# Exhibit A

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# **DRAFT RESOLUTION**

# Before the Housing and Community Development Chief of Planning in and for the County of Monterey, State of California

In the matter of the application of:

SPEARS JOSEPH & KIRSTEN TRS (PLN230333) RESOLUTION NO. 24 -

Resolution by the Monterey County HCD Chief of Planning:

- Considering the previously-certified Final Environmental Impact Report for the Del Monte Forest Local Coastal Program Amendment and the Pebble Beach Company (PBC) Concept Plan, pursuant to Section 15162 of the CEQA Guidelines; and
- 2) Approving a Coastal Administrative Permit and Design Approval for construction of a 5,489 square foot two-story single-family dwelling with a 728 square foot covered entry, a 602 square foot covered patio adjacent to the entertainment room, a 754 square foot covered patio adjacent to the great room, a 107 square foot covered patio adjacent to the master bedroom, a 65 square foot mechanical/storage room, 740 square foot attached garage and 959 square foot accessory dwelling unit. Site improvements include removal of 114 Monterey pine trees.

[PLN230333 SPEARS JOSEPH & KIRSTEN TRS, 1455 Lisbon Ct., Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (APN 008-031-029-000)]

The SPEARS JOSEPH & KIRSTEN TRS (PLN230333) came on for an administrative decision hearing before the Monterey County HCD Chief of Planning on June 26, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, , the Monterey County HCD Chief of Planning finds and decides as follows:

# FINDINGS

- 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
  - **EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in: - 1982 Monterey County General Plan;

- Del Monte Forest Land Use Plan (DMF LUP);
- Monterey Coastal Implementation Plan, Part 5, Regulations for Development in the Del Monte Forest Land Use Plan Area (CIP); and
- Monterey County Zoning Ordinance (Title 20). No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
- b) <u>Allowed Use.</u> The property is located at 1455 Lisbon Court, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-031-029-000) and is zoned Low Density Residential with Building Site Review and Design Control overlay districts, coastal zone, or "LDR/B-6-D(CZ)," which allows the first single family dwelling per legal lot of record and an accessory dwelling unit subject to a Coastal Administrative Permit per section 20.14.040.A and 20.14.040.W, respectively. The project includes the construction of a two-story single family dwelling with an attached garage and accessory dwelling unit. Therefore, the project is an allowed land use for this site.
- c) Lot Legality. The subject property (1.56 acre), APN 008-031-029-000, is identified as Lot 10 on the Final Map for Poppy 2 Subdivision Area I-2, recorded July 16, 2014 (Volume 24, Maps of Cities and Towns, Page 37). Therefore, the County recognizes the subject property as a legal lot of record.
- d) <u>Design/Neighborhood and Community Character.</u> Pursuant to Title 20 Chapter 20.44, Design Control Zoning District, the project requires design review of proposed structures to ensure protection of public viewshed, neighborhood character, and visual integrity. Additionally, consistent with DMF LUP Policy 66 under "Land Use and Development" the County conducted a design review of project. The project proposes a contemporary-style architectural design, utilizing hush gray exterior stucco, gray stucco parapet roof, blackened-steel framed doors and windows, and black and matte bronze-colored exterior light fixtures. The proposed project neighborhood consists of several residences near the Poppy Hills Golf Course which have modern architectural styles as well as Spanish-style housing and traditional style housing. The project does not conflict with the existing neighborhood designs and is consistent with the community character.
- e) <u>Development Standards.</u> Site development standards for the subject property include special setbacks for area I-2 illustrated on the Final Map (see preceding Evidence "c") which established a 20-foot front and 10-foot side/rear setback. As delineated on the project plans as attached, the structures are sited within the required setbacks, approximately 53 feet 8 inches from the front, 47 feet 10 inches from the rear, 34 feet 3 inches from the west side, and 25 feet 6 inches from the east side. The proposed structure height is 24 feet at the highest ridge, within the maximum 30-foot limit. The proposed lot coverage is 12.2% (approximately 8,312 square feet) which does not exceed the maximum 15% lot coverage allowed. The proposed floor area ratio is 10.7% (approximately 7,253 square feet) which does not exceed the maximum floor area ratio of 20%. Therefore, the project meets all applicable site development standards for the LDR district and established by the Final

Map. The project site is located within the Pescadero Watershed and is subject to DMF LUP Policy 77 and CIP section 20.147.030.A.1.b, which restricts impervious lot coverage to a maximum of 9,000 square feet. The project proposes approximately 8,979 square feet of impervious coverage.

- f) <u>Driveway.</u> The DMF LUP Policy 1 and CIP Section 20.147.090.A.2 require new residential driveways to minimize surface length and width and provide simple and direct access. As configured, the development achieves the policy goal of providing a simple and direct access to the property and minimizes impacts to trees and other vegetation on the project site.
- g) <u>Del Monte Forest Land Use Plan.</u> The proposed project is consistent with the policies of the Del Monte Forest Land Use Plan (see previous Evidence "d", "e", "f" and subsequent Evidence "h", "i", and "j"). Water and wastewater services are provided at the project site and were reviewed by the Environmental Health Bureau for consistency with the DMF LUP requirements, see subsequent Finding 3, Evidence "b". Therefore, the project is consistent with the Del Monte Forest Land Use Plan.
- Tree Removal. The previously approved Pebble Beach Company (PBC) h) Concept Plan (Concept Plan) (Planning File No. PLN100138; Board of Supervisors Resolution Nos. 12-148 and 12-149) allows the build-out development and preservation of remaining undeveloped PBC properties located within the coastal zone, including the creation and development of the Poppy 2 subdivision (see previous Evidence "c"). Approval of the Concept Plan included a Coastal Development Permit to allow tree removal as part of the build-out. Impacts from this action were analyzed in the Final Environmental Impact Report (FEIR) (SCH#2011041028) for the Concept Plan, which presumed a maximum development impact area on each residential lot of up to 15,000 square feet of structural, hardscape, and landscape. Considering this limitation and implementation of CIP section 20.147.050.C.4, which requires development be sited and designed to minimize tree removal, the potential impact of tree removal was fully mitigated by off-site tree preservation. The project site is a heavily forested lot populated with Monterey pines. The applicant proposes to remove 114 trees, of which 12 are dead and 15 in poor condition. The remaining 76 trees are in fair condition, 11 of which are landmark size (24 inches or greater in diameter). The proposed single family dwelling has been sited to meet setbacks and development standards; therefore given its size and location it is necessary to remove 76 trees. The project is in conformance with the previously-certified FEIR and previouslyapproved PBC Concept Plan. Therefore, in this case, a subsequent coastal development permit to allow tree removal is not required. Additionally, to ensure tree removal is conducted to County standards, an arborist report was prepared for the project by a qualified professional arborist on August 18, 2022 (LIB240090) and included recommendations that have been incorporated as conditions for project approval. Therefore, removal of 114 Monterey pine trees is in conformance with the FEIR, the PBC Concept Plan, and CIP.

- i) <u>Cultural Resources.</u> The project site is in an area identified in County records as having a moderate archaeological sensitivity. Previous archaeological reports prepared for Area I-2 (LIB100404) for the PBC Concept Plan concluded that there is no surface evidence of potentially significant archaeological resources. There is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited and will be controlled by application of the County's standard project condition (Condition No. 3) which requires the contractor to stop work if previously unidentified resources are discovered during construction.
- j) <u>PBC Development Footprint</u>. As discussed in preceding Evidence "h", the maximum impact area for structural, hardscape, and landscape development on the subject property shall not exceed 15,000 square feet. The project plans indicate that the total disturbance area would be approximately 14,985 square feet for structure coverage, impervious and pervious driveway and walkway areas. The preliminary plans indicate that no landscaping is proposed and that existing natural landscaping will be kept and maintained. To ensure ongoing consistency with this requirement, the project has been conditioned noting that project parcel is subject to a maximum 15,000 square foot development limitation, including a 6,000 square foot landscape area.
- k) The project was not referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Based on the current LUAC Guidelines, adopted by the Monterey County Board of Supervisors, this application did not warrant referral to the LUAC because the project does not propose a lot line adjustment involving conflicts, a Variance, or a Design Approval subject to review by the Zoning Administrator or Planning Commission.
- 1) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development can be found in Project File PLN230333.

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

- **EVIDENCE:** a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach Community Services District (Fire). County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations. There has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended by reviewing agencies have been incorporated.
  - b) During the approval process for the PBC Concept Plan (PLN100138), staff identified potential impacts to pine rose plant within the Subdivision Area I-2. The following report has been prepared:
    - "Pre-Construction Survey Results, Pine Rose (PLN100138), Condition #74" prepared by Leslie Zander, San Rafael, CA, April 24, 2013.

As required by the Application Checklist, the following report has been prepared:

-	"Geotechnical Investigation for the proposed Riley Residence"
	(LIB240091) prepared by Belinda A. Taluban, Salinas, CA,
	October 26, 2022.

County staff independently reviewed this report and concurs with the conclusion. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with this report.

c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development can be found in Project File PLN230333.

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

- **EVIDENCE:** a) The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach Community Services District (Fire). Conditions have been recommended, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
  - b) Necessary public facilities will be provided. The proposed residence will use water credits purchased from Pebble Beach Company (PBC), and which were allocated for development of properties approved under the PBC Concept Plan (HCD-Planning File No. PLN100138) and will be supplied water by California American Water. Pebble Beach Community Services District (PBCSD) will supply the project with sewer service.
  - c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development can be found in Project File PLN230333.

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

- **EVIDENCE:** a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on the subject property.
  - b) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development can be found in Project File PLN230333.
- 5. **FINDING: CEQA / Previously-Certified Environmental Impact Report (EIR) -**The project is consistent with the previously-certified Final Environmental Impact Report for the Del Monte Forest Local Coastal

Program Amendment and the Pebble Beach Company Concept Plan. Pursuant to Section 15162 of the CEQA Guidelines, the HCD Chief of Planning finds that the project does not require a subsequent EIR based on the following findings:

- 1) No substantial changes are proposed by the project which will require major revisions to the previous EIR for new significant environmental effects;
- No substantial changes occurred with respect to the circumstances under which the project will be undertaken which will require major revisions to the previous EIR for involvement of new significant environmental effects; or
- 3) No new information of substantial importance has been provided which was not known at the time of the previous EIR.
- **EVIDENCE:** a) Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, when an EIR has been certified, no subsequent EIR shall be prepared for the project unless the agency determines that substantial changes are proposed which require major revisions or substantial changes occur with respect to the circumstances under which the project is undertaken due to new significant environmental effects. In this case, no new information has been presented to warrant further environmental review. None of the conditions described in Section 15162 calling for preparation of a subsequent EIR or negative declaration have occurred.
  - b) The Del Monte Forest (DMF) Agreement between the California Coastal Commission (CCC) and Pebble Beach Company (PBC) formed the basis for the associated Local Coastal Program (LCP) Amendment and development proposal, known as the PBC Concept Plan. The LCP Amendment was required to establish the regulatory framework for the development proposal, consisting of the build-out development and preservation of the remaining undeveloped PBC properties located within the Coastal Zone of the DMF. The subject parcel is part of the PBC Concept Plan development proposal.
  - c) On May 9, 2012, the CCC unanimously certified the amendment as submitted.
  - d) On May 22, 2012, the Monterey County Board of Supervisors acknowledged receipt of the CCC resolution certifying the LCP Amendment and adopted the LCP Amendment by adopting a resolution to amend the DMF Land Use Plan and adopting an ordinance to amend the Monterey County Coastal Implementation Plan.
  - e) On June 19, 2012, the Board of Supervisors certified the Final EIR (SCH# 2011041028) prepared for DMF LCP Amendment and PBC Concept Plan development proposal, pursuant to Board Resolution Nos. 12-148 and 12-149. The LCP Amendment became effective on June 22, 2012.
  - f) CEQA Section 21083.3(a) states that if a parcel has been zoned to accommodate a particular density of development and an environmental impact report was certified for that action, the application of CEQA to a project that is consistent with the previously certified EIR is limited to the effects upon the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or when substantial new information

shows impacts will be more significant than prescribed in the prior environmental impact report. The project proposes residential development on a 1.61-acre lot identified in the Poppy 2 Subdivision (Area I-2) as Lot 10, which was part of the certified EIR for the LCP Amendment and the PBC Concept Plan development proposal. The Final EIR identifies the lot to be impacted by up to 15,000 square feet of structural, hardscape, and landscape residential development. Tree removal proposed as part of this project was analyzed in the Final EIR and mitigated for off-site replacement. The project proposes a single family residence with attached accessory structures and patio and attached accessory dwelling unit in a residential zone. No mitigation measures from the Final EIR are required to be applied to this project. The project is consistent with the previous action which designated the site for residential development and no new information is available that would require substantial revisions to the previously certified EIR. See supporting Finding Nos. 1 and 2. The application, project plans, and

g) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN230333.

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

- **EVIDENCE:** a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.130 of the Monterey County Coastal Implementation Plan, which describes public access development standards, can be demonstrated.
  - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
  - c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access. (Figure 3, Visual Resources, and Figure 8, Major Public Access and Recreational Facilities, in the Del Monte Forest Land Use Plan).
  - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development can be found in Project File PLN230333.

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

- **EVIDENCE:** a) Pursuant to Title 20, Section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
  - b) Pursuant to Title 20, Section 20.86.080, an appeal of a County decision on a coastal development permit application may be filed by an applicant or any aggrieved person who has exhausted all County appeals pursuant to this Chapter, or by any two (2) members of the California Coastal Commission. Appeals by members of the Coastal Commission may be made following decisions of the Appropriate Authority.

# **DECISION**

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

- Find the project consistent with the previously-certified Final Environmental Impact Report for the Del Monte Forest Local Coastal Program Amendment and the Pebble Beach Company (PBC) Concept Plan, pursuant to Section 15162 of the CEQA Guidelines; and
- 2. Approve a Coastal Administrative Permit and Design Approval for construction of a 5,489 square foot two-story single-family dwelling with a 728 square foot covered entry, a 602 square foot covered patio adjacent to the entertainment room, a 754 square foot covered patio adjacent to the great room, a 107 square foot covered patio adjacent to the master bedroom, a 65 square foot mechanical/storage room, 740 square foot attached garage and 959 square foot accessory dwelling unit .

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

**PASSED AND ADOPTED** this 26th day of June, 2024.

Melanie Beretti, AICP Acting, HCD Chief of Planning

COPY OF THIS DECISION MAILED TO THE APPLICANT ON

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

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

NOTE

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

# **County of Monterey HCD Planning**

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

PLN230333

# 1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation This Coastal Administrative Permit and Design Approval (PLN230333) allows the **Monitoring Measure:** construction of a 5,489 square foot two-story single-family dwelling with a 728 square foot covered entry, a 602 square foot covered patio adjacent to the entertainment room, a 754 square foot covered patio adjacent to the great room, a 107 square foot covered patio adjacent to the master bedroom, a 65 square foot mechanical/storage room, 740 square foot attached garage and 959 square foot accessory dwelling unit . and Site improvements include removal of 114 Monterey pine trees. The property is located at 1455 Lisbon Court, Pebble Beach (Assessor's Parcel Number 008-031-029-000), Del Monte Forest Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Chief 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: Compliance or Monitoring Action to be

## 2. PD002 - NOTICE PERMIT APPROVAL

## Responsible Department: Planning

Condition/Mitigation The applicant shall record a Permit Approval Notice. This notice shall state:

"A Coastal Administrative Permit and Design Approval (Resolution Number \_\_\_\_\_) was approved by the Chief of Planning for Assessor's Parcel Number 008-031-029-000 on June 26, 2024. The permit was granted subject to 11 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 construction, cultural, lf, during the course of archaeological, historical or **Monitoring Measure:** 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 archaeologist registered qualified archaeologist (i.e., an 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. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

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

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

## 5. PD011 - TREE AND ROOT PROTECTION

## Responsible Department: Planning

Condition/Mitigation construction site(s) Trees which are located close to shall be protected from **Monitoring Measure:** 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 Said protection, approved by certified arborist, shall be demonstrated prior to trees. issuance of building permits subject to the approval of HCD - Director of Planning. lf there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (HCD - Planning)

Compliance or Monitoring Action to be Performed:

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

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

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

# 6. PD011(A) - TREE REMOVAL

## Responsible Department: Planning

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

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

# 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. PDSP0001 - DEL MONTE FOREST LANDSCAPE LIMITATION (NON-STD)

Responsible Department: Planning

- Condition/Mitigation Monitoring Measure: Pursuant to the EIR certified for the Pebble Beach Company Concept Plan and the Del Monte Forest Local Coastal Plan Amendment (HCD-Planning File No. PLN100138), the environmental analysis is based on a total development footprint of 15,000 square feet per lot - comprised of 9,000 square feet of structural and hardscape coverage, and 6,000 square feet of landscaping. Therefore, landscaping on the subject lot shall be limited to no more than 6,000 square feet. Aside from the 15,000 square feet of allowed development footprint, all areas of the lot shall remain as native Monterey pine forest habitat. (HCD-Planning)
  - Compliance or Monitoring Action to be On an on-going basis, landscaping on the subject lot shall be limited to no more than 6,000 square feet.

# 9. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

Performed:

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.

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

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

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

PROPERTY LINE ARTISAN HOSE BIBB ELEC. ELECTRICAL H.B. P.L. ABOVE H.C. HOLLOW CORE PLYWD. PLYWOOD ABV ELEV. ELEVATION A.F.F. ABOVE FINISHED FLOOR HANDICAPPED EQUAL H/C EQ. REF. REFRIGERATOR A.F.S. ABOVE FINISHED SURFACE EQUIPMENT HDWD. HARDWOOD EQUIP. REQ'D. REQUIRED ALT. EXPANSION HR. HOUR ALTERNATE EXP. R.O. ROUGH OPENING HT. HEIGHT APPROX. EXT. EXTERIOR APPROXIMATE HEATING, VENTILATION HVAC ARCH. ARCHITECTURAL F.D. FLOOR DRAIN SCHED. SCHEDULE AND AIR CONDITIONING BLDG. BUILDING F.D.C. FIRE DEPARTMENT SHT. SHEET BOT. BOTTOM CONNECTION INTERIOR INT. SIM. SIMILAR CONTROL JT. C.J. FDN. FOUNDATION SPEC. SPECIFICATION KITCHEN KIT. CLG. CEILING F.F. **FINSH FLOOR** SQ. SQUARE MAX. MAXIMUM CLR. CLEAR FINISH FIN. S.S. STAINLESS STEEL MECH. MECHANICAL C.M.U. CONCRETE MASONRY UNIT FLOW LINE F.L. STRUC. STRUCTURAL CONC. CONCRETE MFR. MANUFACTURER FLR. FLOOR CONT. CONTINUOUS MIN. MINIMUM TYP. TYPICAL FND. FOUNDATION DET./DTL. DETAIL MISCELLANEOUS MISC. FOOT OR FEET FT. D.G. DECOMPOSED GRANITE MTL. METAL FOOTING WATER CLOSET FTG. W.C DIA. DIAMETER FURR. FURRING DN. DOWN SQUARE FEET NOT TO SCALE N.T.S. DOWNSPOUT GA. GAUGE DS. CENTERLINE GALVINIZED OVERHEAD GALV. OH. PLATE EXISTING (E) GR. GRADE EACH EA. GYP. GYPSUM E.J. EXPANSION JOINT GYPSUM BOARD GYP. BD. ELEV. ELEVATION NOTE: CLARIFY WITH DESIGNER ALL ABBREVIATIONS NOT LISTED. **ABBREVIATIONS** SECTION: EXTERIOR ELEVATION: OWNER: JOE & KIRSTEN SPEARS 1 A6.0 19615 BRUCE WAY SECTION LETTER ELEVATION LETTER (1) (A5.0) SAN JOSE, CA 95120 SHEET NUMBER SHEET NUMBER ARCHITECT: .CONRAD ASTURI STUDIOS, INC. DETAIL: LINCOLN ST. 3SE OF OCEAN #333 DETAIL NUMBER CARMEL-BY-THE-SEA, CA 93921 SHEET NUMBER 831-622-9724 CONTACT: EDAN ASTURI -3ELEVATION TAG GEOTECHNICAL: .SOIL SURVEYS INC. 103 CHURCH ST. SALINAS, CA. 93901 A COLUMN GRID <u>102.5'</u> SPOT ELEVATION CONTACT: BELINDA TALUBAN CIVIL ENGINEER: L&S ENGINEERING AND SURVEYING 2460 GARDEN RD., STE. G  $\sim \sim \sim$ MONTEREY, CA. 93940 CENTER LINE CONTACT: CHRIS STOUT REVISION  $\mathbf{A}_{\mathcal{L}}$ ARBORIST: ONO CONSULTING 311 FOREST AVE. PROPERTY LINE PACIFIC GROVE, CA. 93950 CONTACT: FRANK ONO NORTH NORTH DESIGNATION GRAPHIC SCALE CHANGE IN ELEVATION ROOF SLOPE INDICATION **ARCHITECTURAL SYMBOLS** . 1455 LISBON CT. PEBBLE BEACH, CA 93953 PROJECT LOCATION: A.P.N. . APN: 008-031-029 PROJECT FILE NUMBER . 2308 . 68074 SQ.FT. 1.56 ACRES LOT SIZE:. ZONING:. . LDR/B-6-D(CZ) OCCUPANCY: •R3/U CONSTRUCTION TYPE; .VB MAIN STRUCTURE SETBACKS: ·FRONT: 20' SIDE: 10' REAR: 10' HEIGHT LIMIT: . . 30'-0" BUILDING HEIGHT: · 24'-0" FIRE SPRINKLERS:. ·REQUIRED, DEFERRED SUBMITTAL PROPOSED CUT / FILL:. .150 CY/ 4300 CY PROPOSED RETAINING WALLS · NONE · PEBBLE BEACH COMMUNITY SERVICES SEWER PROVIDER: DISTRICT / CARMEL AREA WASTE WATER DISTRICT PEF WATER PROVIDER: ·CAL-AM ELECTRIC: PG&E MPWMD: . YES THIS PRO. THE 2022 | CRC, CPC STANDAR **PROJECT TEAM PROJECT INFORMATION** 

# SPEARS RESIDE PEBBLE BEACH, CALIFOF

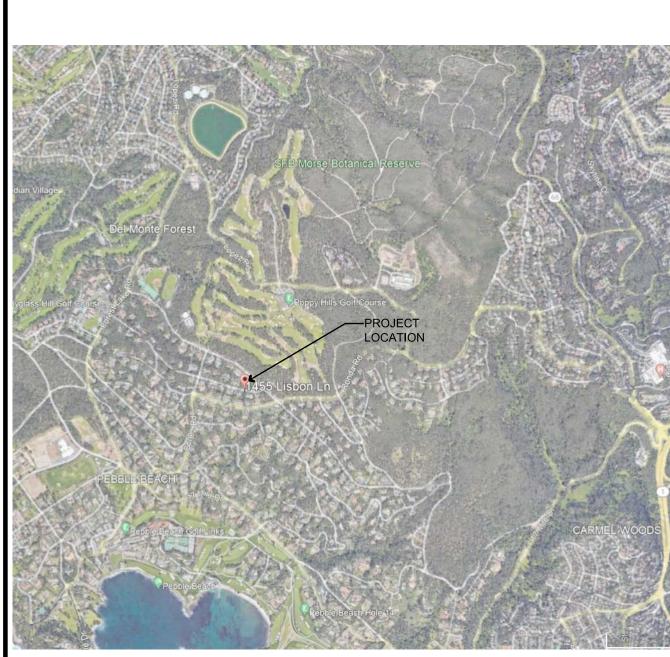
# PROPOSED FLOOR AREA

1ST FLOOR (CONDITIONED):	4464 SQFT.
2ND FLOOR: (CONDITIONED)	1025 SQFT.
(TOTAL CONDITIONED):	5489 SQFT.
2-CAR GARAGE:	740 SQFT.
STORAGE:	65 SQFT.
TOTAL FLOOR AREA (20% MAX.):	6294 SQFT. (9.2%)
TOTAL LOT AREA:	68074 SQFT.

BUILDING SITE COVERAGE	
MAIN RESIDENCE 1ST FLOOR	4464 SQFT.
2-CAR GARAGE:	740 SQFT.
STORAGE:	65 SQFT.
TOTAL COVERAGE (15% MAX.):	5269 SQFT. (7.7%)
TOTAL LOT AREA:	68074 SQFT.

IMPERVIOUS COVERAGE	
MAIN RESIDENCE BUILDING SITE COVERAGE:	5269 SQFT.
COVERED PATIO:	754 SQFT.
ENTERTAINMENT RM. COVERED PATIO:	602 SQFT.
MAIN RESIDENCE COVERED ENTRY:	728 SQFT.
BEDROOM COVERED PATIO:	107 SQFT.
TOTAL:	7460 SQFT.
FIREPIT / SPA / PIZZA OVEN / WATER FEATURE:	341 SQFT.
MISC. CONC. / PATIO'S:	219 SQFT.
A.D.U. FLOOR PLAN (CONDITIONED):	959 SQFT.
PROPOSED IMPERVIOUS COVERAGE:	8979 SQFT.
ALLOWABLE IMPERVIOUS COVERAGE:	9000 SQFT.
ADDITIONAL AREAS	

ADDITIONAL AREAS	
DRIVEWAY: AUTO COURT:	1814 SQFT. 4192 SQFT.
TOTAL AREA OF DISTURBANCE:	14985 SQFT.



# **PROJECT SUMMARY TABLE**

# VICINITY MAP



22 EDITION OF THE CALIFORNIA BUILDING CODE, PC, CMC, CEC AND THE CALIFORNIA GREEN BUILDING ARDS CODE (CGBS)	THE 2022 CALIFORNIA FIRE CODE AND THE 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS (CEES).	PROPOSED NEW ATTACHED 959 SQ.FT. A.D.U.
OJECT WILL CONFORM TO	THIS PROJECT WILL CONFORM TO	PROPOSED NEW 2-STORY 5489 SQ.FT. SINGLE FAMILY RESIDENCE WITH ATTACHED 740 SC 65 SQ.FT. MECHANICAL STORAGE.
RSPECTIVE		RENDERING,SHOWN FOR OR TEXTURE, AND COLOR REFE DETAILS MAY VARY SLIGHTLY

**GOVERNING CODES** 

# **SCOPE OF WORK**

	SHE		
			<b>T0.1</b>
ERENCE. _Y. Q.FT. GARAGE AND			SHEET:
RIENTATION, MATERIAL			
			DESCRIPTION: COVER SHEET
			DRAWN BY: STAFF CHECKED BY: EA
			PROJECT NO: 2308
			REVISIONS
			- CONSTRUCTION
			- PLAN CHECK - BID / FINAL
			- ARCH. DESIGN REVIEW - 1ST SUBMITTAL
			DATE ISSUED FOR:
NORTH			
4000 ft			
Streen a			
The second secon			
rommunity Hospitale@upe_Monterey			
	C3 C4 C5	STORM DRAIN AND UTILITY PLAN EROSION CONTROL PLAN CONSTRUCTION MANAGMENT PLAN	
	C1 C2	DRIVEWAY GRADING PLAN SITE GRADING PLAN	[VJ
	E2.0	EXTERIOR LIGHTING PLAN - LOWER LEVEL	
to alter	A5.1 A6.0 E2.0	PROPOSED PERSPECTIVES PROPOSED SECTIONS EXTERIOR LIGHTING PLAN - LOWER LEVEL	
	A4.0 A5.0	PROPOSED ROOF PLAN PROPOSED ELEVATIONS PROPOSED DEPENDENTIVES	
	A2.0 A2.1	PROPOSED FLOOR PLAN - LOWER LEVEL PROPOSED FLOOR PLAN - UPPER LEVEL	PEBBLE BEACH, CA 93953 A.P.N. 008-031-029
	A1.0 A1.1	PROPOSED SITE PLAN FUEL MANAGMENT PLAN	SPEARS RESIDENCE1455 LISBON COURT
	T0.1	COVER SHEET	PROJECT:
	NO.	SHEET	obtaining the written permission and consent of CONRAD ASTURI STUDIOS, INC.
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			LINCOLN ST. 3 SE OF OCEAN #333 CARMEL-BY-THE-SEA, CA. 93921 phone: 831.622.9724
			CONRAD





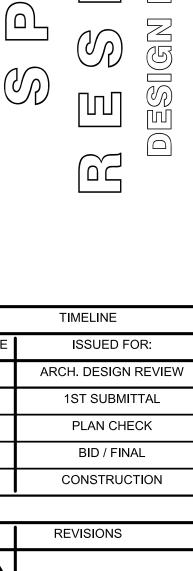
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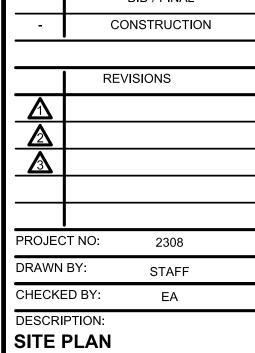
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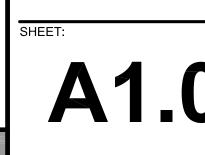
SPEARS RESIDENCE 1455 LISBON COURT PEBBLE BEACH, CA 93953 A.P.N. 008-031-029

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SCALE: 1"=20'-0"





## BUILDING SITE COVERAGE MAIN RESIDENCE 1ST FLOOR 4464 SQFT. 2-CAR GARAGE: 740 SQFT. 65 SQFT. STORAGE: TOTAL COVERAGE (15% MAX.): 5269 SQFT. (7.7% TOTAL LOT AREA: 68074 SQFT. IMPERVIOUS COVERAGE 5269 SQFT. MAIN RESIDENCE BUILDING SITE COVERAGE: COVERED PATIO: 754 SQFT. ENTERTAINMENT RM. COVERED PATIO: 602 SQFT. MAIN RESIDENCE COVERED ENTRY: 728 SQFT. BEDROOM COVERED PATIO: 107 SQFT. 7460 SQFT. TOTAL: 341 SQFT. 219 SQFT. FIREPIT / SPA / PIZZA OVEN / WATER FEATURE: MISC. CONC. / PATIO'S. A.D.U. FLOOR PLAN (CONDITIONED): 959 SQFT. 8979 SQFT. PROPOSED IMPERVIOUS COVERAGE: ALLOWABLE IMPERVIOUS COVERAGE: 9000 SQFT. ADDITIONAL AREAS 1814 SQFT.

PROPOSED FLOOR AREA

4464 SQFT.

1025 SQFT.

5489 SQFT.

740 SQFT.

6294 SQFT. (9.2%)

68074 SQFT.

14985 SQFT.

65 SQFT.

DATE

1ST FLOOR (CONDITIONED):

2ND FLOOR: (CONDITIONED)

TOTAL FLOOR AREA (20% MAX.):

(TOTAL CONDITIONED):

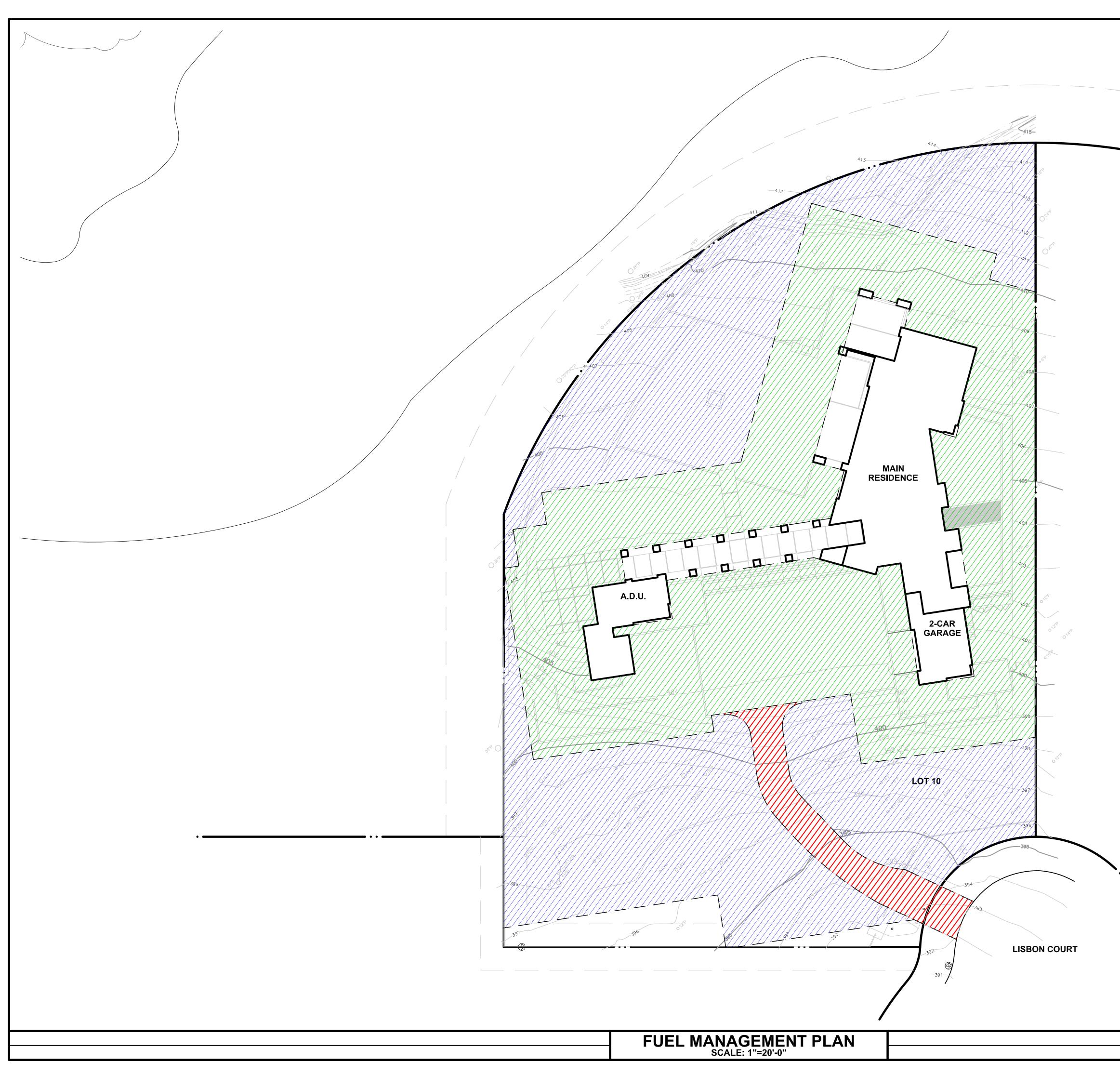
2-CAR GARAGE:

TOTAL LOT AREA:

STORAGE:

DRIVEWAY: AUTO COURT: 4192 SQFT. TOTAL AREA OF DISTURBANCE:

> $\mathbb{N}$ PRINTED: JUNE 17, 2024 NORTH





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# PROJECT:

SPEARS RESIDENCE 1455 LISBON COURT PEBBLE BEACH, CA 93953 A.P.N. 008-031-029

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TIMELINE		
DATE	ISSUED FOR:	
-	ARCH. DESIGN REVIEW	
-	1ST SUBMITTAL	
-	PLAN CHECK	
-	BID / FINAL	
-	CONSTRUCTION	
	REVISIONS	
ROJEC	CT NO: 2308	
RAWN	BY: STAFF	
HECKE	ED BY: EA	
ESCRIPTION: UEL MANAGEMENT PLAN CALE: 1"=20'-0"		

# SHEET:



# FUEL MNGMT. ZONE LEGEND

- (SEE NOTES BELOW)

"MANAGMENT ZONE"

- (SEE NOTES BELOW)

# FUEL MANAGEMENT PLAN

1) CALIFORNIA LAW (PRC 4291) REQUIRES PROPERTY OWNERS TO CREATE AND MAINTAIN ADEQUATE DEFENSIBLE SPACE AROUND HOMES AND BUILDINGS. DEFENSIBLE SPACE IS CREATED THROUGH PROPER IMPLEMENTATION OF FUEL MODIFICATION AND MANAGEMENT PRACTICES AROUND STRUCTURES. THIS INCLUDES THE REMOVAL OF HIGHLY FLAMMABLE AND DEAD VEGETATION, THE THINNING AND PROPER SPACING OF DENSELY VEGETATED AREAS TO DISRUPT THE CONTINUITY OF COMBUSTIBLE FUEL LOADS, AND THE PROPER EXECUTION OF FIREWISE LANDSCAPING PRACTICES AND PRINCIPALS. FIREWISE OR FIRESAFE LANDSCAPING PRACTICES INCLUDE UTILIZING PLANT TYPES, PLANTING CONFIGURATIONS AND ARRANGEMENTS, AND LANDSCAPING MATERIALS AND DESIGN CONCEPTS THAT ARE LESS COMBUSTIBLE AND MORE FIRE RESISTANT THAT WILL ASSIST IN REDUCING THE ABILITY OF FIRE TO SPREAD HORIZONTALLY AND VERTICALLY. FOR EXAMPLE, A FIREWISE LANDSCAPE SHOULD CONSIST OF PROPERLY SPACED AND MAINTAINED SHRUBS AND TREES, AS WELL AS LOWER GROWING NATIVE PERENNIAL GRASSES, GROUNDCOVERS (INCLUDING MULCHES) AND/OR HERBACEOUS PERENNIALS THAT ARE GENERALLY LESS FLAMMABLE. ADDITIONALLY, MORE COMBUSTIBLE MASS PLANTINGS AND DENSE VEGETATION GROUPINGS SHOULD BE AVOIDED.

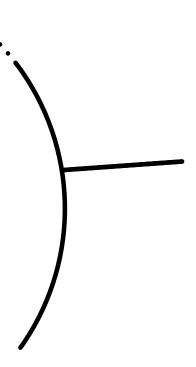
2) THE GREEN ZONE IS THE AREA 0-30 FEET IMMEDIATELY SURROUNDING THE HOME. FOLLOWING HOME REMODEL AND LANDSCAPE IMPROVEMENT ACTIVITIES THIS GREEN ZONE AREA WILL CONSIST OF FIRESAFE LANDSCAPE MATERIALS AND LOW COMBUSTIBILITY DROUGHT TOLERANT FLORA, INCLUDING SOME EXISTING ORNAMENTAL VEGETATION THAT WILL BE SELECTIVELY RETAINED. THIS FIRESAFE LANDSCAPE WILL BE DESIGNED AND MAINTAINED IN A MANNER TO PROVIDE PROPER HORIZONTAL AND VERTICAL SPACING BETWEEN VARIOUS VEGETATION TYPES, AND LARGER GROWING TREES AND SHRUBS WILL BE MAINTAINED TO REMOVE DEAD AND HEALTHY COMBUSTIBLE MATERIALS.

3) THE MANAGEMENT ZONE (AKA, REDUCED FUEL ZONE) IS THE AREA 30-100 FEET (OR TO THE PROPERTY LINE) AROUND THE HOME. PRIOR TO THE DRY SEASON HIGHLY COMBUSTIBLE NON-NATIVE ANNUAL GRASSES WILL BE MOWED TO A HEIGHT OF 4 INCHES; DEAD MATERIALS THAT POSE A FIRE HAZARD WILL BE REMOVED AND PROPERLY DISPOSED; SHRUBS WILL BE THINNED AND MAINTAINED TO PROVIDE ADEQUATE HORIZONTAL AND VERTICAL SEPARATION (AMOUNT OF SPACE BETWEEN SHRUBS AND PLANT GROUPINGS DEPENDS ON STEEPNESS OF SLOPE AND SIZE AND TYPE OF PLANTS); AND DEAD, UNHEALTHY AND/OR STRUCTURALLY PROBLEMATIC TREE LIMBS WILL BE REMOVED TO A HEIGHT OF 6 FEET ABOVE GRADE OR TO 3X THE HEIGHT OF UNDERSTORY VEGETATION (WHICHEVER IS HIGHER) TO REMOVE POTENTIALLY HAZARDOUS LADDER FUELS. AVOID EXCESSIVE PRUNING AND REMOVAL OF HEALTHY AND STRUCTURALLY SOUND LIMBS, PARTICULAR LIMBS THAT ARE 6 INCHES DIAMETER OR LARGER.

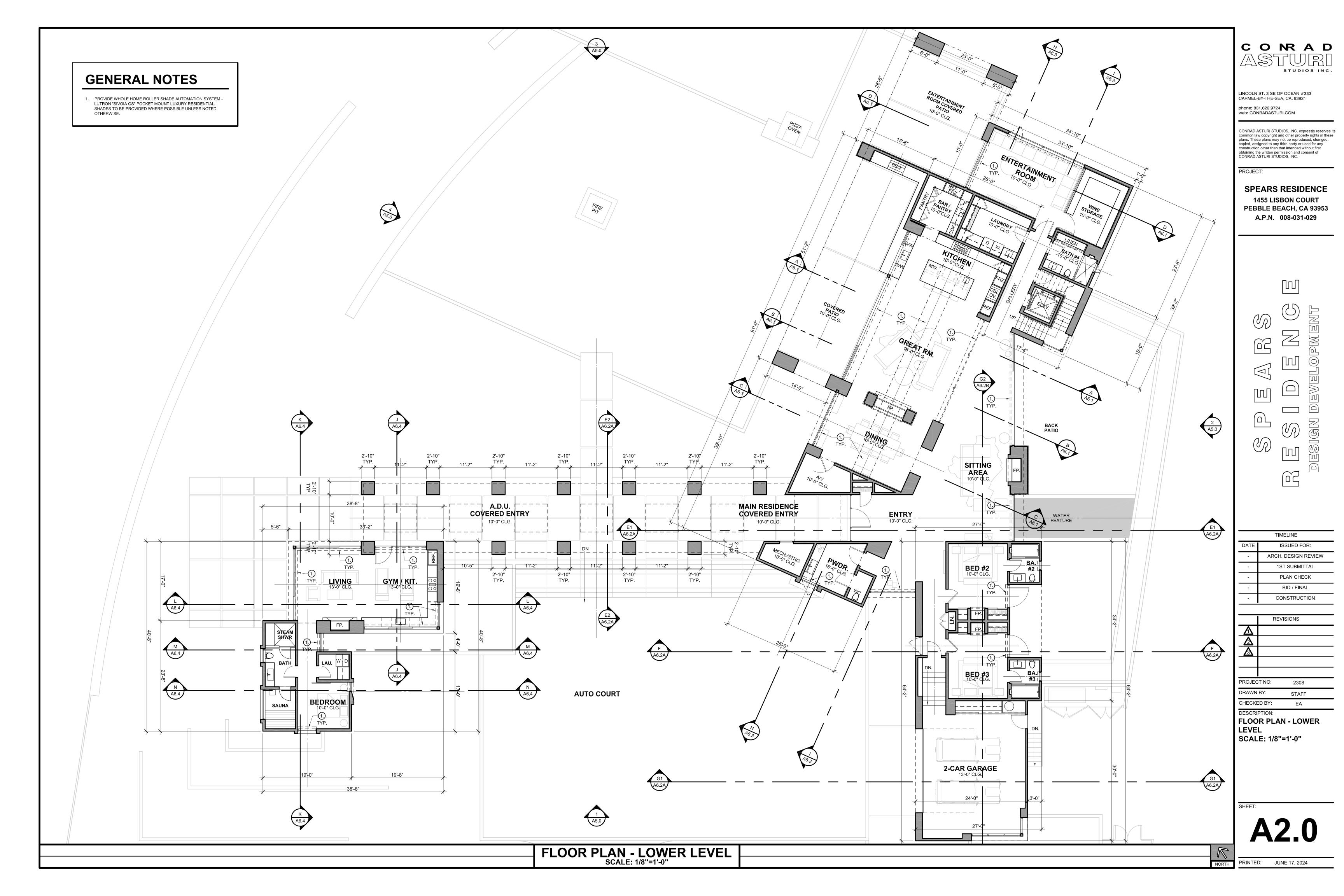
4) FOR LANDSCAPE IMPROVMENTS AND ENHANCEMENT, USE NATIVE OR NON-INVASIVE ORNAMENTAL PLANTS THAT ARE APPROPRIATE TO THE SITE. PLANTS AND MATERIALS SELECTED FOR LANDSCAPING OPERATIONS SHOULD BE OF LOWER COMBUSTIBILITY AND VOLATILITY, DROUGHT TOLERANT, AND SHOULD NOT BE POTENTIALLY DEGRADING (E.G., INVASIVE) TO SURROUNDING HABITAT. INDIGENOUS FLORA OCCURING ON THE PROPERY SHOULD BE RETAINED AND PRESERVED. REMOVE AND MANAGE HIGHLY COMBUSTIBLE AND HABITAT DEGRADING EXOTIC INVASIVE WEEDS, AND PROMOTE THE ESTABLISHMENT NATIVE VEGETATION THAT GENERALLY TENDS TO BE LESS FLAMMABLE.

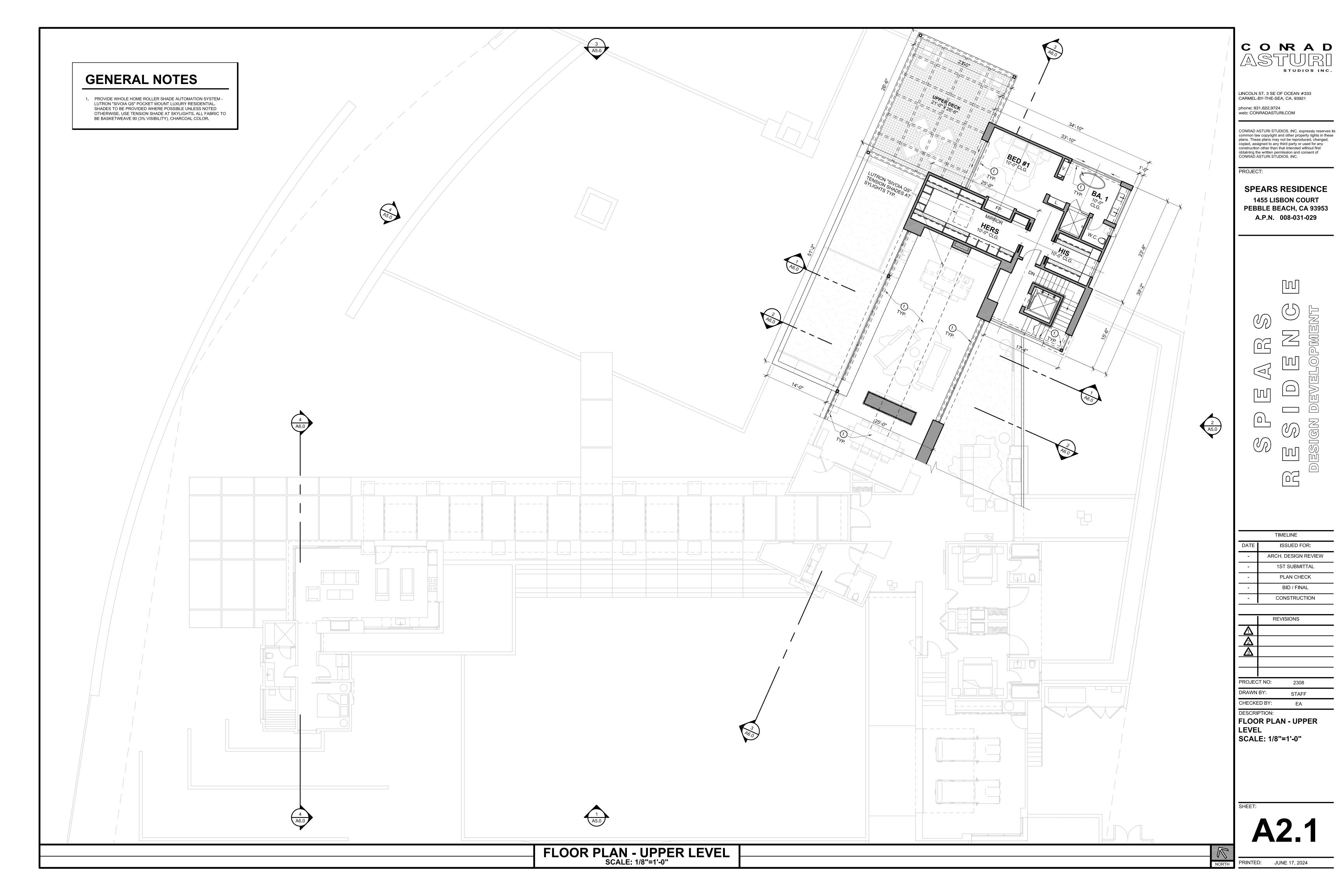
5) REMOVE DRY LEAVES AND PINE NEEDLES FROM ROOF AND RAIN GUTTERS, MAINTAIN ADEQUATE CLEARANCE AROUND STRUCTURE, AND KEEP TREE BRANCHES A MINIMUM 10 FEET AWAY FROM CHIMNEY OR STOVE OUTLETS.

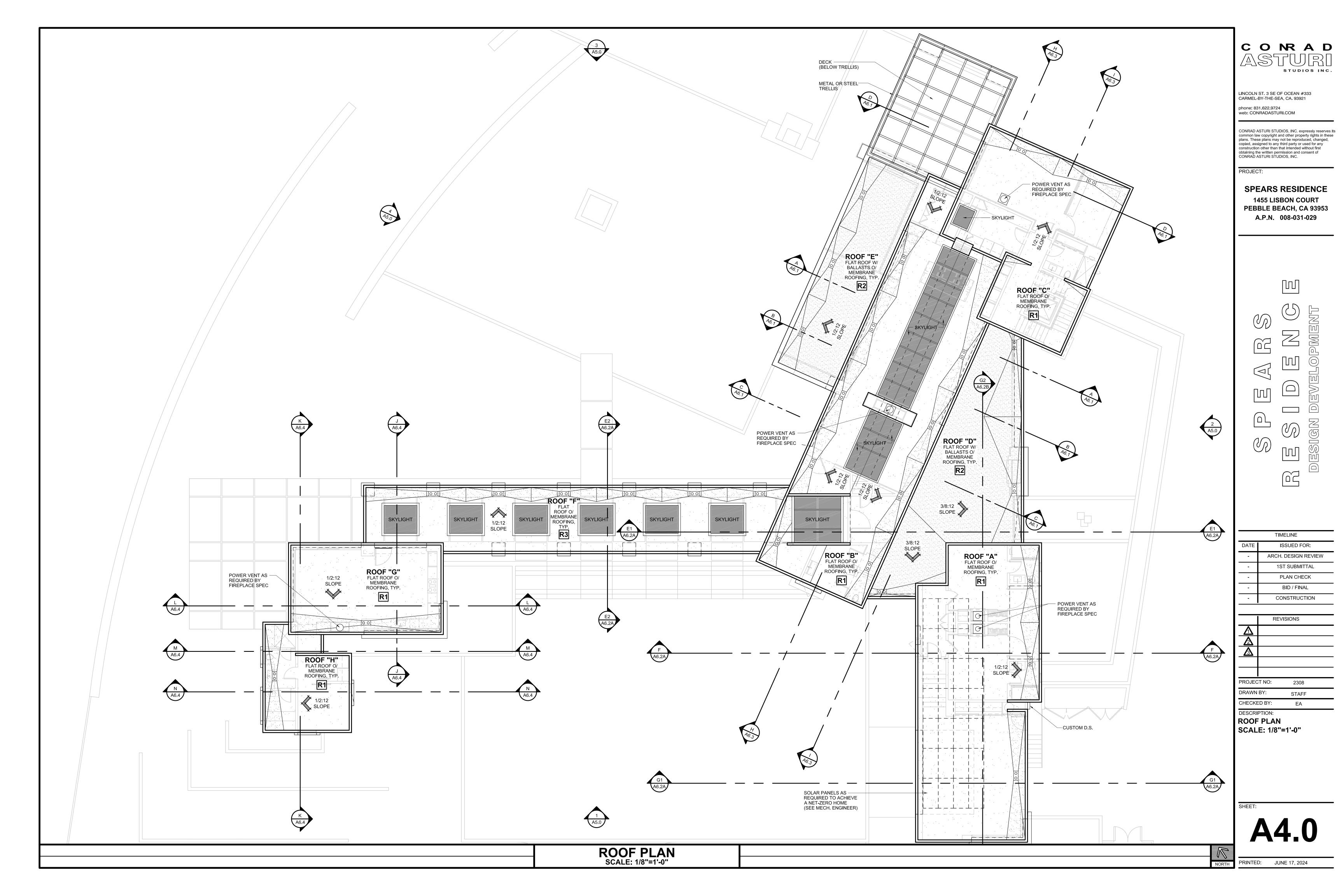
# LOT 11



















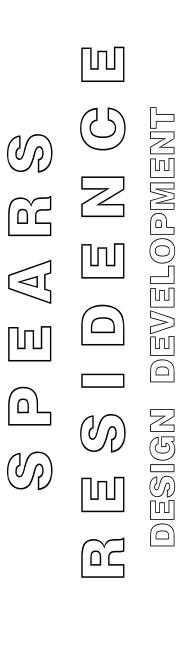


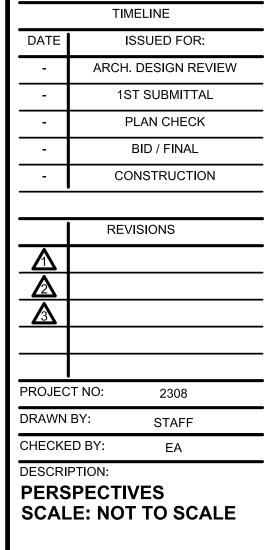
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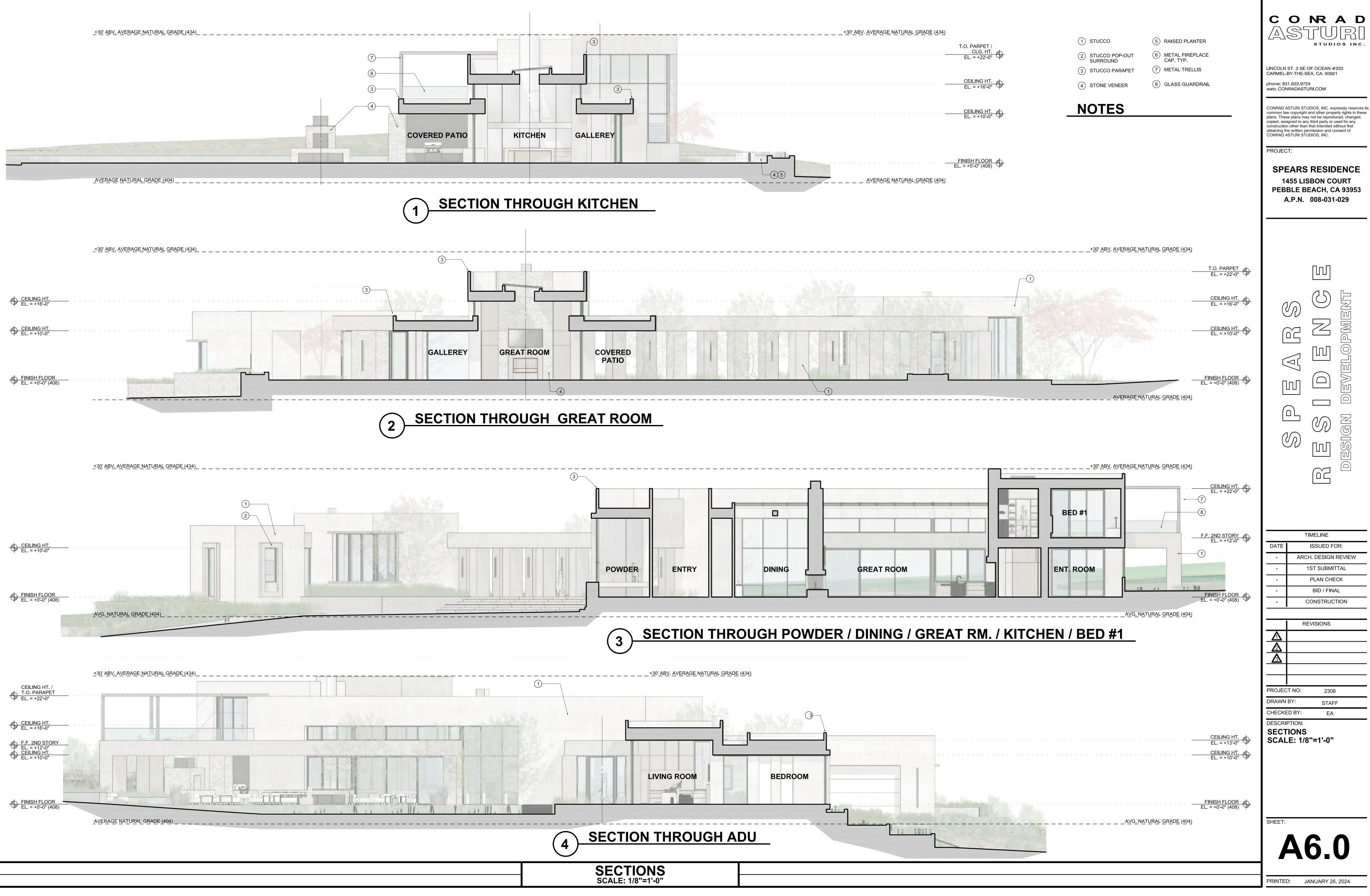
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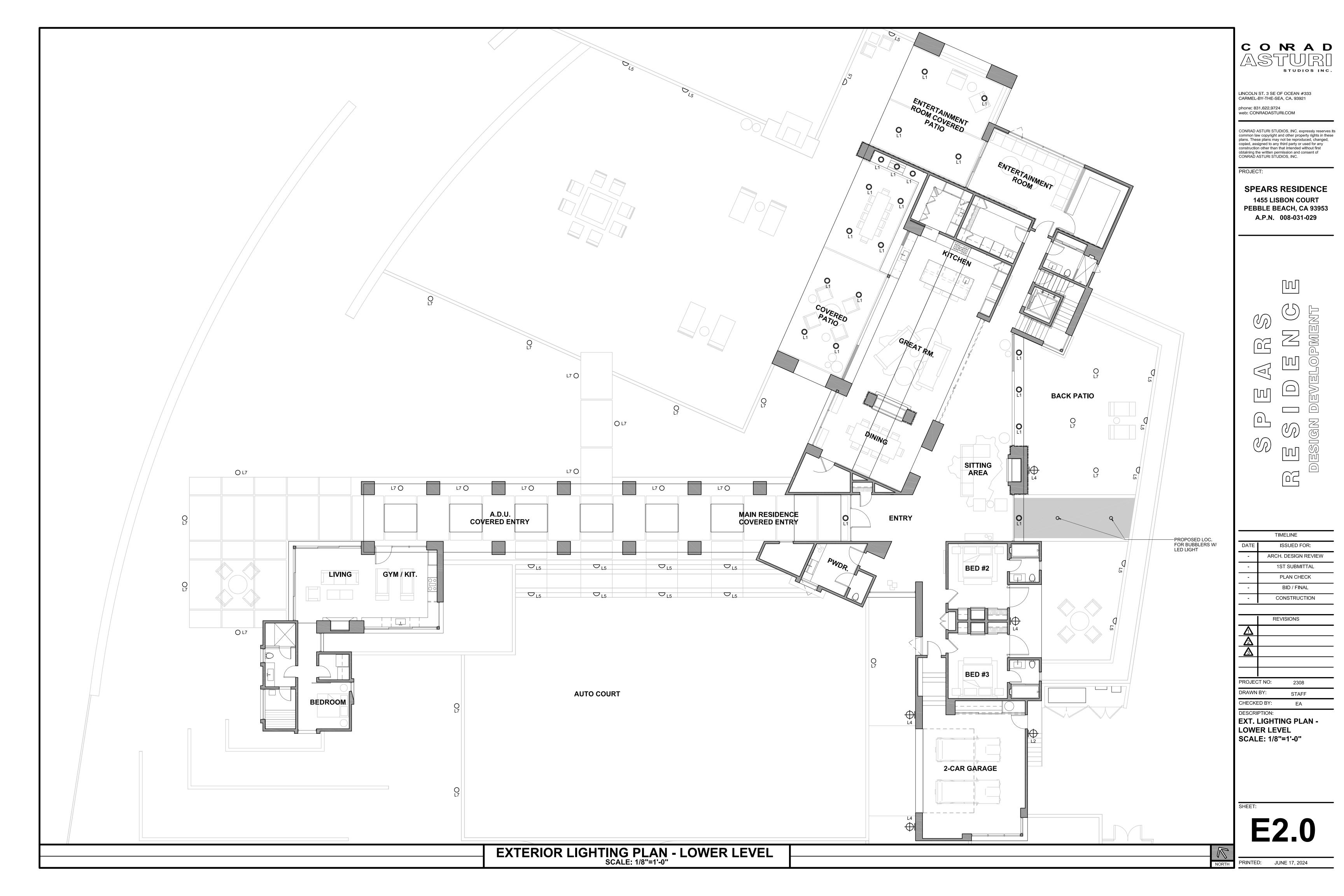


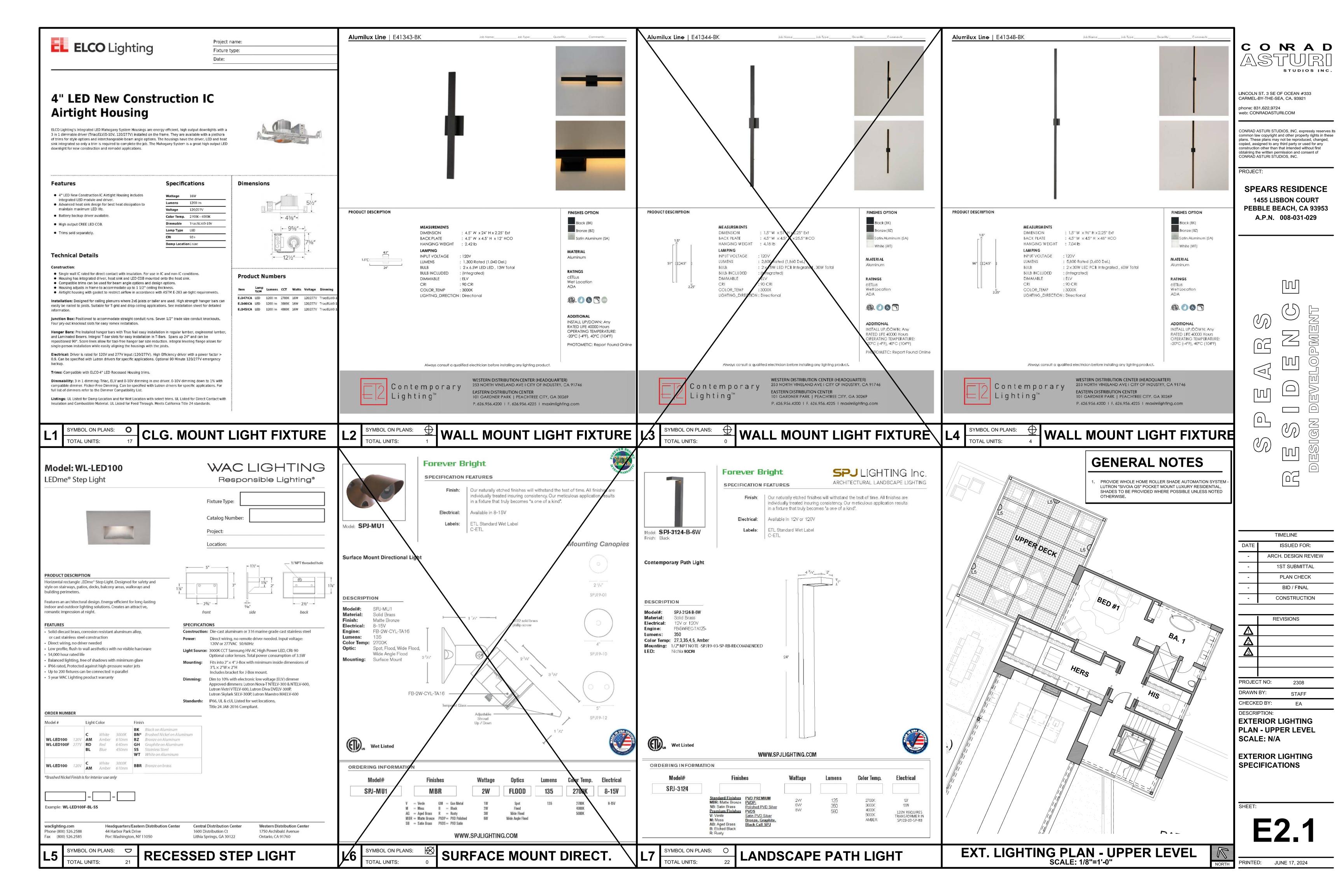


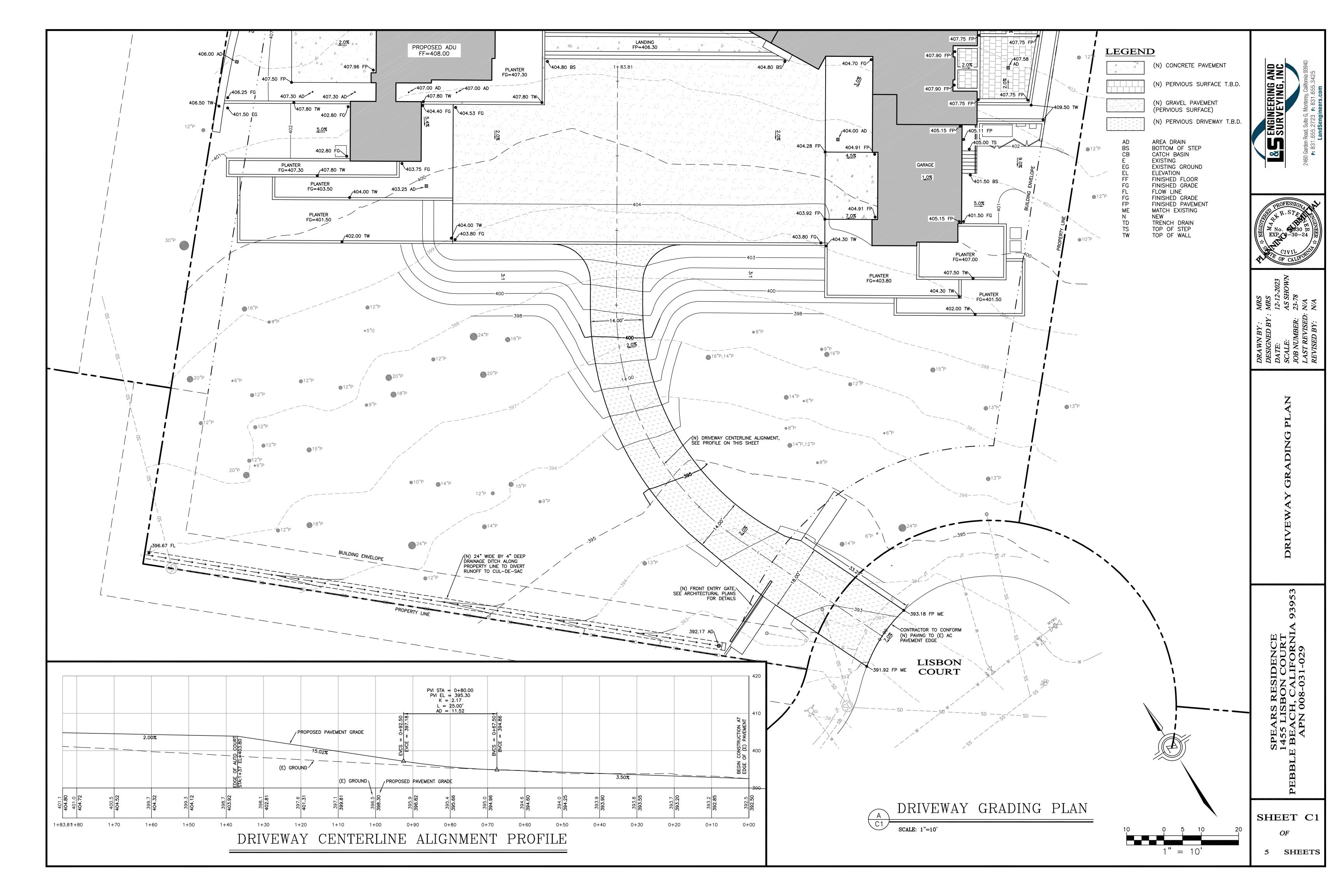


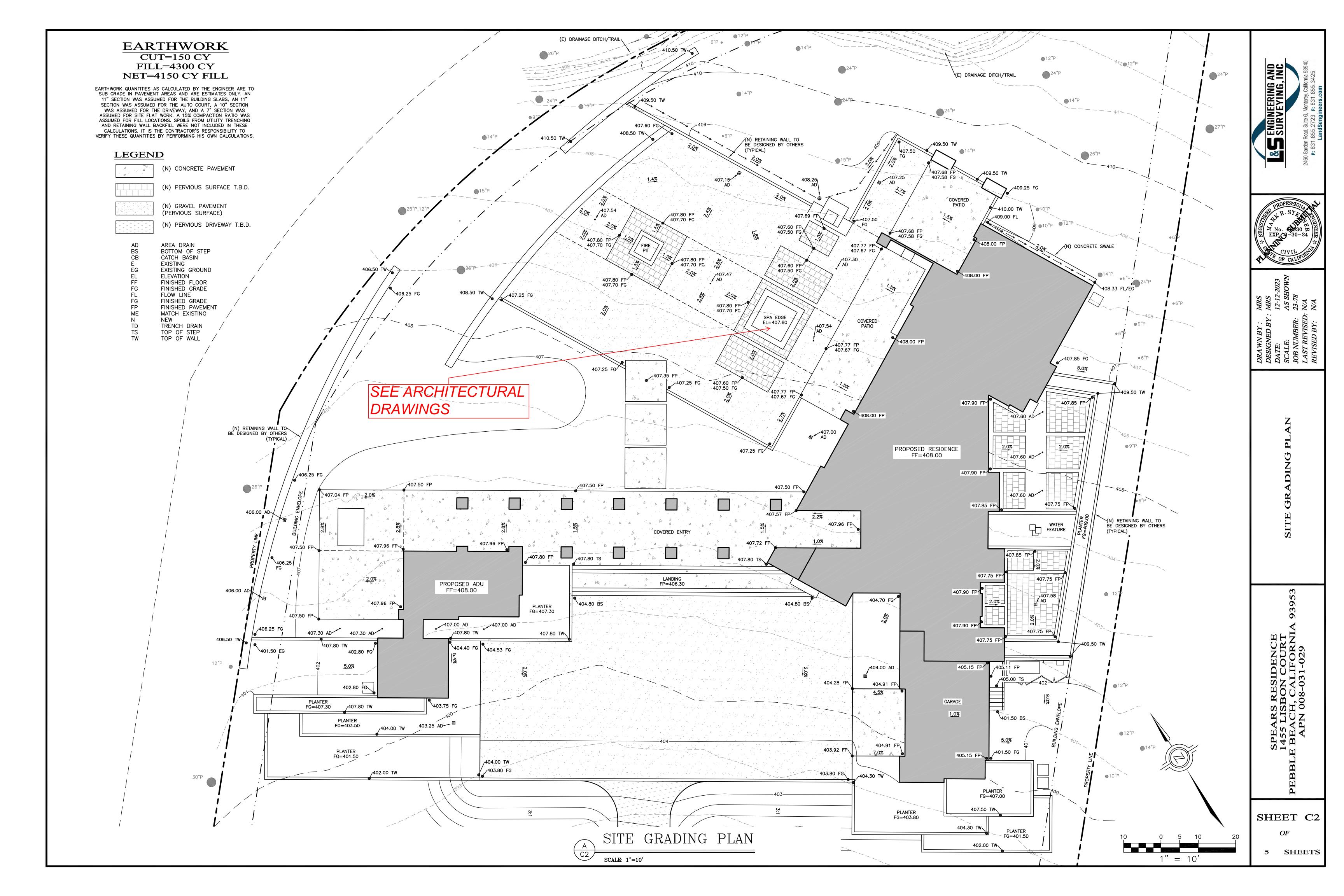
PRINTED: JANUARY 26, 2024

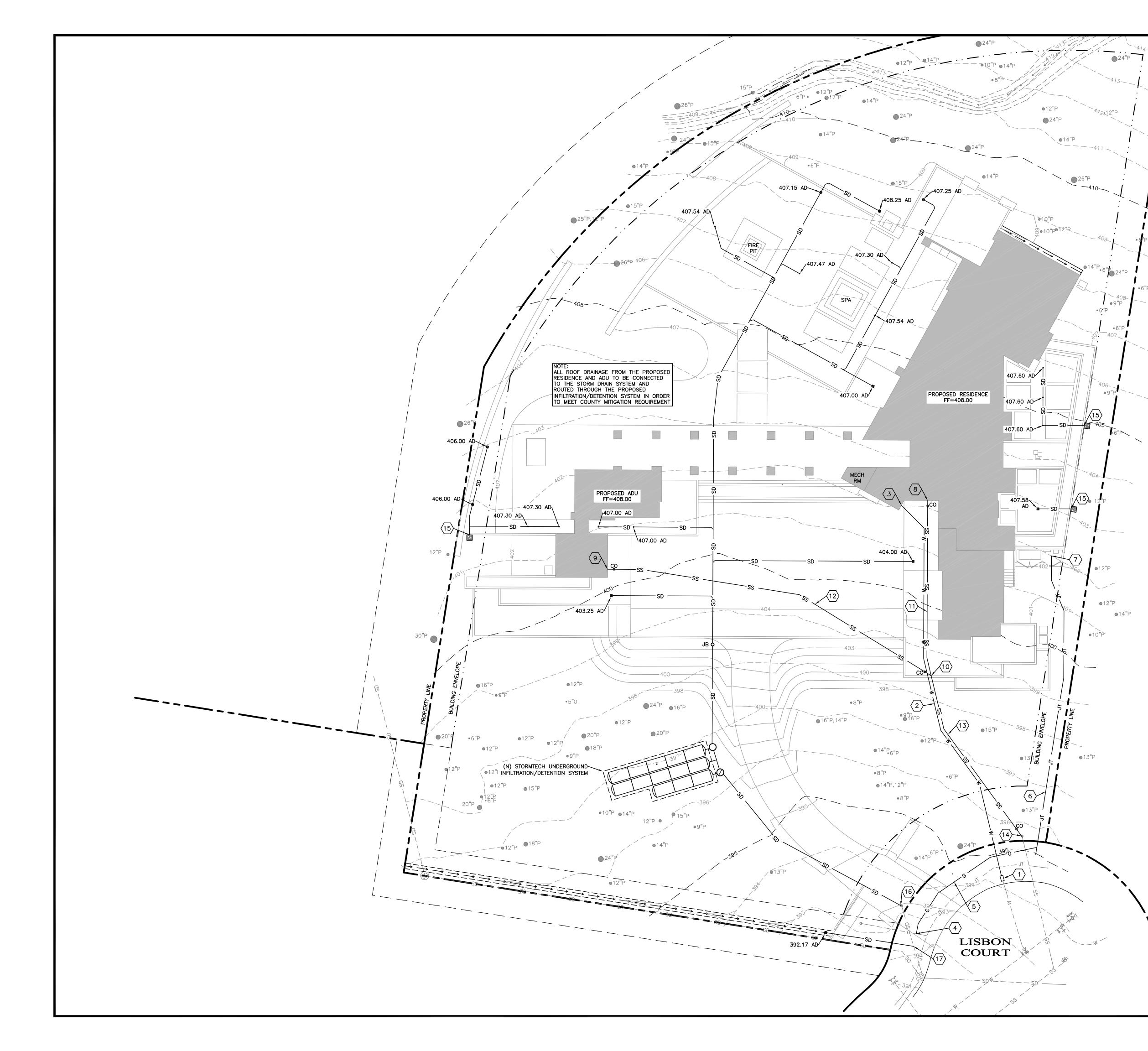














●24"P

**27**"P

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- 1 (E) WATER SERVICE CONNECTION. CONTRACTOR TO INSTALL (N) WATER METER BOX AND COORDINATE WATER METER INSTALLATION W/ CAL—AM, WATER UTILITY PROVIDER. WATER METER SIZE NOT TO BE DETERMINED FROM WATER PIPE SIZE SHOWN. SEE CALAM STD DWG No. 8 FOR DETAILS
- 2 (N) 2" PVC SCHEDULE 40 WATER SERVICE. WATER SERVICE LINE TO SHARE TRENCH W/ SANITARY SEWER SERVICE
  3 (N) WATER SERVICE BUILDING POINT OF CONNECTION. CONTRACTOR TO INSTALL SHUT-OFF VALVE ABOVE GRADE PRIOR TO CONNECTING TO BUILDING. ROUTING OF WATER SERVICE TO ADU AFTER CONNECTION POINT WITHIN MECH
- ROUTING OF WATER SERVICE TO ADU AFTER CONNECTION POINT WITHIN MECH ROOM TO BE DETERMINED BY OTHERS 4 (N) GAS SERVICE CONNECTION TO (E) GAS SERVICE STUB. (E) SERVICE STUB
- LENGTH AFTER (N) CONNECTION POINT TO BE ABANDONED IN PLACE. CONTRACTOR TO COORDINATE (N) SERVICE CONNECTION W/ PG&E 5 (N) GAS SERVICE. SIZE AND TYPE TO BE DETERMINED BY OTHERS.
- CONTRACTOR TO COORDINATE WORK W/ PG&E 6 (N) JOINT UTILITY TRENCH TO BE DESIGNED BY OTHERS. CONTRACTOR TO COORDINATE (N) JOINT UTILITY SERVICE TRENCH CONNECTIONS WITH PG&E AND UTILITY SERVICE PROVIDERS
- 7 (N) GAS AND ELECTRICAL METER LOCATIONS. CONTRACTOR TO COORDINATE WORK WITH PG&E. ROUTING OF SERVICES TO BUILDINGS AFTER METER LOCATIONS TO BE DETERMINED BY OTHERS
- 8 (N) SANITARY SEWER CLEAN-OUT AT CONNECTION TO RESIDENCE 4" SS INV=401.87
- 9 (N) SANITARY SEWER CLEAN-OUT AT CONNECTION TO ADU 4" SS INV=400.92
- 10 (N) 4" 45' WYE AT ADU SEWER LATERAL CONNECTION. INSTALL CLEAN-OUT
- PRIOR TO WYE CONNECTION. 4" SS INV=396.17 11 (N) 4" PVC SDR-26 SANITARY SEWER, L=64 FT, S=8.9%
- 12 (N) 4" PVC SDR-26 SANITARY SEWER, L=127 FT, S=3.7% 13 (N) 4" PVC SDR 26 SANITARY SEWER L=60 FT S=4.3%
- 13 (N) 4" PVC SDR-26 SANITARY SEWER, L=69 FT, S=4.3%
  14 (E) SANITARY SEWER SERVICE STUB (LOCATION APPROXIMATE). CONTRACTOR TO INSTALL (N) CLEAN-OUT AT CONNECTION POINT. CONTRACTOR TO COORDINATE SEWER SERVICE CONNECTION W/ PBCSD, SEWER UTILITY
- PROVIDER. 4" SS INV=393.17 (ASSUMED)
  15 (N) 4" STORM DRAIN TO BE SLEEVED THROUGH WALL SO PIPE DAYLIGHTS AT BASE WALL AND DRAINS ONTO 2'X2' ROCK ENERGY DISSIPATER AT GRADE
  16 CONTRACTOR TO CONNECT (N) 6" HDPE STORM DRAIN TO (E) 8" HDPE
- STORM DRAIN SERVICE STUB USING 6"X8" REDUCER FITTING. 8" SD INV=390.33 (ASSUMED) 17 CONTRACTOR TO CONNECT (N) 6" HDPE STORM DRAIN TO (F) 8
- 17 CONTRACTOR TO CONNECT (N) 6" HDPE STORM DRAIN TO (E) 8" HDPE STORM DRAIN SERVICE STUB USING 6"X8"X8" TEE FITTING. 8" SD INV=389.33 (ASSUMED)

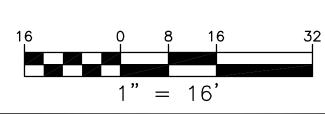
UTILITY NOTES: 1. ALL NEW UTILITY AND DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND AND INSTALLED WITH PIPE MANUFACTURER'S RECOMMENDED BENDING RADIUS 2. STORM DRAIN AND SANITARY SEWER INVERTS TO GOVERN UTILITY LINE INSTALLATIONS. 3. ALL ELECTRICAL, TV, COMMUNICATION, AND GAS LINES TO BE COORDINATED 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 SHOWN AND ARE TO BE PIPED, AS NECESSARY, TO DAYLIGHT ONTO THE (E) SLOPE DOWNHILL 5. ALL STORM DRAIN LATERALS ARE 4" PVC OR HDPE AND HAVE A MINIMUM SLOPE OF 2.0%, 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.

# LEGEND

•	(N) AREA DRAIN/CATCH BASIN (AD OR CB)
•DS	(N) ROOF DRAINAGE DOWNSPOUT
• RD o CO	(N) ROOF DRAIN WITHIN WALL (N) CLEAN-OUT
o JB	(N) JUNCTION BOX
ss	N GRAVITY SANITARY SEWER
SD	(N) STORM DRAIN
	(N) FOUNDATION DRAIN
WD	(N) WALL DRAIN
D	(N) DRAIN PIPE FOR WALL/FOUNDATION DRAIN
w	(N) WATER SERVICE
JT	(N) JOINT UTILITY TRENCH
G	(N) GAS SERVICE
——————————————————————————————————————	(E) STORM DRAIN
S	(E) SANITARY SEWER
	(E) WATER SERVICE
— — — — JT —	(E) JOINT UTILITY TRENCH
G	(E) GAS SERVICE

# STORM DRAIN & UTILITY PLAN Scale: 1"=16'



AND ERING, YING, NE NE 52 00 EXP C9-OF CALL MRS MRS 12-12-AS SH 23-78 N/A N/A · m S m 5 9 3 SZ ZO SPEARS R 1455 LISBC E BEACH, C APN 008

SHEET C3

OF

5 SHEETS

SEDIMENT CONTROL MEASURES MUST BE IN PLACE.

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

MONTEREY COUNTY GRADING/EROSION ORD. 2806-16.12.090) BY MONTEREY COUNTY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS. BARLEY OR SOME OTHER FAST GERMINATING SEED.

THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND ERÓSION CONTROL REGULATIONS.

. LITTERING ON THE PROJECT SITE SHALL BE PROHIBITED.

7. CONSTRUCTION DEBRIS AND WASTE SHALL BE REMOVED FROM THE SITE EVERY TWO WEEKS OR SOONER IF NEEDED.

THROUGHOUT THE RAINY SEASON, EACH TEMPORARY CONTAINMENT FACILITY SHOULD BE COVERED DURING NON-WORKING DAYS. PRIOR TO. AND DURING RAIN EVENTS.

