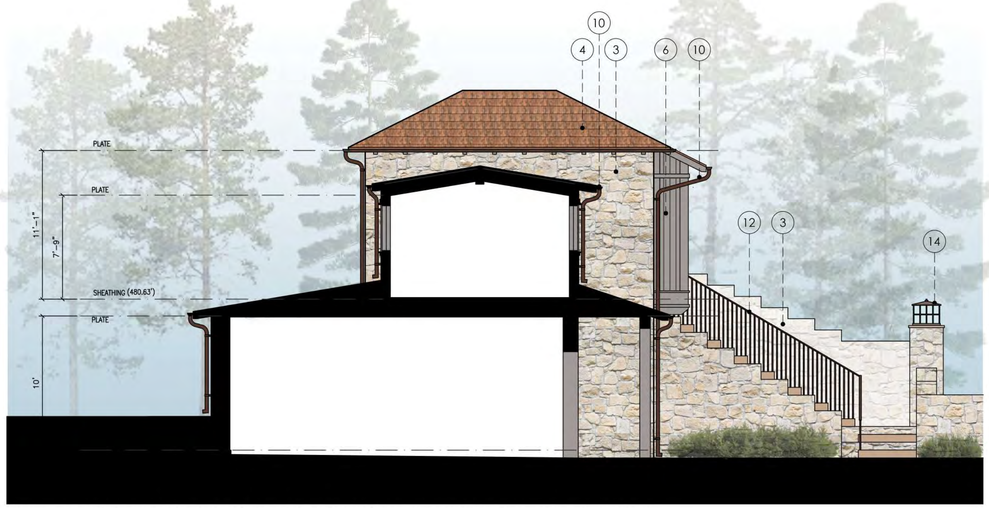
1573 RIATA ROAD, PEBBLE BEACH, CALIFORNIA

A-4.2

EXTERIOR ELEVATIONS

SEPTEMBER 27, 2024

ForestStudio
332 Forest Avenue
Suite 4
Laguna Beach, CA 92651
949.497.0202
www.foreststudio.com



2 - WEST ELEVATION (SECTION THROUGH GARAGE)

3/16" = 1'-0"

MATERIAL LEGEND

1. SMOOTH STUCCO, PAINTED DUNN-EDWARD'S "WHISPER" DEW340
2. RED BRICK
3. WASHED CARMEL STONE
4. FLAT TERRACOTTA ROOF TILE
5. COPPER STANDING SEAM METAL ROOF
6. VERTICAL WOOD SIDING
   CABOT SEMI-TRANSPARENT STAIN
   DRIFTWOOD GREY
7. WOOD DETAILS (SHUTTERS, RAFTERTAILS, TRIM, ETC.)
   CABOT SEMI-TRANSPARENT STAIN
   DRIFTWOOD GREY
8. WINDOWS / DOORS
   WIRE-BRUSHED CEDAR / ACCOYA
   COLOR TO MATCH EXTERIOR WOOD DETAILS
9. WINDOWS / DOORS
   STEEL, DARK BRONZE
10. 5" HALF ROUND COPPER GUTTER
    3" ROUND COPPER DOWNSPOUT
11. NOT USED
12. IRON RAILING
13. CLAY CHIMNEY POT
14. LIGHT FIXTURE
15. NOT USED
16. POT PER LANDSCAPE PLANS
17. FREESTANDING TRELLIS
18. CUSTOM GARAGE DOOR



1 - NORTH ELEVATION

3/16" = 1'-0"

HORVITZ RESIDENCE

A RETREAT FOR FAMILY AND FRIENDS

1573 RIATA ROAD, PEBBLE BEACH, CALIFORNIA

A-4.3

EXTERIOR ELEVATIONS

SEPTEMBER 27, 2024

ForestStudio
332 Forest Avenue
Suite 4
Laguna Beach, CA 92651
949.497.0202
www.foreststudio.com

MATERIAL LEGEND

1. SMOOTH STUCCO, PAINTED DUNN-EDWARD'S "WHISPER" DEW340
2. RED BRICK
3. WASHED CARMEL STONE
4. FLAT TERRACOTTA ROOF TILE
5. COPPER STANDING SEAM METAL ROOF
6. VERTICAL WOOD SIDING
   CABOT SEMI-TRANSPARENT STAIN
   DRIFTWOOD GREY
7. WOOD DETAILS (SHUTTERS, RAFTERTAILS, TRIM, ETC.)
   CABOT SEMI-TRANSPARENT STAIN
   DRIFTWOOD GREY
8. WINDOWS / DOORS
   WIRE-BRUSHED CEDAR / ACCOYA
   COLOR TO MATCH EXTERIOR WOOD DETAILS
9. WINDOWS / DOORS
   STEEL, DARK BRONZE
10. 5" HALF ROUND COPPER GUTTER
    3" ROUND DOWNSPOUT
11. NOT USED
12. IRON RAILING
13. CLAY CHIMNEY POT
14. LIGHT FIXTURE
15. NOT USED
16. POT PER LANDSCAPE PLANS
17. FREESTANDING TRELLIS
18. CUSTOM GARAGE DOOR



2 - SOUTH ELEVATION AT TOWER
3/16" = 1'-0"



1 - SOUTH ELEVATION (SECTION THROUGH FOYER/MOTOR COURT)
3/16" = 1'-0"

HORVITZ RESIDENCE

A RETREAT FOR FAMILY AND FRIENDS

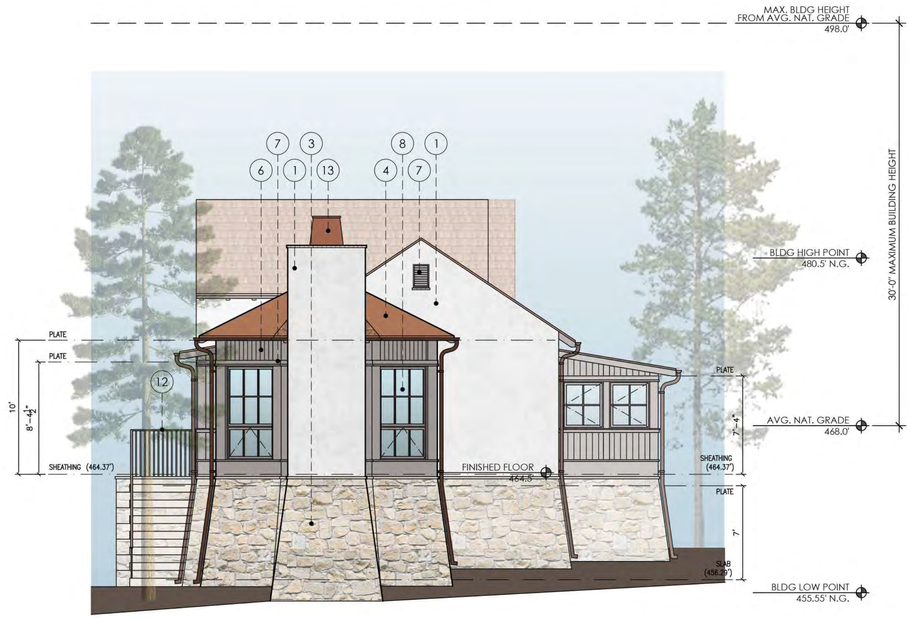
1573 RIATA ROAD, PEBBLE BEACH, CALIFORNIA

A-4.4

EXTERIOR ELEVATIONS

SEPTEMBER 27, 2024

ForestStudio
332 Forest Avenue
Suite 4
Laguna Beach, CA 92651
949.497.0202
www.foreststudio.com



1 - WEST ELEVATION (MAIN BEDROOM WING)

3/16" = 1'-0"

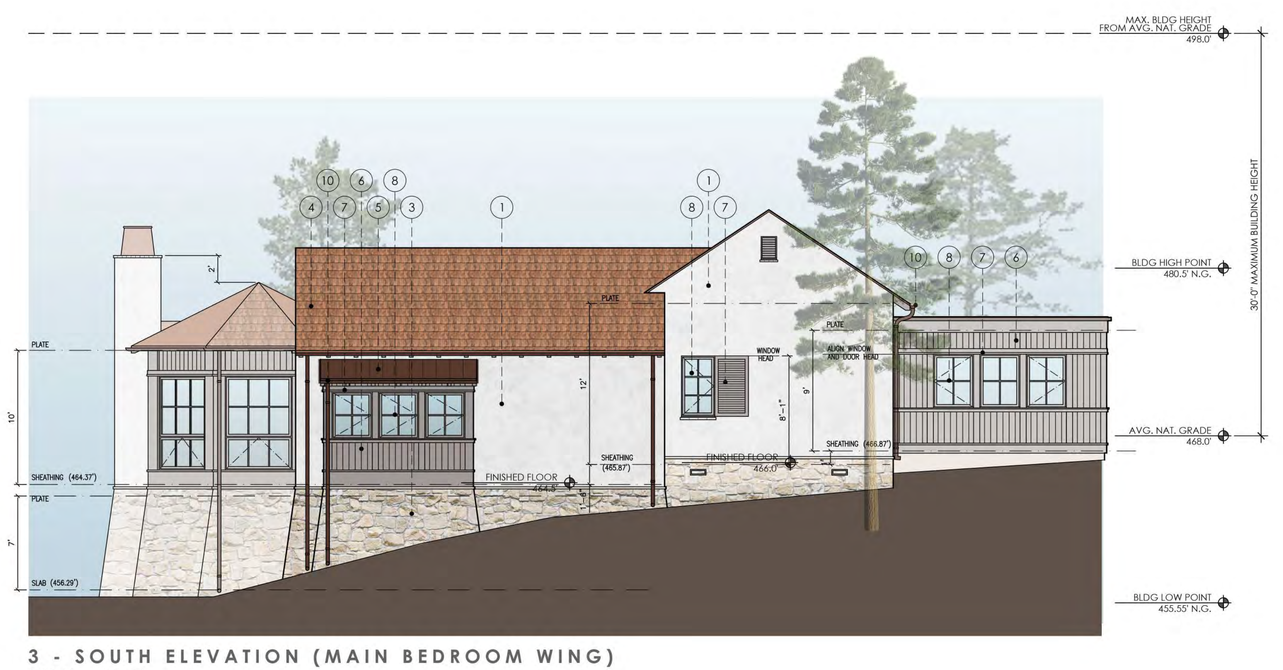
MATERIAL LEGEND

1. SMOOTH STUCCO, PAINTED DUNN-EDWARD'S "WHISPER" DEW340
2. RED BRICK
3. WASHED CARMEL STONE
4. FLAT TERRACOTTA ROOF TILE
5. COPPER STANDING SEAM METAL ROOF
6. VERTICAL WOOD SIDING
   CABOT SEMI-TRANSPARENT STAIN
   DRIFTWOOD GREY
7. WOOD DETAILS (SHUTTERS, RAFTERTAILS, TRIM, ETC.)
   CABOT SEMI-TRANSPARENT STAIN
   DRIFTWOOD GREY
8. WINDOWS / DOORS
   WIRE-BRUSHED CEDAR / ACCOYA
   COLOR TO MATCH EXTERIOR WOOD DETAILS
9. WINDOWS / DOORS
   STEEL, DARK BRONZE
10. 5" HALF ROUND COPPER GUTTER, 3" ROUND DOWNSPOUT
11. NOT USED
12. IRON RAILING
13. CLAY CHIMNEY POT
14. LIGHT FIXTURE
15. NOT USED
16. POT PER LANDSCAPE PLANS
17. FREESTANDING TRELLIS
18. CUSTOM GARAGE DOOR



2 - NORTH ELEVATION (MAIN BEDROOM WING)

3/16" = 1'-0"



3 - SOUTH ELEVATION (MAIN BEDROOM WING)

3/16" = 1'-0"

HORVITZ RESIDENCE

A RETREAT FOR FAMILY AND FRIENDS

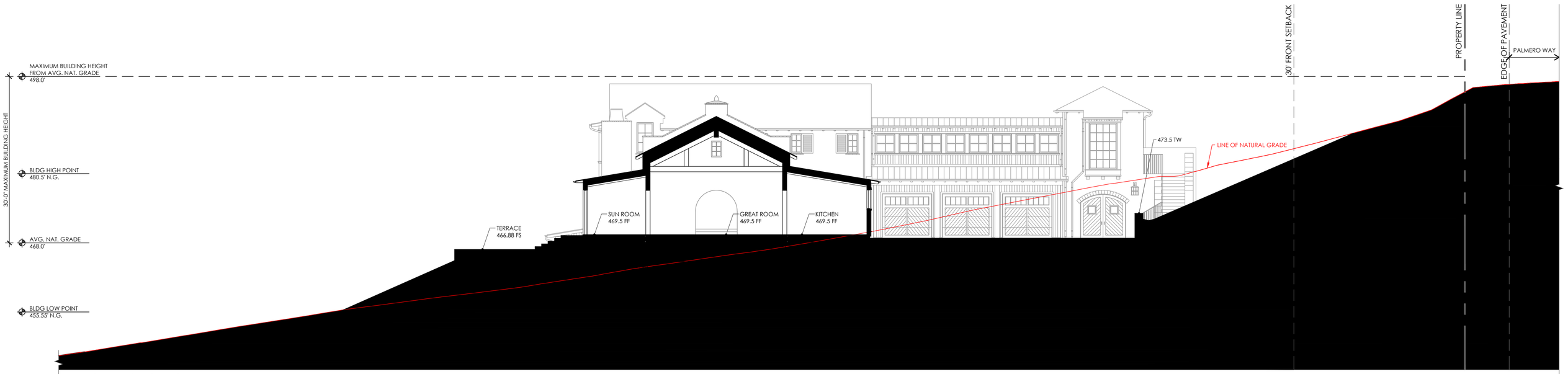
1573 RIATA ROAD, PEBBLE BEACH, CALIFORNIA

A-4.5

EXTERIOR ELEVATIONS

SEPTEMBER 27, 2024

ForestStudio
332 Forest Avenue
Suite 4
Laguna Beach, CA 92651
949.497.0202
www.foreststudio.com



1 - SITE SECTION
1/8" = 1'-0"

HORVITZ RESIDENCE

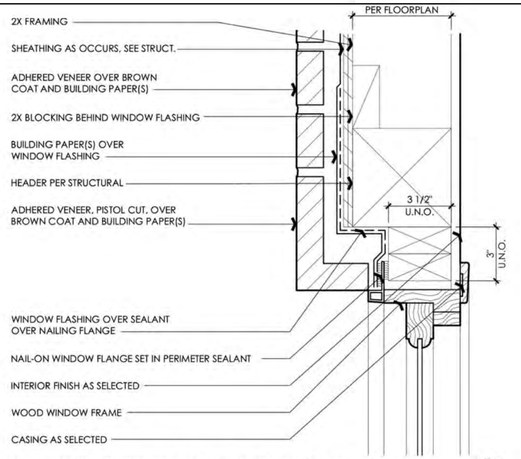
A RETREAT FOR FAMILY AND FRIENDS

1573 RIATA ROAD, PEBBLE BEACH, CALIFORNIA

A-5.0
SITE SECTION

SEPTEMBER 27, 2024

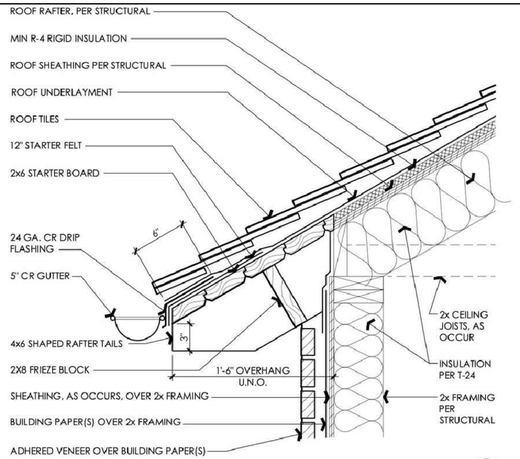
ForestStudio
332 Forest Avenue
Suite 4
Laguna Beach, CA 92651
949.497.0202
www.foreststudio.com



INSET WINDOW HEAD AT ADHERED VENEER

SCALE: 3" = 1'-0"

6

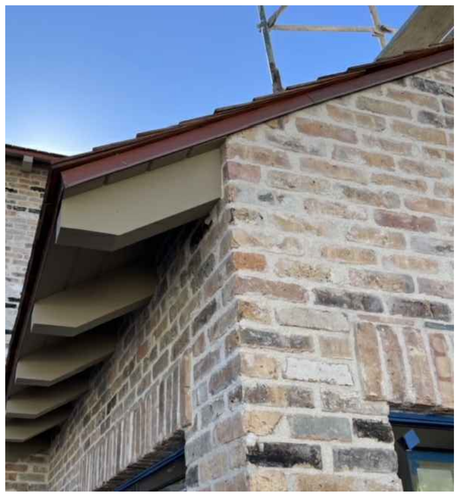


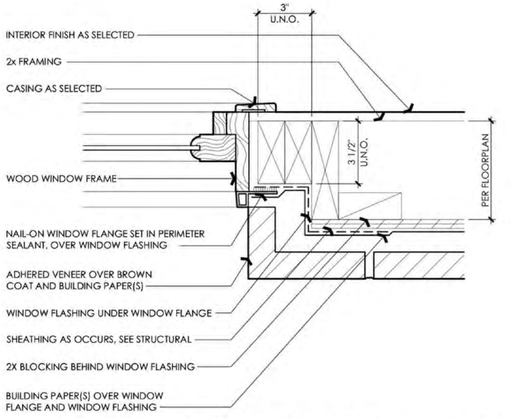
EAVE AT ADHERED VENEER

SCALE: 1-1/2" = 1'-0"

3



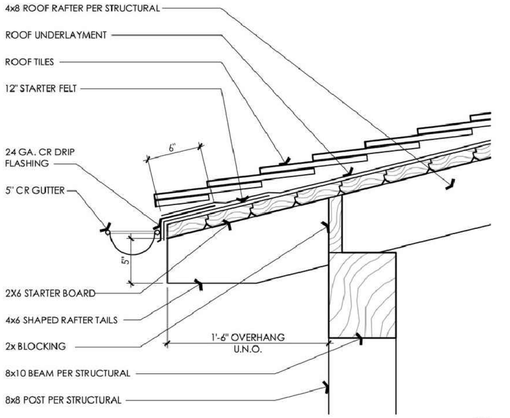




INSET WINDOW JAMB AT ADHERED VENEER

SCALE: 3" = 1'-0"

5



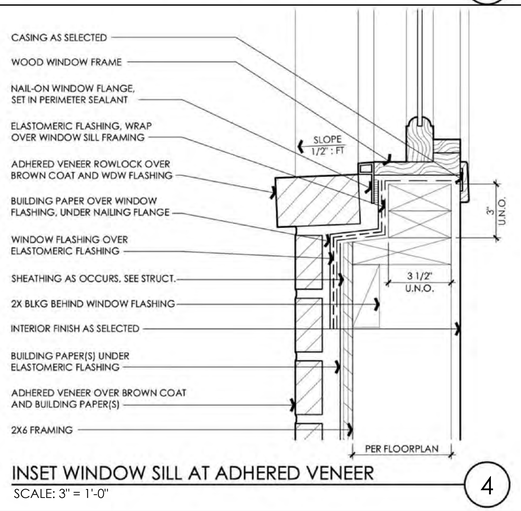
EAVE AT BEAM

SCALE: 1-1/2" = 1'-0"

2



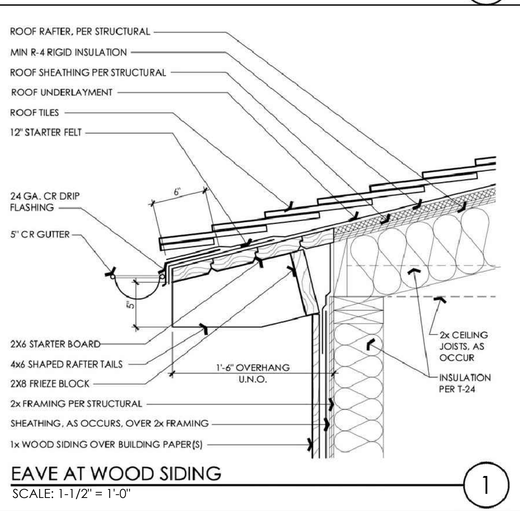




INSET WINDOW SILL AT ADHERED VENEER

SCALE: 3" = 1'-0"

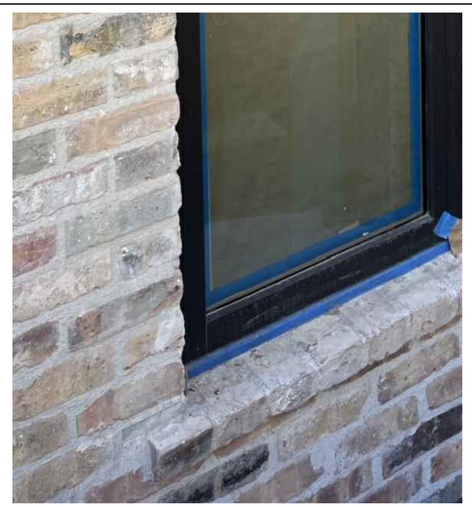
4

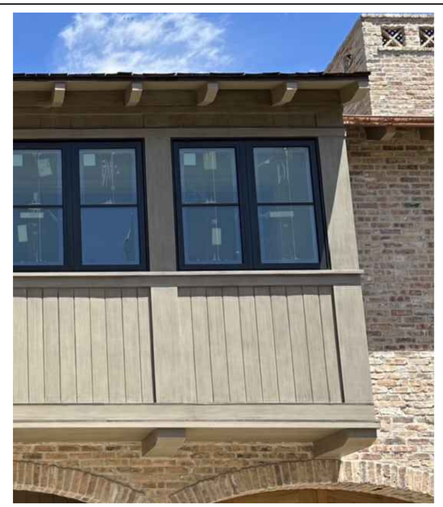


EAVE AT WOOD SIDING

SCALE: 1-1/2" = 1'-0"

1





HORVITZ RESIDENCE

A RETREAT FOR FAMILY AND FRIENDS

1573 RIATA ROAD, PEBBLE BEACH, CALIFORNIA

A-5.1

TYPICAL WALL DETAILS

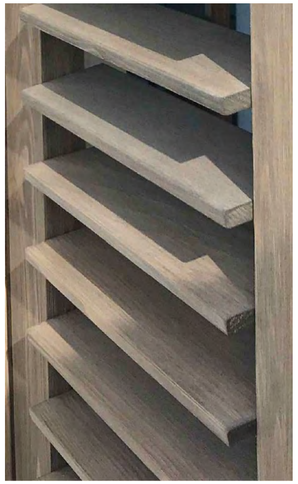
SEPTEMBER 27, 2024

ForestStudio
332 Forest Avenue
Suite 4
Laguna Beach, CA 92651
949.497.0202
www.foreststudio.com

WOOD DETAILS

CABOT SEMI-TRANSPARENT STAIN
DRIFTWOOD GREY





STUCCO

SMOOTH FINISH
PAINTED DUNN EDWARD'S "WHISPER" DEW340



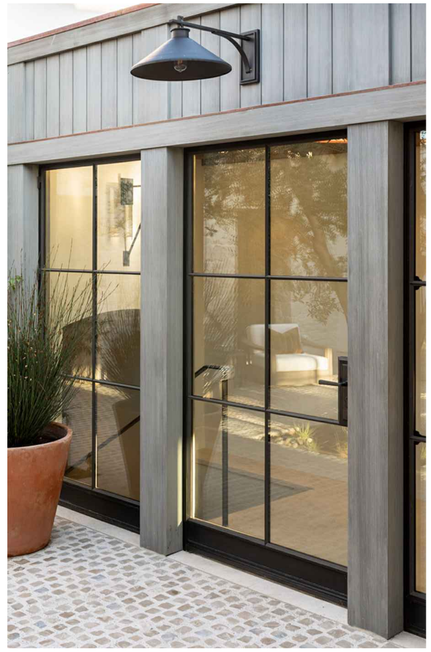
EXTERIOR DOORS & WINDOWS

WIRE-BRUSHED CEDAR/ACCOYA
COLOR TO MATCH EXTERIOR WOOD TRIM





STEEL
DARK BRONZE



METAL ROOF

COPPER STANDING SEAM



TILE ROOF

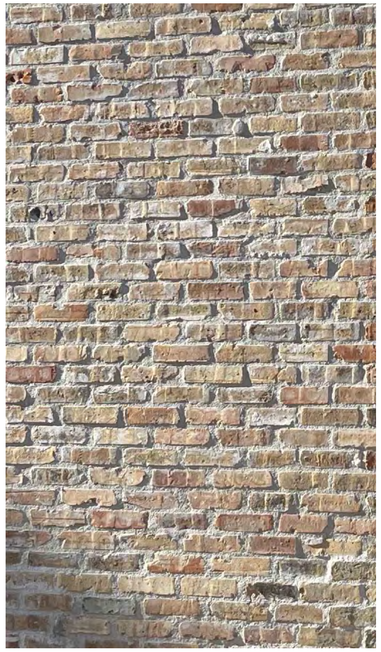
FLAT TERRACOTTA TILES





BRICK

RED BRICK



STONE

WASHED CARMEL STONE

HORVITZ RESIDENCE

A RETREAT FOR FAMILY AND FRIENDS

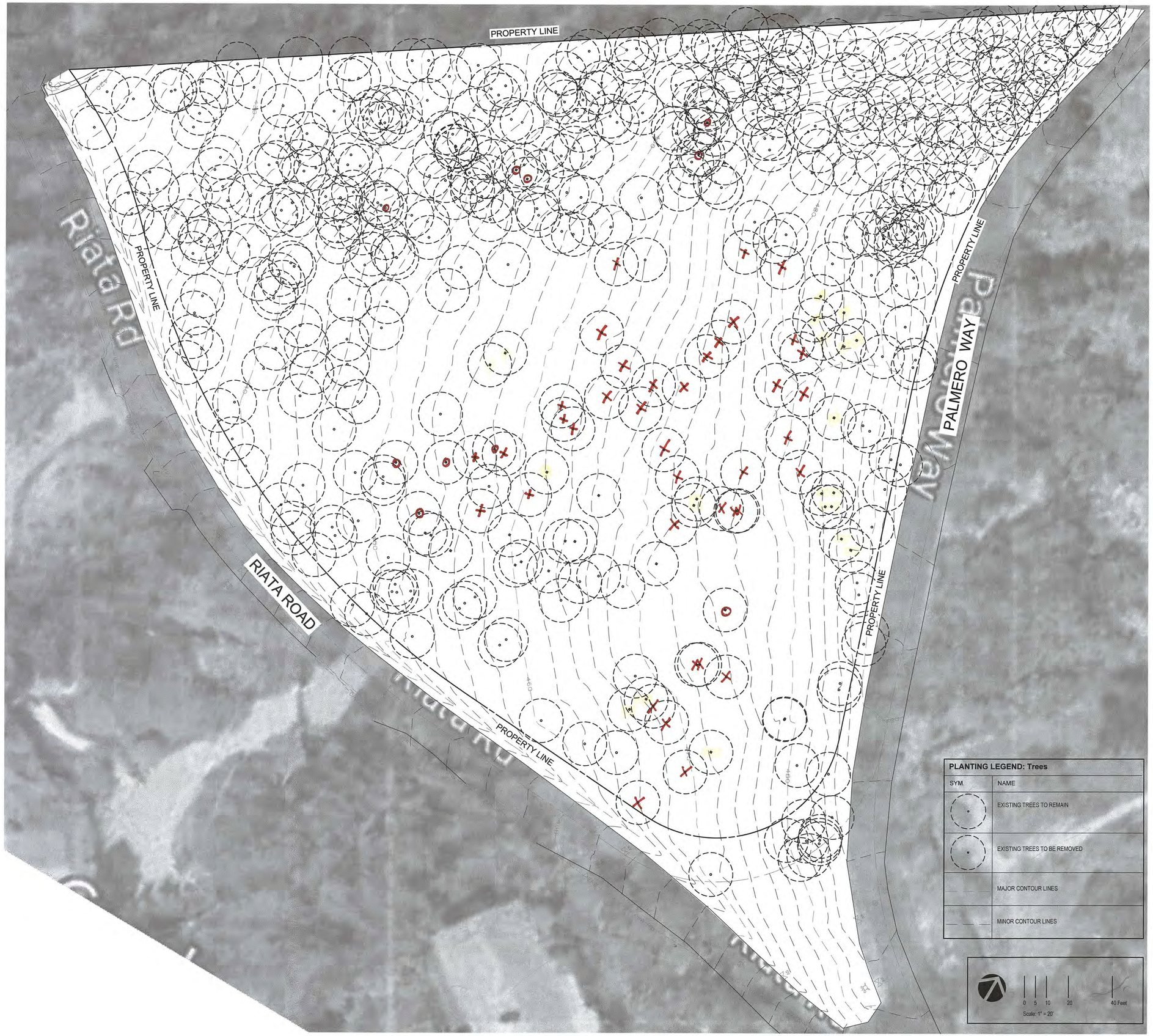
1573 RIATA ROAD, PEBBLE BEACH, CALIFORNIA

A-7.0

COLOR & MATERIAL BOARD

SEPTEMBER 27, 2024

ForestStudio
332 Forest Avenue
Suite 4
Laguna Beach, CA 92651
949.497.0202
www.foreststudio.com



Horvitz Residence

1573 Riata Road
Pebble Beach, CA 93953

Site Area: 2.41 acres

Client

Horvitz Family Special Needs Gift Trust

23721 Via Roble
Coto De Caza, CA 92679
T 310.466.0269

EPTDESIGN
234 NORTH EL MOLINO AVE, SUITE 100
PASADENA, CA 91101
626.795.2008
EPTDESIGN.COM

REGISTERED LANDSCAPE ARCHITECT
NOAH BRYKMAN No. 6139
Signature
10/01/25
Expiration Date
9/27/24
Date
STATE OF CALIFORNIA

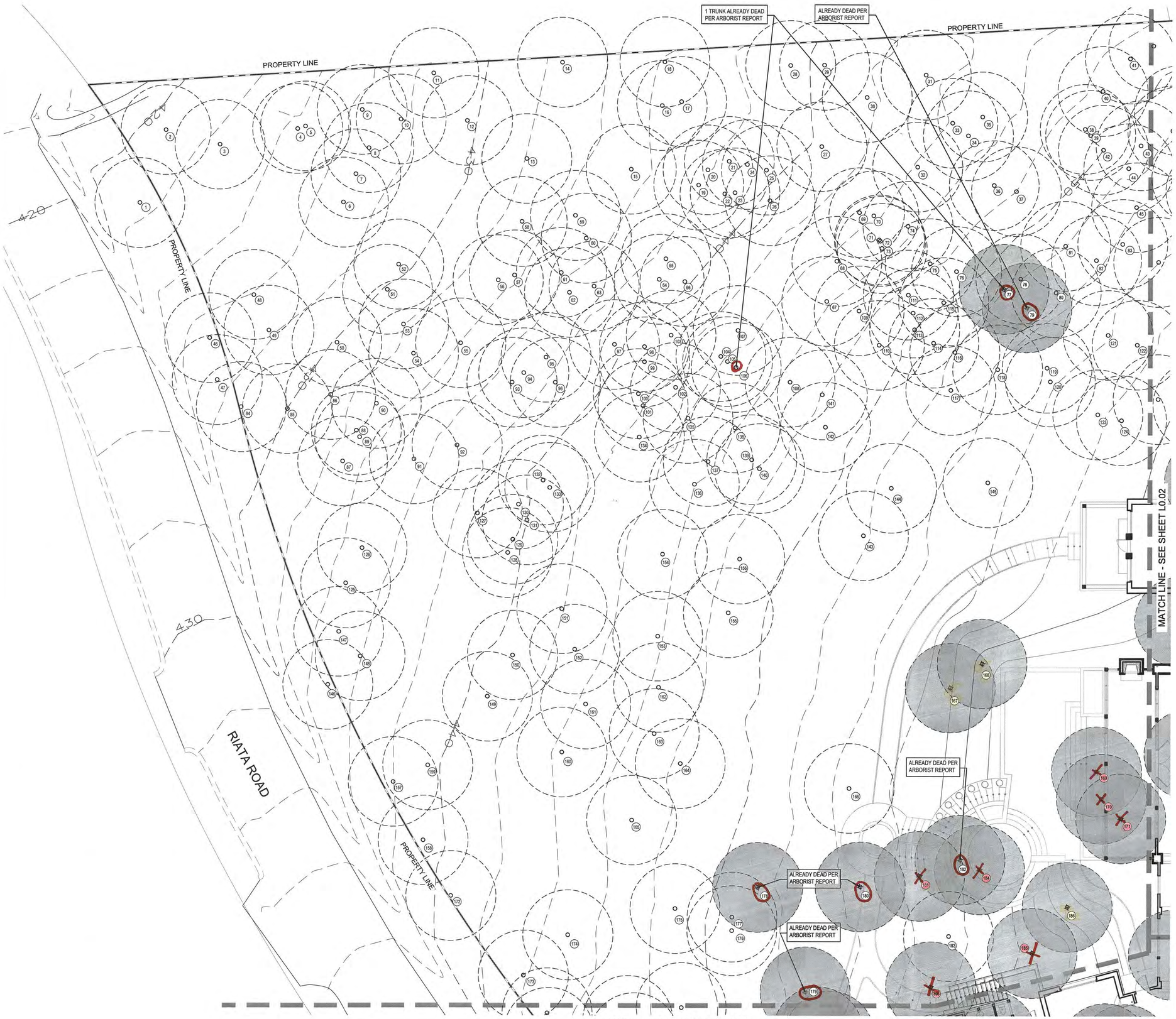
Revisions	By	Date
HOA Submittal	AA	7/25/23
Revised HOA Submittal	AA	8/4/23
City Submittal	AA	10/13/23
Revised City Submittal	AA	2/2/24
Revised City Submittal	AA	2/15/24
Revised City Submittal	AA	6/14/24
Revised City Submittal	AA	9/27/24

Job Number	E23-026
Design Staff	AA
Project Manager	AA
Principal	NE

Existing Vegetation Plan

L0.00

These drawings are instruments of service. EPTDESIGN shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from EPTDESIGN.



SEE SHEET L0.04 FOR TREE DISPOSITION LEGEND AND NOTES.

TREE REMOVAL LEGEND	
SYMBOL	NAME
	EXISTING TREE TO REMOVE
	EXISTING TREE TO REMAIN

0 5 10 20 Feet

Scale: 1" = 10'

Horvitz Residence

1573 Riata Road
Pebble Beach, CA 93953

Site Area: 2.41 acres

Client

Horvitz Family Special Needs Gift Trust
23721 Via Roble
Coto De Caza, CA 92679
T 310.466.0269

EPTDESIGN
234 NORTH EL MOLINO AVE, SUITE 100
PASADENA, CA 91101
626.795.2008
EPTDESIGN.COM

REGISTERED LANDSCAPE ARCHITECT
KIRK ERICKSON No. 3155
STATE OF CALIFORNIA
Signature
Expiration Date 9/27/24
Date

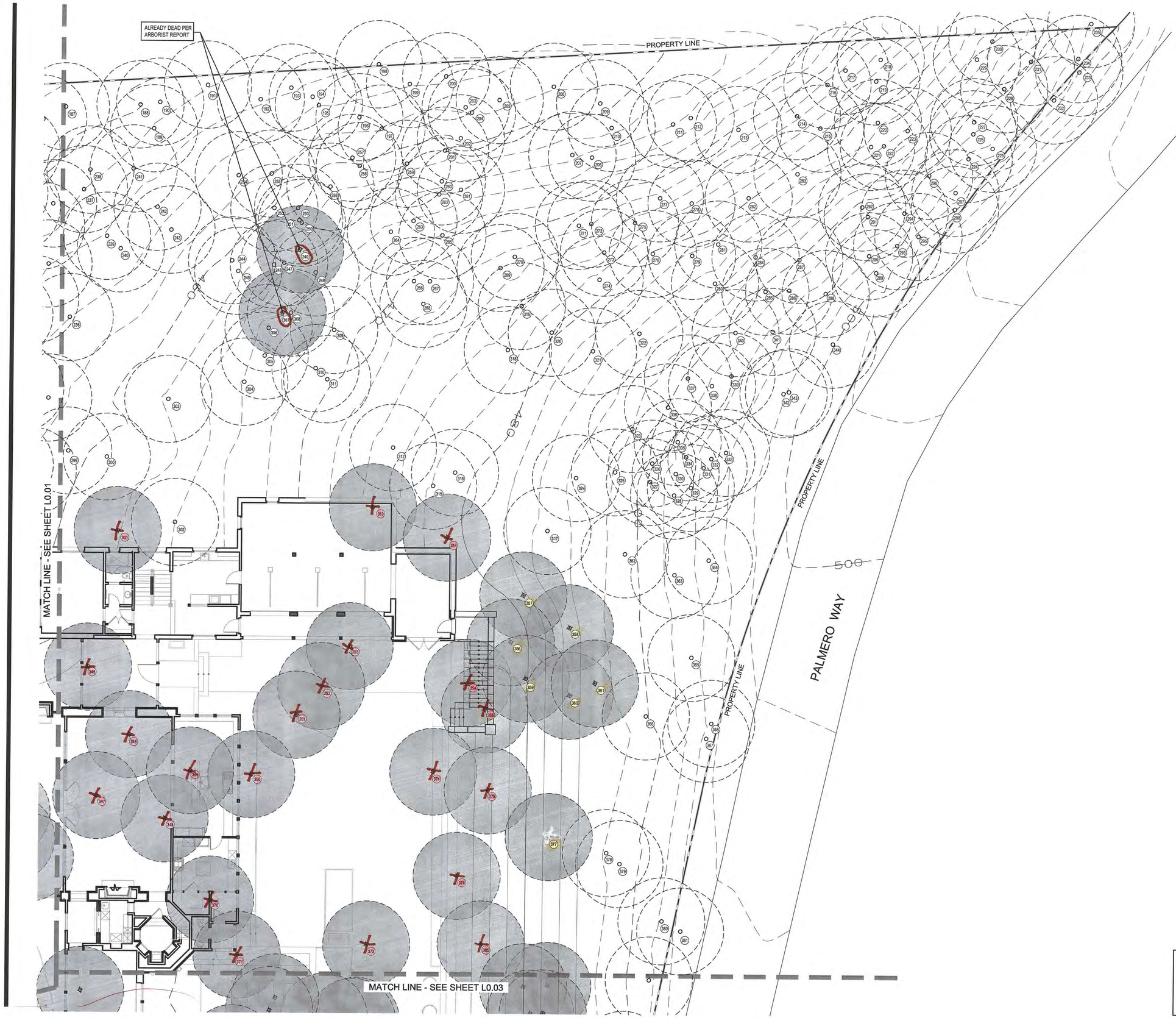
Revisions	By	Date
HOA Submittal	AA	7/25/23
Revised HOA Submittal	AA	8/4/23
City Submittal	AA	10/13/23
Revised City Submittal	AA	2/2/24
Revised City Submittal	AA	2/15/24
Revised City Submittal	AA	6/14/24
⚠ Revised City Submittal	AA	9/27/24

Job Number	E23-026
Design Staff	AA
Project Manager	AA
Principal	NE

Tree Disposition Plan (Trees 1-186)

L0.01

These drawings are instruments of service. EPTDESIGN shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from EPTDESIGN.



SEE SHEET L0.04 FOR TREE DISPOSITION LEGEND AND NOTES.

TREE REMOVAL LEGEND	
SYMBOL	NAME
	EXISTING TREE TO REMOVE
	EXISTING TREE TO REMAIN

0 5 10 20 Feet

Scale: 1" = 10'

Horvitz Residence

1573 Riata Road
Pebble Beach, CA 93953

Site Area: 2.41 acres

Client

Horvitz Family Special Needs Gift Trust
23721 Via Roble
Coto De Caza, CA 92679
T 310.466.0269

EPTDESIGN
234 NORTH EL MOLINO AVE, SUITE 100
PASADENA, CA 91101
626.795.2008
EPTDESIGN.COM

REGISTERED LANDSCAPE ARCHITECT
GREG ERIKSSON No. 3453
Signature
10/31/25
Expiration Date
9/27/24
Date
STATE OF CALIFORNIA

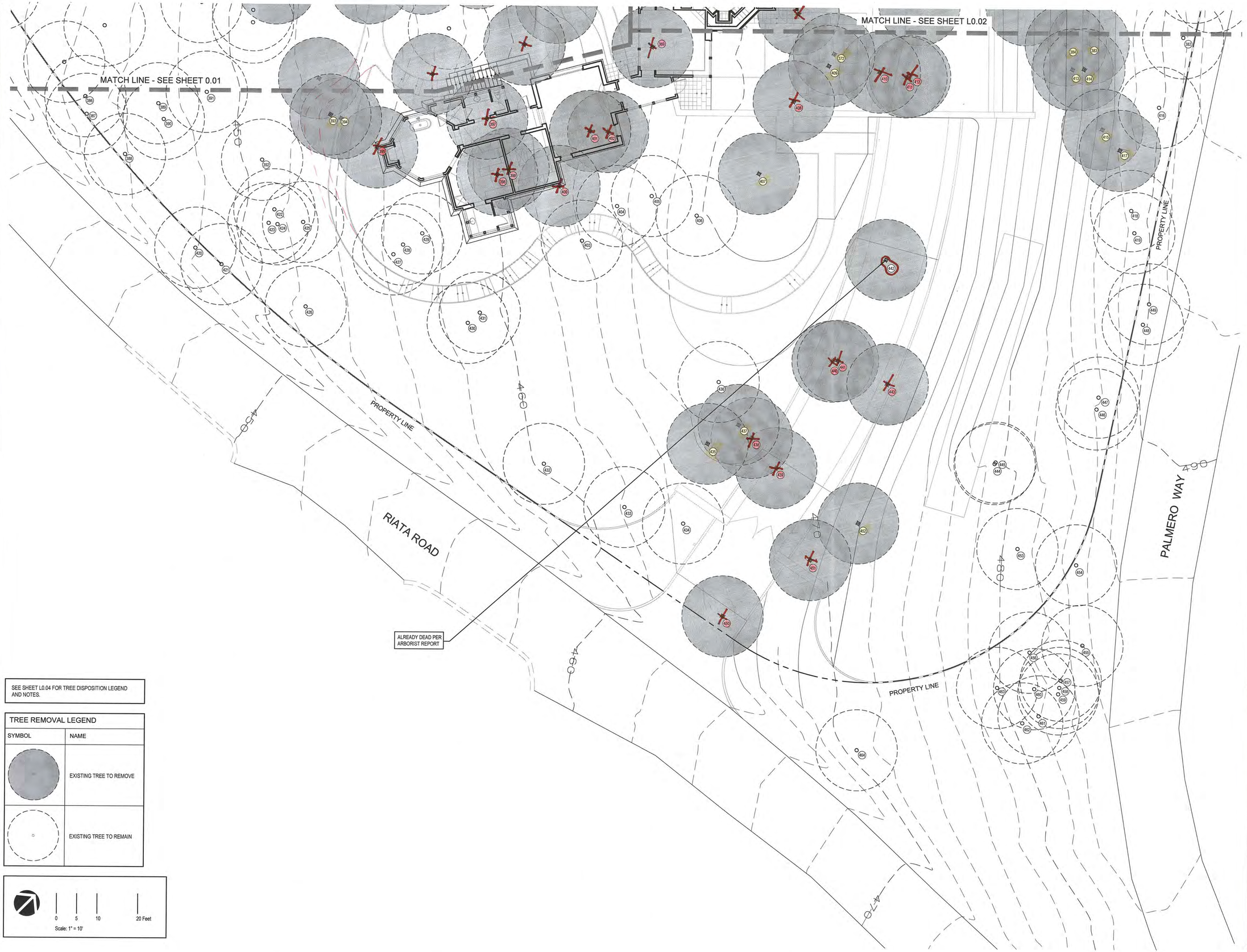
Revisions	By	Date
HOA Submittal	AA	7/25/23
Revised HOA Submittal	AA	8/4/23
City Submittal	AA	10/13/23
Revised City Submittal	AA	2/2/24
Revised City Submittal	AA	2/15/24
Revised City Submittal	AA	6/14/24
△ Revised City Submittal	AA	9/27/24

Job Number	E23-026
Design Staff	AA
Project Manager	AA
Principal	NE

Tree Disposition Plan (Trees 187-385)

L0.02

These drawings are instruments of service. EPTDESIGN shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from EPTDESIGN.



SEE SHEET L0.04 FOR TREE DISPOSITION LEGEND AND NOTES.

TREE REMOVAL LEGEND	
SYMBOL	NAME
	EXISTING TREE TO REMOVE
	EXISTING TREE TO REMAIN

0 5 10 20 Feet

Scale: 1" = 10'

Horvitz Residence

1573 Riata Road
Pebble Beach, CA 93953

Site Area: 2.41 acres

Client

Horvitz Family Special Needs Gift Trust
23721 Via Roble
Coto De Caza, CA 92679
T 310.466.0269

EPTDESIGN
234 NORTH EL MOLINO AVE, SUITE 100
PASADENA, CA 91101
626.795.2008
EPTDESIGN.COM

REGISTERED LANDSCAPE ARCHITECT
ANDREW ERIKSSON
No. 3839
Signature
10/31/25
Expiration Date
9/27/24
Date
STATE OF CALIFORNIA

Revisions	By	Date
HOA Submittal	AA	7/25/23
Revised HOA Submittal	AA	8/4/23
City Submittal	AA	10/13/23
Revised City Submittal	AA	2/2/24
Revised City Submittal	AA	2/15/24
Revised City Submittal	AA	6/14/24
⚠ Revised City Submittal	AA	9/27/24

Job Number	E23-026
Design Staff	AA
Project Manager	AA
Principal	NE

Tree Disposition Plan (Trees 386-464)

L0.03

These drawings are instruments of service. EPTDESIGN shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from EPTDESIGN.

TREE INVENTORY LEGEND (1-108)

NO.	BOTANICAL/COMMON NAME	TRUNK DBH @ 4'-6" above grade	PROPOSED STATUS X=Remove R=Remain L=Relocate	ON PROPERTY LINE Y=Yes N=No	COMMENTS
1	Pinus radiata Monterey Pine	33"	R	Y	-
2	Unknown	15"	R	N	Tree leaning
3	Pinus radiata Monterey Pine	25"	R	N	-
4	Quercus agrifolia Coast Live Oak	11"	R	N	-
5	Quercus agrifolia Coast Live Oak	8"	R	N	-
6	Quercus agrifolia Coast Live Oak	17"	R	N	-
7	Pinus radiata Monterey Pine	21"	R	N	-
8	Quercus agrifolia Coast Live Oak	9"	R	N	-
9	Pinus radiata Monterey Pine	22"	R	N	-
10	Pinus radiata Monterey Pine	15"	R	N	-
11	Pinus radiata Monterey Pine	36"	R	Y	-
12	Pinus radiata Monterey Pine	11"	R	N	-
13	Pinus radiata Monterey Pine	27"	R	N	-
14	Quercus agrifolia Coast Live Oak	11"	R	Y	-
15	Quercus agrifolia Coast Live Oak	8"	R	N	-
16	Quercus agrifolia Coast Live Oak	13"	R	N	-
17	Quercus agrifolia Coast Live Oak	12"	R	N	-
18	Pinus radiata Monterey Pine	24"	R	Y	-
19	Pinus radiata Monterey Pine	8"	R	N	-
20	Pinus radiata Monterey Pine	16"	R	N	-
21	Pinus radiata Monterey Pine	8"	R	N	-
22	Pinus radiata Monterey Pine	19"	R	N	-
23	Quercus agrifolia Coast Live Oak	11"	R	N	-
24	Pinus radiata Monterey Pine	24"	R	N	-
25	Quercus agrifolia Coast Live Oak	7"	R	N	-
26	Quercus agrifolia Coast Live Oak	8"	R	N	-
27	Quercus agrifolia Coast Live Oak	2-3", 10", 12"	R	N	-
28	Pinus radiata Monterey Pine	18"	R	N	-
29	Pinus radiata Monterey Pine	26"	R	N	-
30	Quercus agrifolia Coast Live Oak	8"	R	N	-
31	Pinus radiata Monterey Pine	24"	R	N	-
32	Quercus agrifolia Coast Live Oak	11"	R	N	-
33	Quercus agrifolia Coast Live Oak	19"	R	N	-
34	Pinus radiata Monterey Pine	27"	R	N	-
35	Pinus radiata Monterey Pine	11"	R	N	-
36	Quercus agrifolia Coast Live Oak	9"	R	N	-
37	Quercus agrifolia Coast Live Oak	7"	R	N	-
38	Quercus agrifolia Coast Live Oak	6"	R	N	-
39	Pinus radiata Monterey Pine	11"	R	N	-
40	Pinus radiata Monterey Pine	7"	R	N	-
41	Quercus agrifolia Coast Live Oak	8", 15"	R	N	-
42	Pinus radiata Monterey Pine	11"	R	N	-
43	Pinus radiata Monterey Pine	9"	R	N	-
44	Pinus radiata Monterey Pine	19"	R	N	-
45	Pinus radiata Monterey Pine	19"	R	Y	-
46	Pinus radiata Monterey Pine	24"	R	Y	-
47	Quercus agrifolia Coast Live Oak	11"	R	N	-
48	Quercus agrifolia Coast Live Oak	6"	R	N	-
49	Quercus agrifolia Coast Live Oak	14"	R	N	-
50	Quercus agrifolia Coast Live Oak	9"	R	N	-
51	Pinus radiata Monterey Pine	12"	R	N	-
52	Pinus radiata Monterey Pine	16", 26"	R	N	-
53	Quercus agrifolia Coast Live Oak	10"	R	N	-
54	Pinus radiata Monterey Pine	12"	R	N	-
55	Quercus agrifolia Coast Live Oak	13"	R	N	-
56	Quercus agrifolia Coast Live Oak	10"	R	N	-
57	Quercus agrifolia Coast Live Oak	9"	R	N	-
58	Quercus agrifolia Coast Live Oak	19"	R	N	-
59	Pinus radiata Monterey Pine	10"	R	N	-
60	Pinus radiata Monterey Pine	18"	R	N	-
61	Quercus agrifolia Coast Live Oak	8"	R	N	-
62	Quercus agrifolia Coast Live Oak	11"	R	N	-
63	Quercus agrifolia Coast Live Oak	9"	R	N	-
64	Quercus agrifolia Coast Live Oak	2'-6"	R	N	-
65	Quercus agrifolia Coast Live Oak	8"	R	N	-
66	Pinus radiata Monterey Pine	10", 14"	R	N	-
67	Pinus radiata Monterey Pine	11"	R	N	-
68	Pinus radiata Monterey Pine	13"	R	N	-
69	Quercus agrifolia Coast Live Oak	6"	R	N	-
70	Pinus radiata Monterey Pine	7", 17"	R	N	-
71	Pinus radiata Monterey Pine	7"	R	N	-
72	Pinus radiata Monterey Pine	11", 18"	X	N	11" trunk dead, remove
73	Pinus radiata Monterey Pine	10"	R	N	-
74	Pinus radiata Monterey Pine	10	X	N	Dead
75	Quercus agrifolia Coast Live Oak	9"	R	N	-
76	Pinus radiata Monterey Pine	14"	R	N	-
77	Pinus radiata Monterey Pine	10"	R	N	-
78	Quercus agrifolia Coast Live Oak	11"	R	N	-
79	Pinus radiata Monterey Pine	16"	R	Y	-
80	Quercus agrifolia Coast Live Oak	2'-6"	R	N	-
81	Pinus radiata Monterey Pine	21"	R	N	-
82	Quercus agrifolia Coast Live Oak	10"	R	N	-
83	Pinus radiata Monterey Pine	10"	R	N	-
84	Pinus radiata Monterey Pine	12"	R	N	-
85	Quercus agrifolia Coast Live Oak	6", 7"	R	N	-
86	Quercus agrifolia Coast Live Oak	3'-6"	R	N	-
87	Quercus agrifolia Coast Live Oak	6", 10"	R	N	-
88	Pinus radiata Monterey Pine	15"	R	N	-
89	Quercus agrifolia Coast Live Oak	7"	R	N	-
90	Pinus radiata Monterey Pine	20"	R	N	-
91	Pinus radiata Monterey Pine	16"	R	N	-
92	Pinus radiata Monterey Pine	13"	R	N	-
93	Quercus agrifolia Coast Live Oak	6"	R	N	-
94	Quercus agrifolia Coast Live Oak	6"	R	N	-
95	Pinus radiata Monterey Pine	12"	R	N	-
96	Pinus radiata Monterey Pine	13"	R	N	-
97	Quercus agrifolia Coast Live Oak	2'-6"	R	N	-
98	Quercus agrifolia Coast Live Oak	10", 15"	R, X	N	15" trunk dead, remove
99	Pinus radiata Monterey Pine	9"	R	N	-
100	Pinus radiata Monterey Pine	24"	R	N	-

TREE INVENTORY LEGEND (109-216)

NO.	BOTANICAL/COMMON NAME	TRUNK DBH @ 4'-6" above grade	PROPOSED STATUS X=Remove R=Remain L=Relocate	ON PROPERTY LINE Y=Yes N=No	COMMENTS
109	Pinus radiata Monterey Pine	16"	R	N	-
110	Pinus radiata Monterey Pine	8"	R	N	-
111	Quercus agrifolia Coast Live Oak	7"	R	N	-
112	Pinus radiata Monterey Pine	19"	R	N	-
113	Quercus agrifolia Coast Live Oak	6"	R	N	-
114	Pinus radiata Monterey Pine	16"	R	N	-
115	Quercus agrifolia Coast Live Oak	10"	R	N	-
116	Pinus radiata Monterey Pine	10"	R	N	-
117	Pinus radiata Monterey Pine	17"	R	N	-
118	Pinus radiata Monterey Pine	27"	R	N	-
119	Pinus radiata Monterey Pine	16"	R	N	-
120	Pinus radiata Monterey Pine	17"	R	N	-
121	Quercus agrifolia Coast Live Oak	7"	R	N	-
122	Pinus radiata Monterey Pine	9"	R	N	-
123	Pinus radiata Monterey Pine	10"	R	N	-
124	Pinus radiata Monterey Pine	10"	R	N	-
125	Pinus radiata Monterey Pine	20"	R	N	-
126	Pinus radiata Monterey Pine	16"	R	N	-
127	Quercus agrifolia Coast Live Oak	6", 7"	R	N	-
128	Quercus agrifolia Coast Live Oak	7"	R	N	-
129	Quercus agrifolia Coast Live Oak	9"	R	N	-
130	Pinus radiata Monterey Pine	13"	R	N	-
131	Pinus radiata Monterey Pine	26"	R	N	-
132	Quercus agrifolia Coast Live Oak	13"	R	N	-
133	Quercus agrifolia Coast Live Oak	6"	R	N	-
134	Quercus agrifolia Coast Live Oak	11"	R	N	-
135	Quercus agrifolia Coast Live Oak	7"	R	N	-
136	Pinus radiata Monterey Pine	8"	R	N	-
137	Pinus radiata Monterey Pine	24"	R	N	Tree thinning
138	Quercus agrifolia Coast Live Oak	6"	R	N	-
139	Quercus agrifolia Coast Live Oak	7"	R	N	-
140	Quercus agrifolia Coast Live Oak	11"	R	N	-
141	Quercus agrifolia Coast Live Oak	7"	R	N	-
142	Quercus agrifolia Coast Live Oak	20"	R	N	-
143	Quercus agrifolia Coast Live Oak	8"	R	N	-
144	Pinus radiata Monterey Pine	11"	R	N	-
145	Pinus radiata Monterey Pine	21"	R	N	-
146	Quercus agrifolia Coast Live Oak	11"	R	N	-
147	Pinus radiata Monterey Pine	17"	R	N	-
148	Quercus agrifolia Coast Live Oak	10"	R	N	-
149	Pinus radiata Monterey Pine	8"	R	N	-
150	Pinus radiata Monterey Pine	9"	R	N	-
151	Quercus agrifolia Coast Live Oak	7", 9"	R	N	-
152	Quercus agrifolia Coast Live Oak	9"	R	N	-
153	Quercus agrifolia Coast Live Oak	11"	R	N	-
154	Pinus radiata Monterey Pine	17"	R	N	-
155	Pinus radiata Monterey Pine	22"	R	N	-
156	Pinus radiata Monterey Pine	23"	R	N	-
157	Quercus agrifolia Coast Live Oak	9"	R	Y	-
158	Pinus radiata Monterey Pine	24"	R	Y	-
159	Pinus radiata Monterey Pine	29"	R	Y	-
160	Pinus radiata Monterey Pine	24"	R	N	-
161	Quercus agrifolia Coast Live Oak	6"	R	N	-
162	Quercus agrifolia Coast Live Oak	21"	R	N	-
163	Quercus agrifolia Coast Live Oak	7"	R	N	-
164	Pinus radiata Monterey Pine	24"	R	N	-
165	Quercus agrifolia Coast Live Oak	20"	R	N	-
166	Pinus radiata Monterey Pine	24"	R	N	-
167	Pinus radiata Monterey Pine	18"	X	N	Conflict with proposed design
168	Pinus radiata Monterey Pine	15"	X	N	Conflict with proposed design
169	Pinus radiata Monterey Pine	17"	X	N	Conflict with proposed design
170	Quercus agrifolia Coast Live Oak	7"	X	N	Conflict with proposed design
171	Pinus radiata Monterey Pine	17"	X	N	Conflict with proposed design
172	Quercus agrifolia Coast Live Oak	6"	R	Y	-
173	Quercus agrifolia Coast Live Oak	7"	R	N	-
174	Quercus agrifolia Coast Live Oak	6", 7"	R	N	-
175	Quercus agrifolia Coast Live Oak	6", 7"	R	N	-
176	Quercus agrifolia Coast Live Oak	7"	R	N	-
177	Pinus radiata Monterey Pine	11"	X	N	Dead
178	Pinus radiata Monterey Pine	21"	X	N	Dead
179	Pinus radiata Monterey Pine	24"	X	N	Dead
180	Pinus radiata Monterey Pine	26"	X	N	Dead
181	Pinus radiata Monterey Pine	12"	X	N	Dead
182	Pinus radiata Monterey Pine	20"	R	N	-
183	Quercus agrifolia Coast Live Oak	7"	X	N	Conflict with proposed design
184	Quercus agrifolia Coast Live Oak	9"	X	N	Conflict with proposed design
185	Pinus radiata Monterey Pine	10"	X	N	Conflict with proposed grading
186	Quercus agrifolia Coast Live Oak	6"	R	N	-
187	Quercus agrifolia Coast Live Oak	8"	R	N	-
188	Pinus radiata Monterey Pine	10"	R	N	-
189	Quercus agrifolia Coast Live Oak	10"	R	N	-
190	Pinus radiata Monterey Pine	12"	R	N	-
191	Quercus agrifolia Coast Live Oak	6"	R	N	-
192	Pinus radiata Monterey Pine	14"	R	N	-
193	Pinus radiata Monterey Pine	10"	R	N	-
194	Pinus radiata Monterey Pine	18"	R	Y	-
195	Pinus radiata Monterey Pine	10"	R	N	-
196	Pinus radiata Monterey Pine	12"	R	N	-
197	Pinus radiata Monterey Pine	7"	R	N	-
198	Quercus agrifolia Coast Live Oak	12"	R	N	-
199	Pinus radiata Monterey Pine	19"	R	N	-
200	Quercus agrifolia Coast Live Oak	6"	R	N	-
201	Pinus radiata Monterey Pine	15"	R	N	-
202	Quercus agrifolia Coast Live Oak	2'-6"	R	N	-
203	Pinus radiata Monterey Pine	20"	R	N	-
204	Quercus agrifolia Coast Live Oak	14"	R	N	-
205	Quercus agrifolia Coast Live Oak	6"	R	N	-
206	Pinus radiata Monterey Pine	20"	R	N	-
207	Pinus radiata Monterey Pine	10", 19"	R	N	-

TREE INVENTORY LEGEND (217-324)

NO.	BOTANICAL/COMMON NAME	TRUNK DBH @ 4'-6" above grade	PROPOSED STATUS X=Remove R=Remain L=Relocate	ON PROPERTY LINE Y=Yes N=No	COMMENTS
217	Pinus radiata Monterey Pine	11"	R	N	-
218	Pinus radiata Monterey Pine	18"	R	N	-
219	Quercus agrifolia Coast Live Oak	7"	R	N	-
220	Pinus radiata Monterey Pine	16"	R	N	-
221	Quercus agrifolia Coast Live Oak	6"	R	N	-
222	Quercus agrifolia Coast Live Oak	6"	R	N	-
223	Quercus agrifolia Coast Live Oak	7"	R	N	-
224	Pinus radiata Monterey Pine	27"	R	N	-
225	Pinus radiata Monterey Pine	17"	R	Y	-
226	Pinus radiata Monterey Pine	12"	R	N	-
227	Pinus radiata Monterey Pine	15"	R	N	-
228	Pinus radiata Monterey Pine	13"	R	N	-
229	Quercus agrifolia Coast Live Oak	8", 10"	R	N	-
230	Pinus radiata Monterey Pine	19"	R	Y	-
231	Pinus radiata Monterey Pine	6"	R	N	-
232	Pinus radiata Monterey Pine	24"	R	Y	-
233	Quercus agrifolia Coast Live Oak	7"	R	Y	-
234	Pinus radiata Monterey Pine	12"	R	Y	-
235	Quercus agrifolia Coast Live Oak	14"	R	Y	-
236	Pinus radiata Monterey Pine	15"	R	N	-
237	Pinus radiata Monterey Pine	10"	R	N	-
238	Pinus radiata Monterey Pine	8"	R	N	-
239	Pinus radiata Monterey Pine	6"	R	N	-
240	Quercus agrifolia Coast Live Oak	6"	R	N	-
241	Pinus radiata Monterey Pine	24"	R	N	-
242	Pinus radiata Monterey Pine	7"	R	N	-
243	Pinus radiata Monterey Pine	18"	R	N	-
244	Pinus radiata Monterey Pine	2'-10"	R	N	-
245	Pinus radiata Monterey Pine	11"	R	N	-
246	Quercus agrifolia Coast Live Oak	6"	R	N	-
247	Quercus agrifolia Coast Live Oak	7"	R	N	-
248	Pinus radiata Monterey Pine	16"	R	N	-
249	Pinus radiata Monterey Pine	18"	X	N	Dead
250	Pinus radiata Monterey Pine	21"	R	N	-
251	Pinus radiata Monterey Pine	19"	R	N	-
252	Pinus radiata Monterey Pine	13"	R	N	-
253	Pinus radiata Monterey Pine	15"	R	N	-
254	Quercus agrifolia Coast Live Oak	6"	R	N	-
255	Pinus radiata Monterey Pine	9"	R	N	-
256	Pinus radiata Monterey Pine	7", 19"	R	N	-
257	Pinus radiata Monterey Pine	7"	R	N	-
258	Pinus radiata Monterey Pine	7"	R	N	-
259	Pinus radiata Monterey Pine	15"	R	N	-
260	Quercus agrifolia Coast Live Oak	7"	R	N	-
261	Pinus radiata Monterey Pine	13"	R	N	-
262	Pinus radiata Monterey Pine	14"	R	N	-
263	Pinus radiata Monterey Pine	17	R	N	-
264	Pinus radiata Monterey Pine	12"	R	N	-
265	Quercus agrifolia Coast Live Oak	11"	R	N	-
266	Quercus agrifolia Coast Live Oak	6"	R	N	-
267	Quercus agrifolia Coast Live Oak	7"	R	N	-
268	Pinus radiata Monterey Pine	10"	R	N	-
269	Quercus agrifolia Coast Live Oak	6"	R	N	-
270	Quercus agrifolia Coast Live Oak	2'-6"	R	N	-
271	Pinus radiata Monterey Pine	14"	R	N	-
272	Quercus agrifolia Coast Live Oak	8"	R	N	-
273	Pinus radiata Monterey Pine	7"	R	N	-
274	Quercus agrifolia Coast Live Oak	6"	R	N	-
275	Pinus radiata Monterey Pine	8"	R	N	-
276	Quercus agrifolia Coast Live Oak	6", 7"	R	N	-
277	Pinus radiata Monterey Pine	6"	R	N	-
278	Quercus agrifolia Coast Live Oak	8"	R	N	-
279	Pinus radiata Monterey Pine	18"	R	N	-
280	Quercus agrifolia Coast Live Oak	11"	R	N	-
281	Quercus agrifolia Coast Live Oak	11"	R	N	-
282	Quercus agrifolia Coast Live Oak	8"	R	N	-
283	Pinus radiata Monterey Pine	18"	R	N	-
284	Quercus agrifolia Coast Live Oak	9"	R	N	-
285	Pinus radiata Monterey Pine	14"	R	N	-
286	Quercus agrifolia Coast Live Oak	13"	R	N	-
287	Quercus agrifolia Coast Live Oak	12"	R	N	-
288	Quercus agrifolia Coast Live Oak	6", 10"	R	N	-
289	Pinus radiata Monterey Pine	19"	R	N	-
290	Pinus radiata Monterey Pine	24"	R	N	-
291	Quercus agrifolia Coast Live Oak	8"	X	N	Dead
292	Quercus agrifolia Coast Live Oak	21"	R	N	-
293	Pinus radiata Monterey Pine	19"	R	N	-
294	Pinus radiata Monterey Pine	13"	R	N	-
295	Pinus radiata Monterey Pine	15"	R	N	-
296	Quercus agrifolia Coast Live Oak	6"	R	N	-
297	Pinus radiata Monterey Pine	7"	R	N	-
298	Pinus radiata Monterey Pine	12"	R	N	-
299	Quercus agrifolia Coast Live Oak	12"	R	N	-
300	Pinus radiata Monterey Pine	19"	R	N	-
301	Pinus radiata Monterey Pine	20"	R	N	-
302	Pinus radiata Monterey Pine	12"	R	N	-
303	Pinus radiata Monterey Pine	22"	R	N	-
304	Pinus radiata Monterey Pine	23"	R	N	-
305	Quercus agrifolia Coast Live Oak	9"	R	Y	-
306	Pinus radiata Monterey Pine	24"	R	Y	-
307	Pinus radiata Monterey Pine	29"	R	Y	-
308	Pinus radiata Monterey Pine	24"	R	N	-
309	Quercus agrifolia Coast Live Oak	6"	R	N	-
310	Quercus agrifolia Coast Live Oak	21"	R	N	-
311	Quercus agrifolia Coast Live Oak	7"	R	N	-
312	Pinus radiata Monterey Pine	24"	R	N	-
313	Quercus agrifolia Coast Live Oak	6"	R	N	-
314	Quercus agrifolia Coast Live Oak	6"	R	N	-
315	Pinus radiata Monterey Pine	20"	R	N	-
316	Pinus radiata Monterey Pine	10", 19"	R	N	-

TREE INVENTORY LEGEND (325-432)

NO.	BOTANICAL/COMMON NAME	TRUNK DBH @ 4'-6" above grade	PROPOSED STATUS X=Remove R=Remain L=Relocate	ON PROPERTY LINE Y=Yes N=No	COMMENTS
325	Quercus agrifolia Coast Live Oak	6"	R	N	-
326	Pinus radiata Monterey Pine	7"	R	N	-
327	Pinus radiata Monterey Pine	10"	R	N	-
328	Quercus agrifolia Coast Live Oak	8"	R	N	-
329	Pinus radiata Monterey Pine	16"	R	N	-
330	Quercus agrifolia Coast Live Oak	6"	R	N	-
331	Pinus radiata Monterey Pine	15"	R	N	-
332	Pinus radiata Monterey Pine	6"	R	N	-
333	Pinus radiata Monterey Pine	12"	R	N	-
334	Pinus radiata Monterey Pine	15"	R	N	-
335	Pinus radiata Monterey Pine	12"	R	N	-
336	Quercus agrifolia Coast Live Oak	6"	R	N	-
337	Quercus agrifolia Coast Live Oak	6"	R	N	-
338	Pinus radiata Monterey Pine	16"	R	N	-
339	Quercus agrifolia Coast Live Oak	6"	R	N	-
340	Pinus radiata Monterey Pine	20"	R	N	-
341	Quercus agrifolia Coast Live Oak	8"	R	N	-
342	Pinus radiata Monterey Pine	26"	R	N	-
343	Quercus agrifolia Coast Live Oak	8"	R	N	-
344	Acacia melanoxylon Australian Blackwood	8"	R	N	-
345	Quercus agrifolia Coast Live Oak	7"	R	N	-
346	Pinus radiata Monterey Pine	27"	X	N	Conflict with proposed design
347	Quercus agrifolia Coast Live Oak	8"	X	N	Conflict with proposed design
348	Pinus radiata Monterey Pine	18"	X	N	Conflict with proposed design
349	Pinus radiata Monterey Pine	20"	X	N	Conflict with proposed design
350	Quercus agrifolia Coast Live Oak	2'-8"	X	N	Conflict with proposed design
351	Pinus radiata Monterey Pine	18"	X	N	Conflict with proposed design
352	Pinus radiata Monterey Pine	25"	X	N	Conflict with proposed design
353	Pinus radiata Monterey Pine	24"	X	N	Conflict with proposed design
354	Quercus agrifolia Coast Live Oak	8"	X	N	Conflict with proposed design
355	Quercus agrifolia Coast Live Oak	6", 7"	X	N	Conflict with proposed design
356	Pinus radiata Monterey Pine	30"	X	N	Conflict with proposed design
357	Pinus radiata Monterey Pine	30"	X	N	Conflict with proposed design
358	Quercus agrifolia Coast Live Oak	8"	X	N	Conflict with proposed design
359	Pinus radiata Monterey Pine	14"	X	N	Conflict with proposed grading
360	Pinus radiata Monterey Pine	14"	X	N	Conflict with proposed grading
361	Pinus radiata Monterey Pine	24"	X	N	Conflict with proposed grading
362	Pinus radiata Monterey Pine	10"	X	N	Conflict with proposed grading
363	Quercus agrifolia Coast Live Oak	8", 9", 10"	X	N	Conflict with proposed grading
364	Pinus radiata Monterey Pine	16"	X	N	Conflict with proposed grading
365	Unknown	6"	R	N	-
366	Quercus agrifolia Coast Live Oak	6"	R	N	-
367	Quercus agrifolia Coast Live Oak	6", 7", 9"	R	N	-
368	Quercus agrifolia Coast Live Oak	10"	R	N	-
369	Pinus radiata Monterey Pine	7"	R	N	-
370	Quercus agrifolia Coast Live Oak	10"	R	Y	-
371	Quercus agrifolia Coast Live Oak	13"	R	Y	-
372	Pinus radiata Monterey Pine	20"	X	N	Conflict with proposed design
373	Pinus radiata Monterey Pine	24"	X	N	Conflict with proposed design
374	Pinus radiata Monterey Pine	20"	X	N	Conflict with proposed design
375	Quercus agrifolia Coast Live Oak	6", 8"	X	N	Conflict with proposed design
376	Quercus agrifolia Coast Live Oak	14"	X	N	Conflict with proposed design
377	Quercus agrifolia Coast Live Oak	7", 8"	X	N	Conflict with proposed design
378	Pinus radiata Monterey Pine	11"	X	N	Conflict with proposed design
379	Pinus radiata Monterey Pine	30"	X	N	Conflict with proposed design
380	Quercus agrifolia Coast Live Oak	6", 8", 10"	X	N	Conflict with proposed grading
381	Pinus radiata Monterey Pine	7"	R	N	-
382	Pinus radiata Monterey Pine	8"	R	N	-
383	Quercus agrifolia Coast Live Oak	2'-6", 8"	R	Y	-
384	Quercus agrifolia Coast Live Oak	6"	R	Y	-
385	Quercus agrifolia Coast Live Oak	7"	R	Y	-
386	Quercus agrifolia Coast Live Oak	6"	X	N	Conflict with proposed grading
387	Quercus agrifolia Coast Live Oak	7"	X	N	Conflict with proposed grading
388	Quercus agrifolia Coast Live Oak	28"	X	N	Conflict with proposed grading
389	Pinus radiata Monterey Pine	25"	R	Y	-
390	Quercus agrifolia Coast Live Oak	6", 7"	R	Y	-
391	Pinus radiata Monterey Pine	19"	R	Y	-
392	Quercus agrifolia Coast Live Oak	6"	R	N	-
393	Quercus agrifolia Coast Live Oak	6"	R	N	-
394	Quercus agrifolia Coast Live Oak	7", 9"	R	N	-
395	Pinus radiata Monterey Pine	16"	R	N	-
396	Quercus agrifolia Coast Live Oak	6"	X	N	Conflict with proposed design
397	Quercus agrifolia Coast Live Oak	7", 8"	X	N	Conflict with proposed design
398	Pinus radiata Monterey Pine	21"	X	N	Conflict with proposed design
399	Pinus radiata Monterey Pine	16"	X	N	Conflict with proposed design
400	Quercus agrifolia Coast Live Oak	8"	X	N	Conflict with proposed design
401	Quercus agrifolia Coast Live Oak	6"	X	N	Conflict with proposed design
402	Quercus agrifolia Coast Live Oak	2'-8"	X	N	Conflict with proposed design
403	Pinus radiata Monterey Pine	20"	X	N	Conflict with proposed design
404	Pinus radiata Monterey Pine	21"	X	N	Conflict with proposed design
405	Quercus agrifolia Coast Live Oak	6"	X	N	Conflict with proposed design
406	Pinus radiata Monterey Pine	17"	R	N	-
407	Pinus radiata Monterey Pine	15"	R	N	-
408	Quercus agrifolia Coast Live Oak	2'-8"	R	N	-
409	Pinus radiata Monterey Pine	14"	R	N	-
410	Pinus radiata Monterey Pine	20"	X	N	Conflict with proposed grading
411	Pinus radiata Monterey Pine	17"	X	N	Conflict with proposed grading
412	Quercus agrifolia Coast Live Oak	6"	X	N	Conflict with proposed grading
413	Quercus agrifolia Coast Live Oak	18"	X	N	Conflict with proposed grading
414	Quercus agrifolia Coast Live Oak	6", 8"	X	N	Conflict with proposed grading
415	Quercus agrifolia Coast Live Oak	2'-6"	X	N	Conflict with proposed grading
416	Quercus agrifolia Coast Live Oak	9"	X	N	Conflict with proposed grading
417	Quercus agrifolia Coast Live Oak	10"	X	N	Conflict with proposed grading
418	Quercus agrifolia Coast Live Oak	6"	X	N	Conflict with proposed grading
419	Quercus agrifolia Coast Live Oak	8", 9"	R	N	-
420	Pinus radiata Monterey Pine	21"	X	N	Conflict with proposed grading
421	Quercus agrifolia Coast Live Oak	7"	R	N	-
422	Quercus agrifolia Coast Live Oak	7", 8", 10"	R	Y	-
423	Pinus radiata Monterey Pine	21"	R	Y	-
424	Quercus agrifolia Coast Live Oak	6"	R	N	-
425	Quercus agrifolia Coast Live Oak	7"	R	N	-
426	Quercus agrifolia Coast Live Oak	6"	R	N	-
427	Quercus agrifolia Coast Live Oak	6"	R	N	-
428	Pinus radiata Monterey Pine	16"	R	N	-
429	Quercus agrifolia Coast Live Oak	6"	R	N	-
430	Quercus agrifolia Coast Live Oak	6"	R	N	-
431	Quercus agrifolia Coast Live Oak	11"	R	N	-
432	Quercus agrifolia Coast Live Oak	3'-6"	R	N	-
433	Pinus radiata Monterey Pine	21"	R	N	-
434	Quercus agrifolia Coast Live Oak	6", 7", 8"	R	N	-

TREE INVENTORY LEGEND (433-448)

NO.	BOTANICAL/COMMON NAME	TRUNK DBH @ 4'-6" above grade	PROPOSED STATUS X=Remove R=Remain L=Relocate	ON PROPERTY LINE Y=Yes N=No	COMMENTS
435	Pinus radiata Monterey Pine	21"	R	N	-
436	Pinus radiata Monterey Pine	18"	R	N	-
437	Quercus agrifolia Coast Live Oak	11"	X	N	Conflict with proposed grading
438	Pinus radiata Monterey Pine	18"	R	N	-
439	Pinus radiata Monterey Pine	10"	X	N	Conflict with proposed grading
440	Quercus agrifolia Coast Live Oak	7", 8"	X	N	Conflict with proposed grading
441	Pinus radiata Monterey Pine	15"	X	N	Conflict with proposed design
442	Quercus agrifolia Coast Live Oak	9"	X	N	Conflict with proposed design
443	Quercus agrifolia Coast Live Oak	8"	X	N	Conflict with proposed design
444	Pinus radiata Monterey Pine	18"	X	N	Dead
445	Quercus agrifolia Coast Live Oak	6"	X	N	Conflict with proposed design
446	Quercus agrifolia Coast Live Oak	6"	R	N	-
447	Pinus radiata Monterey Pine	21"	R	N	-
448	Pinus radiata Monterey Pine	24"	R	N	-

TREE INVENTORY LEGEND (449-464)

NO.	BOTANICAL/COMMON NAME	TRUNK DBH @ 4'-6" above grade	PROPOSED STATUS X=Remove R=Remain L=Relocate	ON PROPERTY LINE	COMMENTS
449	Quercus agrifolia Coast Live Oak	9"	R	Y	-
450	Pinus radiata Monterey Pine	18"	X	Y	Conflict with proposed grading
451	Pinus radiata Monterey Pine	20"	X	N	Conflict with proposed grading
452	Quercus agrifolia Coast Live Oak	7", 8"	X	N	Conflict with proposed grading
453	Pinus radiata Monterey Pine	20"	R	N	-
454	Pinus radiata Monterey Pine	19"	R	Y	-
455	Quercus agrifolia Coast Live Oak	8"	R	N	-
456	Pinus radiata Monterey Pine	18"	R	N	-
457	Quercus agrifolia Coast Live Oak	6"	R	N	-
458	Pinus radiata Monterey Pine	24"	R	N	-
459	Quercus agrifolia Coast Live Oak	7"	R	N	-
460	Quercus agrifolia Coast Live Oak	6"	R	N	-
461	Quercus agrifolia Coast Live Oak	6", 7"	R	N	-
462	Quercus agrifolia Coast Live Oak	2'-6", 7"	R	N	-
463	Pinus radiata Monterey Pine	21"	R	N	-
464	Pinus radiata Monterey Pine	18"	R	N	-

TREE REMOVAL/REPLACEMENT:
TREES FOR REMOVAL: 47 TREES
REPLACEMENT: REQUIRE 107 TREES

NOTE: PER ORIGINAL ARBORIST RECOMMENDATION AT LEAST 60 TREES TO BE REMOVED AND IN CONSULTATION WITH THE SITING DESIGN PLANNER, REPLACEMENT TREES BY 31 TREES SINCE THE LATEST ARBORIST REPORT.



Existing Pine

Existing Oak

Replacement Pine

Replacement Oak

0 5 10 20 40 Feet

Scale: 1" = 20'

Horvitz Residence

1573 Riata Road
Pebble Beach, CA 93953

Site Area: 2.41 acres

Client

Horvitz Family Special Needs Gift Trust
23721 Via Roble
Coto De Caza, CA 92679
T 310.466.0269

EPTDESIGN
234 NORTH EL MOLINO AVE, SUITE 100
PASADENA, CA 91101
626.795.2008
EPTDESIGN.COM

REGISTERED LANDSCAPE ARCHITECT
ADAM ERIKSSON NO. 6814
Signature
10/31/25
Expiration Date
9/27/24
Date
STATE OF CALIFORNIA

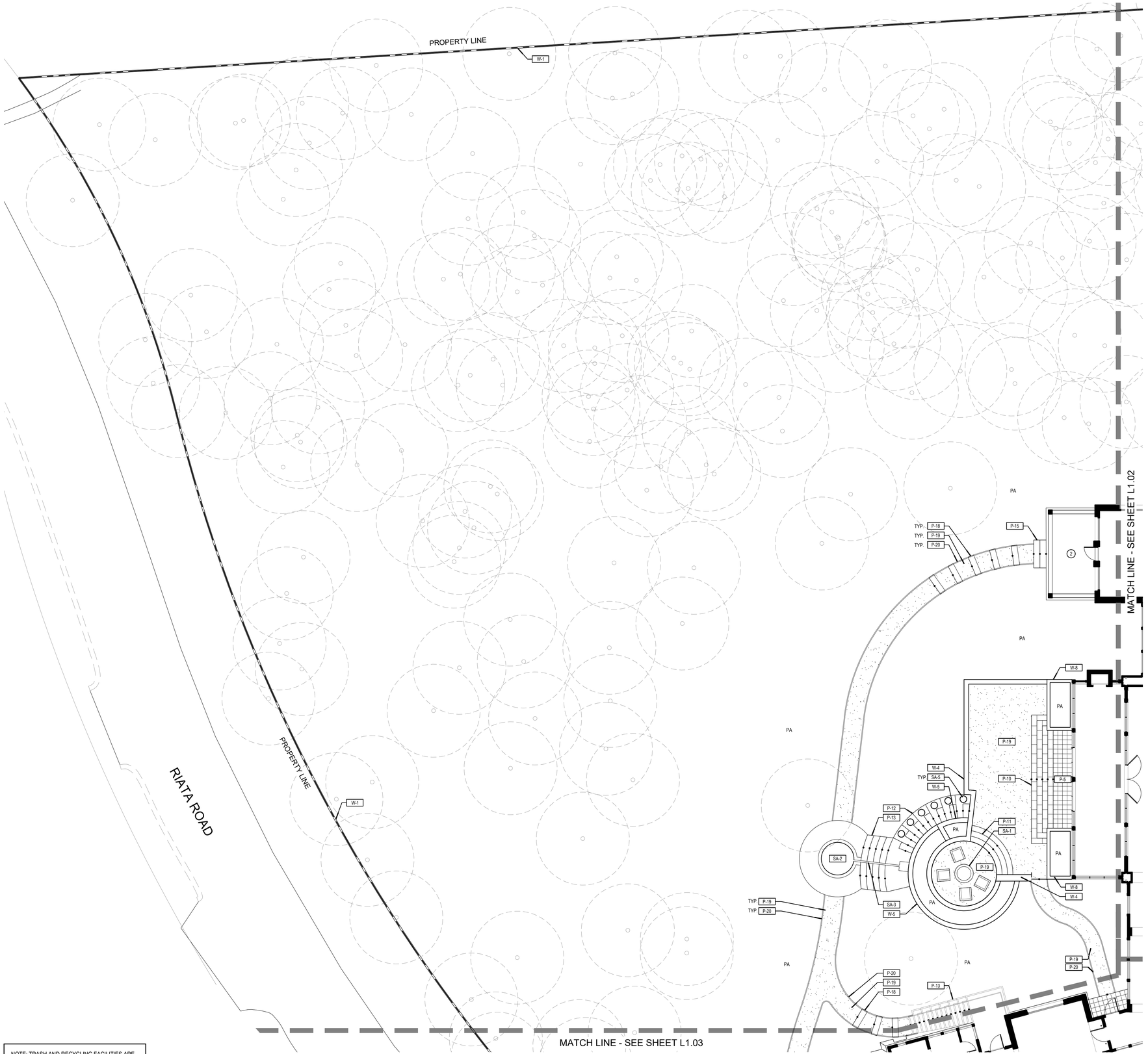
Revisions	By	Date
HOA Submittal	AA	7/25/23
Revised HOA Submittal	AA	8/4/23
City Submittal	AA	10/13/23
Revised City Submittal	AA	2/2/24
Revised City Submittal	AA	2/15/24
Revised City Submittal	AA	6/14/24
Revised City Submittal	AA	9/27/24

Job Number	E23-026
Design Staff	AA
Project Manager	AA
Principal	NE

Overall Landscape Plan

L1.00

These drawings are instruments of service. EPTDESIGN shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from EPTDESIGN.



NOTE: TRASH AND RECYCLING FACILITIES ARE LOCATED WITHIN CART STORAGE AREA.

PAVING LEGEND		
ITEM	DESCRIPTION	DETAIL
P-1	PERMEABLE DRIVEWAY	DETAIL X SHEET L.X.XX
P-2	PERMEABLE GRAVEL BAND @ DRIVEWAY	DETAIL X SHEET L.X.XX
P-3	PERMEABLE GRAVEL @ MOTORCOURT	DETAIL X SHEET L.X.XX
P-4	PERMEABLE COBBLE PAVING	DETAIL X SHEET L.X.XX
P-5	IMPERMEABLE STONE PAVER	DETAIL X SHEET L.X.XX
P-6	CONCRETE CURB	DETAIL X SHEET L.X.XX
P-7	IMPERMEABLE STONE STEPS @ ENTRY	DETAIL X SHEET L.X.XX
P-8	STONE STEPS @ CART STORAGE - PER ARCHITECT	DETAIL X SHEET L.X.XX
P-9	IMPERMEABLE STONE STEPS @ SERVICE ENTRY	DETAIL X SHEET L.X.XX
P-10	STONE STEPS @ SUN ROOM	DETAIL X SHEET L.X.XX
P-11	STONE STEPS @ FIREPIT	DETAIL X SHEET L.X.XX
P-12	STONE CURVED STEPS @ PLANTERS	DETAIL X SHEET L.X.XX
P-13	STONE STEPS @ PRIMARY WING - PER ARCHITECT	DETAIL X SHEET L.X.XX
P-14	NOT USED	DETAIL X SHEET L.X.XX
P-15	STONE STEPS @ COVERED PORCH	DETAIL X SHEET L.X.XX
P-16	NOT USED	DETAIL X SHEET L.X.XX
P-17	IMPERMEABLE STONE STEPS @ KITCHEN GARDEN	DETAIL X SHEET L.X.XX
P-18	STONE STEPS @ HILLSIDE TRAILS	DETAIL X SHEET L.X.XX
P-19	PERMEABLE GRAVEL	DETAIL X SHEET L.X.XX
P-20	METAL HEADER	DETAIL X SHEET L.X.XX
P-21	STONE PAVER	DETAIL X SHEET L.X.XX
WALL & FENCE LEGEND		DETAIL X SHEET L.X.XX
W-1	PEBBLE BEACH-STYLE GRAPE STAKE PROPERTY LINE FENCE. MAX HEIGHT 6', 10% OPEN.	DETAIL X SHEET L.X.XX
W-2	MOTORCOURT RETAINING WALL	DETAIL X SHEET L.X.XX
W-3	WALLS @ KITCHEN GARDEN	DETAIL X SHEET L.X.XX
W-4	RETAINING WALL @ TERRACE	DETAIL X SHEET L.X.XX
W-5	CURVED RETAINING WALLS @ FIRE PIT	DETAIL X SHEET L.X.XX
W-6	NOT USED	DETAIL X SHEET L.X.XX
W-7	NOT USED	DETAIL X SHEET L.X.XX
W-8	PLANTER WALL @ TERRACE	DETAIL X SHEET L.X.XX
W-9	PLANTER WALLS @ ENTRY	DETAIL X SHEET L.X.XX
W-10	NOT USED	DETAIL X SHEET L.X.XX
W-11	WALLS @ VEHICULAR GATES	DETAIL X SHEET L.X.XX
W-12	RETAINING WALLS @ MOTOR COURT ENTRANCE	DETAIL X SHEET L.X.XX
SITE AMENITIES LEGEND		
SA-1	FIREPIT	DETAIL X SHEET L.X.XX
SA-2	REFLECTING POND	DETAIL X SHEET L.X.XX
SA-3	RILL @ STONE STEPS	DETAIL X SHEET L.X.XX
SA-4	FREE STANDING TROUGH	DETAIL X SHEET L.X.XX
SA-5	POT	-
SA-6	BBQ COUNTER	DETAIL X SHEET L.X.XX
SA-7	RAISED PLANTER BEDS	DETAIL X SHEET L.X.XX
GATE LEGEND		
G-1	VEHICULAR GATE	DETAIL X SHEET L.X.XX
G-2	KITCHEN GARDEN GATE	DETAIL X SHEET L.X.XX

REFERENCE LEGEND	
1	SOLAR PANEL ARRAY
2	WOOD DECK PER ARCHITECT
3	NOT USED
CL	CENTER LINE
PA	PLANTING AREA
TYP.	TYPICAL
F.O.B.	FACE OF BUILDING

0 5 10 20 Feet

Scale: 1" = 10'

Horvitz Residence

1573 Riata Road
Pebble Beach, CA 93953

Site Area: 2.41 acres

Client

Horvitz Family Special Needs Gift Trust
23721 Via Roble
Coto De Caza, CA 92679
T 310.466.0269

EPTDESIGN
234 NORTH EL MOLINO AVE, SUITE 100
PASADENA, CA 91101
626.795.2008
EPTDESIGN.COM

REGISTERED LANDSCAPE ARCHITECT
BRAD ERIKSSON NO. 3497
STATE OF CALIFORNIA
Signature
10/31/25
Expiration Date
9/27/24
Date

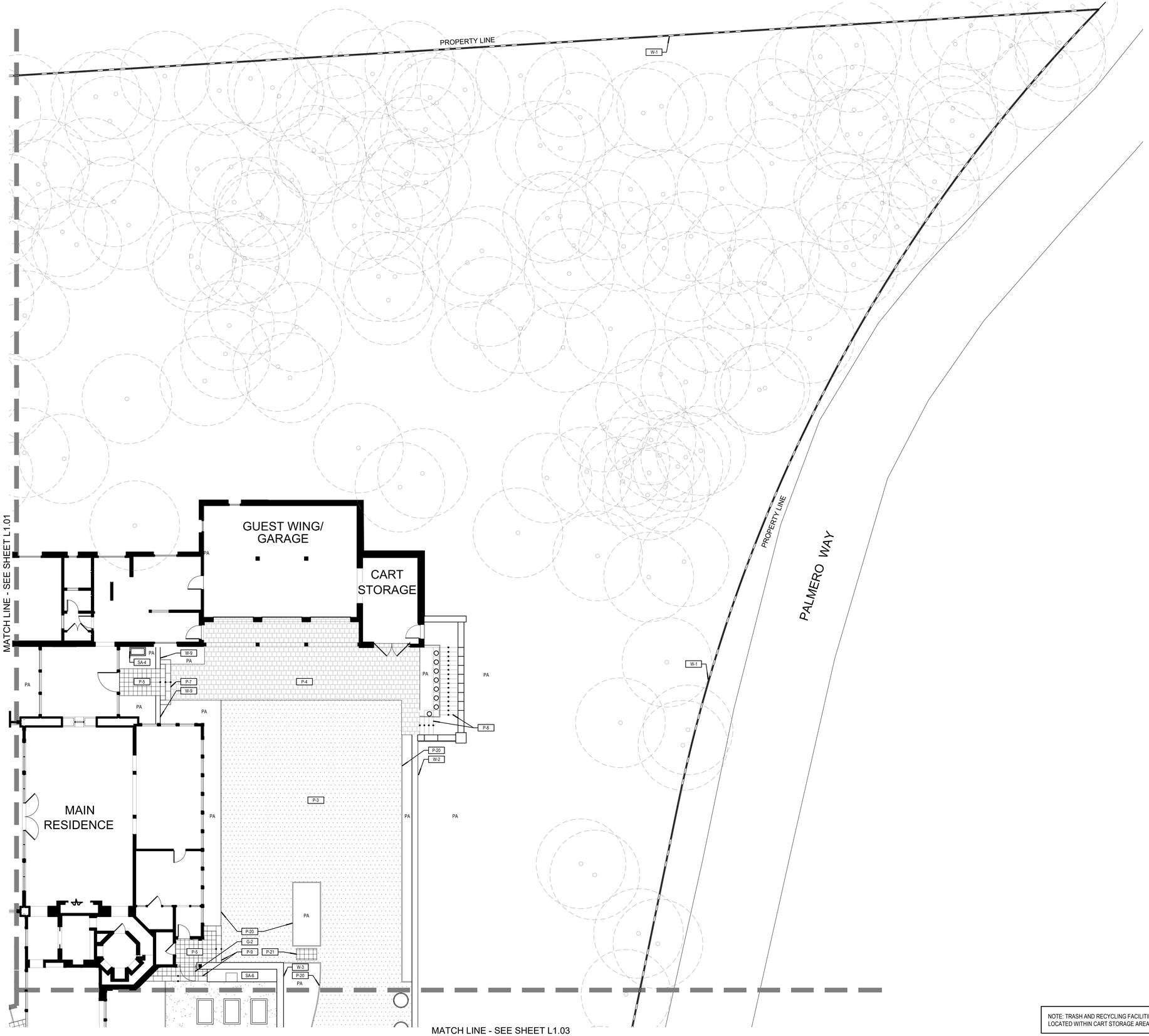
Revisions	By	Date
HOA Submittal	AA	7/25/23
Revised HOA Submittal	AA	8/4/23
City Submittal	AA	10/13/23
Revised City Submittal	AA	2/2/24
Revised City Submittal	AA	2/15/24
Revised City Submittal	AA	6/14/24
Revised City Submittal	AA	9/27/24

Job Number	E23-026
Design Staff	AA
Project Manager	AA
Principal	NE

Construction Plan

L1.01

These drawings are instruments of service. EPTDESIGN shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from EPTDESIGN.



PAVING LEGEND		
ITEM	DESCRIPTION	DETAIL
P-1	PERMEABLE DRIVEWAY	DETAIL X SHEET L.X.XX
P-2	PERMEABLE GRAVEL BAND @ DRIVEWAY	DETAIL X SHEET L.X.XX
P-3	PERMEABLE GRAVEL @ MOTORCOURT	DETAIL X SHEET L.X.XX
P-4	PERMEABLE COBBLE PAVING	DETAIL X SHEET L.X.XX
P-5	IMPERMEABLE STONE PAVER	DETAIL X SHEET L.X.XX
P-6	CONCRETE CURB	DETAIL X SHEET L.X.XX
P-7	IMPERMEABLE STONE STEPS @ ENTRY	DETAIL X SHEET L.X.XX
P-8	STONE STEPS @ CART STORAGE - PER ARCHITECT	DETAIL X SHEET L.X.XX
P-9	IMPERMEABLE STONE STEPS @ SERVICE ENTRY	DETAIL X SHEET L.X.XX
P-10	STONE STEPS @ SUN ROOM	DETAIL X SHEET L.X.XX
P-11	STONE STEPS @ FIREPIT	DETAIL X SHEET L.X.XX
P-12	STONE CURVED STEPS @ PLANTERS	DETAIL X SHEET L.X.XX
P-13	STONE STEPS @ PRIMARY WING - PER ARCHITECT	DETAIL X SHEET L.X.XX
P-14	NOT USED	DETAIL X SHEET L.X.XX
P-15	STONE STEPS @ COVERED PORCH	DETAIL X SHEET L.X.XX
P-16	NOT USED	DETAIL X SHEET L.X.XX
P-17	IMPERMEABLE STONE STEPS @ KITCHEN GARDEN	DETAIL X SHEET L.X.XX
P-18	STONE STEPS @ HILLSIDE TRAILS	DETAIL X SHEET L.X.XX
P-19	PERMEABLE GRAVEL	DETAIL X SHEET L.X.XX
P-20	METAL HEADER	DETAIL X SHEET L.X.XX
P-21	STONE PAVER	DETAIL X SHEET L.X.XX
WALL & FENCE LEGEND		DETAIL X SHEET L.X.XX
W-1	PEBBLE BEACH-STYLE GRAPE STAKE PROPERTY LINE FENCE. MAX HEIGHT 6', 10% OPEN.	DETAIL X SHEET L.X.XX
W-2	MOTORCOURT RETAINING WALL	DETAIL X SHEET L.X.XX
W-3	WALLS @ KITCHEN GARDEN	DETAIL X SHEET L.X.XX
W-4	RETAINING WALL @ TERRACE	DETAIL X SHEET L.X.XX
W-5	CURVED RETAINING WALLS @ FIRE PIT	DETAIL X SHEET L.X.XX
W-6	NOT USED	DETAIL X SHEET L.X.XX
W-7	NOT USED	DETAIL X SHEET L.X.XX
W-8	PLANTER WALL @ TERRACE	DETAIL X SHEET L.X.XX
W-9	PLANTER WALLS @ ENTRY	DETAIL X SHEET L.X.XX
W-10	NOT USED	DETAIL X SHEET L.X.XX
W-11	WALLS @ VEHICULAR GATES	DETAIL X SHEET L.X.XX
W-12	RETAINING WALLS @ MOTOR COURT ENTRANCE	DETAIL X SHEET L.X.XX
SITE AMENITIES LEGEND		
SA-1	FIREPIT	DETAIL X SHEET L.X.XX
SA-2	REFLECTING POND	DETAIL X SHEET L.X.XX
SA-3	RILL @ STONE STEPS	DETAIL X SHEET L.X.XX
SA-4	FREE STANDING TROUGH	DETAIL X SHEET L.X.XX
SA-5	POT	-
SA-6	BBQ COUNTER	DETAIL X SHEET L.X.XX
SA-7	RAISED PLANTER BEDS	DETAIL X SHEET L.X.XX
GATE LEGEND		
G-1	VEHICULAR GATE	DETAIL X SHEET L.X.XX
G-2	KITCHEN GARDEN GATE	DETAIL X SHEET L.X.XX

REFERENCE LEGEND	
1	SOLAR PANEL ARRAY
2	WOOD DECK PER ARCHITECT
3	NOT USED
CL	CENTER LINE
PA	PLANTING AREA
TYP.	TYPICAL
F.O.B.	FACE OF BUILDING

NOTE: TRASH AND RECYCLING FACILITIES ARE LOCATED WITHIN CART STORAGE AREA.

0 5 10 20 Feet

Scale: 1" = 10'

Horvitz Residence

1573 Riata Road
Pebble Beach, CA 93953

Site Area: 2.41 acres

Client

Horvitz Family Special Needs Gift Trust
23721 Via Roble
Coto De Caza, CA 92679
T 310.466.0269

EPTDESIGN
234 NORTH EL MOLINO AVE, SUITE 100
PASADENA, CA 91101
626.795.2008
EPTDESIGN.COM

REGISTERED LANDSCAPE ARCHITECT
NOAH ERICKSON NO. 7817
Signature
10/31/25
Expiration Date
9/27/24
Date
STATE OF CALIFORNIA

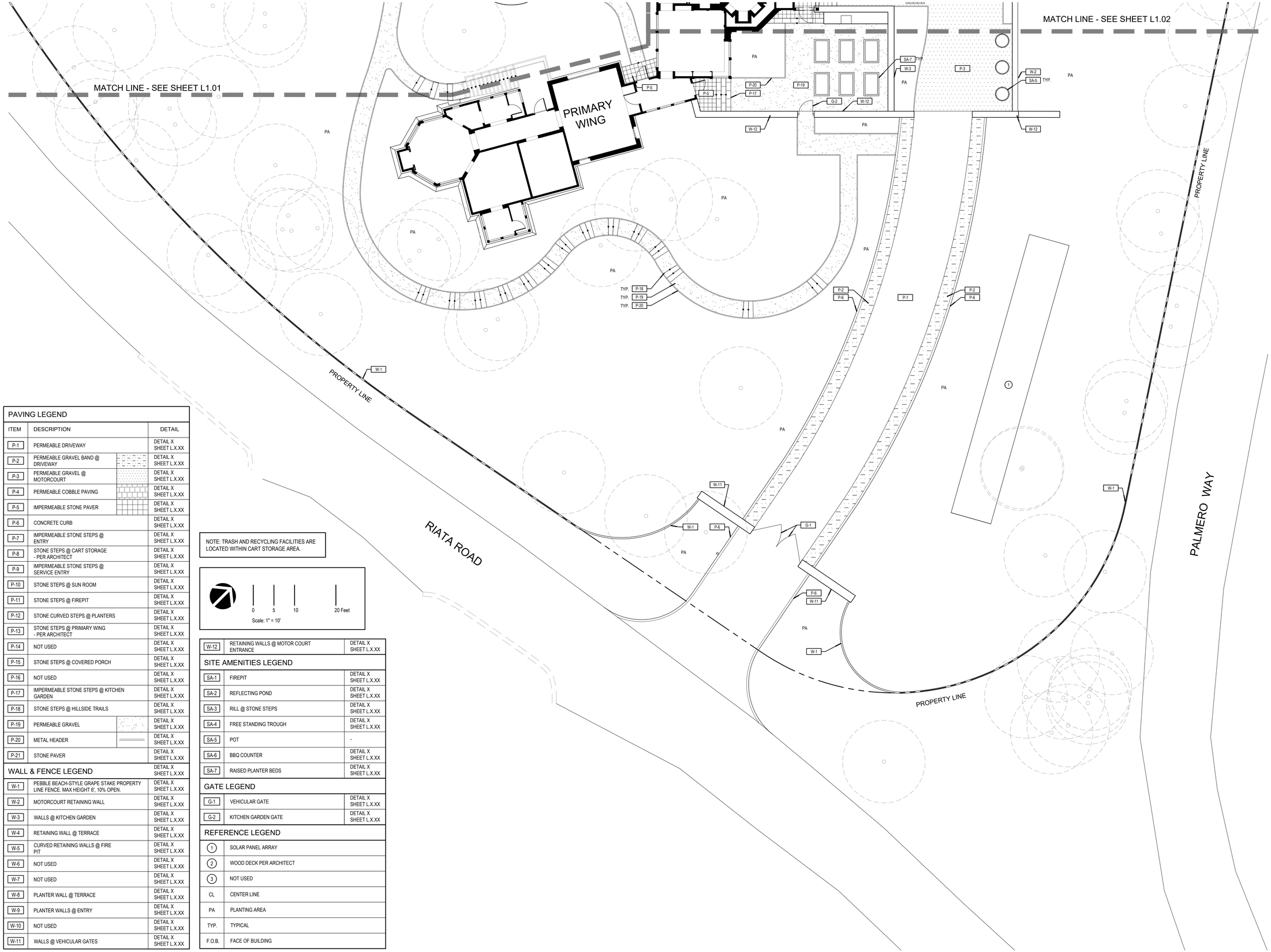
Revisions	By	Date
HOA Submittal	AA	7/25/23
Revised HOA Submittal	AA	8/4/23
City Submittal	AA	10/13/23
Revised City Submittal	AA	2/2/24
Revised City Submittal	AA	2/15/24
Revised City Submittal	AA	6/14/24
Revised City Submittal	AA	9/27/24

Job Number	E23-026
Design Staff	AA
Project Manager	AA
Principal	NE

Construction Plan

L1.02

These drawings are instruments of service. EPTDESIGN shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from EPTDESIGN.



PAVING LEGEND		
ITEM	DESCRIPTION	DETAIL
P-1	PERMEABLE DRIVEWAY	DETAIL X SHEET L.X.XX
P-2	PERMEABLE GRAVEL BAND @ DRIVEWAY	DETAIL X SHEET L.X.XX
P-3	PERMEABLE GRAVEL @ MOTORCOURT	DETAIL X SHEET L.X.XX
P-4	PERMEABLE COBBLE PAVING	DETAIL X SHEET L.X.XX
P-5	IMPERMEABLE STONE PAVER	DETAIL X SHEET L.X.XX
P-6	CONCRETE CURB	DETAIL X SHEET L.X.XX
P-7	IMPERMEABLE STONE STEPS @ ENTRY	DETAIL X SHEET L.X.XX
P-8	STONE STEPS @ CART STORAGE - PER ARCHITECT	DETAIL X SHEET L.X.XX
P-9	IMPERMEABLE STONE STEPS @ SERVICE ENTRY	DETAIL X SHEET L.X.XX
P-10	STONE STEPS @ SUN ROOM	DETAIL X SHEET L.X.XX
P-11	STONE STEPS @ FIREPIT	DETAIL X SHEET L.X.XX
P-12	STONE CURVED STEPS @ PLANTERS	DETAIL X SHEET L.X.XX
P-13	STONE STEPS @ PRIMARY WING - PER ARCHITECT	DETAIL X SHEET L.X.XX
P-14	NOT USED	DETAIL X SHEET L.X.XX
P-15	STONE STEPS @ COVERED PORCH	DETAIL X SHEET L.X.XX
P-16	NOT USED	DETAIL X SHEET L.X.XX
P-17	IMPERMEABLE STONE STEPS @ KITCHEN GARDEN	DETAIL X SHEET L.X.XX
P-18	STONE STEPS @ HILLSIDE TRAILS	DETAIL X SHEET L.X.XX
P-19	PERMEABLE GRAVEL	DETAIL X SHEET L.X.XX
P-20	METAL HEADER	DETAIL X SHEET L.X.XX
P-21	STONE PAVER	DETAIL X SHEET L.X.XX
WALL & FENCE LEGEND		DETAIL X SHEET L.X.XX
W-1	PEBBLE BEACH-STYLE GRAPE STAKE PROPERTY LINE FENCE. MAX HEIGHT 6', 10% OPEN.	DETAIL X SHEET L.X.XX
W-2	MOTORCOURT RETAINING WALL	DETAIL X SHEET L.X.XX
W-3	WALLS @ KITCHEN GARDEN	DETAIL X SHEET L.X.XX
W-4	RETAINING WALL @ TERRACE	DETAIL X SHEET L.X.XX
W-5	CURVED RETAINING WALLS @ FIRE PIT	DETAIL X SHEET L.X.XX
W-6	NOT USED	DETAIL X SHEET L.X.XX
W-7	NOT USED	DETAIL X SHEET L.X.XX
W-8	PLANTER WALL @ TERRACE	DETAIL X SHEET L.X.XX
W-9	PLANTER WALLS @ ENTRY	DETAIL X SHEET L.X.XX
W-10	NOT USED	DETAIL X SHEET L.X.XX
W-11	WALLS @ VEHICULAR GATES	DETAIL X SHEET L.X.XX
W-12	RETAINING WALLS @ MOTOR COURT ENTRANCE	DETAIL X SHEET L.X.XX

NOTE: TRASH AND RECYCLING FACILITIES ARE LOCATED WITHIN CART STORAGE AREA.

0 5 10 20 Feet

Scale: 1" = 10'

SITE AMENITIES LEGEND		
SA-1	FIREPIT	DETAIL X SHEET L.X.XX
SA-2	REFLECTING POND	DETAIL X SHEET L.X.XX
SA-3	RILL @ STONE STEPS	DETAIL X SHEET L.X.XX
SA-4	FREE STANDING TROUGH	DETAIL X SHEET L.X.XX
SA-5	POT	-
SA-6	BBQ COUNTER	DETAIL X SHEET L.X.XX
SA-7	RAISED PLANTER BEDS	DETAIL X SHEET L.X.XX
GATE LEGEND		
G-1	VEHICULAR GATE	DETAIL X SHEET L.X.XX
G-2	KITCHEN GARDEN GATE	DETAIL X SHEET L.X.XX
REFERENCE LEGEND		
1	SOLAR PANEL ARRAY	
2	WOOD DECK PER ARCHITECT	
3	NOT USED	
CL	CENTER LINE	
PA	PLANTING AREA	
TYP.	TYPICAL	
F.O.B.	FACE OF BUILDING	

Horvitz Residence

1573 Riata Road
Pebble Beach, CA 93953

Site Area: 2.41 acres

Client

Horvitz Family Special Needs Gift Trust
23721 Via Roble
Coto De Caza, CA 92679
T 310.466.0269

EPTDESIGN
234 NORTH EL MOLINO AVE, SUITE 100
PASADENA, CA 91101
626.795.2008
EPTDESIGN.COM

REGISTERED LANDSCAPE ARCHITECT
JAMES ANTHONY ATKISSON NO. 6415
Signature
10/31/25
Expiration Date
9/27/24
Date
STATE OF CALIFORNIA

Revisions	By	Date
HOA Submittal	AA	7/25/23
Revised HOA Submittal	AA	8/4/23
City Submittal	AA	10/13/23
Revised City Submittal	AA	2/2/24
Revised City Submittal	AA	2/15/24
Revised City Submittal	AA	6/14/24
Revised City Submittal	AA	9/27/24

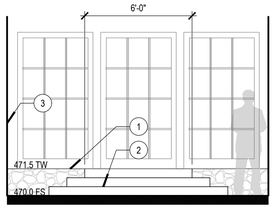
Job Number	E23-026
Design Staff	AA
Project Manager	AA
Principal	NE

Construction Plan

L1.03

These drawings are instruments of service. EPTDESIGN shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from EPTDESIGN.

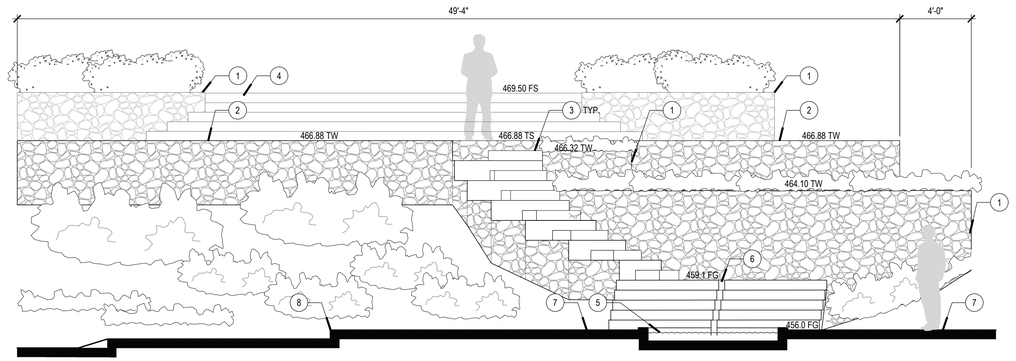
1. STONE CLAD PLANTER WALL
2. STONE STEPS
3. FACE OF BUILDING



J Walls & Steps @ Front Door

Scale: 1/4" = 1'-0"

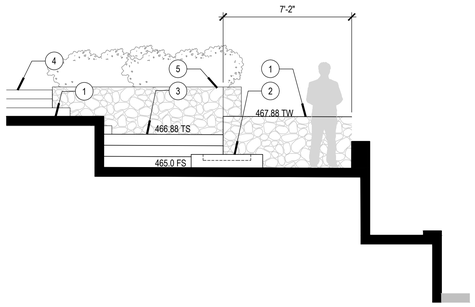
1. STONE CLAD PLANTER WALL
2. STONE CLAD RETAINING WALL
3. STONE STAIRS
4. STONE STAIRS (BEYOND)
5. REFLECTIVE POND
6. RILL
7. GRAVEL
8. STONE STEP



G Curved Steps and Walls @ Terrace

Scale: 1/4" = 1'-0"

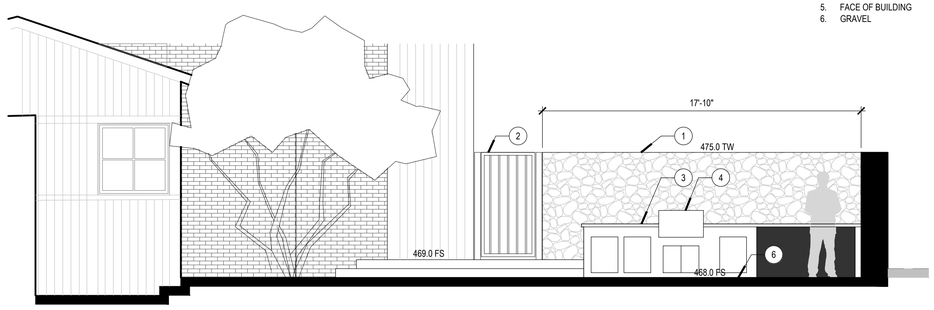
1. STONE CLAD WALLS
2. FIRE PIT
3. STONE STEPS
4. STONE STEPS (BEYOND)
5. STONE CLAD PLANTER WALL (BEYOND)



K Walls @ Sunken Fire Pit Area

Scale: 1/4" = 1'-0"

1. STONE CLAD WALL
2. IRON GATE
3. BBQ COUNTER
4. GRILL
5. FACE OF BUILDING
6. GRAVEL

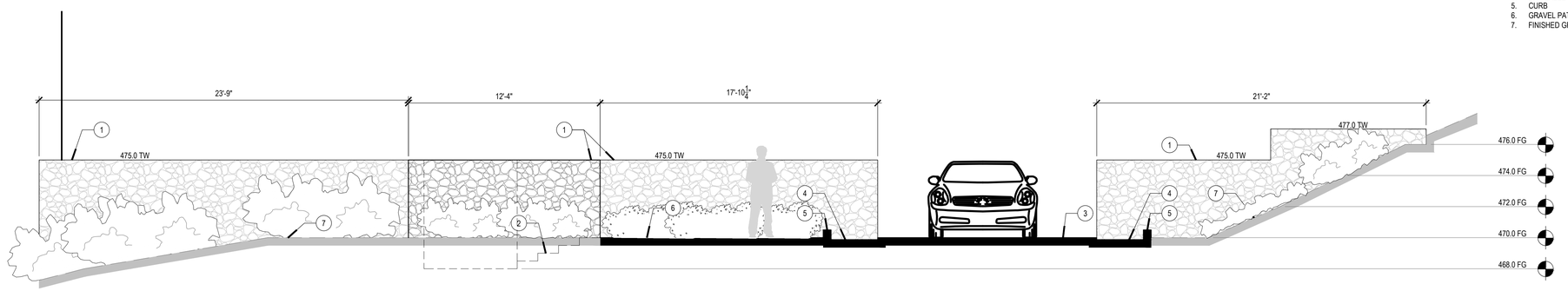


H Walls @ Kitchen Garden

x.x

Scale: 1/4" = 1'-0"

1. STEPPED STONE WALLS
2. STONE STEPS
3. PERMEABLE DRIVEWAY
4. DRIVEABLE GRAVEL DRIVEWAY STRIP
5. CURB
6. GRAVEL PATHWAY
7. FINISHED GRADE



L Motor Court Entry Walls

x.x

Scale: 1/4" = 1'-0"

Horvitz Residence

1573 Riata Road
Pebble Beach, CA 93953

Site Area: 2.41 acres

Client

Horvitz Family Special Needs Gift Trust
23721 Via Roble
Coto De Caza, CA 92679
T 310.466.0269

EPTDESIGN
234 NORTH EL MOLINO AVE, SUITE 100
PASADENA, CA 91101
626.795.2008
EPTDESIGN.COM

REGISTERED LANDSCAPE ARCHITECT
NING DATKSON No. 3819
Signature
10/31/25
Expiration Date
9/11/24
Date
STATE OF CALIFORNIA

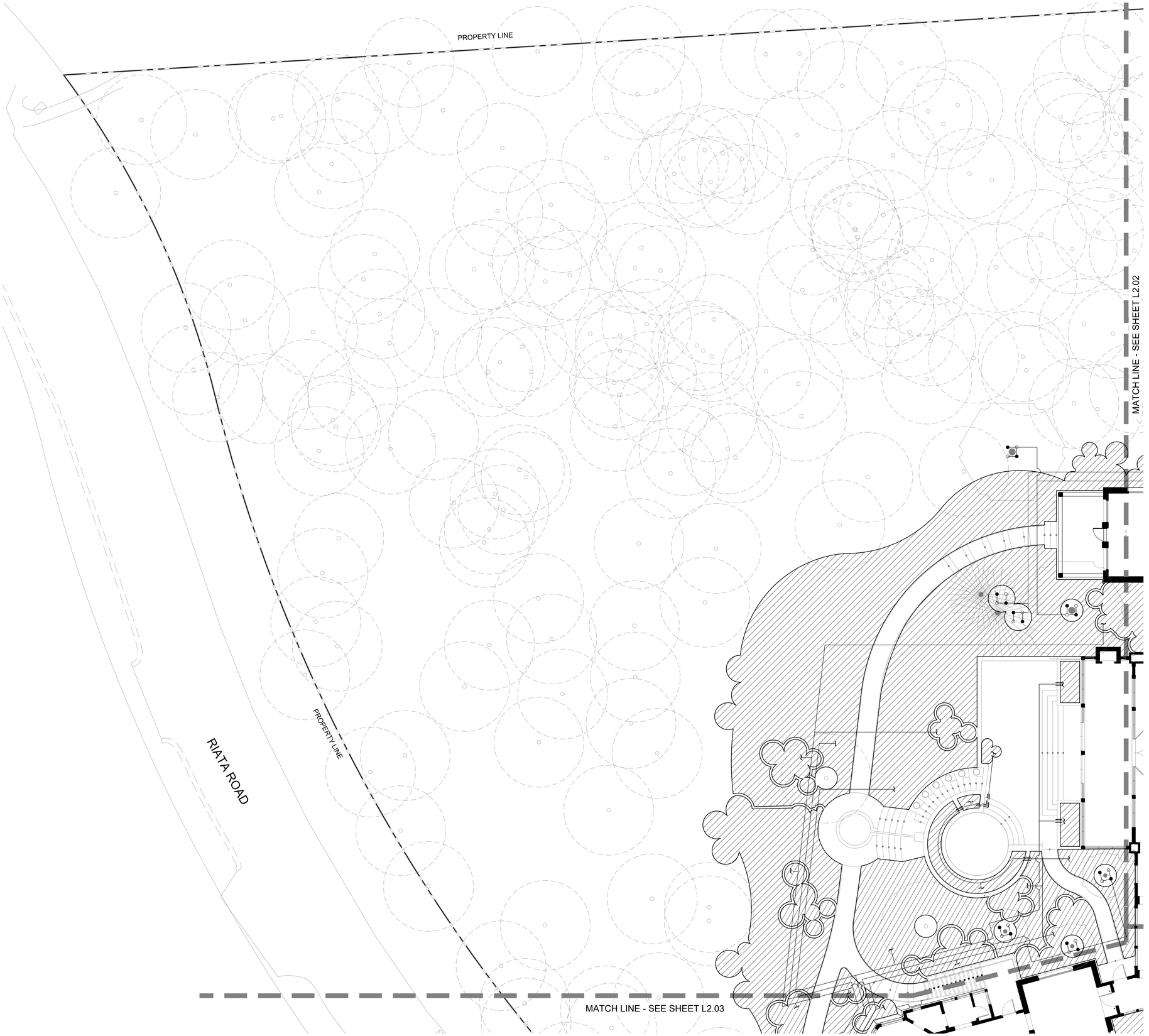
Revisions	By	Date
HOA Submittal	AA	7/25/23
Revised HOA Submittal	AA	8/4/23
City Submittal	AA	10/13/23
Revised City Submittal	AA	2/2/24
Revised City Submittal	AA	2/15/24
Revised City Submittal	AA	6/14/24
Revised City Submittal	AA	9/27/24

Job Number	E23-026
Design Staff	AA
Project Manager	AA
Principal	NE

Wall Elevations

L1.51

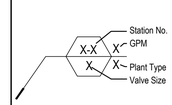
These drawings are instruments of service. EPTDESIGN shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from EPTDESIGN.



IRRIGATION LEGEND

SYMBOL (F H Q A)	RAD.	MANF.	MODEL NO. WITH NOZZLE SIZE & TYPE
●	-	RainBird	RWS-B-C-1402 (.50 GPM)
○	-	RainBird	1402 on 1802 w/ PA-80
		Netafim (Shrub)	Irrigation Dripline - Techline CV Dripline TLCV6-18
		Netafim	Air Relief Valve
		Netafim	TLSOV - Manual Flush Valve
		Netafim	Drip Connector
M		–	Water Meter Per Civil
		Febco	825YA Reduced Pressure Backflow Preventer
		Lasco	Slo-Close PVC True Union Ball Valve
MV		Superior	3300 -Normally Open Master Valve
FS		WeatherTRAK	Flow HD
		Champion	3/4" Brass Hose Bibb
		RainBird	EFB-CP-PRS-D
		RainBird	XCZ-PRB-100-COM .3 - 20 GPM XCZ-PRB-150-COM 15 - 40 GPM
		King Bros.	Line Size Check Valve
R		Hunter	Solar Sync ET Rain Sensor
A		Hunter	ACC2 Irrigation Controller
PB		–	Spare Wire Pull Box
			Existing Mainline
			Mainline
			Lateral Line
			PVC Sleeves

IRRIGATION VALVE CALLOUT:



LATERAL LINE SIZING CHART

	3/4"
|	1"
||	1 1/4"
|||	1 1/2"
⊥	2"
⊥	2 1/2"
⊥	3"

NOTE:
THE LATERAL SIZE BETWEEN TWO IDENTICAL TICK MARKS SHALL BE SIZED THE SAME. MINIMUM PIPE SIZE IS 3/4".

IRRIGATION DESIGN COMPLIANCE NOTE

The irrigation system shown on these plans has been prepared in compliance with the State of California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO).

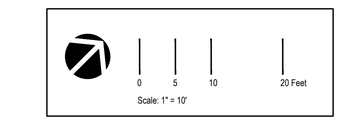
NATIVE PLANT IRRIGATION NOTE

Native plants and non native plants are designed to be on different irrigation valves. Irrigation for native plants shall be turned off once plants are established.

CALL BEFORE YOU DIG 1-800-227-2600

Section 4216/4217 of the government code requires a dig alert identification number be issued before a excavation can be valid.

Call (2) working days before you dig.



Horvitz Residence

1573 Riata Road
Pebble Beach, CA 93953

Site Area: 2.41 acres

Client

Horvitz Family Special Needs Gift Trust
23721 Via Roble
Coto De Caza, CA 92679
T 310.466.0269

EPTDESIGN
234 NORTH EL MOLINO AVE, SUITE 100
PASADENA, CA 91101
626.795.2008
EPTDESIGN.COM

REGISTERED LANDSCAPE ARCHITECT
NEIL ERIKSSON No. 3419
Signature
10/31/25
Expiration Date
9/27/24
Date
STATE OF CALIFORNIA

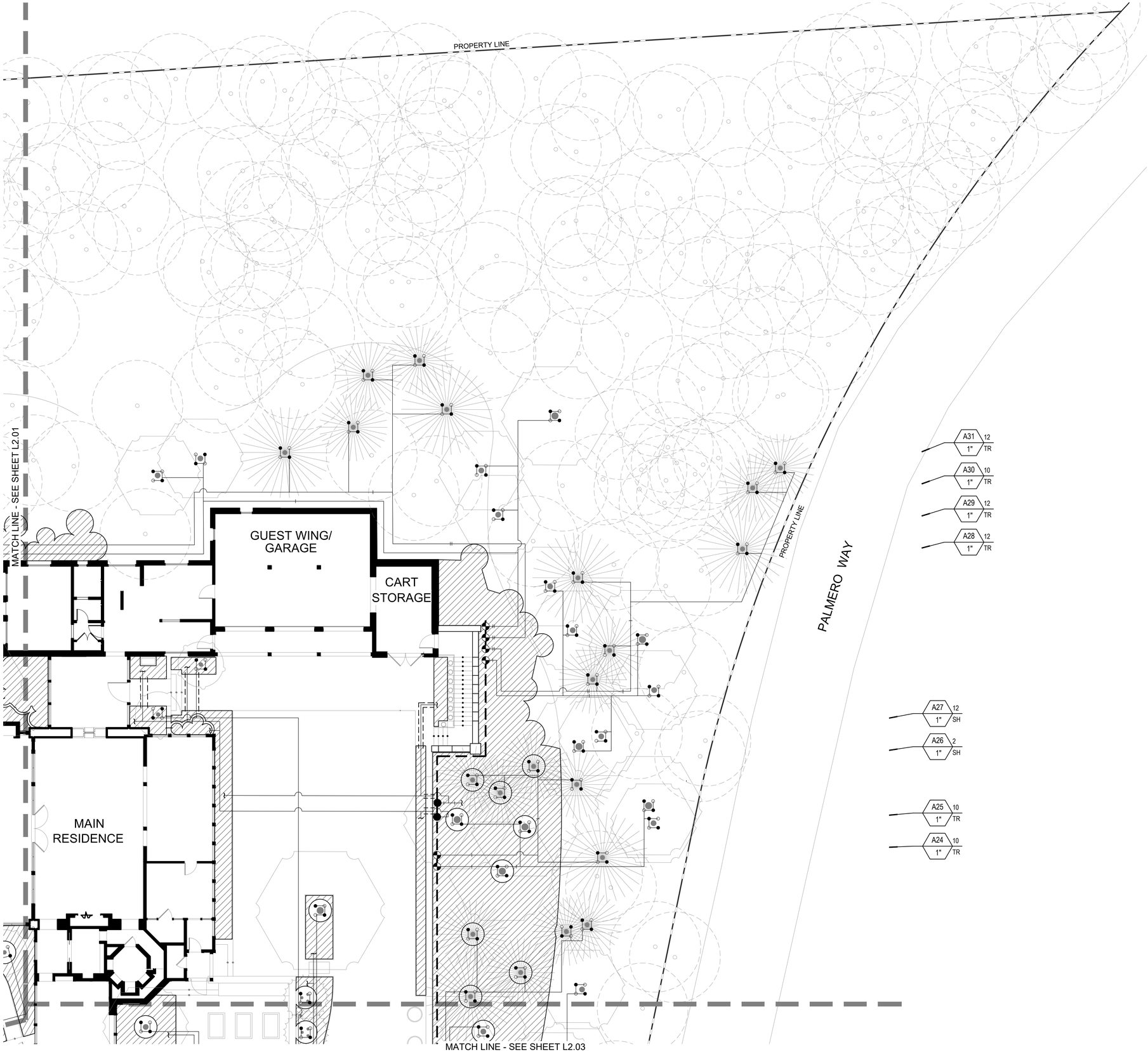
Revisions	By	Date
HOA Submittal	AA	7/25/23
Revised HOA Submittal	AA	8/4/23
City Submittal	AA	10/13/23
Revised City Submittal	AA	2/2/24
Revised City Submittal	AA	2/15/24
Revised City Submittal	AA	6/14/24
Revised City Submittal	AA	9/27/24

Job Number	E23-026
Design Staff	AA
Project Manager	AA
Principal	NE

Irrigation Plan

L2.01

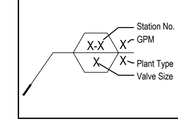
These drawings are instruments of service. EPTDESIGN shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from EPTDESIGN.



IRRIGATION LEGEND

SYMBOL (F H Q A)	RAD.	MANF.	MODEL NO. WITH NOZZLE SIZE & TYPE
●	-	RainBird	RWS-B-C-1402 (.50 GPM)
○	-	RainBird	1402 on 1802 w/ PA-80
		Netafim (Shrub)	Irrigation Dripline - Techline CV Dripline TLCV6-18
		Netafim	Air Relief Valve
		Netafim	TLSOV - Manual Flush Valve
		Netafim	Drip Connector
M		–	Water Meter Per Civil
		Febco	825YA Reduced Pressure Backflow Preventer
		Lasco	Slo-Close PVC True Union Ball Valve
MV		Superior	3300 -Normally Open Master Valve
FS		WeatherTRAK	Flow HD
		Champion	3/4" Brass Hose Bibb
		RainBird	EFB-CP-PRS-D
●		RainBird	XCZ-PRB-100-COM .3 - 20 GPM XCZ-PRB-150-COM 15 - 40 GPM
		King Bros.	Line Size Check Valve
R		Hunter	Solar Sync ET Rain Sensor
A		Hunter	ACC2 Irrigation Controller
		–	Spare Wire Pull Box
			Existing Mainline
			Mainline
			Lateral Line
			PVC Sleeves

IRRIGATION VALVE CALLOUT:



LATERAL LINE SIZING CHART

3/4"	
1"	
1 1/4"	
1 1/2"	
2"	
2 1/2"	
3"	

NOTE: THE LATERAL SIZE BETWEEN TWO IDENTICAL TICK MARKS SHALL BE SIZED THE SAME. MINIMUM PIPE SIZE IS 3/4".

IRRIGATION DESIGN COMPLIANCE NOTE

The irrigation system shown on these plans has been prepared in compliance with the State of California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO).

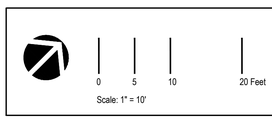
NATIVE PLANT IRRIGATION NOTE

Native plants and non native plants are designed to be on different irrigation valves. Irrigation for native plants shall be turned off once plants are established.



Section 4216/4217 of the government code requires a dig alert identification number be issued before a excavation will be valid.

811



Horvitz Residence

1573 Riata Road
Pebble Beach, CA 93953

Site Area: 2.41 acres

Client

Horvitz Family Special Needs Gift Trust
23721 Via Roble
Coto De Caza, CA 92679
T 310.466.0269

EPTDESIGN
234 NORTH EL MOLINO AVE, SUITE 100
PASADENA, CA 91101
626.795.2008
EPTDESIGN.COM

REGISTERED LANDSCAPE ARCHITECT
ERIC ERIKSSON No. 5818
Signature
10/31/25
Expiration Date
9/27/24
Date
STATE OF CALIFORNIA

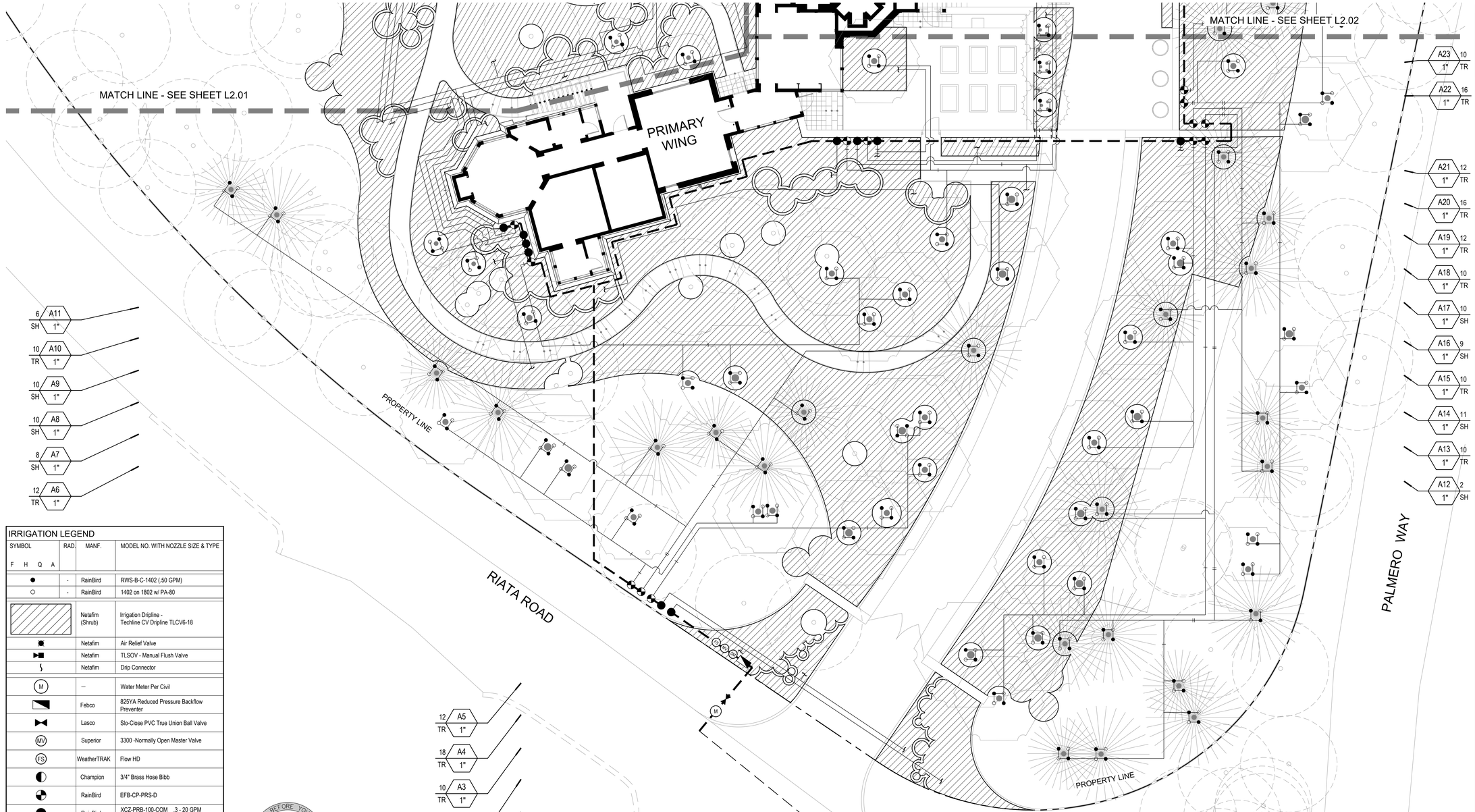
Revisions	By	Date
HOA Submittal	AA	7/25/23
Revised HOA Submittal	AA	8/4/23
City Submittal	AA	10/13/23
Revised City Submittal	AA	2/2/24
Revised City Submittal	AA	2/15/24
Revised City Submittal	AA	6/14/24
Revised City Submittal	AA	9/27/24

Job Number	E23-026
Design Staff	AA
Project Manager	AA
Principal	NE

Irrigation Plan

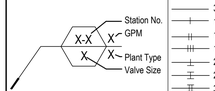
L2.02

These drawings are instruments of service. EPTDESIGN shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from EPTDESIGN.



IRRIGATION LEGEND			
SYMBOL F H Q A	RAD.	MANF.	MODEL NO. WITH NOZZLE SIZE & TYPE
●	-	RainBird	RWS-B-C-1402 (.50 GPM)
○	-	RainBird	1402 on 1802 w/ PA-80
		Netafim (Shrub)	Irrigation Dripline - Techline CV Dripline TLCV6-18
		Netafim	Air Relief Valve
		Netafim	TLSOV - Manual Flush Valve
		Netafim	Drip Connector
M		--	Water Meter Per Civil
		Febco	825YA Reduced Pressure Backflow Preventer
		Lasco	Slo-Close PVC True Union Ball Valve
MV		Superior	3300 -Normally Open Master Valve
FS		WeatherTRAK	Flow HD
		Champion	3/4" Brass Hose Bibb
		RainBird	EFB-CP-PRS-D
		RainBird	XCZ-PRB-100-COM .3 - 20 GPM XCZ-PRB-150-COM 15 - 40 GPM
		King Bros.	Line Size Check Valve
R		Hunter	Solar Sync ET Rain Sensor
A		Hunter	ACC2 Irrigation Controller
		--	Spare Wire Pull Box
			Existing Mainline
			Mainline
			Lateral Line
			PVC Sleeves

IRRIGATION VALVE CALLOUT:



LATERAL LINE SIZING CHART

3/4" — 1" — 1 1/4" — 1 1/2" — 2" — 2 1/2" — 3"

NOTE: THE LATERAL SIZE BETWEEN TWO IDENTICAL TICK MARKS SHALL BE SIZED THE SAME. MINIMUM PIPE SIZE IS 3/4".



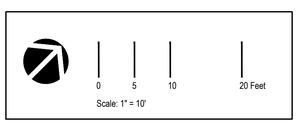
Section 4216/4217 of the government code requires a dig alert identification number be issued before a "permit to excavate" will be valid.

IRRIGATION DESIGN COMPLIANCE NOTE

The irrigation system shown on these plans has been prepared in compliance with the State of California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO).

NATIVE PLANT IRRIGATION NOTE

Native plants and non native plants are designed to be on different irrigation valves. Irrigation for native plants shall be turned off once plants are established.



Horvitz Residence

1573 Riata Road
Pebble Beach, CA 93953

Site Area: 2.41 acres

Client

Horvitz Family Special Needs Gift Trust
23721 Via Roble
Coto De Caza, CA 92679
T 310.466.0269

EPTDESIGN
234 NORTH EL MOLINO AVE, SUITE 100
PASADENA, CA 91101
626.795.2008
EPTDESIGN.COM

REGISTERED LANDSCAPE ARCHITECT
NOAH ERICKSON NO. 7317
Signature
10/31/25
Expiration Date
9/27/24
Date
STATE OF CALIFORNIA

Revisions	By	Date
HOA Submittal	AA	7/25/23
Revised HOA Submittal	AA	8/4/23
City Submittal	AA	10/13/23
Revised City Submittal	AA	2/2/24
Revised City Submittal	AA	2/15/24
Revised City Submittal	AA	6/14/24
Revised City Submittal	AA	9/27/24

Job Number	E23-026
Design Staff	AA
Project Manager	AA
Principal	NE

Irrigation Plan

L2.03

These drawings are instruments of service. EPTDESIGN shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from EPTDESIGN.

WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (ETo) 39[a] Project ETAF 0.55[c]

Valve #	Hydrozone # /Planting Descriptions[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
	Regular Landscape Areas							
A1	Low Water Use Shrub	0.2	Drip	0.81	0.53	515	274.67	6,641.44
A2	V.Low Water Use Shrub	0.1	Drip	0.81	0.12	150	18.52	447.78
A3	V.Low Water Use Tree	0.1	Bubbler	0.75	0.13	180	24.00	580.32
A4	Mod Water Use Tree	0.4	Bubbler	0.75	0.53	324	172.80	4,178.30
A5	V.Low Water Use Tree	0.1	Bubbler	0.75	0.13	216	28.80	696.38
A6	V.Low Water Use Tree	0.1	Bubbler	0.75	0.13	216	28.80	696.38
A7	Low Water Use Shrub	0.2	Drip	0.81	0.25	1753	432.84	10,466.06
A8	Low Water Use Shrub	0.2	Drip	0.81	0.25	2094	517.04	12,501.96
A9	Low Water Use Shrub	0.2	Drip	0.81	0.25	2072	511.60	12,370.61
A10	Low Water Use Tree	0.2	Bubbler	0.75	0.27	360	96.00	2,321.28
A11	Mod Water Use Shrub	0.4	Drip	0.81	0.49	1181	583.21	14,102.01
A12	Mod Water Use Shrub	0.4	Drip	0.81	0.49	366	180.74	4,370.31
A13	V.Low Water Use Tree	0.1	Bubbler	0.75	0.13	180	24.00	580.32
A14	Low Water Use Shrub	0.2	Drip	0.81	0.25	2313	571.11	13,809.47
A15	Low Water Use Tree	0.2	Bubbler	0.75	0.27	180	48.00	1,160.64
A16	Low Water Use Shrub	0.2	Drip	0.81	0.25	1898	468.64	11,331.76
A17	Low Water Use Shrub	0.2	Drip	0.81	0.25	2123	524.20	12,675.10
A18	V.Low Water Use Tree	0.1	Bubbler	0.75	0.13	180	24.00	580.32
A19	V.Low Water Use Tree	0.1	Bubbler	0.75	0.13	216	28.80	696.38
A20	Mod Water Use Tree	0.4	Bubbler	0.75	0.53	288	153.60	3,714.05
A21	Mod Water Use Tree	0.4	Bubbler	0.75	0.53	216	115.20	2,785.54
A22	V.Low Water Use Tree	0.1	Bubbler	0.75	0.13	288	38.40	928.51
A23	Mod Water Use Tree	0.4	Bubbler	0.75	0.53	180	96.00	2,321.28
A24	V.Low Water Use Tree	0.1	Bubbler	0.75	0.13	180	24.00	580.32
A25	Mod Water Use Tree	0.4	Bubbler	0.75	0.53	180	96.00	2,321.28
A26	Mod Water Use Shrub	0.4	Drip	0.81	0.49	254	125.43	3,032.95
A27	Low Water Use Shrub	0.1	Drip	0.81	0.12	2650	327.16	7,910.74
A28	V.Low Water Use Tree	0.1	Bubbler	0.75	0.13	216	28.80	696.38
A29	Mod Water Use Tree	0.4	Bubbler	0.75	0.53	216	115.20	2,785.54
A30	Mod Water Use Tree	0.4	Bubbler	0.75	0.53	180	96.00	2,321.28
A31	V.Low Water Use Tree	0.1	Bubbler	0.75	0.13	216	28.80	696.38
	Fountain	0.7	Recirc.	1	0.70	44	30.80	744.74
					Subtotals	21625	5833.16	50,900.51
	Special Landscape Areas							
					1		0	0
					1		0	0
					1		0	0
					1		0	0
					1		0	0
					Subtotals	0	0	0

Total Landscape Area	21625
ETWU Total	50,900.51
ETWU (in acre-feet)	0.16
Maximum Allowed Water Allowance (MAWA)[e]	287,590.88
MAWA (in acre-feet)	0.882582814

[a] *Hydrozone/Planting Description*	[b] *Irrigation Method*	[c] *Irrigation Efficiency*	[d] *ETWU (Annual Gallons Required) =*
E.g.	*Overhead spray or drip*	*.75 for spray head*	ETo x 0.62 x ETAF x Area
1) Front Lawn		*.81 for drip*	where 0.62 is conversion factor that converts acre-inches per acre per year to per square foot per year.
2) Low water use plantings			
3) Medium water use planting			

[e] ***MAWA (Annual Gallons Allowed)*** *= (ETo) (0.62)((ETAF x LA) + ((1-ETAF) x SLA))*

where 0.62 is conversion factor that converts acre-inches per acre per year to gallon per square foot per year. LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	5,833.16
Total Area	21625
Average ETAF	**0.27**

All Landscape Areas

Total ETAF x Area	5,833.16
Total Area	21625
Sitewide ETAF	**0.27**

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential area.

IRRIGATION CONSTRUCTION NOTES

1 POC NOTE

The landscape contractor shall purchase and install one _____ domestic water meter located per the civil engineer's sewer & water plan and as shown on the irrigation plan. Verify that the static pressure is _____PSI prior to construction. Contractor shall furnish and install mainline to the flanged gate valves, backflow preventer, quick couplers, master valve, and flow sensor per the irrigation legend and details. (Refer to the irrigation plans for sizing). Refer to irrigation legend and irrigation construction notes for model numbers. Install the flow sensor per the manufacturer's recommendations and details. Contractor shall furnish all materials and labor to execute and install the irrigation system per the irrigation plans.

Install the gate valves, backflow preventer, master valves, flow sensors, and quick couplers within the shrub planting areas only.

The flow sensor wire shall be manufactured by "Rain Master", model #EV-CAB-SEN. No field splices allowed between flow sensor and controller. All flow sensor wires shall be installed within a gray 1-1/2" DIA., SCH. 40 PVC conduit. Each conduit shall have a separate flow sensor cable installed within it based on the corresponding controller assembly. Imperial Technical Services shall make the final connections from the flow sensor to the controller assemblies.

Mainline shown in hardscape areas is diagrammatic. Mainlines are intended to be installed within the shrub areas only. Any mainline, lateral, or control wires that run under hardscape areas shall be installed in SCH. 40 PVC sleeves which shall be sized a minimum of twice the diameter of the actual pipe diameter. Refer to irrigation details for installation and depths of sleeving.

CONTROLLER INFORMATION

2 CONTROLLER NOTE

MANUFACTURER: _____

TYPE: _____

ASSEMBLED BY: _____

CONTROLLER IDENTIFICATION CONTROLLER PART NUMBER

INTERNET REQUIRED: _____

FLOW SENSOR CABLE: _____
Install flow sensor cable in a 1 1/2" U.L. PVC SCH. 40 gray conduit.

The 120 volt power supply connection to the irrigation controller assembly shall be the responsibility of the irrigation contractor. Refer to electrical plans for additional information. Final location of the irrigation controller assembly shall be approved by the owner's authorized representative prior to installation. All sprinkler heads shall be field adjusted to prevent over spray onto the irrigation controller assembly enclosure.

The system is designed for the operation of one valve at a time per controller. The system has been designed for one valve opening and one valve closing.

The controller shall be located as shown on the drawings or as directed by the owner's authorized representative.

Contractor to determine best way to provide internet connectivity for controller in prioritized order per site conditions. Ethernet cable, WIFI, cellular. Components in controller to provide internet connectivity will vary.

GENERAL IRRIGATION NOTES

1. The irrigation contractor shall be responsible for familiarizing themselves with all differences in grade, location of seatwalls, location of retaining walls, etc. The contractor shall be responsible for coordinating all irrigation work with the general contractor, electrical contractor, and all other subcontractors for the location and the installation of irrigation related sleeves through walls, structures, under roadways, paving, etc.
2. The irrigation design presented in these documents is intended to be diagrammatic. All irrigation equipment, piping and valve locations, etc. shown within paved areas are for design clarification and shall only be installed in planting areas. Irrigation contractor shall install all remote control valves, quick couplers, and gate valves, in shrub planting areas or as approved by owner's representative & the landscape irrigation designer. Avoid any conflicts between the sprinkler system, planting and architectural features.
3. The irrigation system design is based upon the minimum operating pressure and the maximum flow demand shown on the irrigation drawings at each point of connection. The irrigation contractor shall verify water pressure prior to construction. Any difference between the water pressure indicated on the drawings and the actual pressure reading at the irrigation point of connection shall be immediately reported in writing to the owner's authorized representative. If the pressure differences are not immediately reported prior to beginning construction, the irrigation contractor shall assume full responsibility for all revisions to the irrigation system deemed necessary by the owner's representative and all costs associated with those revisions.
4. When it is apparent to the landscape contractor in the field that obstructions, grade differences, or differences in the calculated area dimensions exist that may have not been considered in the design of the system, the irrigation contractor shall not willfully install the irrigation system as indicated on the construction drawings. The owner's authorized representative shall be notified in writing of any such obstructions or differences prior to beginning any irrigation installation. If notification is not received prior to beginning installation, the irrigation contractor shall assume full responsibility for all revisions to the irrigation system as deemed necessary by owner's representative and all costs associated with those revisions.
5. The irrigation contractor shall be responsible for installing all control wire sleeving of sufficient size, under all paved areas in addition to the control wire sleeving shown on the drawings.
6. All piping and equipment shall be installed per the irrigation details. Teflon tape or Teflon pipe dope shall be applied to all male PVC pipe threads on all irrigation valve assemblies.
7. All pop-up style irrigation heads located in in shrub or groundcover areas shall be installed so the top of the irrigation head is 1" above finish grade.
8. All pop-up style irrigation heads to be located in turf areas shall initially be installed so the top of the irrigation heads are flush with the adjacent sidewalk or curb. Within 10 days of being notified by the owner's representative, the irrigation contractor shall be responsible for adjusting all turf irrigation heads so the top of the irrigation head is 1/2" above finish grade.
9. The irrigation contractor shall be responsible for flushing and adjusting all irrigation heads for optimum performance and to prevent over spray onto areas not intended for irrigation. This shall include selecting the proper the arc pattern, adjusting the spray radius of the irrigation head with PRS screens and/or also throttling the flow control at each valve to obtain the optimum operating pressure for each system.
10. The irrigation contractor shall be responsible for adjusting the pressure regulator on each electric control valve so the irrigation head farthest and highest in elevation from its associated control valve functions within the operating pressure shown on the irrigation legend (not to exceed 5 PSI above the indicated operating pressure).
11. When installing Rain Bird 1800 series nozzles that require arc patterns other than the standard arc patterns (e.g., 360°, 180°, and 90°), the contractor shall use the appropriate fixed arc pattern (e.g. 120°, 240°, 270°). The contractor shall use Rain Bird variable arc nozzles (VAN) when installing irrigation heads using Rain Bird 1800 series nozzles only when required pattern is not one of the fixed arc patterns. Select the radius of VAN nozzles to match site conditions. For example: use 8-VAN where an 8 foot radius is required or a 12-VAN where a 12 foot radius is required.
12. The irrigation contractor shall be responsible for making field adjustments to the irrigation system by installing a quarter circle or half circle sprinkler head on each side of any vertical element (props, street lights, trees, etc.) which prevents proper coverage by interfering with the spray pattern of the irrigation head. All adjustments shall be made at no additional costs to the owner.
13. Drainage of irrigation water through spray head will not be allowed. Rain Bird SAM feature shall be used to prevent spray head drainage. During construction, the contractor shall change spray bodies from Rain Bird 1800-PRS to 1800-SAM-PRS for spray heads showing signs of draining after the irrigation system has operated from an ON to OFF position. Installation of Rain Bird SAM feature shall be included in the Bid Price of the irrigation system.
14. The irrigation contractor shall be responsible for making the final connection between the power source and the automatic controller. 120 volt electrical power source shall be provided by others at the automatic controller location.
15. Adhesives, sealants and caulks shall meet local or regional air pollution control or South Coast AQMD rule 1168 VOC and statewide VOC standards.
16. Contractor shall verify exterior mounted rain sensor location and provide wiring between rain sensor and controller.

OBSERVATION SCHEDULING

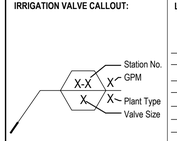
The landscape contractor shall schedule an irrigation site observation by the irrigation designer, and/or the owner's representative, which shall not occur without at least 48 hours prior notification. The following items shall be reviewed:

1. Pre-job/kick-off meeting with contractor, general contractor, and irrigation designer.
2. Mainline, backflow preventer, master valves, flow sensors, booster pump installation and operation, installation review prior to backfilling trenches, irrigation mainline pressure test, etc.
3. Finalizing the location for the controller assemblies - landscape contractor shall coordinate with the irrigation designer to verify connection of flow sensors and associated equipment to each controller assembly and for certification/warranty of equipment.
4. Irrigation coverage test - a dynamic pressure test shall be performed by the landscape contractor and shall be observed by the owner (or the owner's representative) and the irrigation designer for each valve during the irrigation coverage test.

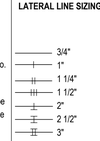
IRRIGATION LEGEND

SYMBOL (F H Q A)	RAD	MANF.	MODEL NO. WITH NOZZLE SIZE & TYPE
●	-	RainBird	RWS-B-C-1402 (.50 GPM)
○	-	RainBird	1402 on 1802 w/ PA-80
		Netafim (Shrub)	Irrigation Dripline - Techline CV Dripline TLCV6-18
		Netafim	Air Relief Valve
		Netafim	TLSOV - Manual Flush Valve
		Netafim	Drip Connector
M		--	Water Meter Per Civil
		Febco	825YA Reduced Pressure Backflow Preventer
		Lasco	Slo-Close PVC True Union Ball Valve
MV		Superior	3300 -Normally Open Master Valve
FS		WeatherTRAK	Flow HD
		Champion	3/4" Brass Hose Bibb
		RainBird	EFB-CP-PRS-D
		RainBird	XCZ-PRB-100-COM .3 - 20 GPM XCZ-PRB-150-COM 15 - 40 GPM
		King Bros.	Line Size Check Valve
R		Hunter	Solar Sync ET Rain Sensor
A		Hunter	ACC2 Irrigation Controller
		--	Spare Wire Pull Box
			Existing Mainline
			Mainline
			Lateral Line
			PVC Sleeves

IRRIGATION VALVE CALLOUT:



LATERAL LINE SIZING CHART



NOTE: THE LATERAL SIZE BETWEEN TWO IDENTICAL TICK MARKS SHALL BE SIZED THE SAME. MINIMUM PIPE SIZE IS 3/4".

IRRIGATION DESIGN COMPLIANCE NOTE

The irrigation system shown on these plans has been prepared in compliance with the State of California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO).

NATIVE PLANT IRRIGATION NOTE

Native plants and non native plants are designed to be on different irrigation valves. Irrigation for native plants shall be turned off once plants are established.



Section 4216/4217 of the government code requires a dig alert identification number be issued before a permit for excavation will be valid.

Call (2) working days before you dig.

DESCRIPTION	PSI	FLOW RATE IN GPM F	H	Q	A @30'	DETAIL
Bubbler in Sleeve with Grate	30	.50	"	"	"	-/L2.xx
Flood Bubbler on 2" pop-up Spray Head	30	.50	"	"	"	-/L2.xx
Space lateral rows at 18". Dripper spacing at 18". Install 3" min - 6" max below grade per specifications. Application rate: 0.43 in/hr. Time to apply 1/4": 36 minutes.	30	0.6 GPH Flow Rate				-/L2.xx
Install per manufacturers specifications.						-/L2.xx
Install per manufacturers specifications.						-/L2.xx
						-
See civil engineers plans for additional information.						-/L2.xx
Verify location in field prior to installation.						
Line Size per plan. Install in a 10" round valve box.						-/L2.xx
Master Valve to be installed in rectangle valve box adjacent to flow sensor.						-/L2.xx
Size per plan. Install per detail. See irrigation construction notes for additional information and model numbers.						-/L2.xx
Install 12" above finish grade and stake per detail. Locations per plan.						-/L2.xx
Remote control valve. Install in rectangle valve box per detail.						-/L2.xx
Remote control valve kit with pressure regulating basket filter. Install in rectangle valve box per detail.						-/L2.xx
Provide swing check valve when direction of water flow is uphill. Provide spring check valve when direction of flow is downhill.						-/L2.xx
ET/Rain Sensor. Verify location in field. EPA WaterSense Approved						-/L2.xx
Smart Irrigation controller assembly with flow sensing and ET capability located per irrigation plans. See irrigation construction notes for more information.						-/L2.xx
Four (4) continuous spare control wires, blue in color and one (1) white common wire, 24" coil minimum.						-/L2.xx
Protect in place.						-/L2.xx
Irrigation Mainline - PVC SCH. 40 IPS white pipe. PVC SCH. 40 IPS for mainline sizes 1" to 2" PVC Class 315 IPS for mainline sizes 2 1/2" and larger Sleeve mainline per notes and details.						-/L2.xx
Lateral Pipe - PVC SCH. 40 IPS white pipe. Minimum pipe size shall be 3/4" - size laterals per plan. PVC SCH. 40 IPS for sizes 3/4" to 2 1/2" PVC Class 315 IPS for sizes 3" and larger						-/L2.xx
PVC SCH. 40 IPS white pipe - sleeves shall be installed for any mainline, lateral, or wires crossing under hardscape per irrigation construction notes. Size to be two times the pipe diameter or wire bundle.						-/L2.xx

PLANT MATERIAL ABBREVIATIONS:

Plant Type:
TF Turf
SB Shrub / Ground Cover
TR Trees
PT Pots

Hydrozone:
H High
M Medium
L Low

DOMESTIC WATER POINT OF CONNECTION EQUIPMENT SIZES:

P.O.C #			
WM	BF	MV	FS
XX	XX	XX	XX
CONTROLLER X			

DOMESTIC WATER METER LOCATION SEE IRRIGATION CONSTRUCTION NOTE # 1 ON SHEET L2.XX

POC = WATER METER
WM = WATER METER
BF = BACK FLOW
MV = MASTER VALVE
FS = FLOW SENSOR

PRESSURE CALCULATIONS FOR DOMESTIC IRRIGATION

Project Name and/or Tract#: _____
Date and Source of Information: _____
Name of Contact Person and Phone Number: _____
P.O.C. Water Meter #: _____
Water Meter Size and Type: _____
Hydraulic Grade Level: _____ FT
Water Meter Elevation: _____ FT
Highest Head Elevation on the System: _____ FT
Basis for Calculations: _____

Remote Control Valve#: _____

Size of Remote Control Valve: _____
Demand at Remote Control Valve: _____ GPM

QUANTITY	SIZE	DESCRIPTION	FLOW (GPM)	LOSS (PSI)
1	2"	Water Meter		
1	2"	Backflow RP		
		Pressure Regulator		
		Gate Valve(s)		
		Gate Valve(s)		
		Master Valve		
		Flow Sensor		
		Mainline		
		Mainline		
		Mainline		
		Mainline		
		Remote Control Valve		
		Lateral Line Losses(10%)		
		Other Losses (10%)		
		Elevation Loss or Gain	LOSS OR GAIN	
		Total		

PRESSURE (PSI)	
Pressure Required to Operate Irrigation Head	
Sub-Total Pressure Required for Irrigation System	
Total Pressure Required for Irrigation System (Sub-Total Pressure + 25%)	
Static Pressure Available	
Residual Pressure (Subtract Total Pressure from Static Pressure)	

Horvitz Residence

1573 Riata Road
Pebble Beach, CA 93953

Site Area: 2.41 acres

Client

Horvitz Family Special Needs Gift Trust
23721 Via Roble
Coto De Caza, CA 92679
T 310.466.0269

EPTDESIGN
234 NORTH EL MOLINO AVE, SUITE 100
PASADENA, CA 91101
626.795.2008
EPTDESIGN.COM

REGISTERED LANDSCAPE ARCHITECT NOAH MATKINSON No. 7418 STATE OF CALIFORNIA
Signature 10/31/25
Expiration Date 9/27/24
Date

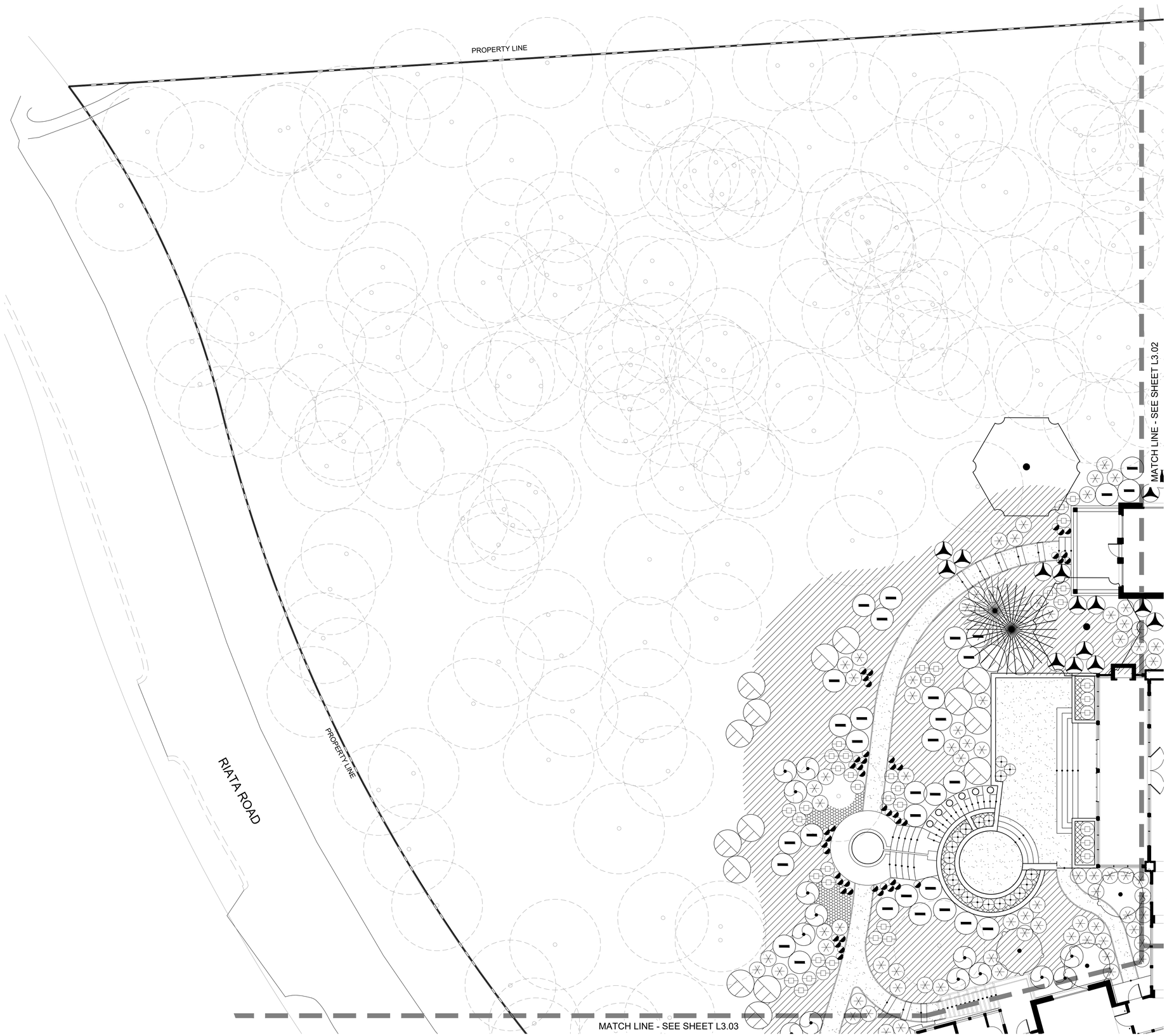
Revisions	By	Date
HOA Submittal	AA	7/25/23
Revised HOA Submittal	AA	8/4/23
City Submittal	AA	10/13/23
Revised City Submittal	AA	2/2/24
Revised City Submittal	AA	2/15/24
Revised City Submittal	AA	6/14/24
Revised City Submittal	AA	9/27/24

Job Number	E23-026
Design Staff	AA
Project Manager	AA
Principal	NE

Irrigation Legend & Notes

L2.50

These drawings are instruments of service. EPTDESIGN shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from EPTDESIGN.



PLANTING LEGEND: Trees

SYM.	NAME	SIZE	QTY	WATER REQ.*	DETAIL
	QUERCUS AGRIFOLIA COAST LIVE OAK	36"/48" BOX	59	V. LOW	X / L3.51
	PINUS RADIATA MONTEREY PINE	36" BOX	46	MED	X / L3.51
	PRUNUS PERSICA 'DWARF VALLEY RED' FLOWERING DWARF PEACH	36" BOX	3	LOW	X / L3.51
	CERCIS 'FOREST PANSY' WESTERN REDBUD MELALEUCA NESOPHILA PINK MELELEUCA	36" BOX	7	LOW	X / L3.51

PLANTING LEGEND: Shrubs

SYM.	NAME	SIZE	QTY	WATER REQ.*	DETAIL
	HETEROMELES ARBUTIFOLIA TOYON CARPENTERIA CALIFORNICA BUSH ANEMONE	24" BOX	67	LOW	X / L3.51
	CYATHEA COOPERI AUSTRALIAN TREE FERN ACANTHUS MOLLIS BEAR'S BREECH	24" BOX	60	MED	X / L3.51
	ECHIUM CANDICANS PRIDE OF MADEIRA PITTOSPORUM TOBIRA MOCK ORANGE CEANOTHUS 'CONCHA' CONCHA CEANOTHUS HYDRANGEA QUERCIFOLIA OAK LEAF HYDRANGEA	15 GAL	26	LOW	X / L3.51
	ARCTOSTAPHYLOS SPP. MANZANITA	24" BOX	83	LOW	X / L3.51
	GREWIA OCCIDENTALIS LAVENDER STAR FLOWER EPILOBIUM SPP. CALIFORNIA FUCHSIA	5 GAL	81	MED	X / L3.51
	CEANOTHUS 'YANKEE POINT' YANKEE POINT CEANOTHUS ARCTOSTAPHYLOS UVA-URSI POINT REYES MANZANITA SALVIA GREGGI AUTUMN SAGE	15 GAL	138	LOW	X / L3.51
	BUXUS MICROPHYLLA JAPONICA JAPANESE BOXWOOD	5 GAL	54	MED	X / L3.51
	LAVANDULA SPP. LAVENDER LIMONIUM PEREZII SEA LAVENDER	5 GAL	87	LOW	X / L3.51

PLANTING LEGEND: Groundcover

SYM.	NAME	SIZE	QTY	WATER REQ.*	DETAIL
	ERIGERON KARVINSKIANUS SANTA BARBARA DAISY	5 GAL	103 SF	LOW	X / L3.51
	SISYRINCHUM BELLUM BLUE EYED GRASS EPILOBIUM CANUM CALIFORNIA FUCHSIA CEANOTHUS GREGGI DESERT CEANOTHUS CLINOPODIUM DOUGLASII YERBA BUENA	5 GAL	9,850 SF	LOW	X / L3.51
	ROSMARINUS OFF. 'IRENE' TRAILING ROSEMARY	5 GAL	66 SF	LOW	X / L3.51
	SALVIA SPATHACEA HUMMINGBIRD SAGE	5 GAL	160 SF	LOW	X / L3.51
	BACCHARIS 'CENTENNIAL' CENTENNIAL COYOTE BRUSH	1 GAL	194 SF	V. LOW	X / L3.51
	PERMEABLE GRAVEL	-	5,349 SF	-	X / L3.51

PLANTING LEGEND: Vines

SYM.	NAME	SIZE	QTY	WATER REQ.*	DETAIL
	PARTHENOCISSUS TRICUSPIDATA BOSTON IVY	15 GAL	1	LOW	X / L3.51
	PASSIFLORA EDULIS PASSION FRUIT VINE	5 GAL	2	MED	X / L3.51

*WATER REQUIREMENT PLANT FACTOR IS BASED ON WUCOLS DATABASE AND CAN BE FOUND ONLINE AT: http://ucanr.eduedu/sites/WUCOLS/

TREE REMOVAL/REPLACEMENT NOTES:

TREES FOR REMOVAL: 80 TREES

REPLACEMENT TREES: 107 TREES

NOTE: PER ORIGINAL ARBORIST RECOMMENDATION AT LEAST 60 TREES TO BE REMOVED AND 56 TREES TO BE REPLACED. PLANTING DESIGN EXCEEDS REQUIRED REPLACEMENT TREES BY 51 TREES. SINCE THE LATEST ARBORIST REPORT, THE LANDSCAPE DESIGN HAS FURTHER DEVELOPED, RESULTING IN FEWER TREES TO BE REMOVED.

PROPERTY LINE PLANTING NOTE:

NATURAL PINE NEEDLES AND EXISTING VEGETATION TO REMAIN OUTSIDE OF THE PROPERTY LINE FENCE.

0 5 10 20 Feet

Scale: 1" = 10'

Horvitz Residence

1573 Riata Road
Pebble Beach, CA 93953

Site Area: 2.41 acres

Client

Horvitz Family Special Needs Gift Trust
23721 Via Roble
Coto De Caza, CA 92679
T 310.466.0269

EPTDESIGN
234 NORTH EL MOLINO AVE, SUITE 100
PASADENA, CA 91101
626.795.2008
EPTDESIGN.COM

REGISTERED LANDSCAPE ARCHITECT
RAND EATKESON No. 7419
Signature
10/31/25
Expiration Date
9/27/24
Date
STATE OF CALIFORNIA

Revisions	By	Date
HOA Submittal	AA	7/25/23
Revised HOA Submittal	AA	8/4/23
City Submittal	AA	10/13/23
Revised City Submittal	AA	2/2/24
Revised City Submittal	AA	2/15/24
Revised City Submittal	AA	6/14/24
Revised City Submittal	AA	9/27/24

Job Number	E23-026
Design Staff	AA
Project Manager	AA
Principal	NE

Planting Plan

L3.01

These drawings are instruments of service. EPTDESIGN shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from EPTDESIGN.



PLANTING LEGEND: Trees

SYM.	NAME	SIZE	QTY	WATER REQ.*	DETAIL
	QUERCUS AGRIFOLIA COAST LIVE OAK	36"/48" BOX	59	V. LOW	X / L3.51
	PINUS RADIATA MONTEREY PINE	36" BOX	46	MED	X / L3.51
	PRUNUS PERSICA 'DWARF VALLEY RED' FLOWERING DWARF PEACH	36" BOX	3	LOW	X / L3.51
	CERCIS 'FOREST PANSY' WESTERN REDBUD MELALEUCA NESOPHILA PINK MELELEUCA	36" BOX	7	LOW	X / L3.51

PLANTING LEGEND: Shrubs

SYM.	NAME	SIZE	QTY	WATER REQ.*	DETAIL
	HETEROMELES ARBUTIFOLIA TOYON CARPENTERIA CALIFORNICA BUSH ANEMONE	24" BOX	67	LOW	X / L3.51
	CYATHEA COOPERI AUSTRALIAN TREE FERN ACANTHUS MOLLIS BEAR'S BREECH	24" BOX	60	MED	X / L3.51
	ECHIUM CANDICANS PRIDE OF MADEIRA PITTOSPORUM TOBIRA MOCK ORANGE CEANOTHUS 'CONCHA' CONCHA CEANOTHUS HYDRANGEA QUERCIFOLIA OAK LEAF HYDRANGEA	15 GAL	26	LOW	X / L3.51
	ARCTOSTAPHYLOS SPP. MANZANITA	24" BOX	83	LOW	X / L3.51
	GREWIA OCCIDENTALIS LAVENDER STAR FLOWER EPILOBIUM SPP. CALIFORNIA FUCHSIA	5 GAL	81	MED	X / L3.51
	CEANOTHUS 'YANKEE POINT' YANKEE POINT CEANOTHUS ARCTOSTAPHYLOS UVA-URSI POINT REYES MANZANITA SALVIA GREGGI AUTUMN SAGE	15 GAL	138	LOW	X / L3.51
	BUXUS MICROPHYLLA JAPONICA JAPANESE BOXWOOD	5 GAL	54	MED	X / L3.51
	LAVANDULA SPP. LAVENDER LIMONIUM PEREZII SEA LAVENDER	5 GAL	87	LOW	X / L3.51

PLANTING LEGEND: Groundcover

SYM.	NAME	SIZE	QTY	WATER REQ.*	DETAIL
	ERIGERON KARVINSKIANUS SANTA BARBARA DAISY	5 GAL	103 SF	LOW	X / L3.51
	SISYRINCHUM BELLUM BLUE EYED GRASS EPILOBIUM CANUM CALIFORNIA FUCHSIA CEANOTHUS GREGGI DESERT CEANOTHUS CLINOPODIUM DOUGLASII YERBA BUENA	5 GAL	9,850 SF	LOW	X / L3.51
	ROSMARINUS OFF. 'IRENE' TRAILING ROSEMARY	5 GAL	66 SF	LOW	X / L3.51
	SALVIA SPATHACEA HUMMINGBIRD SAGE	5 GAL	160 SF	LOW	X / L3.51
	BACCHARIS 'CENTENNIAL' CENTENNIAL COYOTE BRUSH	1 GAL	194 SF	V. LOW	X / L3.51
	PERMEABLE GRAVEL	-	5,349 SF	-	X / L3.51

PLANTING LEGEND: Vines

SYM.	NAME	SIZE	QTY	WATER REQ.*	DETAIL
	PARTHENOCISSUS TRICUSPIDATA BOSTON IVY	15 GAL	1	LOW	X / L3.51
	PASSIFLORA EDULIS PASSION FRUIT VINE	5 GAL	2	MED	X / L3.51

*WATER REQUIREMENT PLANT FACTOR IS BASED ON WUCOLS DATABASE AND CAN BE FOUND ONLINE AT: http://ucanr.eduedu/sites/WUCOLS/

TREE REMOVAL/REPLACEMENT NOTES:

TREES FOR REMOVAL: 80 TREES

REPLACEMENT TREES: 107 TREES

NOTE: PER ORIGINAL ARBORIST RECOMMENDATION AT LEAST 60 TREES TO BE REMOVED AND 56 TREES TO BE REPLACED. PLANTING DESIGN EXCEEDS REQUIRED REPLACEMENT TREES BY 51 TREES, SINCE THE LATEST ARBORIST REPORT, THE LANDSCAPE DESIGN HAS FURTHER DEVELOPED, RESULTING IN FEWER TREES TO BE REMOVED.

PROPERTY LINE PLANTING NOTE:

NATURAL PINE NEEDLES AND EXISTING VEGETATION TO REMAIN OUTSIDE OF THE PROPERTY LINE FENCE.

0 5 10 20 Feet

Scale: 1" = 10'

Horvitz Residence

1573 Riata Road
Pebble Beach, CA 93953

Site Area: 2.41 acres

Client

Horvitz Family Special Needs Gift Trust
23721 Via Roble
Coto De Caza, CA 92679
T 310.466.0269

EPTDESIGN
234 NORTH EL MOLINO AVE, SUITE 100
PASADENA, CA 91101
626.795.2008
EPTDESIGN.COM

REGISTERED LANDSCAPE ARCHITECT
NORD DAVIDSSON No. 3187
Signature
10/31/25
Expiration Date
9/27/24
Date
STATE OF CALIFORNIA

Revisions	By	Date
HOA Submittal	AA	7/25/23
Revised HOA Submittal	AA	8/4/23
City Submittal	AA	10/13/23
Revised City Submittal	AA	2/2/24
Revised City Submittal	AA	2/15/24
Revised City Submittal	AA	6/14/24
Revised City Submittal	AA	9/27/24

Job Number E23-026
Design Staff AA
Project Manager AA
Principal NE

Planting Plan

L3.02

These drawings are instruments of service. EPTDESIGN shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from EPTDESIGN.



PLANTING LEGEND: Trees

SYM.	NAME	SIZE	QTY	WATER REQ.*	DETAIL
	QUERCUS AGRIFOLIA COAST LIVE OAK	36"/48" BOX	59	V. LOW	X / L3.51
	PINUS RADIATA MONTEREY PINE	36" BOX	46	MED	X / L3.51
	PRUNUS PERSICA 'DWARF VALLEY RED' FLOWERING DWARF PEACH	36" BOX	3	LOW	X / L3.51
	CERCIS 'FOREST PANSY' WESTERN REDBUD MELALEUCA NESOPHILA PINK MELELEUCA	36" BOX	7	LOW	X / L3.51

PLANTING LEGEND: Shrubs

SYM.	NAME	SIZE	QTY	WATER REQ.*	DETAIL
	HETEROMELES ARBUTIFOLIA TOYON CARPENTERIA CALIFORNICA BUSH ANEMONE	24" BOX	67	LOW	X / L3.51
	CYATHEA COOPERI AUSTRALIAN TREE FERN ACANTHUS MOLLIS BEAR'S BREECH	24" BOX	60	MED	X / L3.51
	ECHIUM CANDICANS PRIDE OF MADEIRA PITTOSPORUM TOBIRA MOCK ORANGE CEANOTHUS 'CONCHA' CONCHA CEANOTHUS HYDRANGEA QUERCIFOLIA OAK LEAF HYDRANGEA	15 GAL	26	LOW	X / L3.51
	ARCTOSTAPHYLOS SPP. MANZANITA	24" BOX	83	LOW	X / L3.51
	GREWIA OCCIDENTALIS LAVENDER STAR FLOWER EPILOBIUM SPP. CALIFORNIA FUCHSIA	5 GAL	81	MED	X / L3.51
	CEANOTHUS 'YANKEE POINT' YANKEE POINT CEANOTHUS ARCTOSTAPHYLOS UVA-URSI POINT REYES MANZANITA SALVIA GREGGI AUTUMN SAGE	15 GAL	138	LOW	X / L3.51
	BUXUS MICROPHYLLA JAPONICA JAPANESE BOXWOOD	5 GAL	54	MED	X / L3.51
	LAVANDULA SPP. LAVENDER LIMONIUM PEREZII SEA LAVENDER	5 GAL	87	LOW	X / L3.51

PLANTING LEGEND: Groundcover

SYM.	NAME	SIZE	QTY	WATER REQ.*	DETAIL
	ERIGERON KARVINSKIANUS SANTA BARBARA DAISY	5 GAL	103 SF	LOW	X / L3.51
	SISYRINCHUM BELLUM BLUE EYED GRASS EPILOBIUM CANUM CALIFORNIA FUCHSIA CEANOTHUS GREGGI DESERT CEANOTHUS CLINOPODIUM DOUGLASII YERBA BUENA	5 GAL	9,850 SF	LOW	X / L3.51
	ROSMARINUS OFF. 'IRENE' TRAILING ROSEMARY	5 GAL	66 SF	LOW	X / L3.51
	SALVIA SPATHACEA HUMMINGBIRD SAGE	5 GAL	160 SF	LOW	X / L3.51
	BACCHARIS 'CENTENNIAL' CENTENNIAL COYOTE BRUSH	1 GAL	194 SF	V. LOW	X / L3.51
	PERMEABLE GRAVEL	-	5,349 SF	-	X / L3.51

PLANTING LEGEND: Vines

SYM.	NAME	SIZE	QTY	WATER REQ.*	DETAIL
	PARTHENOCISSUS TRICUSPIDATA BOSTON IVY	15 GAL	1	LOW	X / L3.51
	PASSIFLORA EDULIS PASSION FRUIT VINE	5 GAL	2	MED	X / L3.51

*WATER REQUIREMENT PLANT FACTOR IS BASED ON WUCOLS DATABASE AND CAN BE FOUND ONLINE AT: http://ucanr.eduedu/sites/WUCOLS/

TREE REMOVAL/REPLACEMENT NOTES:

TREES FOR REMOVAL: 80 TREES

REPLACEMENT TREES: 107 TREES

NOTE: PER ORIGINAL ARBORIST RECOMMENDATION AT LEAST 60 TREES TO BE REMOVED AND 56 TREES TO BE REPLACED. PLANTING DESIGN EXCEEDS REQUIRED REPLACEMENT TREES BY 51 TREES. SINCE THE LATEST ARBORIST REPORT, THE LANDSCAPE DESIGN HAS FURTHER DEVELOPED, RESULTING IN FEWER TREES TO BE REMOVED.

PROPERTY LINE PLANTING NOTE:

NATURAL PINE NEEDLES AND EXISTING VEGETATION TO REMAIN OUTSIDE OF THE PROPERTY LINE FENCE.

0 5 10 20 Feet

Scale: 1" = 10'

Horvitz Residence

1573 Riata Road
Pebble Beach, CA 93953

Site Area: 2.41 acres

Client

Horvitz Family Special Needs Gift Trust
23721 Via Roble
Coto De Caza, CA 92679
T 310.466.0269

EPTDESIGN
234 NORTH EL MOLINO AVE, SUITE 100
PASADENA, CA 91101
626.795.2008
EPTDESIGN.COM

REGISTERED LANDSCAPE ARCHITECT
NEIL ERIKSSON No. 3447
Signature
10/31/25
Expiration Date
9/27/24
Date
STATE OF CALIFORNIA

Revisions	By	Date
HOA Submittal	AA	7/25/23
Revised HOA Submittal	AA	8/4/23
City Submittal	AA	10/13/23
Revised City Submittal	AA	2/2/24
Revised City Submittal	AA	2/15/24
Revised City Submittal	AA	6/14/24
Revised City Submittal	AA	9/27/24

Job Number	E23-026
Design Staff	AA
Project Manager	AA
Principal	NE

Planting Plan

L3.03

These drawings are instruments of service. EPTDESIGN shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from EPTDESIGN.



FUEL MANAGEMENT ZONE LEGEND	
SYMBOL	NAME
	GREEN ZONE (0 - 30 FEET)
	MANAGEMENT ZONE (30 - 100 FEET)
	NATURAL VEGETATION TO BE RETAINED
	EMERGENCY VEHICLE ACCESS ROUTE

FUEL MANAGEMENT NOTES

YEAR-ROUND MAINTENANCE OF "GREEN ZONE" (0-30 FEET):

1. CUT FLAMMABLE VEGETATION AROUND BUILDINGS A MINIMUM 30 FEET OR TO THE PROPERTY LINE, WHICHEVER IS CLOSER, EXCEPT FOR LANDSCAPING, AS FOLLOWS:
   - A. CUT DRY AND DEAD GRASS TO A MAXIMUM HEIGHT OF 4 INCHES.
   - B. MAINTAIN THE ROOF AND GUTTERS OF THE STRUCTURE FREE OF LEAVES, NEEDLES, OR OTHER DEAD VEGETATIVE GROWTH.
   - C. MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD WOOD.
   - D. TRIM TREE LIMBS THAT EXTEND WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVE PIPE.
   - E. TRIM DEAD PORTIONS OF FREE LIMBS WITHIN 10 FEET FROM THE GROUND
   - F. REMOVE ALL LIMBS WITHIN 6 FEET OF THE GROUND
   - G. REMOVE ALL DEAD FALLEN MATERIAL UNLESS IT IS EMBEDDED IN THE SOIL.
2. REMOVE ALL CUT MATERIAL FROM THE AREA OR CHIP AND SPREAD ON SITE.
3. PROVIDE AND MAINTAIN AT ALL TIMES A SCREEN OVER THE OUTLET OF EVERY CHIMNEY OR STOVEPIPE THAT IS ATTACHED TO A FIREPLACE, STOVE OR OTHER DEVICE THAT BURNS ANY SOLID OR LIQUID FUEL. THE SCREEN SHALL BE CONSTRUCTED OF NONFLAMMABLE MATERIAL AND OPENINGS OF NOT MORE THAN ONE-HALF INCH IN SIZE.
4. POST HOUSE NUMBERS PER FIRE DEPARTMENT REQUIREMENTS.

YEAR-ROUND MAINTENANCE OF "MANAGEMENT ZONE" (30-100 FEET)

1. THE FUEL REDUCTION ZONE IN THE REMAINING 70 FEET (OR TO THE PROPERTY LINE) WILL DEPEND ON THE STEEPNESS OF YOUR PROPERTY AND THE TYPE OF VEGETATION. FOR ADDITIONAL INFORMATION, REFER TO THE CALFIRE BROCHURE "WHY 100 FEET? PROTECT YOUR HOME... AND PROPERTY"
2. CUT PLANTS AND GRASS BENEATH TREE CANOPIES TO PREVENT FIRE FROM SPREADING TO THE TREES. THESE PLANTS SHOULD BE "TOPPED OFF" LEAVING THE ROOT STRUCTURE INTACT TO MINIMIZE EROSION.
3. DO NOT USE HERBICIDE OR OTHER CHEMICAL METHODS TO REMOVE VEGETATION.

NOTE: ALL FUEL MODIFICATION ZONES ARE TERMINATED AT THE SUBJECT PARCEL/TRACT BOUNDARY

0 5 10 20 40 Feet

Scale: 1" = 20'

Horvitz Residence

1573 Riata Road
Pebble Beach, CA 93953

Site Area: 2.41 acres

Client

Horvitz Family Special Needs Gift Trust
23721 Via Roble
Coto De Caza, CA 92679
T 310.466.0269

EPTDESIGN
234 NORTH EL MOLINO AVE, SUITE 100
PASADENA, CA 91101
626.795.2008
EPTDESIGN.COM

REGISTERED LANDSCAPE ARCHITECT
DAVID ERIKSON NO. 3447
Signature
10/31/25
Expiration Date
9/27/24
Date
STATE OF CALIFORNIA

Revisions	By	Date
HOA Submittal	AA	7/25/23
Revised HOA Submittal	AA	8/4/23
City Submittal	AA	10/13/23
Revised City Submittal	AA	2/2/24
Revised City Submittal	AA	2/15/24
Revised City Submittal	AA	6/14/24
Revised City Submittal	AA	9/27/24

Job Number	E23-026
Design Staff	AA
Project Manager	AA
Principal	NE

Fuel Management Plan (Zone Layouts)

L3.21

These drawings are instruments of service. EPTDESIGN shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from EPTDESIGN.

NOTE:
ALL TREES TO BE PROTECTED IN PLACE UNLESS SHOWN OTHERWISE
TREE TO BE REMOVED

LEGEND

- (N) PERMEABLE GRAVEL
- (N) PERMEABLE DRIVEWAY
- (N) PERMEABLE PAVERS
- (N) IMPERMEABLE PAVERS
- (N) AREA DRAIN/CATCH BASIN (AD OR CB)
- RD (N) ROOF DRAIN CONNECTION
- CO (N) CLEAN-OUT
- JB (N) JUNCTION BOX
- SD (N) STORM DRAIN

ABBREVIATIONS

AD	AREA DRAIN
BS	BOTTOM OF STEP
CB	CATCH BASIN
E	EXISTING
EG	EXISTING GROUND
EL	ELEVATION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
FP	FINISHED PAVEMENT
ME	MATCH EXISTING
N	NEW
TC	TOP OF CURB
TD	TRENCH DRAIN
TS	TOP OF STEP
TW	TOP OF WALL

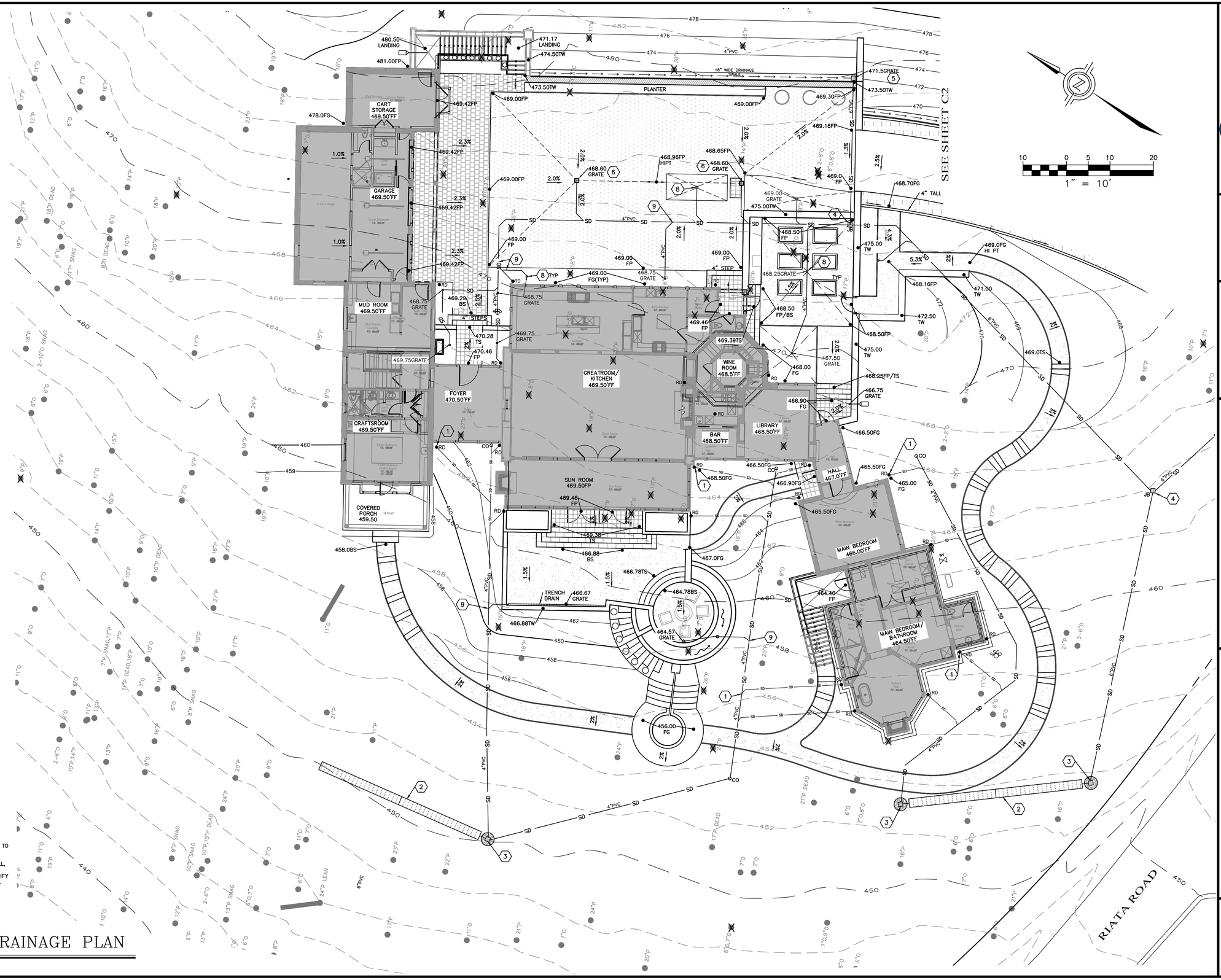
KEYNOTES

1 ROOF DRAINAGE DOWNSPOUT TO BE CONNECTED TO (N) STORM DRAIN (TYPICAL)
2 SUBSURFACE INFILTRATION TRENCH
3 18"x18" CONCRETE CATCH BASIN W/ GRATE TO BE USED FOR STORMWATER OVERFLOW
4 12"x12" JUNCTION BOX
5 12"x12" ATRIUM GRATE
6 10"x10" CATCH BASIN
7 SCUPPER
8 4" AREA DRAIN
9 WYE FITTING CONNECTION. TYPICAL.

EARTHWORK

CUT=3,650 CY
FILL=190 CY
NET=3,460 CY CUT

EARTHWORK QUANTITIES AS CALCULATED BY THE ENGINEER ARE TO APPROXIMATE SUBGRADE AND ARE ESTIMATES ONLY. AN 8" SECTION WAS ASSUMED FOR DRIVEWAY AND AUTOCOURT. EARTHWORK FROM UTILITY TRENCHING, RETAINING WALL BACKFILL, AND BUILDING FOOTINGS WERE NOT INCLUDED IN THESE CALCULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE QUANTITIES BY PERFORMING THEIR OWN CALCULATIONS.



GRADING AND DRAINAGE PLAN

A C1

SCALE: 1"=10'

L&S ENGINEERING AND SURVEYING, INC
2460 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
LandSengineers.com

REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER J. SIMS No. 82005 EXP. 12-31-25 CIVIL STATE OF CALIFORNIA

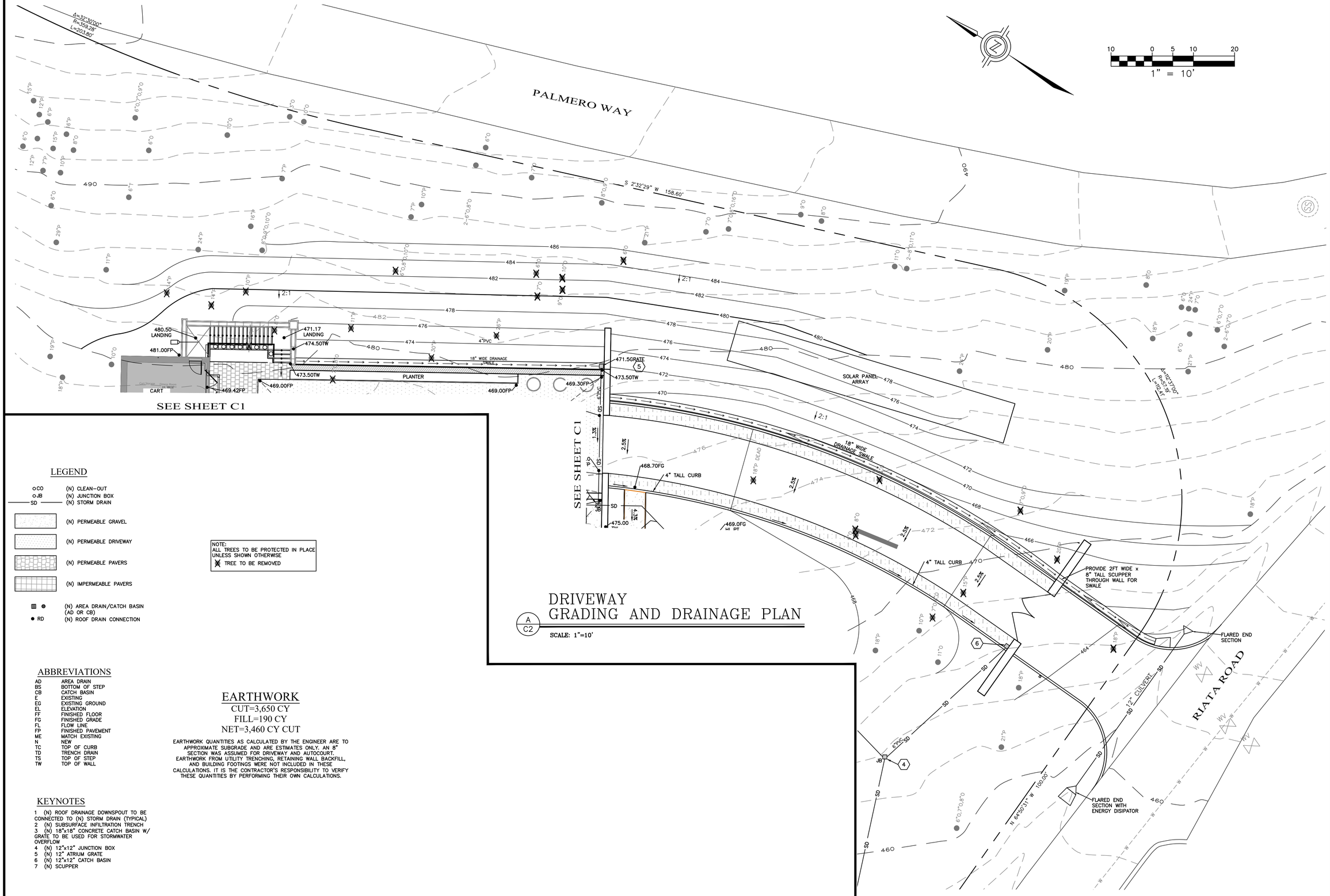
PLANNING SUBMITTAL

DRAWN BY: PJM
DESIGNED BY: CJS
DATE: 9/27/24
SCALE: AS SHOWN
JOB NUMBER: 23-11
LAST REVISED:
REVISED BY:

GRADING AND DRAINAGE PLAN

HORVITZ RESIDENCE
1573 RIATA ROAD
PEBBLE BEACH, CA 93953
APN 008-341-019

SHEET C1
OF
5 SHEETS



DRIVEWAY GRADING AND DRAINAGE PLAN

A / C2

SCALE: 1"=10'

LEGEND

- oCO — (N) CLEAN-OUT
- oJB — (N) JUNCTION BOX
- SD — (N) STORM DRAIN
- (N) PERMEABLE GRAVEL
- (N) PERMEABLE DRIVEWAY
- (N) PERMEABLE PAVERS
- (N) IMPERMEABLE PAVERS
- (N) AREA DRAIN/CATCH BASIN (AD OR CB)
- RD — (N) ROOF DRAIN CONNECTION

NOTE:
ALL TREES TO BE PROTECTED IN PLACE UNLESS SHOWN OTHERWISE
TREE TO BE REMOVED

ABBREVIATIONS

AD	AREA DRAIN
BS	BOTTOM OF STEP
CB	CATCH BASIN
E	EXISTING
EG	EXISTING GROUND
EL	ELEVATION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
FP	FINISHED PAVEMENT
ME	MATCH EXISTING
N	NEW
TC	TOP OF CURB
TD	TRENCH DRAIN
TS	TOP OF STEP
TW	TOP OF WALL

KEYNOTES

1 (N) ROOF DRAINAGE DOWNSPOUT TO BE CONNECTED TO (N) STORM DRAIN (TYPICAL)
2 (N) SUBSURFACE INFILTRATION TRENCH
3 (N) 18"x18" CONCRETE CATCH BASIN W/ GRATE TO BE USED FOR STORMWATER OVERFLOW
4 (N) 12"x12" JUNCTION BOX
5 (N) 12" ATRIUM GRATE
6 (N) 12"x12" CATCH BASIN
7 (N) SCUPPER

EARTHWORK

CUT=3,650 CY
FILL=190 CY
NET=3,460 CY CUT

EARTHWORK QUANTITIES AS CALCULATED BY THE ENGINEER ARE TO APPROXIMATE SUBGRADE AND ARE ESTIMATES ONLY. AN 8" SECTION WAS ASSUMED FOR DRIVEWAY AND AUTOCOURT. EARTHWORK FROM UTILITY TRENCHING, RETAINING WALL BACKFILL, AND BUILDING FOOTINGS WERE NOT INCLUDED IN THESE CALCULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE QUANTITIES BY PERFORMING THEIR OWN CALCULATIONS.

L&S ENGINEERING AND SURVEYING, INC
2460 Garden Road, Suite G, Monterey, California 93940
P: 831 655.2723 F: 831 655.3425
LandSengineers.com

REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER J. SIMS No. 93931 EXP. 12-31-25 CIVIL STATE OF CALIFORNIA

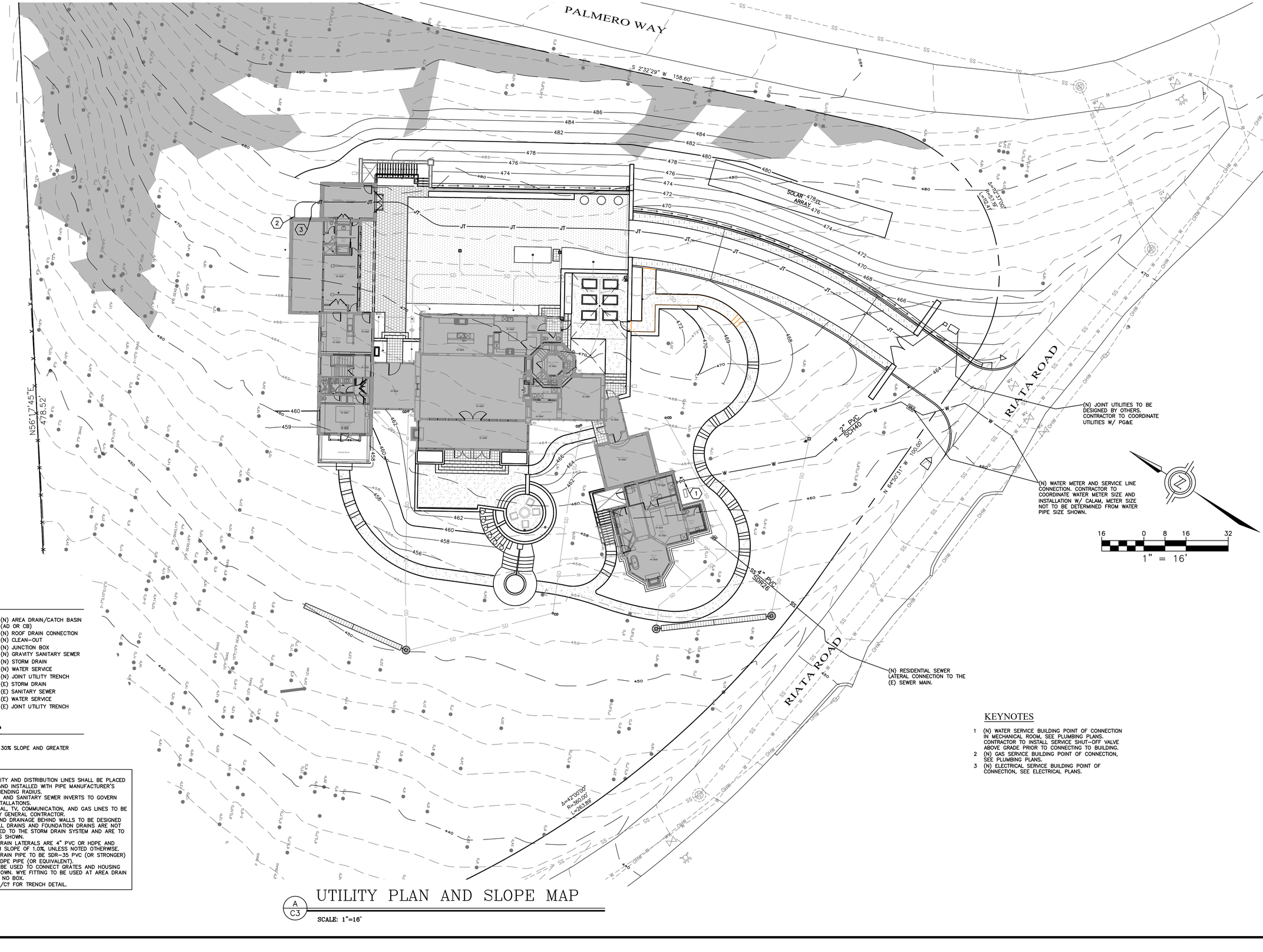
PLANNING SUBMITTAL

DRAWN BY: PJM
DESIGNED BY: CJS
DATE: 9/27/24
SCALE: AS SHOWN
JOB NUMBER: 23-11
LAST REVISED:
REVISED BY:

DRIVEWAY
GRADING AND DRAINAGE
PLAN

HORVITZ RESIDENCE
1573 RIATA ROAD
PEBBLE BEACH, CA 93953
APN 008-341-019

SHEET C2
OF
5 SHEETS



LEGEND

▥ ●	(N) AREA DRAIN/CATCH BASIN (AD OR CB)
●RD	(N) ROOF DRAIN CONNECTION
○CO	(N) CLEAN-OUT
○JB	(N) JUNCTION BOX
SS	(N) GRAVITY SANITARY SEWER
SD	(N) STORM DRAIN
W	(N) WATER SERVICE
JT	(N) JOINT UTILITY TRENCH
SD	(E) STORM DRAIN
SS	(E) SANITARY SEWER
W	(E) WATER SERVICE
JT	(E) JOINT UTILITY TRENCH

SLOPE MAP

30% SLOPE AND GREATER

UTILITY NOTES:
1. ALL NEW UTILITY AND DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND AND INSTALLED WITH PIPE MANUFACTURER'S RECOMMENDED BENDING RADIUS.
2. STORM DRAIN AND SANITARY SEWER INVERTS TO GOVERN UTILITY LINE INSTALLATIONS.
3. ALL ELECTRICAL, TV, COMMUNICATION, AND GAS LINES TO BE COORDINATED BY GENERAL CONTRACTOR.
4. ALL WALLS AND DRAINAGE BEHIND WALLS TO BE DESIGNED BY OTHERS. WALL DRAINS AND FOUNDATION DRAINS ARE NOT TO BE CONNECTED TO THE STORM DRAIN SYSTEM AND ARE TO USE DRAIN LINES SHOWN.
5. ALL STORM DRAIN LATERALS ARE 4" PVC OR HDPE AND HAVE A MINIMUM SLOPE OF 1.0% UNLESS NOTED OTHERWISE.
6. ALL STORM DRAIN PIPE TO BE SDR-35 PVC (OR STRONGER) OR ADS N-12 HDPE PIPE (OR EQUIVALENT).
7. REDUCER TO BE USED TO CONNECT GRATES AND HOUSING TO PVC PIPE SHOWN. WYE FITTING TO BE USED AT AREA DRAIN LOCATIONS WITH NO BOX.
8. SEE DETAIL ?/C? FOR TRENCH DETAIL.

KEYNOTES

1 (N) WATER SERVICE BUILDING POINT OF CONNECTION IN MECHANICAL ROOM, SEE PLUMBING PLANS. CONTRACTOR TO INSTALL SERVICE SHUT-OFF VALVE ABOVE GRADE PRIOR TO CONNECTING TO BUILDING.
2 (N) GAS SERVICE BUILDING POINT OF CONNECTION, SEE PLUMBING PLANS.
3 (N) ELECTRICAL SERVICE BUILDING POINT OF CONNECTION, SEE ELECTRICAL PLANS.

UTILITY PLAN AND SLOPE MAP

A C3

SCALE: 1"=16'

L&S ENGINEERING AND SURVEYING, INC
2469 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
LandSengineers.com

REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER J. SIMS No. 93931 EXP. 6-30-25 CIVIL STATE OF CALIFORNIA

PLANNING SUBMITTAL

DRAWN BY: PJM
DESIGNED BY: CJS
DATE: 9/27/24
SCALE: AS SHOWN
JOB NUMBER: 23-11
LAST REVISED:
REVISED BY:

UTILITY PLAN AND SLOPE MAP

HORVITZ RESIDENCE
1573 RIATA ROAD
PEBBLE BEACH, CA 93953
APN 008-341-019

SHEET C3
OF
5 SHEETS

Exhibit B

This page intentionally left blank.

1573 Riata Road
Tree Resource Assessment
and
Construction Impact Assessment

Prepared for:

Horvitz Fam Special Needs Gift Trust

Prepared by:

Frank Ono
Forester
Society of American Foresters I.D. # 48004
Certified Arborist #536
1213 Miles Avenue
Pacific Grove, CA 93950

May 18, 2023

Owner:

Horvitz Fam Special Needs Gift Trust
23721 Via Roble
Coto De Caza, CA 92679

Architect:

Forest Studio
332 Forest Avenue, Suite 4
Laguna Beach CA 92651

Forester and Arborist

Frank Ono, Society of American Foresters # 048004, Certified Arborist #536
F.O. Consulting
1213 Miles Ave
Pacific Grove, CA 93950

SUMMARY

Development has been proposed for this site located at 1573 Riata Road, Pebble Beach, CA. Several owners have occurred over time the design was altered each time with trees declining or failing, thus reducing the number of trees to be removed.

The new property owner, Horvitz Fam Special Needs Gift Trust, has submitted an altered design and as a result, requested a revised tree resource assessment/construction impact assessment to be prepared that identifies and addresses potential effects the project may have on the existing tree resources adjacent to the construction project.

ASSIGNMENT/SCOPE OF PROJECT

Development of this parcel will require tree removal and construction adjacent to the remaining trees will have varied effects from the proposed construction. To ensure that the tree resources on site are protected, the property owner, Horvitz Fam Special Needs Gift Trust, has requested an assessment of the tree resources that are within and/or close to the proposed development areas. To fulfill this assignment, the following tasks have been performed;

- Evaluate health, structure, and preservation suitability for protected trees within or adjacent (15 feet or less) to the proposed development of trees six inches in diameter or greater measured at 24 inches above average grade.
- Review the proposed building site footprint plan as provided by Forest Studio Architects, for the project dated March 14, 2023.
- Make recommendations for preconstruction treatments and/or alternative methods for tree retention.
- Create preservation specifications, as it relates to the included tree location map.
- Determine the number of trees affected by construction including those that meet the "Landmark" criteria (defined by the County of Monterey, Title 20 Monterey County Coastal Zoning Ordinance); as well as recommend mitigation requirements for those trees identified as affected by the project.
- Document tree resource assessment findings in the form of a report as required by the County of Monterey Planning Department to be used as part of the development application.

LIMITATIONS

This assignment is limited to the most review of a site plan/staking overlay submitted to me supplied by Forest Studio and is limited to effects from potential construction to protected trees six inches in diameter or greater measured at 24 inches above average grade located within or adjacent to construction activities as identified on the submitted site plan. Only minor grading and erosion details are discussed in this report as it relates to tree health. This report is created due to potential development and is not intended to be used for hazard tree assessment; which requires a different report and methodology.

PURPOSE AND GOAL

The purpose of this tree resource assessment/construction impact assessment is to evaluate the health, structure, and retention suitability of protected trees that are within or adjacent to the proposed development. In this case, protected trees, defined by the County of Monterey, Title 20 Monterey County Coastal Zoning Ordinance, include Monterey pine (*Pinus radiata*) and coast live oak (*Quercus agrifolia*) trees.

The goal of this report is to protect and maintain the Del Monte Forest forested resources through adherence to development standards that allow the protection and maintenance of its forest resources. Furthermore, it is the intended goal of this Tree Resource Assessment and Management Plan to aid in planning to offset any potential effects of the proposed development on the property while encouraging forest stability and sustainability, to perpetuate the forested character of the property and the immediate vicinity.

INTRODUCTION

This tree resource and impact assessment is prepared for Horvitz Fam Special Needs Gift Trust, owners of the property located at 1573 Riata Road, Pebble Beach, CA by Frank Ono, ISA Certified Arborist #536 and Urban Forester, due to proposed construction within or adjacent to a stand of protected native trees. This report may be used as a forest management plan if this design is approved. Monterey County's Coastal Implementation Plan for the Del Monte Forest, Chapter 20.147sec. 20.147.050 requires a forest management plan for when removal is necessary of protected native trees regardless of size or amount to preserve and maintain the forest and its beneficial uses.

SITE DESCRIPTION

1) Assessor's Parcel Number: 008-341-019-000

2) Location: 1573 Riata Road, Pebble Beach, CA

3) Parcel size: 2.41 Acres

4) Existing Land Use: The parcel is undeveloped land zoned LDR/1.5-D (CZ).

5) Slope: The parcel is on a southwest-facing slope. Slopes range from 10% to over 30%.

6) Soils: Soils on site are classified by the Monterey soils report as Sheridan coarse sandy loam, with 5 to 15 percent slopes. The Sheridan series consists of well-drained soils on hills and mountains formed in material underlain by granitic and schistose rock. This is moderately sloping to strongly sloping soil on the lower side slopes of granitic uplands or small rounded ridge tops. Runoff is medium, and the erosion hazard is slight.

7) Vegetation: The vegetation is of the Monterey Pine Forest type. It is a mixture of Monterey Pine (*Pinus radiata*) with coastal live oak (*Quercus agrifolia*) as an understory. Other plants observed on site are Acacia (*Acacia melanoxylon*) and Manzanita (*Arctostaphylos ssp*), Coyote bush, (*Baccharis pilularis*), Jubata/Pampas grass (*Jubata cordera*),

8) Forest Condition and Health: The forest condition and health are evaluated with the use of the residual trees and those of the surrounding Monterey Pine Forest as a stand. The property is forested by Monterey pine overstory and Coast live oak understory. Field observations of the building site and surrounding area reveal that a range of diameter size classes is present (6"- 30" in diameter). Canopy cover is 60% closed with the highest density in the north and west portions of the property. The tree canopy cover consists of a Monterey pine forested area throughout with suppressed oak as an understory. The overall stand of Pine is considered primarily even aged even though different size classes are observed. Monterey pine and oak have been maintained for fire suppression but in a natural state. Areas starting from the center of the lot toward the north and west appear with their canopy intact; however, pine trees along the roadway (Palmero Way) and its adjacent areas

have been repeatedly pruned (topped) to contain height, resulting in poor canopy structure especially noticeable within the center of the lot and moving toward the east. Tree stems spacing averages 10 feet apart in the west and northern sections of the property increasing to over 25 feet or more in the south and east portions of the property. Overall, the stand is in fair condition and health, however, fragmentation due to storm activity and old age is observed with several trees failing due to wind throw.

Mortality on the site is moderate. Biotic stressors, such as insects and disease are obvious on site. Pines display different levels of decline due to both pine pitch canker disease *(Fusarium circinatum)*, and infestations of bark beetles, both red turpentine *(Dendroctonus valens)* and engraver beetles *(Ips sp.)* Oaks on the property have been defoliated by a recent oak worm *(Phryganidia californica)* activity but appear to be re-foliating.

Pine trees with Western gall rust (*peridermium harknessii*) were observed in this section of the forest. This fungus appears as a small swelling in the bark of a limb or stems becoming visibly larger a year after infection occurs. The swelling divides wood cells rapidly, resulting in soft, woody, globulus, or ball-shaped galls. Trunk galls on young trees usually prove fatal. Limb galls do minor damage as they kill only the limb they are on. This infection is observed in concert with Western dwarf mistletoe (*Arceuthobium littorum*), an evergreen parasitic plant growing on the stems of trees. The shoots are non-woody, segmented, and have small-scale-like leaves. The seeds are spread mostly by their discharge from the fruit. After the seed germinates it grows through the bark and into the xylem and phloem (water and nutrient-conducting tissues) of the tree. Healthy trees can tolerate a few infections while heavily infested trees reduce vigor and are prone to other, more lethal insects or diseases.

BACKGROUND/PROJECT DESCRIPTION

The Horvitz Fam Special Needs Gift Trust, through Forest Studio, requested an assessment of trees adjacent to or within proposed construction areas located at 1573 Riata Road, Pebble Beach, CA. Findings from the review and assessment of the trees within and adjacent to the proposed design development are requested to be prepared and documented in a report to work in conjunction with other conditions for approval of the building permit application.

a design was approved (Permit PLN130370) for 31 trees, however, that permit was extended over several years and I have now been requested by Forest Studio to revisit the site and make changes to the report because of the passage of time and the updated design.

OBSERVATIONS

The following list includes observations made while on site and summarizes details discussed during this stage of the planning process.

- The site is forested mainly with Monterey pine (*Pinus radiata*) upper canopy and coast live oak (*Quercus agrifolia*) understory.
- Most of the pine trees on the property are of moderate size (less than 24" in diameter" diameter) and compose the majority of the stand of trees.
- The condition of the stand is fair to moderate with a suppressed oak tree understory. Oaks observed on the property have large rootstock with smaller diameter stems (6"-9"). Oaks with larger diameter stem (10" or greater) have deficit weakness such as significant hollows or decay.
- Several mature pine trees have lifted tree roots and appear to be in the failure process or have failed. The canopy is open and fragmented in the area where construction is proposed.
- Pruning for major crown reduction has occurred on site in the past (topping) contributing to the decline of a number of the trees in the development area which has seriously compromised the structure and composition of trees within this portion of the stand.
- Trees surviving the topping are growing erratically creating poorly growing trees; the heavy lateral limbs and large woody stem create stem decay opportunities. Poor conditions below them will be created when tree limb failure occurs. It appears that oaks below the pines have had canopy damage from falling debris from several of the over-story pines.
- Smaller diameter trees in abundant numbers are located on the property to the north and west of the proposed development. The area where the development is proposed has larger diameter trees in fair or lesser condition.
- Declining trees are interspersed throughout the property; a number are concentrated where the proposed development is to be located.
- Most of the trees proposed for removal are within the stand or on the edges of existing openings, therefore having trees adjacent to or behind them, or are in poor or fair condition.
- Many of the trees in poor condition are damaged by pruning and growing stunted and erratically. Proactive management is warranted to preserve forested resources.
- Alternate building sites will require removing more trees that are in healthier condition. The result of analyzing alternatives is to leave the home in its approximate drawn location, as this would likely have less impact on the visual resources of the property and the neighborhood.

DISCUSSION

The design as presented requires soil cut and soil fill. These are necessary to accomplish grading and building construction as the plan is presented (I am not clear as to what some of the amenities are, but looking at the rendering they appear to be walkways, staircases retaining walls, outdoor recreation, or meeting areas affected by grading and/or excavation through soil cuts or soil fills).

The soil cuts and fills required are to lower or raise the natural grade to obtain desired elevations:

Soil cuts within the trees' Critical Root Zone (CRZ) will remove both support and absorption roots. These non-woody or absorption roots are instrumental for moisture and nutrient transport and woody or support roots are necessary to provide structural support. The woody roots are responsible for a tree's security and ability to stand upright.

Soil fills (addition of soil) increase natural grade requiring cutting and mixing of additional imported soil material to parent soils. Fill soil is often compacted in the construction process and is susceptible to the creation of anaerobic conditions within the soil. Anaerobic conditions promote decay when roots suffocate through a lack of oxygen in moist conditions. Structural roots are often compromised in both the long term as well as short term as a result of decay.

PROJECT ASSESSMENT/CONCLUSION

Site impacts are confined to the construction envelope and immediate surroundings where trees will be removed and trimmed, and root systems reduced. The pruning of tree crowns above 30% and reduction of root area have an impact on those trees treated, including a reduction of growth, dieback, and potentially death. Every attempt has been made to identify those trees likely to experience severe decline and death as a result of planned activities for this project as proposed.

The location of the proposed structure and driveway as presented will impact 56 trees consisting of 38 Pines (8 are landmark-sized) and 18 Oaks as follows:

- Structure -15 (4 oaks and 11 pines (4 pines are landmark size) will be impacted for the proposed structure. This is necessary due to the placement of the proposed structure. Two oaks are considered poor and two out of 4 landmark size pines are poor.
- Driveway and parking -18 trees (7 oaks and 11 pines) will be impacted due to the driveway and the parking area's proposed location within the driveway footprint. One landmark tree pine is affected, one oak is poor, and one pine is poor.
- Grading - 23 (7 oaks and 16 pines (4 pines are landmark size)) trees will be impacted due to grading for slope and grade transitions and other amenities (walkways, staircases, retaining walls, outdoor recreation, or meeting areas) surrounding the structure and driveway footprint. 2 oaks are poor, 2 pines are poor. No landmark size pines are poor.

RECOMMENDATIONS

Section 20.147.050.D.3 of the Del Monte Forest Coastal Implementation Plan requires all proposed developments to be designed to minimize the removal of vegetation cover. This plan requires at least 60 trees to be removed, therefore 56 trees need to be replaced. The Monterey County Coastal Implementation Plan (CIP) states that where removal of native trees is allowed for development, such removal shall be mitigated through replanting or forest preservation either on- or off-site, whichever is better overall for forest resources. Mitigation may include but is not limited to:

- Replacement on-site equating to an equal number of trees of the same variety, provided such replacement will not result in an overcrowded, unhealthy forest environment;
- Tree planting of an equal number of trees of the same variety and/or preservation of an equal area of forest off-site in the Del Monte Forest; payment of a fee to the Del Monte Forest Foundation for tree planting and/or forest preservation in the Del Monte Forest, commensurate with the number and type of trees and/or area of forest to be removed;
- Other similar tree replacement or forest preservation strategies within the Del Monte Forest; or a combination of any of the above strategies.
- Replacement trees shall be retained and maintained in good condition. Trimming, where not injurious to the health of the tree(s), may be performed consistent with the terms and conditions of the approved coastal development permit and the Forest Management Plan

Tree Planting

Replacement of all protected trees (native trees 6 inches in diameter or greater) to be removed is required unless shown to be a hardship or detrimental to the long-term health of the remaining habitat. There does not appear to be sufficient room to plant replacement trees with the long-term objective of one-for-one replacement. The site is overcrowded in the northern areas but there appears to be enough light and room to plant and successfully regenerate at least 35 trees on the remainder of the parcel.

Other options may be necessary for the remaining 21 trees such as approaching the Del Monte Forest Conservancy (DMFC) that utilizes donations to fulfill the mission of open space conservation and preservation. Another option is to over-plant the site to simulate natural recruitment, allowing the small plants to compete for light and space, then after 3 years surviving planted trees may be thinned and spaced to allow for growth. Careful consideration must be made to this option as it will increase fuel load.

Success Criteria for Plant Re-establishment

Implementation of the success criteria is recommended to be a condition of project approval to ensure the survivability and proper growth of the replacement or relocation of trees. Replant success criteria will be defined to meet a 100% survival rate and implemented as follows:

A qualified professional shall monitor newly planted trees for at least three (3) years for the following:

- Tree health and growth rates of new planting must be assessed by a qualified forester or certified arborist.
- Trees suffering poor growth rates or declining health are to be identified and documented as to the reason it was not successful.
- Invigoration treatments if feasible will be recommended and implemented.
- Dead trees or trees identified in an irreversible state of decline will be replaced after a written recommendation is made by a qualified forester or certified arborist identifying the type and location of the new replacement. Trees found that need replacement will be replaced on a 1:1 ratio. Replant material shall be minimum container grown five gallon-size with a tree stem caliper greater than 1/2" in diameter measured just above the root collar.
- Near the end of the three-year monitoring period, the status of the new plantings will be again assessed to make certain that success criteria have been met and all mitigation trees planted are performing well.
- At three years a report shall be prepared by a qualified forester or arborist and submitted to the Planning Department for review and approval of the Director of Planning describing reforestation activities, success rates, and adjustments for previous failures or unsuccessful transplanting.

Pre-construction Meeting

To aid successful tree retention trees, all construction managers, heavy equipment operators, and tree service operators must be trained in tree protection procedures before the start of construction. Training is to be conducted by a certified professional such as a qualified forester or arborist consisting of the following protection standards to be implemented.

Tree Protection

The health of retained trees will greatly be assisted if the following best management practices are implemented and adhered to:

A) Do not deposit any fill around trees, which may compact soils and alter water and air relationships. Avoid depositing fill, parking equipment, or staging construction materials near existing trees. Covering and compacting soil around trees can alter water and air relationships with the roots. Fill placed within the dripline may encourage the development of oak root fungus (*Armillaria mellea*). As necessary, trees may be protected by boards, fencing, or other materials to delineate protection zones.

B) Pruning shall be conducted so as not to unnecessarily injure the tree. General principles of pruning include placing cuts immediately beyond the branch collar, making clean cuts by scoring the underside of the branch first, and for live oak, avoiding the period from February through May.

C) Native live oaks are not adapted to summer watering and may develop crown or root rot as a result. Do not regularly irrigate within the drip line of oaks.

D) Root cutting should occur outside of the springtime. Late June and July would likely be the best. Pruning of the live crown should not occur from February through May.

E) Oak material greater than 3 inches in diameter remaining on-site for more than one month that is not cut and split into firewood should be covered with clear plastic that is dug in securely around the pile. This will discourage infestation and dispersion of bark beetles.

F) A mulch layer up to approximately 4 inches deep should be applied to the ground under selected trees following construction. Only 1 to 2 inches of mulch should be applied within 1 to 2 feet of the trunk, and under no circumstances should any soil or mulch be placed against the root crown (base) of trees. The best source of mulch would be from chipped material generated on-site.

G) If trees near the development are visibly declining in vigor, a Professional Forester or Certified Arborist should be contacted to inspect the site to recommend a course of action.

Tree Protection Standards

Before the commencement of any construction activity, the following tree protection measures shall be implemented and approved by a qualified arborist or forester:

- Trees located adjacent to the construction area shall be protected from damage by construction equipment by the use of temporary fencing and by wrapping trunks with protective materials.
- Fencing shall consist of chain link, snowdrift, plastic mesh, hay bales, or field fence. Existing fencing can also be used.
- Fencing is not to be attached to the tree but free-standing or self-supporting so as not to damage trees. Fencing shall be rigidly supported and shall stand a minimum height of four feet above grade and should be placed to the farthest extent possible from the tree's base to protect the area within the tree's drip line (typically 10-12 feet away from the base of a tree).

- In cases where access or space is limited for tree protection, it is permissible to protect the tree within the 10–12-foot distance after determination and approval by a qualified forester or arborist.
- Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, and/or dumping of materials should not be allowed adjacent to trees on the property, especially within fenced areas.
- Fenced areas and trunk protection materials should remain in place during the entire construction period.

During grading and excavation activities:

- All trenching, grading, or any other digging or soil removal that is expected to encounter tree roots should be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through major roots.
- The project architect and qualified arborist should be on-site during excavation activities to direct any minor field adjustments that may be needed.
- Trenching for retaining walls or footings located adjacent to any tree should be done by hand where practical and any roots greater than 2 inches in diameter should be bridged or pruned appropriately.
- Any roots that must be cut should be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment.
- Any roots damaged during grading or excavation should be exposed to sound tissue and cut cleanly with a saw.

If at any time potentially significant roots are discovered:

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

Tree Pruning

It is understood that the pruning of retained trees will be expected for this site. Pruning will also include the trees that have deadwood or are exhibiting some minor structural defect or minor disease that must be compensated. Those trees that may require pruning and possible monitoring are the closest to the proposed structure improvements. Trees should be monitored on occasion for health and vigor after pruning. Should the health and vigor of any tree decline it will be treated as appropriately recommended by a certified arborist or qualified forester.

The following are offered as guidelines when pruning.

- In general, the trees will be pruned first for safety, next for health, and finally for aesthetics.
- The type of pruning is determined by the size of the branches to be removed. General guidelines for branch removal are:
    1. Fine Detail pruning- limbs under 2-inch diameter are removed.
    2. Medium Detail Pruning – Limbs between 2 and 4-inch diameter
    3. Structural Enhancement – limbs greater than 4-inch diameter.
    4. Broken and cracked limbs-removed will be removed in high-traffic areas of concern.

Crown thinning is the cleaning out of or removal of dead diseased, weakly attached, or low-vigor branches from a tree crown.

- All trees will be assessed on how a tree will be pruned from the top down.
- Trimmers will favor branches with strong, U- shaped angles of attachment and where possible remove branches with weak, V-shaped angles of attachment and/or included bark.
- Lateral branches will be evenly spaced on the main stem of young trees and areas of fine pruning.
- Branches that rub or cross another branch will be removed where possible.
- Lateral branches will be no more than one-half to three-quarters of the diameter of the stem to discourage the development of co-dominant stems where feasible.
- In most cases, trimmers will not remove more than one-quarter of the living crown of a tree at one time. If it is necessary to remove more, it will be done over successive years.

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

- Live branches on at least two-thirds of a tree's total height will be maintained wherever possible. The removal of many lower branches will hinder the development of a strong stem.
- All basal sprouts and vigorous epicormic sprouts will be removed where feasible.

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

- Crown reduction pruning will be used only when necessary. Pruning cuts will be at a lateral branch that is at least one-third the diameter of the stem to be removed wherever possible.
- When it is necessary to remove more than half of the foliage from a branch it may be necessary to remove the entire branch.

Remedial pruning should occur before construction. Following construction, any above-ground tree pruning/trimming should be delayed until one year after completion of construction. Following construction, a qualified forester/arborist should monitor trees adjacent to the area of the improvements and if any decline in health that is attributable to the construction is noted, additional trees should be planted on the site.

Agreement by Landowner

The following standard conditions are made a part of all Monterey County Forest Management Plans:

A. Management Objectives

1. Minimize erosion to prevent soil loss and siltation.
2. Preserve natural habitat including native forest, understory vegetation, and associated wildlife.
3. Prevent forest fire.
4. Preserve scenic forest canopy as located within the Critical View shed (any public viewing area).
5. Preserve landmark trees to the greatest extent possible as defined below.

B. Management Measures

1. Tree Removal: No tree will be removed without a Forest Management Plan or an Amended Forest Management Plan.

2. Application Requirements: Trees proposed for removal will be conspicuously marked by flagging or by paint. The proposed removal of native trees greater than six inches will be the minimum necessary for the proposed development. Removal not necessary for the proposed development will be limited to that required for the overall health and long-term maintenance of the forest, as verified in this plan or subsequent amendments to this plan.

3. Landmark Trees: All landmark trees will be protected from damage if not permitted to be removed as a diseased tree, which threatens to spread the disease to nearby healthy trees, or as a dangerous tree, which presents an immediate danger to human life or structures. Landmark oaks are trees that are visually, historically, or botanically significant specimens or are greater than 24 inches or more in diameter at breast height (DBH), or more than 1.000 years old.

4. Dead Trees: Because of their great value for wildlife habitat (particularly as nesting sites for insect-eating birds) large dead trees will normally be left in place. Smal1er dead trees will normally be removed to reduce the fire hazard. Dead trees may be removed at the convenience of the owner.

5. Thinning: Trees less than six inches in diameter breast height may be thinned to promote the growth of neighboring trees, without first developing a Forest Management Plan.

6. Protection of Trees: All trees other than those approved for removal shall be retained and maintained in good condition. Trimming, where not injurious to the health of the tree, may be performed wherever necessary in the judgment of the owner, particularly to reduce personal safety and fire hazards. Retained trees that are located close to the construction site shall be protected from inadvertent damage by construction equipment through wrapping of trunks with protective materials, bridging or tunneling under major tree roots where exposed in foundation or utility trenches, and other measures appropriate and necessary to protect the well-being of the retained trees.

7. Fire prevention: In addition to any measures required by the local California Department of Forestry fire authorities, the owner will;

A) Maintain a spark arrester screen atop each chimney.
B) Maintain spark arresters on gasoline-powered equipment.
C) Establish a "greenbelt" by keeping vegetation in a green growing condition to a distance of at least 50 feet around the house.
D) Break up and clear away any dense accumulation of dead or dry underbrush or plant litter, especially near landmark trees and around the greenbelt.

8. Use of fire (for clearing, etc.): Open fires will be set or allowed on the parcel only as a forest management tool under the direction of the Department of Forestry authorities, according to local fire ordinances and directives.

9. Clearing Methods: Brush and other undergrowth, if removed, will be cleared through methods that will not materially disturb the ground surface. Hand grubbing, crushing, and mowing will normally be the methods of choice.

10. Irrigation: To avoid further depletion of groundwater resources, prevent root diseases and otherwise maintain favorable conditions for the native forest, the parcel will not be irrigated except within developed areas. Caution will be exercised to avoid over-watering around trees.

11. Exotic Plants: Care will be taken to eradicate and avoid the introduction of the following pest species:

A) Pampas grass
B) Genista (Scotch broom, French broom)
C) Eucalyptus (large types)

Amendments

The Monterey County Director of Planning may approve amendments to this plan, provided that such amendments are consistent with the provisions of the discretionary permit or building submittal. Amendments to this Forest Management Plan will be required for proposed tree removal not shown as part of this Plan when the proposed removal fans within the description of a Forest Management Plan or Amendment to an existing Forest Management Plan.

Amended Forest Management Plan

A) An amended Forest Management Plan shall be required when:

1. The Monterey County Director of Planning has previously approved a Forest Management Plan for the parcel.
2. The proposed tree removal as reviewed as part of a development has not been shown in the previously approved Forest management plan

B) At a minimum, the Amended Forest Management Plan shall consist of:

1. A plot showing the location, type, and size of each tree proposed for removal, as well as the location and type of trees to be replanted,
2. A narrative describing reasons for the proposed removal, alternatives to minimize the amount and impacts of the proposed tree removal, tree replanting information, and justification for the removal of trees outside of the developed area is proposed.

Compliance

It is further understood that failure to comply with this Plan will be considered a failure to comply with the conditions of the Use Permit.

Transfer of Responsibility

This plan is intended to create a permanent forest management program for the site. It is understood, therefore, that in the event of a change of ownership, this plan shall be as binding on the new owner as it is on the present owner. As a permanent management program, this Plan will be conveyed to the future owner upon the sale of the property.

Report Prepared By:



Frank Ono, Urban Forester, Certified Arborist #536, May 18, 2023 Date

Recommendations Agreed to by the landowner:

_____ _____
Landowner Date

Forest Management Plan approved by:

_____ _____
Director of Planning Date

Tree Chart
The following chart is of trees field located adjacent to the area of development.
Key= CLO- Coast live oak, MP- Monterey pine,

Tree #	Species	DBH	DBH2	Health	Impacted	Area	Removed	Comments
180	MP	15		Fair	x	Grading		
181	MP	9		Fair				
182	CLO	7		Fair				
183	MP	19		Fair	x	Grading		
184	MP	10		Fair				
185	MP	10		Fair	x	Driveway		
186	CLO	8		Dead	x	Driveway		
187	CLO	6		Poor	x	Driveway		Thinning Crown
1215	MP	21		Fair	x	Driveway		
1216	CLO	6	6	Fair	x	Driveway		
1217	MP	22		Failed				
1218	CLO	6	6	Fair				
1219	CLO	11		Fair				
1221	MP	12		Fair				
1222	MP	21		Fair	x	Grading		
1223	CLO	8	7	Poor				Thinning Crown
1224	MP	21		Dead				
1254	MP	24		Fair				
1255	CLO	7		Fair				
1256	MP	21		Fair				
1257	CLO	11		Fair				
1258	MP	18		Fair				
1270	MP	23		Fair	x	Grading		
1271	MP	22		Fair	x	Grading		
1272	MP	11		Fair				
1273	MP	21		Fair				
1274	CLO	11		Poor	x	Grading		Thinning Crown
1275	MP	15		Fair	x	Grading		
1276	MP	18		Poor	x	Grading		Thinning Crown
1277	MP	24		Poor				Thinning Crown
1279	MP	12		Dead	x	Grading		
1280	CLO	7		Fair	x	Grading		
1281	MP	26		Fair	x	Grading		Canker
1282	MP	24		Dead				
1283	MP	17		Dead	x	Grading		
1284	CLO	7	7	Fair				
1285	CLO	7		Fair				

Tree #	Species	DBH	DBH2	Health	Impacted	Area	Removed	Comments
1287	MP	16		Fair				
1288	CLO	8	8	Fair	x	Grading		
1289	CLO	8	8	Fair	x	Grading		6" Stem Removed
1290	CLO	9		Poor				Stem Decay
1291	MP	16		Fair				
1293	MP	17		Fair	x	Grading		
1294	CLO	7		Fair	x	Grading		
1295	MP	17		Poor	x	Grading		Thinning Crown
1296	MP	20		Fair	x	Building		
1297	MP	21		Fair	x	Building		
1298	CLO	6		Poor	x	Building		Thinning Crown
1299	MP	20		Fair	x	Building		
1300	MP	17		Fair				
1301	MP	15		Fair				
1302	CLO	8	8	Fair				
1308	MP	18		Dead	x	Driveway		
1314	MP	17		Fair				
1316	MP	18		Fair				
1317	MP	20		Fair	x	Driveway		
1319	MP	24		Poor	x	Building		Thinning Crown
1321	MP	20		Fair	x	Building		
1322	CLO	8	8	Fair	x	Building		
1323	MP	18		Fair	x	Building		
1324	CLO	8		Fair	x	Building		
1325	MP	27		Fair	x	Building		
1326	MP	18		Poor	x	Driveway		Thinning Crown
1327	MP	25		Fair	x	Driveway		
1328	CLO	7	6	Fair	x	Driveway		
1329	MP	30		Poor	x	Building		Dying Crown
1330	CLO	7	6	Fair	x	Driveway		
1331	MP	16		Poor	x	Building		Dying Crown
1332	CLO	9		Poor	x	Building		Thinning Crown
1333	MP	24		Fair	x	Building		
1334	MP	17		Fair	x	Building		
1335	MP	12		Fair	x	Driveway		
1336	MP	20		Fair	x	Driveway		

Tree #	Species	DBH	DBH2	Health	Impacted	Area	Removed	Comments
1338	MP	18		Fair	x	Driveway		
1339	CLO	6	6	Fair	x	Driveway		
1340	MP	23		Fair	x	Driveway		
1341	MP	16		Poor	x	Grading		Lean
1342	MP	19		Fair	x	Grading		
1343	CLO	10		Fair	x	Grading		
1344	MP	11		Fair				
1345	MP	29		Fair				
1346	MP	11		Fair				
1347	MP	27		Fair				
1348	MP	14		Fair				
1349	MP	30		Fair	x	Grading		
1350	MP	10		Fair				
1351	CLO	8		Fair	x	Grading		
1352	CLO	10	9	Fair				
1353	MP	16		Fair				
1354	MP	7		Fair				
1355	CLO	10		Fair				
1356	CLO	10		Fair				
1357	CLO	6		Fair				
1358	MP	11		Fair	x	Grading		
1359	CLO	8	7	Fair	x	Driveway		
1361	CLO	7	6	Fair	x	Driveway		
1362	MP	14		Fair	x	Driveway		
1363	CLO	8	8	Fair				
1365	MP	30		Fair	x	Grading		
1366	MP	26		Fair	x	Grading		
1369	CLO	10	8	Fair				
1370	MP	7		Fair				
1371	MP	8		Fair				
1372	CLO	8	6	Fair				
1373	CLO	7		Fair				
1374	CLO	9	8	Fair				
1375	MP	21		Fair				
1376	CLO	6		Fair				

Frank Ono

International Society of Arboriculture
Certified Arborist # 536
Society of American Foresters Professional Member 48004
1213 Miles Avenue
Pacific Grove CA, 93950
Telephone (831) 373-7086
Cellular (831) 594-2291

September 19, 2024

EPT Design
Amber Au – Landscape Architect
Via email - aau@eptdesign.com

RE: Horvitz Residence Amendment

Ms. Amber Au;

The document prepared as an amendment to the Horvitz Residence dated September 16, 2024, has been reviewed and appears acceptable. This design change saves more trees and increases replacement planting. Thank you very much and please feel free to call if there are any questions or if I can be of further assistance.

Sincerely,

Frank Ono
Certified Arborist # 536
Society of American Foresters # 048004

EPTDESIGN

AMENDMENT- ARBORIST REPORT

18 September 2024

PROJECT	1573 Riata Road Pebble Beach, CA 93953	PROJECT #	
OWNER/CLIENT		SUBMITTAL #	
TO	Zoe Zepp (Monterey County Planner)	FAX	
CC	Frank Ono (Forester)		
FROM	Amber Au – EPTDESIGN (Landscape Architect)		
REGARDING	Arborist Report Amendment		

Hello,

Per the Monterey County Development Application, applicants are required to provide a Tree Assessment Report to determine if the location of the proposed development is suitable for long term maintenance and minimize tree removals. Per the original arborist report (April 2023), the arborist recommended at least 60 trees to be removed and 56 trees to be replaced. In the most previous report (June 2024), the proposed design impacted 90 trees to be removed consisting of 54 pines (11 landmark sized) and 36 oaks as follows:

- Design conflicts: 54 trees, 30 Pines (7 landmark sized), 24 Oaks
- Grading: 27 trees, 15 Pines (3 landmark sized), 12 Oaks
- Dead or serious decline: 9 Pines

The proposed design included 103 trees replacement trees, which exceeded the required replacement trees by 47 trees.

Since then, the design has undergone additional changes to reduce development and preserve more of the natural landscape. This latest proposed design impacts 80 trees to be removed consisting of 46 pines (9 landmark sized) and 34 oaks as follows:

- Design conflicts: 46 trees, 24 Pines (6 landmark sized), 22 Oak
- Grading: 24 trees, 13 Pines (3 landmark sized), 11 Oaks
- Dead or serious decline: 9 Pines, 1 Oak

The latest proposed design included 107 trees replacement trees, which exceeded the required replacement trees by 51 trees.

Please treat this summary as an amendment to the last report (June 2024) to comply with the requirements for the current resubmittal.

Thank you,

Amber Au
EPTDESIGN

Exhibit C

This page intentionally left blank.

MINUTES
Del Monte Land Use Advisory Committee
Thursday, January 16, 2025

1. Meeting called to order by Lori Lietzke **at** 3:03 pm

2. Roll Call

Members Present:
Lori Lietzke, Maureen Lyon, Carol Church, Ned Van Roekel, Rick Verbanec, Bart Bruno

Members Absent:
Kim Caneer, Kamlish Parikh

3. Approval of Minutes:

A. **December 5, 2024** minutes

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

Second: Bart Bruno (LUAC Member's Name)

Ayes: All present

Noes:

Absent: Kim Caneer, Kamlesh Parikh

Abstain:

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.

Maureen Lyon brought to the attention of the County Planner and the LUAC the upcoming renovation of the Community Services District Meeting Space. Dates are still to be determined but renovations may start in April/May.

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

B) Announcements

7. Meeting Adjourned: 4:10 pm

Minutes taken by: Maureen Lyon

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: HORVITZ FAM SPECIAL NEEDS GIFT TRUST 7-18-14
File Number: PLN230353
Project Location: 1573 RIATA RD, PEBBLE BEACH, CA
Assessor's Parcel Number(s): 008-341-019-000
Project Planner: Zoe Zepp
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: An application for a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow construction of an 8,121 square foot single family dwelling with an attached 1,252 square foot garage; and a Coastal Development Permit to allow the removal of 57 protected trees.

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

(Please include the names of the those present)

David Stocker (representative and builder)

Was a County Staff/Representative present at meeting? Hya Honorato **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

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)
Ratio of pervious vs. impervious surface area on property	Pescadero Watershed compliance is 9,000 sq. ft	Check compliance
Large number of trees to be removed. Question location of replanting 100 trees on heavily wooded lot.	PRC 4291 – defensible space ordinance	Keep defensible space ordinance in mind. May want to consider replanting in different locations to be in compliance with defensible space ordinance

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Ned Van Roekel (LUAC Member's Name)

X Support Project as proposed

___ Support Project with changes

___ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: All Present

Noes:

Absent: Kim Caneer; Kamlesh Parikh

Abstain:

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

2.

Project Name: WEBER MARK LEO
File Number: PLN240010
Project Location: 1267 CANTERA CT, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 008-234-007-000
Project Planner: Marlene Garcia
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: A Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval for the demolition of an existing 2,594 square foot single family residence and garage, and construction of a 4,086 square foot single family dwelling with a detached garage, 716 square feet of decks and associated site improvements; and a Coastal Development Permit to allow removal of three (3) protected Pine trees

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

(Please include the names of the those present)

Art Grater (neighbor); Mark Weber (owner)

Was a County Staff/Representative present at meeting? Hya Honrato **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

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)
Drainage control plan sends excess water onto public road (Lisbon Lane)	All drainage must be contained on property located in Pebble Beach	Request clarification from County on requirement for drainage to remain on property.

ADDITIONAL LUAC COMMENTS

Approve if drainage rule does not apply.

RECOMMENDATION:

Motion by: Bart Bruno (LUAC Member's Name)

Second by: Carol Church (LUAC Member's Name)

____ Support Project as proposed

____ Support Project with changes

____ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: All present

Noes: _____

Absent: Kim Caneer; Kamlish Parikh

Abstain: _____

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

3.

Project Name: DONOVAN PAUL MARTIN & ELISA M E TRS
File Number: PLN240234
Project Location: 2819 CONGRESS RD., PEBBLE BEACH, CA
Assessor's Parcel Number(s): 007-103-012-000
Project Planner: McKenna Bowling
Area Plan: Greater Monterey Peninsula Area Plan
Project Description: DONOVAN PAUL MARTIN & ELISA M E TRS

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

(Please include the names of the those present)

Bradley Green (Hastings Construction Inc)

Was a County Staff/Representative present at meeting? Hya Honorato **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

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

RECOMMENDATION:

Motion by: Maureen Lyon (LUAC Member's Name)

Second by: Ned Van Roekel (LUAC Member's Name)

____ Support Project as proposed

____ Support Project with changes

____ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: All present

Noes:

Absent: Kim Caneer; Kamlesh Parikh

Abstain:

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

4.

Project Name: BECHTEL CORPORATION
File Number: PLN240070
Project Location: 1451 CYPRESS DR, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 008-453-017-000
Project Planner: McKenna Bowling
Area Plan: Del Monte Forest Land Use Plan, Coastal
Project Description: A Coastal Administrative Permit and Design Approval to allow minor exterior modifications to an existing single family dwelling including construction of new wooden pergola and installation of a pickleball court within 750 feet of known archaeological resources; and a Coastal Development Permit to allow development within 100 feet of ESHA.

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

(Please include the names of the those present)

David Stocker (representative)

Was a County Staff/Representative present at meeting? Hya Honorato **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

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

RECOMMENDATION:

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

Second by: Carol Church (LUAC Member's Name)

X Support Project as proposed

___ Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: All Present

Noes: _____

Absent: Kim Caneer; Kamlesh Parikh

Abstain: _____

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

5.

Project Name: 456 PROPERTIES LLC
File Number: PLN240034
Project Location: 3320 17 MILE DR, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 008-423-026-000
Project Planner: McKenna Bowling
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: A Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow a 2,202 square foot single family dwelling with an attached 683 square foot garage and attached 843 square foot accessory dwelling unit, and grading of 1,036 cubic yards of cut and 723 cubic yards of fill; and a Coastal Development Permit to allow the removal of three (3) Coast Live Oak trees (12", 9" and 17" inches in diameter), and 3) Coastal Development Permit to allow development within 750 of a known archaeological resource.

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

(Please include the names of the those present)

_____

_____

_____

Was a County Staff/Representative present at meeting? Hya Honorato **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

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)

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: _____ (LUAC Member's Name)

Second by: _____ (LUAC Member's Name)

_____ Support Project as proposed

_____ Support Project with changes

_____ Continue the Item

Reason for Continuance: Project removed from agenda by County Representative, Hya Honorato.

Continue to what date: _____

Ayes: _____

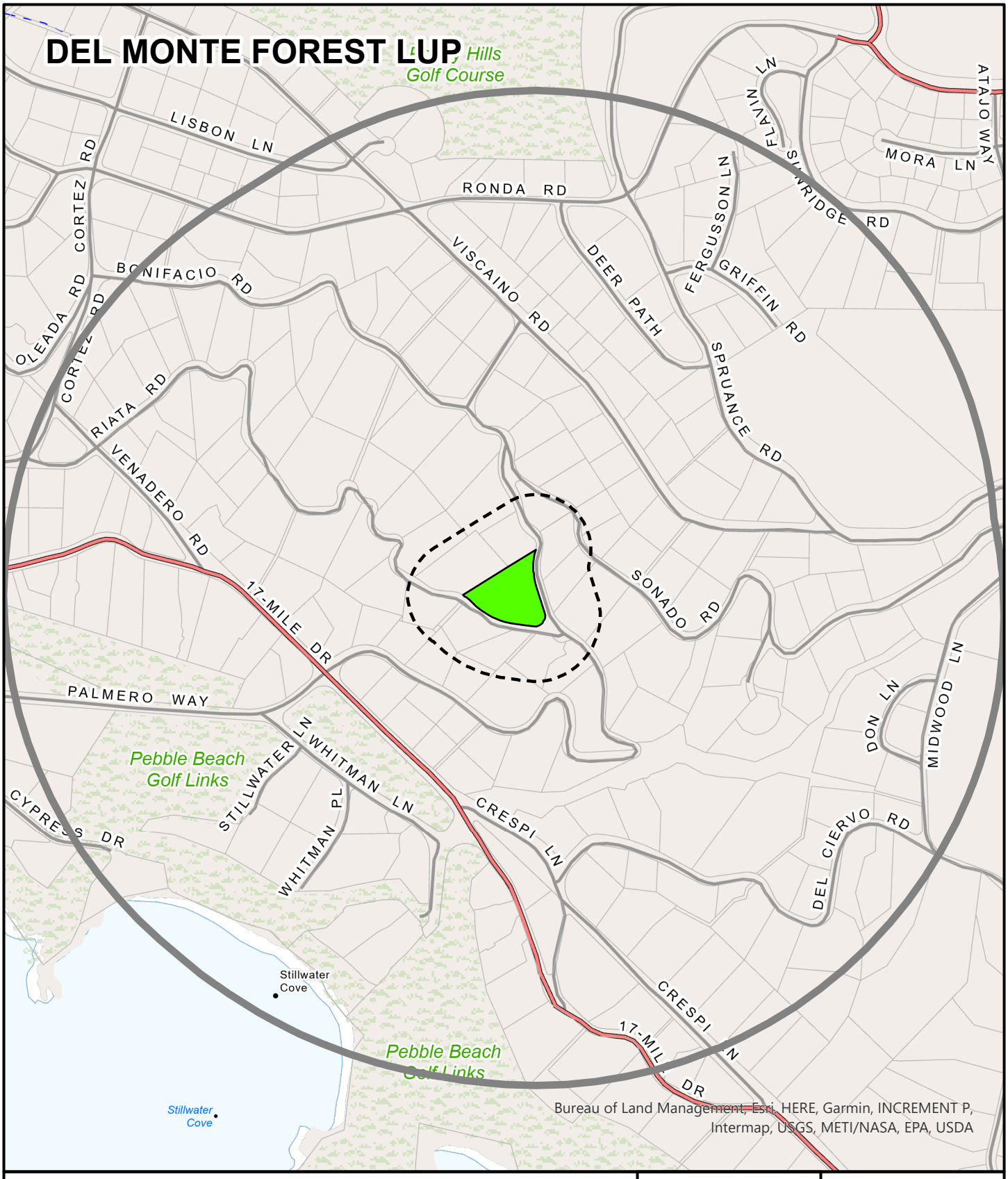
Noes: _____

Absent: _____

Abstain: _____

Exhibit D

This page intentionally left blank.



APPLICANT: HORVITZ FAM SPECIAL NEEDS GIFT TRUST 7-18-14

APN: 008-341-019-000 **FILE #** PLN230353

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: ZOE ZEPI

This page intentionally left blank