

County of Monterey

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



Meeting Agenda - Final

Thursday, July 31, 2025

9:30 AM

County of Monterey Zoning Administrator

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

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

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

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

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

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

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

Enter this Meeting ID number 927 7145 8150 when prompted.

PUBLIC COMMENT: Please submit your comment (limited to 250 or less) to the Clerk at zahearingcomments@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. Zoning Administrator Agenda) and item number (i.e. Item No. 10). Your comment will be placed into the record at the meeting.

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

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

ALTERNATIVE FORMATS: If requested, the agenda shall be made available in appropriate

alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the County of Monterey Housing and Community Development at (831) 755-5025.

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

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

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

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

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

[https://montereycty.zoom.us/j/927 7145 8150](https://montereycty.zoom.us/j/92771458150)

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: 927 7145 8150 cuando se le solicite.

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

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

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

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

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

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

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

9:30 A.M - Call to Order**ROLL CALL**

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

PUBLIC COMMENT

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

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

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

ACCEPTANCE OF MINUTES

- A. Acceptance of the June 12, 2025, June 26, 2025, and July 10, 2025, County of Monterey Zoning Administrator Meeting minutes.

Attachments: [Draft Minutes 06-12-25](#)
 [Draft Minutes 06-26-25](#)
 [Draft Minutes 07-10-25](#)

9:30 A.M. - SCHEDULED ITEMS

1. PLN240034 - 456 PROPERTIES LLC
Public hearing to consider the construction of a 2,202 square foot single family dwelling with an attached 683 square foot garage, attached 843 square foot accessory dwelling unit, and associated site improvements, removal of three (3) Coast Live Oak trees, and development within 750 feet of a known archaeological resource.
Project Location: 3320 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan
Proposed CEQA action: Find the project qualifies for a Categorical Exemption pursuant to CEQA Guidelines section 15303 and no exceptions pursuant to section 15300.2 can be made.

Attachments: [Staff Report](#)
 [Exhibit A - Project Data Sheet](#)
 [Exhibit B - Draft Resolution](#)
 [Exhibit C - Vicinity Map](#)

2. PLN240107 - CHAMISAL FAMILY PARTNERSHIP LTD ET AL

Continued from April 10, 2025 and May 29, 2025- Public hearing to consider a Minor Amendment to a previously approved Use Permit (PC1584) that allowed the establishment of the Chamisal Tennis and Fitness Club consisting of 14 courts, a clubhouse, and a swimming pool. This Amendment would allow for the conversion of two existing tennis courts into eight pickleball courts, the addition of three new pickleball courts, and the future conversion of one existing tennis court into four pickleball courts.

Project Location: 185 Robley Rd, Salinas

Proposed CEQA action: Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and that no exceptions pursuant to section 15300.2 apply.

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Vicinity Map](#)
 [Exhibit C - Public Comment](#)
 [Exhibit D - Acoustics Report](#)
 [Exhibit E - Membership Reports and Water Usage](#)

OTHER MATTERS**ADJOURNMENT**



County of Monterey

Item No.A

Board Report

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

Legistar File Number: MIN 25-049

July 31, 2025

Introduced: 7/23/2025

Current Status: Agenda Ready

Version: 2

Matter Type: Minutes

Acceptance of the June 12, 2025, June 26, 2025, and July 10, 2025, County of Monterey Zoning Administrator Meeting minutes.

County of Monterey

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



Meeting Minutes - Draft

Thursday, June 12, 2025

9:30 AM

County of Monterey Zoning Administrator

9:30 A.M - Call to Order

Mike Novo called the meeting to order at 9:30 am.

ROLL CALL

Mike Novo, Zoning Administrator
Corrine Ow, Environmental Health
Bora Akkaya, Public Works
Environmental Services: N/A

PUBLIC COMMENT

N/A

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Janet Navarro stated that she received and distributed correspondence and a memo from staff for Item #1 PLN240104.

ACCEPTANCE OF MINUTES

- A. Acceptance of the May 8, 2025, County of Monterey Zoning Administrator Meeting minutes.

The Zoning Administrator accepted the May 8, 2025, County of Monterey Zoning Administrator Meeting minutes.

9:30 A.M. - SCHEDULED ITEMS

1. PLN240104 - NAGAFUJI MAY KITAYAMA

Public hearing to consider construction of a 1,200 square foot Accessory Dwelling Unit, and the removal of one (1) Coast Live Oak.

Project Location: 25745 Hatton Rd, Carmel

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303 and no exceptions pursuant to section 15300.2 can be made.

Joseph Alameda, Project Planner, presented the item.

Public Comment: Heidi Quinn, Representing applicant; Glen Warner, Architect; Frank Ono, Arborist; Alex Lorca; Brian Bradford, Arborist

The Zoning Administrator found that the project is exempt pursuant to CEQA Guidelines section 15303, New Structures, and no exceptions pursuant to section 15300.2 can be made; and approved a Coastal Administrative Permit and Design Approval to allow construction of a 1,200 square foot accessory dwelling unit. The Zoning Administrator made non-substantive changes to the resolution and added a standard condition of the arborist report (Notice of Report).

OTHER MATTERS

N/A

ADJOURNMENT

The meeting was adjourned at 10:46 am

County of Monterey

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



Meeting Minutes - Draft

Thursday, June 26, 2025

9:30 AM

County of Monterey Zoning Administrator

9:30 A.M - Call to Order

Mike Novo called the meeting to order at 9:30 a.m.

ROLL CALL

Mike Novo, Zoning Administrator

Corrine Ow, Environmental Health

Bora Akkaya and Arlen Blanca, Public Works

Jess Barreras, Environmental Services

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Armida Estrada stated there are no correspondence, additions, deletions or corrections.

ACCEPTANCE OF MINUTES

- A. Acceptance of the May 08, 2025 and May 29, 2025, County of Monterey Zoning Administrator Meeting minutes.

The Zoning Administrator accepted the May 8, 2025, County of Monterey Zoning Administrator Meeting minutes. The Zoning Administrator mentioned there was missing correspondence but will be added. The Zoning Administrator also accepted the May 29, 2025, meeting minutes.

9:30 A.M. - SCHEDULED ITEMS

1. PLN230008 - LAZARO ALBERTO & RIVERA HECTOR MONTEJANO

Public hearing to consider construction of a 1,760 square foot manufactured home with a 1,056 square foot detached garage, 2,600 square foot farm worker employee housing unit with 780 square foot back porch, 1,280 square foot barn, and a 2,400 square foot workshop.

Project Location: 774 Old Stage Road, Salinas, Greater Salinas 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.

McKenna Bowling, Project Planner, presented the item.

Public Comment: Hector Montejano, applicant

The Zoning Administrator found that the project is exempt pursuant to Section 15300.2; and Approved a Design Approval to allow the construction of a 1,760 square foot manufactured home with a 1,056 square foot detached garage, 2,600 square foot farm employee housing unit with 780 square foot covered porch, 1,280 square foot barn, and a 2,400 square foot workshop. The Zoning Administrator made non-substantive changes to the resolution.

2. PLN230244 - CRANE JOHN R & GENEVA P TRS

Public hearing to consider construction of an approximately 610 square foot addition to an existing 1,880 square foot single-family dwelling, conversion and expansion of a 459 square foot attached two-story structure into a 589 square foot square Accessory Dwelling Unit over a 254 square foot garage, associated site improvements; the removal of two Monterey pine trees; less than 120 square feet of development on slopes in excess of 30%; and Variances to reduce the required front setbacks from 20 feet to 13 feet 10 inches and 20 feet to 5 feet and 8 inches, and the side setback from 5 feet to 4 feet.

Project Location: 240820 Torres St, Carmel

Proposed CEQA action: Find the project Categorical Exempt pursuant to CEQA Guidelines section 15301 of the, and there are no exceptions pursuant to Section 15300.2.

Benjamin Moulton, presented for Hya Honorato, Project Planner.

Public Comment: William Medford, agent; John and Geneva Crane, applicants.

The Zoning Administrator found that the project is exempt pursuant to CEQA Guidelines Section 15301 and that none of the exceptions set forth in CEQA Guidelines section 15300.2 apply; and approved a Combined Development Permit consisting of Design Approval to allow construction of a 608 square foot addition to an existing 1,880 square foot single-family dwelling; Coastal Administrative Permit and Design Approval to allow the conversion and expansion of a 459 square foot attached two-story structure into a 589 square foot Accessory Dwelling Unit over a 254 square foot garage and associated site improvements; Coastal Development Permit to allow the removal of two Monterey Pine trees; Coastal Administrative Permit to allow less than 120 square feet of development on slopes in excess of 30%; and three Variance to allow the reduction of required front setbacks from 20 feet to 13 feet 10 inches and 20 feet to 5 feet 8 inches and required side setback from 5 feet to 4 feet. The Zoning Administrator made non-substantive changes to the resolution and added the standard condition addressing migratory birds.

3. PLN230197 - CELLARIUS LIMITED

Public hearing to consider replacement of an existing water tank and development of a 96 square foot retaining wall within 750 feet of known archaeological resources.

Project Location: 48700 Highway 1, Big Sur, Big Sur Coast Land Use Plan

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15302, and there are no exceptions pursuant to Section 15300.2.

Joseph Alameda, Project Planner, presented the item and recommended adding a standard condition allowing the paint color for the tank to be reviewed by the Planning Director.

Public Comment: Michael Linder, agent.

The Zoning Administrator found that the project is exempt pursuant to CEQA Guidelines section 15302, and there are no exceptions pursuant to section 15300.2 and approved a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow the replacement of an existing water tank with a 4,775-gallon water tank and development of a 96 square foot retaining wall and Coastal Development Permit to allow development within 750 feet of known archaeological resources. The Zoning Administrator made non-substantive changes to the resolution and added the standard condition for tank colors being approved by the Planning Director.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 10:01 am

County of Monterey

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



Meeting Minutes - Draft

Thursday, July 10, 2025

9:30 AM

County of Monterey Zoning Administrator

9:30 A.M - Call to Order

Mike Novo called the meeting to order 9:30 am

ROLL CALL

Mike Novo, Zoning Administrator

Corrine Ow, Environmental Health

Arlen Blanca, Public Works

Jess Barreras, Environmental Services

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

None

ACCEPTANCE OF MINUTES

None

9:30 A.M. - SCHEDULED ITEMS

1. PLN240046 - NOORANI JONATHAN

Public Hearing to consider the construction of a 2,734 square foot single-family dwelling and 767 square foot detached three-car garage with associated site improvements within 100 feet of environmentally sensitive habitat, removal of three Oak trees, and development on slopes in excess of 25%.

Project Location: 26141 Rinconada Drive, Carmel Valley

Proposed CEQA action: Continuing the public hearing on the project would be an administrative activity of government which would not be a project under CEQA.

Benjamin Moulton, Project Planner, presented the item.

Public Comment: None

The Zoning Administrator continued the hearing on this project to an uncertain date.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 9:32 am



County of Monterey

Item No.1

Board Report

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

Legistar File Number: ZA 25-037

July 31, 2025

Introduced: 7/23/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN240034 - 456 PROPERTIES LLC

Public hearing to consider the construction of a 2,202 square foot single family dwelling with an attached 683 square foot garage, attached 843 square foot accessory dwelling unit, and associated site improvements, removal of three (3) Coast Live Oak trees, and development within 750 feet of a known archaeological resource.

Project Location: 3320 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan

Proposed CEQA action: Find the project qualifies for a Categorical Exemption pursuant to CEQA Guidelines section 15303 and no exceptions pursuant to section 15300.2 can be made.

RECOMMENDATION:

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

- a. Find the project is for construction of a new residence, garage, and accessory dwelling unit which qualifies as a Class 3 Categorical Exemption per Section 15303 of the CEQA Guidelines and no exceptions pursuant to section 15300.2 can be made; and
- b. Approve a Combined Development Permit consisting of a: 1) Coastal Administrative Permit and Design Approval to allow construction of a 2,202 square foot single family dwelling with an attached 683 square foot garage, attached 843 square foot accessory dwelling unit, and associated site improvements; 2) Coastal Development Permit to allow removal of three Coast Live Oak trees; and 3) Coastal Development Permit to allow development within 750 feet of a known archaeological resource.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**).

Staff recommends approval/denial subject to 9 conditions of approval.

PROJECT INFORMATION:

Agent: Hannah Miller

Property Owner: 456 Properties LLC

APN: 008-423-026-000

Parcel Size: 0.58 acres, or 25, 264 square feet.

Zoning: LDR/1.5-D(CZ) or Low Density Residential, with 1.5 acres per unit density, Design Control, Coastal Zone.

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: Yes

Project Planner: McKenna Bowling, Assistant Planner, (831) 755-5298, bowlingmr@countyofmonterey.gov

SUMMARY/DISCUSSION:

The subject property is located at 3320 17 Mile Drive, Pebble Beach within the unincorporated area of Monterey County. The lot is currently undeveloped, and this proposal would establish the first single family dwelling on a legal lot of record. The proposed project includes construction of a 2,202 square foot single family dwelling with an attached 683 square foot garage, an attached 843 square foot accessory dwelling unit, and associated site improvements. The project includes 1,036 cubic yards of cut and 723 cubic yards of fill. The project also includes removal of three Coast Live Oaks, and development within 750 feet of a known archaeological resource. Water service will be provided California American Water Company. As proposed, sewer service will be provided by the Pebble Beach Community Services District (PBCSD). The PBCSD wastewater collection and treatment system has adequate remaining capacity for sewage disposal, which then transfers wastewater to the Carmel Area Wastewater District treatment facility.

Based on staff analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 General Plan (General Plan), Del Monte Forest Land Use Plan (DMF LUP), Del Monte Forest Coastal Implementation Plan (DMF CIP), and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

Land Use and Development Standards

The parcel is zoned Low Density Residential, with a 1.5 acres per unit density, Design Control overlay in the Coastal Zone [LDR/1.5-D(CZ)]. Title 20 section 21.14.040 allows for construction of a single-family dwelling and accessory structures as principally allowed uses subject to a Coastal Administrative Permit in each case.

Policy 27 within the 1982 General Plan establishes regulations for residential development within the Coastal Zone, and requires that residential development be limited in areas that are unsuited for higher density development, due to physical hazards or development constraints. The proposed project includes construction of a new residence within Low Density Residential zoning, therefore it complies with Policy 27 of the General Plan. In the Del Monte Forest Land Use Plan, Policy 84 establishes that properties fronting 17-Mile Drive shall maintain a 100-foot setback from centerline of road to screen new development from public viewshed points. As delineated on the project plans, the residence and accessory structures are setback 155 feet from 17 Mile Drive, and both structures are sited behind an existing residence, further protecting public views and complying with this policy. Additionally, the proposed residence and attached accessory structures comply with the required side and rear setbacks and are sited, 20 feet on either side, 50 feet from the rear, and a height of 30 feet from average natural grade. The property has a maximum allowable building site coverage of 15 percent and allowable Floor Area Ratio (FAR) of 17.5 percent. The proposed development indicates a building site coverage of 15 percent and a floor area ratio at 11.6 percent, both of which comply with the allowable maximum coverages. Therefore, the proposed project complies with the applicable site development standards.

Design and Visual Resources

In Title 20 of Monterey County Zoning Ordinance, section 20.44 establishes regulations for Design Control zoning, or “D” districts, to help ensure that development will assure protection

of public viewshed and neighborhood character, without imposing undue restrictions on private property; as designed the residence complies with the neighborhood character in which this parcel is located in. The proposed residence would have exterior colors and materials that are similar to the nearby residences, which include cream colored stucco, light rustic stone veneer siding, brown roof clay tiles, and black metal framing for windows and doors. The exterior finishes are compatible with the surrounding environment and are consistent with the residential neighborhood character. Staff received staking and flagging photos as part of the submittal package on August 26, 2024 and then conducted a site visit on January 3, 2025 to ensure that the project's staking and flagging would not be visible from Highway 1 or any other public viewshed. As sited, the proposed residence and accessory structures are sited behind two existing residences and have mature vegetation that act as screening to prevent any impacts to public views. Therefore the project as designed and sited assures protection of the public viewshed, is consistent with the neighborhood character, and assures visual integrity of the Del Monte Forest.

Tree Removal

The proposed development would require the removal of three Coast Live Oaks. DMF CIP section 20.147.050 identifies specific findings to allow the removal of protected trees subject to the granting of a Coastal Development Permit. Two of the Oaks are located within the proposed driveway, and according to the Arborist Report (LIB240222) both are in fair physiological health, however are in poor structural condition due to natural leans and poor canopy balance and symmetry. The third Oak is located in the rear patio of the residence, and is indicated as having good physiological health and is sited for removal due to being within the construction footprint. If the project were to reconfigure the footprint of the residence, new trees would be impacted as result due to the property having an existing mixed woodland on the subject parcel. Additionally, relocation of the proposed residence would not lessen the impact to trees and make it more difficult for the residence to conform to the required setbacks outlined in Title 20 section 20.14.060, therefore the proposed tree removal meets the minimum necessary to construct the first single-family dwelling.

Archaeological Resources

The Monterey County Geographic Information System (GIS) identifies the subject property to be within a high archaeological sensitivity area. The applicant submitted a Phase I and Phase II Archaeological Report (LIB240223 and LIB 250001) that identified the subject property to be within 750 feet of a known resource; however, the project archaeologist indicated the resource as being approximately 40-50 feet south of the proposed area of development. Furthermore, according to the report, the resource is not anticipated to be impacted by the proposed project, as it is currently designed and sited. Additionally, Pebble Beach has placed a "Rider" on the property, which requires a minimum 50-foot rear setback from Pebble Beach Golf Links. Therefore, the resource won't be impacted as development is not permitted in that area of the parcel. As required by Policy 58 of the Del Monte Forest LUP, the project has been conditioned to require implementation of construction practices that further protect the resource on the subject parcel. Therefore, as recommended by the project archaeologist, Condition No. 3 has been applied and requires the contractor to stop work if previously unidentified resources are discovered during construction. Additionally, Condition No. 11 requires that a pre-construction cultural resource sensitivity training take place with all construction personnel and installation of exclusionary fencing prior to any ground disturbing activities. As designed and conditioned,

the project ensures protection of the site's cultural resources as required by the DMF LUP.

CEQA:

California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts the construction of new structures and accessory structures. As proposed, the currently undeveloped lot will be developed with a new 2,202 square foot single family dwelling and attached 683 square foot garage, and 843 square foot accessory dwelling unit. The proposed project does not create impacts to an environmental resource, any scenic highways, or historical resources; this will not create any cumulative or significant impact, and this site is not a hazardous waste site. No evidence of significant adverse environmental effects were identified during staff's review of the development application.

LUAC:

County staff referred the project to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly-noticed public meeting on July 24, 2025. The LUAC meeting minutes were unavailable at the time this staff report was distributed and will be provided at the Zoning Administrator hearing.

Prepared by: McKenna Bowling, Assistant Planner (831) 755-5298

Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with the HCD:

Exhibit A - Project Data Sheet

Exhibit B - Draft Resolution

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

Exhibit C - Vicinity Map

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Project Planner; Jacquelyn M. Nickerson, Principal Planner; 456 Properties LLC, Property Owner; Hannah Miller, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN240034.



County of Monterey

Item No.1

Zoning Administrator

Legistar File Number: ZA 25-037

July 31, 2025

Introduced: 7/23/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN240034 - 456 PROPERTIES LLC

Public hearing to consider the construction of a 2,202 square foot single family dwelling with an attached 683 square foot garage, attached 843 square foot accessory dwelling unit, and associated site improvements, removal of three (3) Coast Live Oak trees, and development within 750 feet of a known archaeological resource.

Project Location: 3320 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan

Proposed CEQA action: Find the project qualifies for a Categorical Exemption pursuant to CEQA Guidelines section 15303 and no exceptions pursuant to section 15300.2 can be made.

RECOMMENDATION:

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

- a. Find the project is for construction of a new residence, garage, and accessory dwelling unit which qualifies as a Class 3 Categorical Exemption per Section 15303 of the CEQA Guidelines and no exceptions pursuant to section 15300.2 can be made; and
- b. Approve a Combined Development Permit consisting of a: 1) Coastal Administrative Permit and Design Approval to allow construction of a 2,202 square foot single family dwelling with an attached 683 square foot garage, attached 843 square foot accessory dwelling unit, and associated site improvements; 2) Coastal Development Permit to allow removal of three Coast Live Oak trees; and 3) Coastal Development Permit to allow development within 750 feet of a known archaeological resource.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval/denial subject to 9 conditions of approval.

PROJECT INFORMATION:

Agent: Hannah Miller

Property Owner: 456 Properties LLC

APN: 008-423-026-000

Parcel Size: 0.58 acres, or 25, 264 square feet.

Zoning: LDR/1.5-D(CZ) or Low Density Residential, with 1.5 acres per unit density, Design Control, Coastal Zone.

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: Yes

Project Planner: McKenna Bowling, Assistant Planner, (831) 755-5298,
bowlingmr@countyofmonterey.gov

SUMMARY/DISCUSSION:

The subject property is located at 3320 17 Mile Drive, Pebble Beach within the unincorporated area of Monterey County. The lot is currently undeveloped, and this proposal would establish the first single family dwelling on a legal lot of record. The proposed project includes construction of a 2,202 square foot single family dwelling with an attached 683 square foot garage, an attached 843 square foot accessory dwelling unit, and associated site improvements. The project includes 1,036 cubic yards of cut and 723 cubic yards of fill. The project also includes removal of three Coast Live Oaks, and development within 750 feet of a known archaeological resource. Water service will be provided California American Water Company. As proposed, sewer service will be provided by the Pebble Beach Community Services District (PBCSD). The PBCSD wastewater collection and treatment system has adequate remaining capacity for sewage disposal, which then transfers wastewater to the Carmel Area Wastewater District treatment facility.

Based on staff analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 General Plan (General Plan), Del Monte Forest Land Use Plan (DMF LUP), Del Monte Forest Coastal Implementation Plan (DMF CIP), and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

Land Use and Development Standards

The parcel is zoned Low Density Residential, with a 1.5 acres per unit density, Design Control overlay in the Coastal Zone [LDR/1.5-D(CZ)]. Title 20 section 21.14.040 allows for construction of a single-family dwelling and accessory structures as principally allowed uses subject to a Coastal Administrative Permit in each case.

Policy 27 within the 1982 General Plan establishes regulations for residential development within the Coastal Zone, and requires that residential development be limited in areas that are unsuited for higher density development, due to physical hazards or development constraints. The proposed project includes construction of a new residence within Low Density Residential zoning, therefore it complies with Policy 27 of the General Plan. In the Del Monte Forest Land Use Plan, Policy 84 establishes that properties fronting 17-Mile Drive shall maintain a 100-foot setback from centerline of road to screen new development from public viewshed points. As delineated on the project plans, the residence and accessory structures are setback 155 feet from 17 Mile Drive, and both structures are sited behind an existing residence, further protecting public views and complying with this policy. Additionally, the proposed residence and attached accessory structures comply with the required side and rear setbacks and are sited, 20 feet on either side, 50 feet from the rear, and a height of 30 feet from average natural grade. The property has a maximum allowable building site coverage of 15 percent and allowable Floor Area Ratio (FAR) of 17.5 percent. The proposed development indicates a building site coverage of 15 percent and a floor area ratio at 11.6 percent, both of which comply with the allowable maximum coverages. Therefore, the proposed project complies with the applicable site development standards.

Design and Visual Resources

In Title 20 of Monterey County Zoning Ordinance, section 20.44 establishes regulations for Design Control zoning, or “D” districts, to help ensure that development will assure protection of public

viewshed and neighborhood character, without imposing undue restrictions on private property; as designed the residence complies with the neighborhood character in which this parcel is located in. The proposed residence would have exterior colors and materials that are similar to the nearby residences, which include cream colored stucco, light rustic stone veneer siding, brown roof clay tiles, and black metal framing for windows and doors. The exterior finishes are compatible with the surrounding environment and are consistent with the residential neighborhood character. Staff received staking and flagging photos as part of the submittal package on August 26, 2024 and then conducted a site visit on January 3, 2025 to ensure that the project's staking and flagging would not be visible from Highway 1 or any other public viewshed. As sited, the proposed residence and accessory structures are sited behind two existing residences and have mature vegetation that act as screening to prevent any impacts to public views. Therefore the project as designed and sited assures protection of the public viewshed, is consistent with the neighborhood character, and assures visual integrity of the Del Monte Forest.

Tree Removal

The proposed development would require the removal of three Coast Live Oaks. DMF CIP section 20.147.050 identifies specific findings to allow the removal of protected trees subject to the granting of a Coastal Development Permit. Two of the Oaks are located within the proposed driveway, and according to the Arborist Report (LIB240222) both are in fair physiological health, however are in poor structural condition due to natural leans and poor canopy balance and symmetry. The third Oak is located in the rear patio of the residence, and is indicated as having good physiological health and is sited for removal due to being within the construction footprint. If the project were to reconfigure the footprint of the residence, new trees would be impacted as result due to the property having an existing mixed woodland on the subject parcel. Additionally, relocation of the proposed residence would not lessen the impact to trees and make it more difficult for the residence to conform to the required setbacks outlined in Title 20 section 20.14.060, therefore the proposed tree removal meets the minimum necessary to construct the first single-family dwelling.

Archaeological Resources

The Monterey County Geographic Information System (GIS) identifies the subject property to be within a high archaeological sensitivity area. The applicant submitted a Phase I and Phase II Archaeological Report (LIB240223 and LIB 250001) that identified the subject property to be within 750 feet of a known resource; however, the project archaeologist indicated the resource as being approximately 40-50 feet south of the proposed area of development. Furthermore, according to the report, the resource is not anticipated to be impacted by the proposed project, as it is currently designed and sited. Additionally, Pebble Beach has placed a "Rider" on the property, which requires a minimum 50-foot rear setback from Pebble Beach Golf Links. Therefore, the resource won't be impacted as development is not permitted in that area of the parcel. As required by Policy 58 of the Del Monte Forest LUP, the project has been conditioned to require implementation of construction practices that further protect the resource on the subject parcel. Therefore, as recommended by the project archaeologist, Condition No. 3 has been applied and requires the contractor to stop work if previously unidentified resources are discovered during construction. Additionally, Condition No. 11 requires that a pre-construction cultural resource sensitivity training take place with all construction personnel and installation of exclusionary fencing prior to any ground disturbing activities. As designed and conditioned, the project ensures protection of the site's cultural resources as required by the DMF LUP.

CEQA:

California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts the construction of new structures and accessory structures. As proposed, the currently undeveloped lot will be developed with a new 2,202 square foot single family dwelling and attached 683 square foot garage, and 843 square foot accessory dwelling unit. The proposed project does not create impacts to an environmental resource, any scenic highways, or historical resources; this will not create any cumulative or significant impact, and this site is not a hazardous waste site. No evidence of significant adverse environmental effects were identified during staff's review of the development application.

LUAC:

County staff referred the project to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly-noticed public meeting on July 24, 2025. The LUAC meeting minutes were unavailable at the time this staff report was distributed and will be provided at the Zoning Administrator hearing.

Prepared by: McKenna Bowling, Assistant Planner (831) 755-5298

Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with the HCD:

Exhibit A - Project Data Sheet

Exhibit B - Draft Resolution

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

Exhibit C - Vicinity Map

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Project Planner; Jacquelyn M. Nickerson, Principal Planner; 456 Properties LLC, Property Owner; Hannah Miller, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN240034.

Exhibit A

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EXHIBIT A

Project Information for PLN240034

Application Name:	456 Properties Llc		
Location:	3320 17 Mile Dr, Pebble Beach		
Applicable Plan:	Del Monte Forest LUP	Primary APN:	008-423-026-000
Advisory Committee:	Del Monte Forest Advisory Committee	Coastal Zone:	Yes
Permit Type:	Coastal Administrative Permit	Final Action Deadline (884):	
Environmental Status:			
Zoning:	LDR/1.5-D(CZ)	Land Use Designation:	See 2010 Del Monte Forest LUP

Project Site Data:

Lot Size:	25573	Coverage Allowed:	15
Existing Structures (sf):	0	Coverage Proposed:	15
Proposed Structures (sf):	3836	Height Allowed:	30
Total Sq. Ft.:	3836	Height Proposed:	30
Special Setbacks on Parcel:	N	FAR Allowed:	17.5
		FAR Proposed:	11.6

Resource Zones and Reports:

Seismic Hazard Zone:	UNDETERMINED	Soils Report #:	LIB240224
Erosion Hazard Zone:	Moderate	Biological Report #:	
Fire Hazard Zone:	High	Forest Management Rpt. #:	LIB240222
Flood Hazard Zone:	X (unshaded)	Geologic Report #:	
Archaeological Sensitivity:	high	Archaeological Report #:	LIB240223
Visual Sensitivity:	Sensitive	Traffic Report #:	
		Historic Report #:	

Other Information:

Water Source:	CalAm	Grading (cubic yds.):	
Water Purveyor:	PBCSD	Sewage Disposal (method):	PBCSD
Fire District:	Pebble Beach CSD	Sewer District Name:	PBCSD
Tree Removal:	3/Coast Live Oak		

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Exhibit B

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DRAFT RESOLUTION

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

In the matter of the application of:

456 PROPERTIES LLC (PLN240034)

RESOLUTION NO. 25-000

Resolution by the County of Monterey Zoning
Administrator

- 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: 1) Coastal Administrative Permit and Design Approval to allow construction of a 2,202 square foot single family dwelling with an attached 683 square foot garage, attached 843 square foot accessory dwelling unit, and associated site improvements; 2) Coastal Development Permit to allow removal of three Coast Live Oak trees; and 3) Coastal Development Permit to allow development within 750 feet of a known archaeological resource.

[PLN240034 456 PROPERTIES LLC, 3320 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (APN: 008-423-026-000)]

The 456 PROPERTIES LLC application (PLN240034) came on for public hearing before the County of Monterey Zoning Administrator on July 31, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan (General Plan);
 - Del Monte Forest Land Use Plan (DMF LUP); and
 - Del Monte Forest Coastal Implementation Plan, Part 5 (DMF CIP);

- Monterey County Zoning Ordinance (Title 20);
No conflicts were found to exist. Staff has not received communications during the course of project review arguing that the property is in violation of the Title 20 (Zoning Ordinance). The subject property is located within the Coastal Zone; therefore, the 2010 Monterey County General Plan does not apply.
- b) Allowed Use: The property is located at 3320 17 Mile Drive, Pebble Beach (Assessor's Parcel Number [APN]: 008-423-026-000), Del Monte Forest Land Use Plan. The parcel is zoned Low Density Residential with a 1.5 acres per unit density, and Design Control overlay in the Coastal zone or "LDR/1.5-D" which allows the construction of a single-family dwelling and accessory structures as principally allowed uses, subject to the approval of a Coastal Administrative Permit and Design Approval in each case. The project includes the construction of a 2,202 square foot single family dwelling with an attached 683 square foot garage, 843 square foot accessory dwelling unit, and associated site improvements. The site is currently undeveloped, and the proposed residence would establish the first single family dwelling on a legal lot of record. The project as proposed would require a Coastal Development Permit per DMF CIP section 20.147.050, to allow removal of three Coast Live Oaks, and an additional Coastal Development Permit to allow for development within 750 feet of a known archaeological resource, per DMF CIP section 20.147.080. As further detailed in the evidence below and Finding 5, adequate findings can be made for the granting of a Coastal Development permit in each case. Therefore, the project is an allowed land use for this site.
- c) Lot Legality. The subject property (0.58 acres), APN: 008-423-026-000, is identified as a legal lot of record through the Grant Deed dated October 27, 1966 Reel 481 Page 573, after the property was subdivided under previous ownership. Therefore, the County recognizes this lot as a legal lot of record.
- d) The project planner conducted a site inspection on January 3, 2025 to verify that the project on the subject parcel conforms to the plans listed above.
- e) Design/Neighborhood and Community Character. Pursuant to Title 20, Chapter 20.44, the project site and surrounding area are designated as being within a Design Control District or "D" overlay, which provides regulations of the location, size, configuration, materials, and color of structures to assure protection of the public viewshed and the neighborhood character. As designed, the proposed residence and accessory structures have colors that are consistent with the nearby residences, which include light stucco siding with stone veneer, brown/orange clay roof tiles, black metal trim windows and doors, and light beige stone patios and pavers. The exterior finishes blend with the surrounding environment and are consistent with the surrounding residential neighborhood character. The surrounding neighborhood is eclectic in architecture with several residences ranging from modern architectural to craftsmen homes. Surrounding the property are large oak trees and existing residences, which help blend the proposed residence and accessory structures from public viewshed points.

Consistent with the DMF LUP Policy 53 and DMF CIP section 20.147.070.B.3, the project has been designed, sited and conditioned in a manner to ensure minimal visibility from any scenic areas (see evidence “f”). As conditioned (Condition No. 5), the exterior lighting will be downlit, unobtrusive, and will only illuminate the intended area, as required by the County’s Exterior Lighting Design Guidelines. Therefore, as designed, sited and conditioned, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity as outlined in the DMF LUP, DMF CIP and Title 20.

- f) Visual Resources. DMF LUP Policy 84 requires new development fronting 17-Mile Drive in Pebble Beach shall be set back from center-line of road a minimum of 100 feet, to ensure that new development does obstruct any public viewshed areas. As delineated in the project plans, the residence and attached accessory structures are setback approximately 155 feet, and have existing residences and mature Coast Live Oaks trees that act as screening to ensure any public viewshed points are unobstructed. Furthermore, the DMF LUP, under Scenic and Visual Resources Policy 48, states development located in visually prominent settings, as identified within Figure 3, shall be designed, and sited in a manner that avoids blocking significant public views, or that may create a significant adverse impact. The subject parcel is located within the green shaded area of Figure 3, which is indicated as having viewshed points from 17-Mile Drive and Vista Points. With this in mind, the proposed residence and accessory structures are sited further back than the required 100 foot setback from 17-Mile Drive, and a more restrictive rear setback in the form of a “Rider” placed on the property from Pebble Beach Company. Therefore, as designed and sited, the project assures protection of the public viewshed, is consistent with scenic and visual resources policy of the Del Monte Forest Land Use Plan.
- g) Development Standards. The project is within the LDR zoning district and is subject to development standards established in Title 20 section 20.14.060. For main structures, the required minimum setbacks are 30 feet front, 20 feet side, and 20 feet rear, and the maximum allowed height is 30 feet as measured from average natural grade. As delineated on the attached project plans the residence and accessory structures are sited approximately 155 feet from the front, 20 feet from the side, 50 feet from the rear, and has a proposed height of 30 feet from average natural grade. This property has an allowable maximum building site coverage of 15 percent and a maximum floor area ratio of 17.5 percent; as proposed the residence and accessory structures will result in a building site coverage of 15 percent, and a proposed floor area ratio of 11.6 percent. Therefore, the proposed project complies with applicable site development standards as outlined in Title 20 section 20.14.060.

- h) Cultural Resources. According to the Monterey County Geographic Informational System (GIS), the project site is in an area identified as having a high archaeological sensitivity. In accordance with 1982 Coastal General Plan Policy 12.1.3, all development being proposed within high sensitivity zones, shall complete a Phase One survey (see Finding 2, Evidence “b”). According to the Phase One Archaeological Survey (LIB240223) that was submitted by the applicant, the results of the survey were positive for diffuse marine shell site indicators on the immediate ground surface of the subject parcel. As required by DMF CIP 20.147.080, development proposed within 750 feet of a known archaeological resource, as identified through the survey report shall be required to obtain a Coastal Development Permit. Therefore, a Coastal Development Permit was applied to this project as a result of the Phase One Archaeological Survey. A Phase 2 Archaeological Survey (LIB250001) was obtained. The results of the Phase 2 Archaeological Survey auger testing program concluded that twenty-four flecks of abalone shell and one fleck of charcoal were observed in soils from two auger bore locations; however, these materials do not qualify as a unique or significant resource under CEQA Guidelines or the Del Monte Forest Coastal Implementation Plan Part 5. According to the project archaeologist, the marine shell fragments were observed approximately 40-50 feet south of the proposed area of development and are not anticipated to be impacted by the proposed project as designed and sited. Furthermore, the subject parcel has a “Rider” placed on the property, which requires a 50 feet minimum setback from Pebble Beach Golf Links. Therefore, the identified archaeological resource is located in an area that wouldn’t be impacted by the proposed development. The Phase 2 Archaeological Survey concluded there is no evidence that cultural resources would be disturbed with project implementation, but recommended installation of temporary fencing and a pre-construction cultural resources training program to ensure no inadvertent impacts would occur. As required by Policy 58 of the Del Monte Forest LUP, the project has been conditioned to require compliance with the recommendations outlined in the Archaeological Report (LIB240223), which will further ensure protection of the resources on the subject parcel. The potential for inadvertent impacts to resources is further limited through application of the County’s standard project condition (Condition No. 3). This condition requires the contractor to stop work if previously unidentified resources are discovered during construction.
- i) Forest Resources. As demonstrated in Finding 5, the development is consistent with forest resources regulations and granting of a Coastal Development Permit.
- j) Public Access. As demonstrated in Finding 6, the development is consistent with public access policies of the DMF LUP.
- k) Land Use Advisory Committee. The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did warrant referral to the LUAC because the project included a Design Approval subject to

review by the Zoning Administrator. The LUAC minutes were not available upon the distribution of this draft resolution.

- k) 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 PLN240034.

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, Pebble Beach Community Services District (CSD Fire Protection District), HCD-Engineering Services, 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. Conditions recommended have been incorporated.
 - b) The following reports have been prepared:
 - Extended Phase 1 Archaeological Assessment in Support of the 3320 17 Mile Drive Project (LIB240223) prepared by Susan Morley, Marina, CA on June 01, 2024;
 - Phase 2 Archaeological Assessment in Support of the 3320 17 Mile Drive Project (LIB250001) prepared by Susan Morley, Marina, CA on November 01, 2024;
 - Geotechnical Investigation for Proposed Single Family Residence (LIB240224) prepared by John Buringa, Watsonville, CA on August 21, 2024;
 - Arborist Report (LIB240222) prepared by Rob Thompson, Monterey, CA on July 29, 2024.

Upon independent review, staff concurs with conclusions of the report. There are no physical or environmental constraints that render the site unsuitable for the use proposed.

- c) Staff conducted a site inspection on January 3, 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 PLN240034.

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 CSD Fire Protection District, HCD- Engineering Services, Environmental Health Bureau, and HCD - Environmental Services. 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 are available to the subject property. Sewer service will be provided by the Pebble Beach Community Services District (PBCSD). The PBCSD wastewater collection and treatment system has adequate remaining capacity for sewage disposal, which then transfers wastewater to the Carmel Area Wastewater District treatment facility. Potable water is provided by the California American Water Company. The proposed residence and accessory structures do not require additional fixtures or connections.
- c) Staff conducted a site inspection on January 3, 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 PLN240034. .

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 3, 2025 and researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - d) 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 PLN240034.

5. **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 three native Coast Live Oak trees. In accordance with DMF CIP, a Coastal Development Permit is required and the criteria to grant said permit have been met.
 - b) Pursuant to Section 20.147.050.B.1 of the DMF CIP, an Arborist Report and Forest Management Plan was prepared for the proposed project. The arborist report evaluated the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. Three Coast Live Oaks are located within the proposed footprint of the residence and accessory structures and these trees are proposed for removal. As stated in the report, the three Coast Live Oaks are sited for removal due to impacts associated with home and driveway construction activities, while the remaining trees located in the vicinity of the project operations will be retained and protected in place for the duration of the project. According to the arborist, two of the three subject Oaks are small and insignificant with fair physiological health but are in poor structural condition due to natural leans and poor canopy balance and symmetry. The third Oak is within the construction footprint of the proposed homesite and is proposed or removal due to construction

related impacts. The project has been designed and sited to minimize the removal of protected trees to the greatest extent possible under the circumstances. The project includes removal of three Coast Live Oaks (12", 9", and 17" in DBH), two of which are located in the proposed driveway, and the third being located in the rear patio. According to the arborist report (LIB240222) the two Oaks located in the footprint of the driveway are in fair physiological health, however these are in poor structural condition due to natural leans and poor canopy balance and symmetry. The third Oak located in the construction footprint of the proposed homesite is in good physiological health and structural condition, but is sited for removal due to being within the footprint of the residence. The subject parcel is considered a flag lot and has a required 120 foot setback from 17-Mile Drive. Adjusting the footprint of the residence would impact additional trees. The proposed driveway has been designed to meet fire code and avoid additional protected trees (DMF LUP Policy 35). However, the entry to the property does contain numerous trees and thus tree removal for the proposed driveway cannot be avoided. Therefore, the three Coast Live Oaks slated for removal are the minimum necessary to allow construction of the first single-family dwelling.

- c) Measures for tree protection of trees to be retained during construction have been incorporated as Condition No. 4. Condition No. 9 requires the applicant to replant three Coast Live Oaks, and after six months of replanting the replacement trees, the applicant shall submit evidence demonstrating that the replacement trees are in healthy, growing condition.
- d) No significant long-term effects on the forest ecosystem are anticipated. The project as proposed will not significantly reduce the availability of wildlife over the long term as the site as surrounding forested areas which are to remain untouched.
- e) Staff conducted a site inspection on January 3, 2025 to verify that the site and proposed project meet the criteria for an exemption.
- f) 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 PLN240034.

- 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 applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in DMF CIP Section 20.147.130, can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject property is not described as an area where the Local Coastal Program requires physical public access (Figure 8, Major Public Access and Recreational Facilities, in the DMF LUP).

- d) The subject project site is not identified as an area where the Local Coastal Program requires visual public access (Figure 3, Visual Resources, in the DMF LUP).
- e) Based on the project location, and its topographical relationship to visual public access points in the area, the development proposal will not interfere with visual access along 17-Mile Drive or from Point Lobos. Consistent with DMF LUP Policies 123 and 137, the proposed development will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity.
- f) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN240034.

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

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts construction of new single-family dwellings.
 - b) The project includes construction of the first single-family dwelling with an attached garage, and attached accessory dwelling unit, which meets this exemption.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on January 3, 2025.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. Project location is not within a sensitive environment. There is no cumulative impact without any prior successive projects of the same type in the same place, over time and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. Removal of three native trees will not result in an adverse environmental impact or significant long-term impacts. No known historical resources are found in the geotechnical and the results of the archaeological reports concluded the nearest cultural resource is within 750 feet of the project area. The project however is not indicated as having the potential to create a substantial adverse change in the significance of a historical resource. It is not visible from 17-Mile Drive or designated public access areas/vista points.
 - e) Staff conducted a site inspection on January 3, 2025 to verify that the site is suitable for this use.
 - f) 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 PLN240034.

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

- EVIDENCE:**
- a) Board of Supervisors. 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) Coastal Commission. Pursuant to Title 20, Section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development between the sea and the first through public road paralleling the sea (i.e., State Route/Highway 1).

DECISION

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

1. Find the project involves construction of a new single-family dwelling with attached accessory structures, which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303(a) of the CEQA guidelines and there are no exceptions pursuant to Section 15300.2 of the CEQA guidelines; and
2. Approve a Combined Development Permit consisting of: 1) 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 associated site improvements; and 2) Coastal Development Permit to allow removal of three Coast Live Oaks; and 3) Coastal Development Permit to allow development within 750 feet of a known archaeological resource.

All general conformance with attached plans and subject to the attached 9 conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 31st day of July, 2025.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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 RMA-Planning and RMA-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.

County of Monterey HCD Planning

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

PLN240034

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN240034) allows Coastal Administrative Permit and Design Approval to allow construction of a 2,202 square foot single family dwelling with an attached 683 square foot garage and attached 843 square foot accessory dwelling unit; Coastal Development Permit to allow removal of three Coast Live Oak trees (12", 9", and 17" inches in diameter); and Coastal Development Permit to allow development within 750 feet of a known archaeological resource. The property is located at 3320 17 Mile Drive (Assessor's Parcel Number 008-423-026-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

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

Monitoring Measure: "A Combined Development Permit (Resolution Number _____) was approved by Zoning Administrator for Assessor's Parcel Number 008-423-026-000 on January 30, 2025. 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(B) - CULTURAL RESOURCES POSITIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If archaeological resources or human remains are accidentally discovered during construction, the following steps will be taken:

There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of the county in which the remain are discovered must be contacted to determine that no investigation of the cause of death is required.

If the coroner determines the remains to be Native American:

- The coroner shall contact the Native American Heritage Commission and HCD - Planning within 24 hours.
- The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendant.
- The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, Or

Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance:

1. The Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 24 hours after being notified by the commission.
2. The descendant identified fails to make a recommendation; or
3. The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits or approval of Subdivision Improvement Plans, whichever occurs first, the Owner/Applicant, per the archaeologist, shall submit the contract with a Registered Professional Archaeologist for on-call archaeological services should resources be discovered during construction activities. Submit the letter to the Director of the HCD – Planning for approval.

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, on the Subdivision Improvement Plans, in the CC&Rs, and shall be included as a note on an additional sheet of the final/parcel map.

Prior to Final, the Owner/Applicant, per the Archaeologist, shall submit a report or letter from the archaeologist summarizing their methods, findings, and recommendations if their services are needed during construction or if no resources were found.

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. 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.

6. 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.

7. 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.

8. 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.

9. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

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

- Replacement ratio:
- Replacement ratio recommended by arborist:
- Other: (3) five-fifteen gallon container size Coast Live Oaks

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. PD012(F) - LANDSCAPE PLAN & MAINTENANCE (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 the 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 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 the 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.

11. PD052 - PRE-CONSTRUCTION MEETING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To reduce potential impacts on cultural resources that may be discovered during ground disturbing and construction activities, a qualified archaeological (i.e., an archaeologist registered with the Register of Professional Archaeologists [RPA] or a Registered Archaeologist [RA] under the supervision of an RPA) shall be retained to prepare and conduct a pre-construction cultural resources training program with all construction crew and serve as an on-call monitor for the duration of all project-related ground-disturbing activities. The purpose of the pre-construction cultural resources training program shall be to train the construction and demolition crew on how to identify potential cultural resources, and procedures for if previously unknown cultural resources are identified during construction operations. Prior to construction activities, the qualified archaeologist in coordination with the Project proponent, shall erect a temporary fencing barrier around the shell materials in the southwestern parcel boundary. The archaeologist shall periodically monitor the fencing integrity and placement throughout the life of the Project. If at any time, potentially significant archaeological resources

or intact features are discovered, Condition of Approval PD003(B) shall be adhered to. The Archaeological Monitor shall review and evaluate any inadvertent discoveries to determine if they are historical resource(s) and/or unique archaeological resources or tribal cultural resources. If the Archaeological Monitor determines that any cultural resources exposed during construction constitute a historical resource and /or unique archaeological resource or tribal cultural resource under CEQA, he/she shall notify the project proponent and other appropriate parties of the evaluation. The Professional Archaeologist shall recommend mitigation measures to mitigate to a less than significant impact in accordance with California Public Resources Code Section 15064.5. The contract shall require that the Archaeological Monitor keep a log of inadvertent discoveries and submit a final report summarizing compliance actions with HCD-Planning.

Compliance or Monitoring Action to be Performed: Prior to the issuance of permits from Building Services, the Applicant/Owner shall submit to HCD-Planning a copy of the contract between the Applicant/Owner and a qualified archaeologist. The contract shall include the requirements of this condition and specify that the archaeologist will prepare and conduct a pre -construction cultural resources training for all construction crew. The contract shall also specify that the archaeologist will be retained on an "on-call" basis for all ground disturbing construction to review, identify, and evaluate cultural resources that may be inadvertently exposed during construction (Condition No. 3).

Prior to initial ground disturbance, the Applicant/Owner shall submit evidence to HCD-Planning demonstrating that the pre-construction cultural resources training meeting occurred as required by this condition. Such evidence shall be in the form of a letter from the qualified archaeologist and a list of attendees.

WILLIAMSON RESIDENCE

3320 17 MILE DRIVE Pebble Beach, CA 93953

PROJECT DATA		PROJECT INFORMATION	SHEET INDEX																																																																			
<div>SETBACKS</div> <table><tr><th>LDR/1.5-D(GZ)</th><th>REQUIRED</th><th>PROPOSED</th></tr><tr><td>FRONT (RIDER)</td><td>.....120'-0"</td><td>.....194'-11"</td></tr><tr><td>FLAG LOT</td><td>.....30'-0"</td><td>.....37'-1"</td></tr><tr><td>NORTH SIDE</td><td>.....20'-0"</td><td>.....20'-0"</td></tr><tr><td>WEST SIDE</td><td>.....20'-0"</td><td>.....20'-1"</td></tr><tr><td>EAST SIDE</td><td>.....20'-0"</td><td>.....20'-0"</td></tr><tr><td>REAR (RIDER)</td><td>.....50'-0"</td><td>.....50'-2"</td></tr><tr><td>17 MI. DRIVE (CENTER)</td><td>.....100'-0"</td><td>.....155'-11"</td></tr></table> <div>BUILDING HEIGHT30 FT. MAX.19'-6" FT.</div> <div>PROPOSED SITE COVERAGE:</div> <table><tr><td>IMPERVIOUS:</td><td></td></tr><tr><td>MAIN RESIDENCE & GARAGE</td><td>9,896 S.F.</td></tr><tr><td>ADU</td><td>843 S.F.</td></tr><tr><td>DRIVE</td><td>1,481 S.F.</td></tr><tr><td>SITE PAVING & STAIRS</td><td>2,181 S.F.</td></tr><tr><td>SPA / WATER FEATURE</td><td>120 S.F.</td></tr><tr><td>TOTAL IMPERVIOUS SITE COVERAGE:</td><td>8,461 S.F.39.1%</td></tr></table> <div>PERVIOUS:</div> <table><tr><td>AUTOCOURT</td><td>166 S.F.</td></tr><tr><td>EAST SIDE WALK</td><td>415 S.F.</td></tr><tr><td>TOTAL PERVIOUS SITE COVERAGE:</td><td>2,091 S.F.8.0%</td></tr></table>	LDR/1.5-D(GZ)	REQUIRED	PROPOSED	FRONT (RIDER)120'-0"194'-11"	FLAG LOT30'-0"37'-1"	NORTH SIDE20'-0"20'-0"	WEST SIDE20'-0"20'-1"	EAST SIDE20'-0"20'-0"	REAR (RIDER)50'-0"50'-2"	17 MI. DRIVE (CENTER)100'-0"155'-11"	IMPERVIOUS:		MAIN RESIDENCE & GARAGE	9,896 S.F.	ADU	843 S.F.	DRIVE	1,481 S.F.	SITE PAVING & STAIRS	2,181 S.F.	SPA / WATER FEATURE	120 S.F.	TOTAL IMPERVIOUS SITE COVERAGE:	8,461 S.F.39.1%	AUTOCOURT	166 S.F.	EAST SIDE WALK	415 S.F.	TOTAL PERVIOUS SITE COVERAGE:	2,091 S.F.8.0%	<div>LOT DATA :</div> <div>LOT SIZE :25,513 SQ. FT.</div> <div>A.P.N. :008-423-025-000</div> <div>ZONING :LDR/1.5-D(GZ)</div> <table><tr><th>ZONING</th><th>LDR/1.5-D(GZ)</th></tr><tr><td>FLOOR AREA RATIO :</td><td>17.5%</td></tr><tr><td>MAXIMUM AREA ALLOWED :</td><td>4,475.3 SQ. FT.</td></tr><tr><td>BUILDING SITE COVERAGE:</td><td>15.0%</td></tr><tr><td>MAX. BLDG. COV. ALLOWED :</td><td>3,896 SQ. FT.</td></tr><tr><td>MAX. SITE COV. ALLOWED :</td><td>9,000 SQ. FT.</td></tr></table> <div>PROPOSED FLOOR AREA:</div> <table><tr><td>MAIN HOUSE</td><td>2,202 S.F.</td></tr><tr><td>GARAGE</td><td>683 S.F.</td></tr><tr><td>MECHANICAL</td><td>83 S.F.</td></tr><tr><td>PROPOSED FLOOR AREA RATIO:</td><td>2,968 S.F.11.6%</td></tr></table> <div>ADU843 S.F.</div> <div>BUILDING SITE COVERAGE:</div> <table><tr><td>BUILDING FOOTPRINT</td><td>3,896 S.F.</td></tr><tr><td>TOTAL PROPOSED BUILDING SITE COVERAGE:</td><td>9,896 S.F.15.0%</td></tr></table> <div>ADU843 S.F.</div>	ZONING	LDR/1.5-D(GZ)	FLOOR AREA RATIO :	17.5%	MAXIMUM AREA ALLOWED :	4,475.3 SQ. FT.	BUILDING SITE COVERAGE:	15.0%	MAX. BLDG. COV. ALLOWED :	3,896 SQ. FT.	MAX. SITE COV. ALLOWED :	9,000 SQ. FT.	MAIN HOUSE	2,202 S.F.	GARAGE	683 S.F.	MECHANICAL	83 S.F.	PROPOSED FLOOR AREA RATIO:	2,968 S.F.11.6%	BUILDING FOOTPRINT	3,896 S.F.	TOTAL PROPOSED BUILDING SITE COVERAGE:	9,896 S.F.15.0%	<div>OWNER:ROBERT WILLIAMSON</div> <div>1690 TACOMA WAY</div> <div>REDWOOD CITY, CA 94063</div> <div>PROJECT ADDRESS:3320 17 MILE DRIVE</div> <div>PEBBLE BEACH, CA 93953</div> <div>ARCHITECT:ERIC MILLER ARCHITECTS, INC.</div> <div>211 HOFFMAN AVENUE</div> <div>MONTEREY, CA 93940</div> <div>PH: 831-372-0410</div> <div>LAND SURVEYOR:L&S ENGINEERING AND SURVEYING, INC</div> <div>2460 GARDEN ROAD, SUITE 6</div> <div>MONTEREY, CA 93940</div> <div>PH: 831-655-2723</div> <div>LANDSCAPE:SEVEN SPRINGS STUDIO</div> <div>2548 EMPIRE GRADE</div> <div>SANTA CRUZ, CA 95060</div> <div>PH: 831-466-4617</div> <div>ARCHITECTURAL:</div> <div>A-0.1TITLE SHEET</div> <div>1 OF 2 TOPOGRAPHIC SURVEY</div> <div>A-1.1PROPOSED SITE PLAN</div> <div>A-1.2ENLARGED SITE PLAN</div> <div>A-2.1PROPOSED FLOOR PLAN</div> <div>A-2.2PROPOSED ROOF PLAN</div> <div>A-3.1SOUTH & NORTH ELEVATIONS</div> <div>A-3.2EAST ELEVATIONS</div> <div>A-3.3WEST ELEVATIONS</div> <div>A-3.4BUILDING SECTIONS</div> <div>A-7.1MATERIAL SAMPLES</div> <div>A-7.2RENDERED PERSPECTIVES</div> <div>CIVIL:</div> <div>C1SITE GRADING PLAN</div> <div>C2DRIVENAY PROFILE & CROSS SECTION</div> <div>C3STORM DRAIN & UTILITY PLAN</div> <div>C4EROSION CONTROL PLAN</div> <div>C5CONSTRUCTION MANAGEMENT PLAN</div> <div>LANDSCAPE:</div> <div>L-0.1FUEL MANAGEMENT PLAN</div> <div>L-1.0OVERALL SITE PLAN</div> <div>L-1.1SITE PLAN</div> <div>L-2.0PLANTING NOTES</div> <div>L-2.1PLANTING PLAN</div> <div>L-3.0LIGHTING PLAN</div> <div>L-3.1LIGHTING SPECS</div>
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TOTAL PROPOSED BUILDING SITE COVERAGE:	9,896 S.F.15.0%																																																																					
OWNERSHIP NOTES	UTILITIES	PROJECT DESCRIPTION																																																																				
<div>OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:</div> <div>1. TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY THE ARCHITECT, ERIC MILLER HEREINAFTER REFERRED TO AS "THE ARCHITECT" WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED RESTRICTIONS.</div> <div>2. THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND THE ARCHITECT HEREBY STATES THAT THEY ARE NOT INTENDED FOR NOR SUITABLY ENGINEERED FOR ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IF THEREFORE EXPRESSLY LIMITED TO THIS INTENDED USE.</div> <div>3. THE ARCHITECT DISCLAIMS ALL RESPONSIBILITY IF THESE DRAWINGS AND SPECIFICATIONS ARE USED, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION, WHETHER OR NOT MODIFIED BY OTHERS FOR ANOTHER SITE.</div> <div>4. IN THE EVENT OF UNAUTHORIZED USE BY ANY THIRD PARTY OF THESE DRAWINGS AND SPECIFICATIONS THE CLIENT FOR WHICH THIS WORK WAS ORIGINALLY PREPARED HEREBY AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT, ERIC MILLER, HIS STAFF/ EMPLOYEES FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE.</div>	<div>1. WATER: CALIFORNIA AMERICAN WATER COMPANY</div> <div>2. ELECTRICAL AND GAS: PACIFIC GAS & ELECTRIC</div> <div>3. SANITARY SEWER SYSTEM: PEBBLE BEACH COMMUNITY SERVICES DISTRICT</div> <div>TREE REMOVAL</div> <div>3 COASTAL LIVE OAK TREES TO BE REMOVED:</div> <div>ONE (1) 12" OAK, ONE (1) 9" OAK AND ONE (1) 11" OAK</div> <div>GRADING</div> <div>CUT/FILL :908 C.Y.</div> <div>CUT:612 C.Y.</div> <div>FILL:296 C.Y. OF CUT</div> <div>NET:296 C.Y. OF CUT</div>	<div>PROPOSED NEW 2,968 SF SINGLE FAMILY DWELLING, HAVING 1 BEDROOM, 1 BATH, 1 HALF BATH, ATTACHED 2-CAR GARAGE AND ROOF DECK. SITE IMPROVEMENTS INCLUDE A SUNKEN COURTYARD, HOT TUB, PATIO WITH BBQ.</div> <div>22'-9" LF OF RETAINING WALLS @ 4'-0" TO 4'-6" HIGH AND 125'-7" LF RETAINING WALLS OVER 6'-0 HIGH.</div> <div>PROPOSED NEW ATTACHED 843 SF ADU, HAVING 1 BEDROOM & 2 BATHS AND ROOF DECK.</div> <div>PROPOSED SOLAR ON THE ROOFS OF MAIN HOUSE AND ADU.</div>																																																																				
PROJECT NOTES	ARCHAEOLOGICAL NOTES	LOCATION MAP	VICINITY MAP																																																																			
<div>NO IMPROVEMENTS TO BE MADE WITHIN 50' FROM THE GOLF COURSE.</div> <div>PRIOR TO CONSTRUCTION, ALL LEGACY TREES SHALL BE REVIEWED BY AN ARBORIST TO ENSURE OF THEIR SURVIVAL THROUGH CONSTRUCTION, WITH A PARTICULAR FOCUS ON THE TREE(S) NEAREST TO THE DRIVENWAY. A MATERIAL CHANGE OR ALTERATION OF PLANS MAY BE REQUIRED BASED ON THE ARBORIST'S RECOMMENDATIONS.</div> <div>DURING CONSTRUCTION, ALL LEGACY TREES SHALL BE APPROPRIATELY PROTECTED WITH CONSTRUCTION FENCING, ENSURING NO DISTURBANCE OF THE TREE, ROOTS, OR LAND WITHIN 6 FEET FROM THE BASE OF THE TREE.</div>	<div>1. STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY RMA - PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED.</div>																																																																					

CONSULTANT

ARCHITECT

COVER SHEET

JOB NAME:

DATE:

SCALE:

DRAWN:

JOB NUMBER:

Williamson Residence

3320 17 Mile Drive

Pebble Beach, CA 93953

A.P.N. 008-423-026-000

8/6/2024

N/A

HRM

23.09

A-0.1

SHEET OF

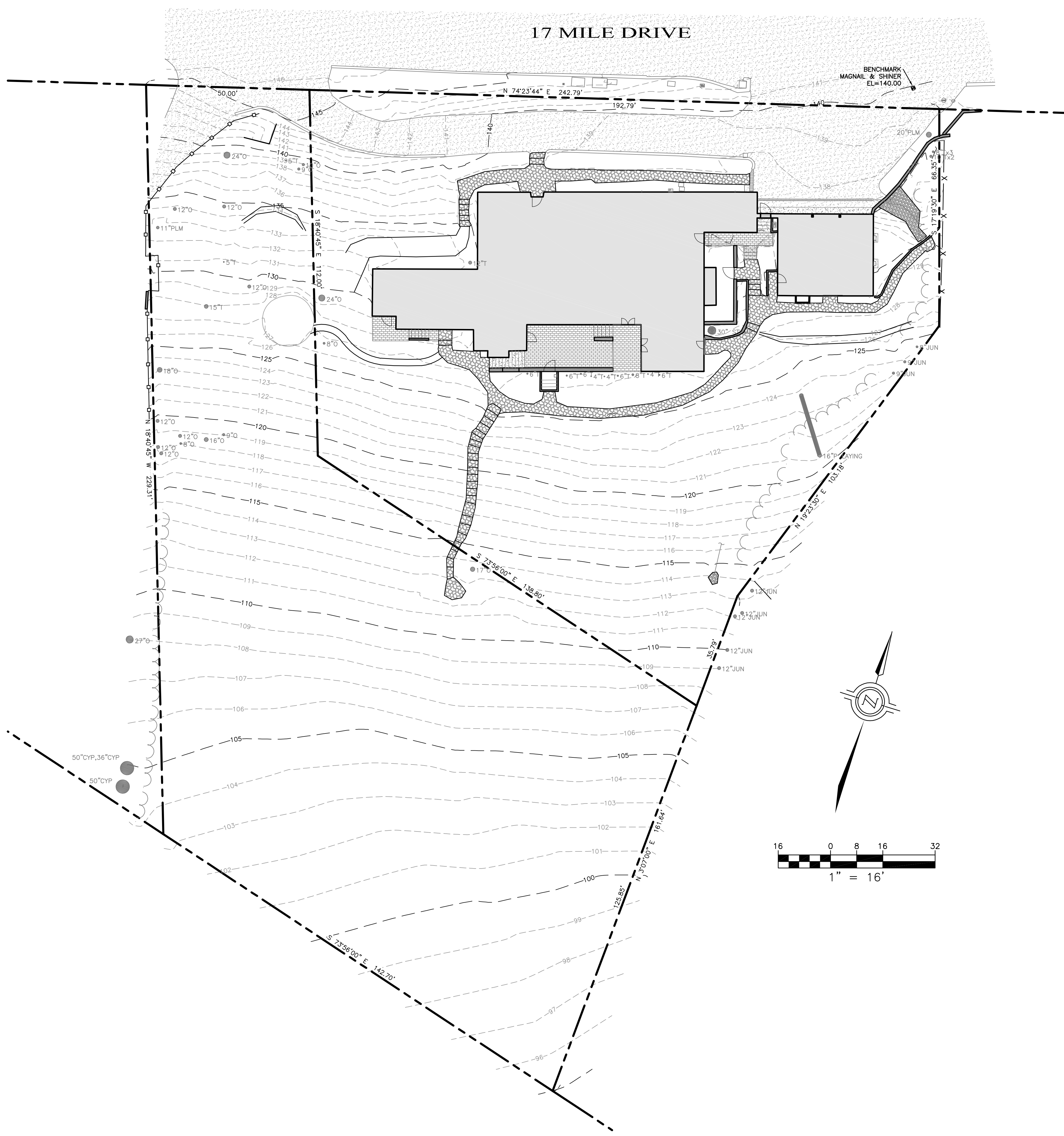
ERIC MILLER ARCHITECTS, INC.

211 HOFFMAN AVENUE

MONTEREY, CA 93940

PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

REVISION	No.
CONSULTANT:	
<div>ERIC MILLER ARCHITECTS, INC.</div> <div>211 HOFFMAN AVENUE MONTEREY, CA 93940</div> <div>PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com</div>	
ARCHITECT	
COVER SHEET	
<div>JOB NAME: Williamson Residence</div> <div>3320 17 Mile Drive</div> <div>Pebble Beach, CA 93953</div> <div>A.P.N. 008-423-026-000</div>	
DATE: 8/6/2024	
SCALE: N/A	
DRAWN: HRM	
JOB NUMBER: 23.09	
A-0.1	
SHEET OF	

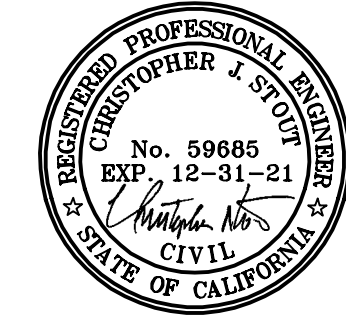


LEGEND

	PROPERTY LINE		WATER METER
	EASEMENT		WATER VALVE
	FLOW LINE		IRRIGATION CONTROL
	WOOD FENCE		FIRE HYDRANT
	WIRE FENCE		HOSE BIB
	RAIL		ELECTRICAL METER
	OVERHEAD WIRE		AT&T MANHOLE
	MAJOR CONTOUR		GAS VALVE
	MINOR CONTOUR		GAS METER
	80.00 → SPOT ELEVATION		SEWER MANHOLE
	AC		SEWER CLEANOUT
	BS		DOWNSPOUT
	C		
	CONC		
	CYP		
	DS		
	E		
	EG		
	ELEC		
	FC		
	FL		
	FP		
	FW		
	JUN		
	O		
	PLM		
	T		
	TS		
	TYP		

	AC PAVEMENT
	CONCRETE
	BRICK PAVERS
	ROCK PAVERS

- NOTES:**
- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS. A RECORD OF SURVEY IS CURRENTLY IN THE SUBMITTAL PROCESS WITH THE COUNTY SURVEYOR.
 - ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
 - DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
 - CONTOUR INTERVAL = ONE FOOT.
 - TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY. TO BE VERIFIED BY AN APPROVED ARBORIST. TREES SMALLER THAN 6" ARE NOT NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
 - POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS. IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC.
 - NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
 - A LOCAL BENCHMARK FOR THIS PROJECT IS A SET MAG NAIL AND SHINER IN 17 MILE DRIVE AS SHOWN HEREON, HAVING AN ELEVATION OF 140.00 BASED ON AN ASSUMED DATUM.
 - THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN FEBRUARY 2021.





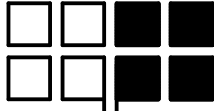
NOTE: All construction related vehicles shall be parked on the property during construction. When no space is available on the construction site, the contractor shall be responsible for parking off-site. In the event of obstruction to the road-right-of-way or the flow of traffic in any way, including the temporary parking of construction related vehicles, the contractor shall provide traffic control facilities and measures, including competent flag people at both ends of the obstruction, to assist in the safe flow of traffic. Submission of a parking management plan shall be required as part of the permit approval process.

REVISION	No.

CONSULTANT:

ARCHITECT

ERIC MILLER ARCHITECTS, INC.



211 HUFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: www.ericmillerarchitects.com

PROPOSED SITE PLAN

Williamson Residence
3320 17 Mile Drive
Pebble Beach, CA 93953
A.P.N. 008-423-026-000

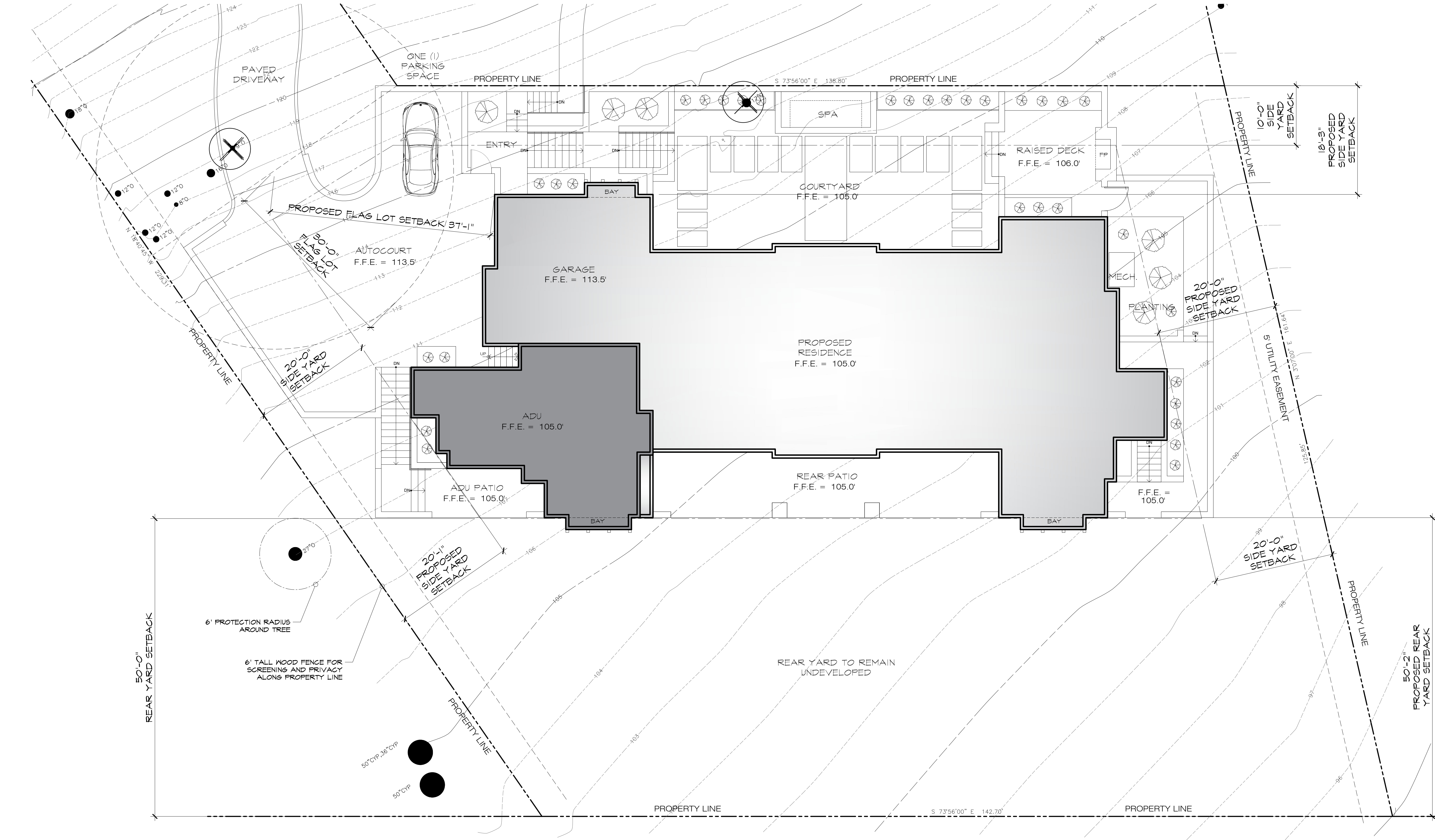
DATE: 8/6/2024

SCALE: 1/16" = 1'-0"

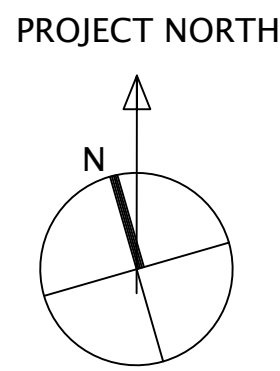
DRAWN: HRM

JOB NUMBER: 23.09

A-1.1
SHEET OF



NOTE: All construction related vehicles shall be parked on the property during construction. When no space is available on the construction site, the contractor shall be responsible for parking off-site. In the event of obstruction to the road-right-of-way or the flow of traffic in any way, including the temporary parking of construction related vehicles, the contractor shall provide traffic control facilities and measures, including competent flag people at both ends of the obstruction, to assist in the safe flow of traffic. Submission of a parking management plan shall be required as part of the permit approval process.



ENLARGED SITE PLAN
0 8' 16' 32'
SCALE: 1/8" = 1'-0"

LEGEND	
	= TREE TO BE REMOVED

ENLARGED SITE PLAN

JOB NAME: Williamson Residence
3320 17 Mile Drive
Pebble Beach, CA 93959
A.P.N. 008-423-026-000

DATE: 8/6/2024
SCALE: 1/8" = 1'-0"
DRAWN: HRM
JOB NUMBER: 23.01

A-1.2

SHEET OF

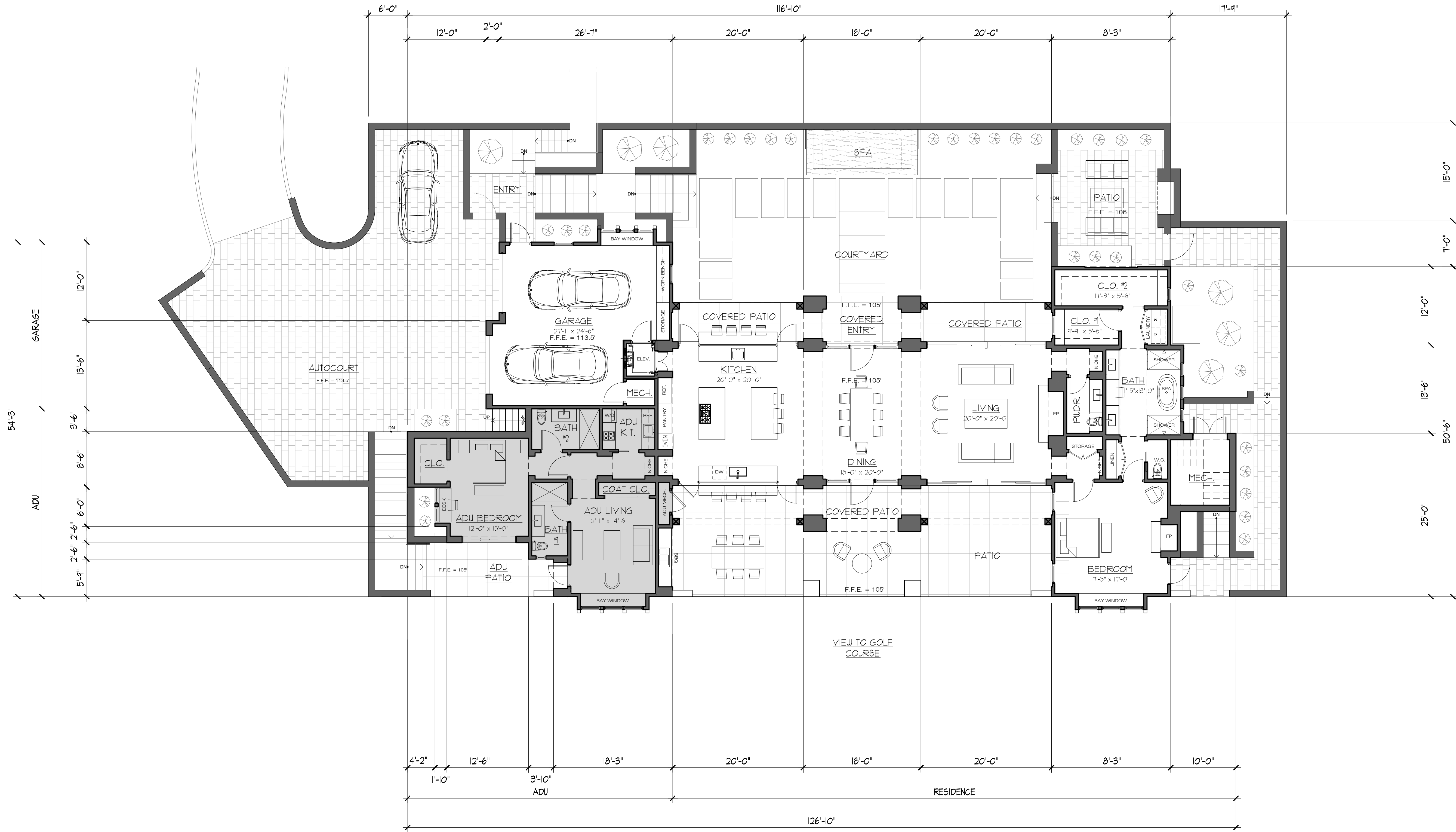
ARCHITECT

ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7940 • WEB: www.ericmillerarchitects.com

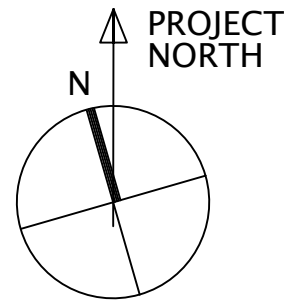
CONSULTANT:

REVISION

No.



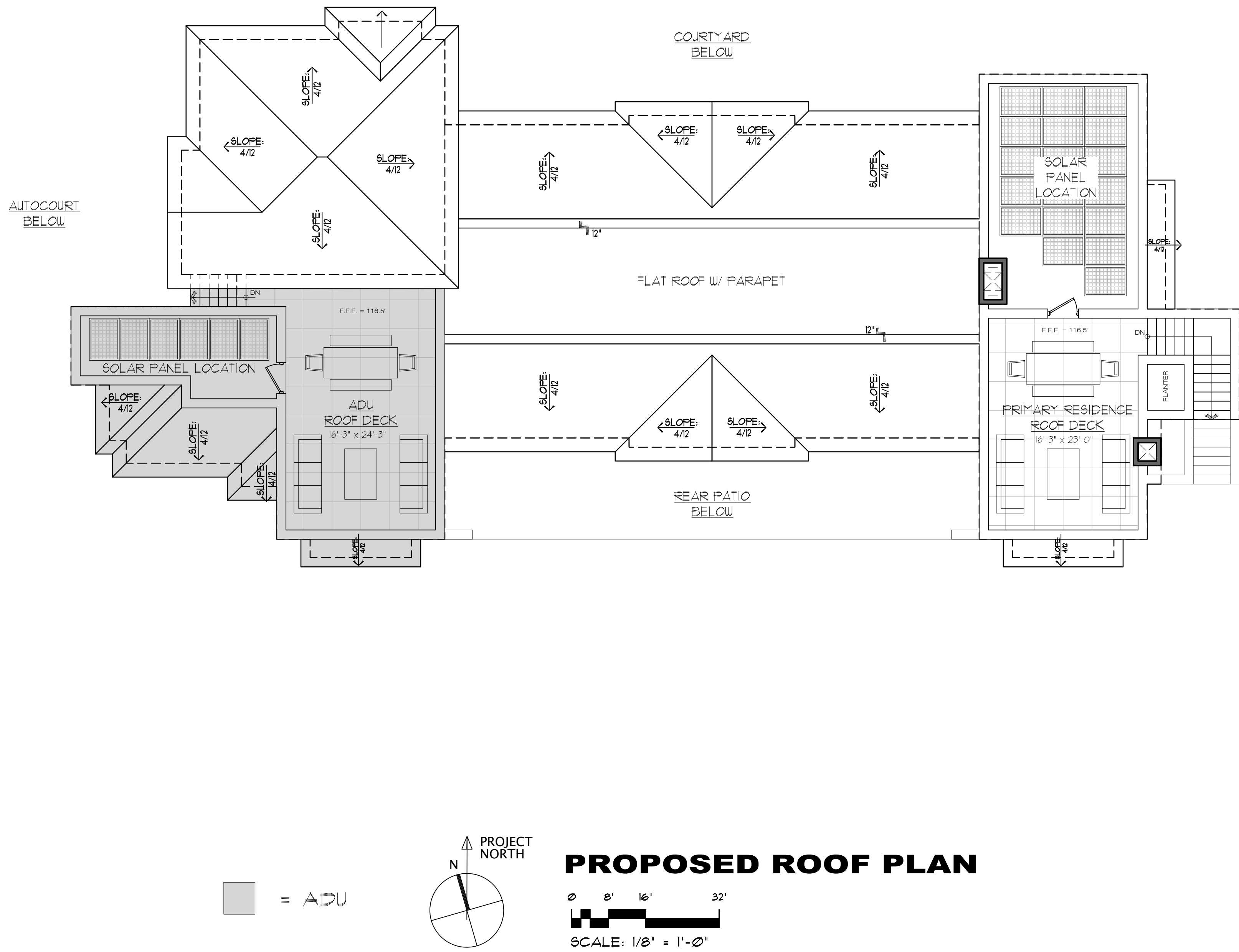
■ = ADU



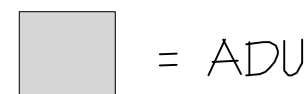
PROPOSED FLOOR PLAN

0 4' 8' 16'
SCALE: 1/8" = 1'-0"


REVISION		No.
CONSULTANT:		
ARCHITECT		
ERIC MILLER ARCHITECTS, INC.		
211 HOFFMAN AVENUE MONTEREY, CA 93940		
PHONE (831) 372-0410 • FAX (831) 372-7940 • WEB: www.ericmillerarchitects.com		
FIRST FLOOR PLAN		
JOB NAME:	Williamson Residence	
	3320 17 Mile Drive	
	Pebble Beach, CA 93953	
	A.P.N. 008-423-026-000	
DATE:	8/6/2024	
SCALE:	1/8" = 1'-0"	
DRAWN:	HRM	
JOB NUMBER:	23.09	
A-2.1		
SHEET OF		



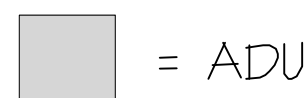
REVISION		No.
CONSULTANT:		
ARCHITECT		
SECOND FLOOR PLAN		
DATE: 8/6/2024		
SCALE: 1/8" = 1'-0"		
DRAWN: HRM		
JOB NUMBER: 23.01		
A-2.2		
SHEET OF		
ERIC MILLER ARCHITECTS, INC.		
211 HOFFMAN AVENUE MONTEREY, CA 93940		
PHONE (831) 372-0410 • FAX (831) 372-7940 • WEB: www.ericmillerarchitects.com		




0 4' 8' 16'



SCALE: 1/8" = 1'-0"

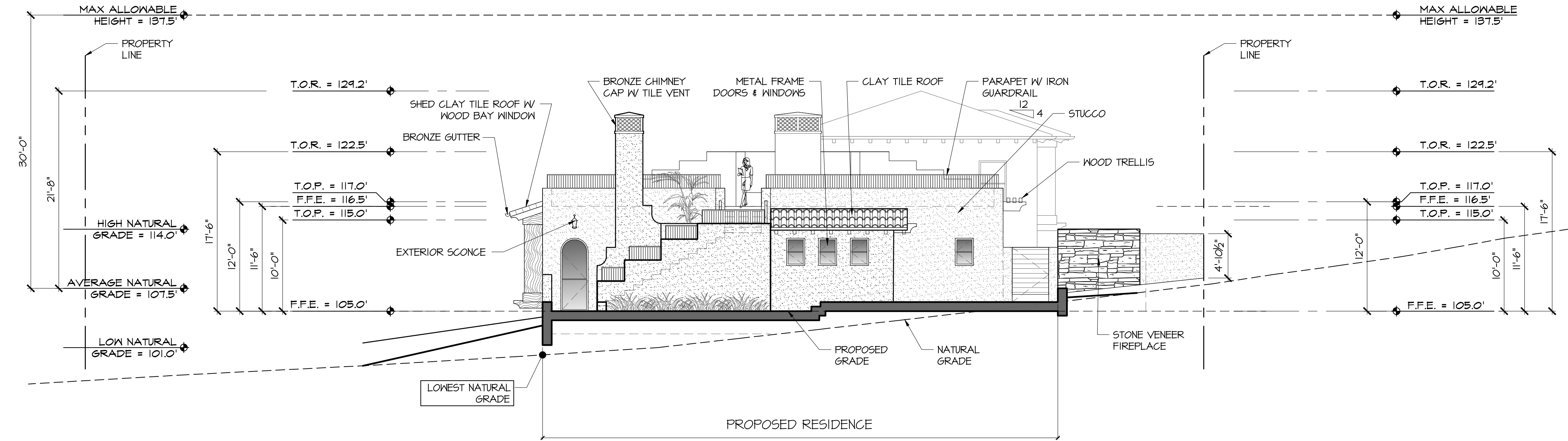


0 4' 8' 16'



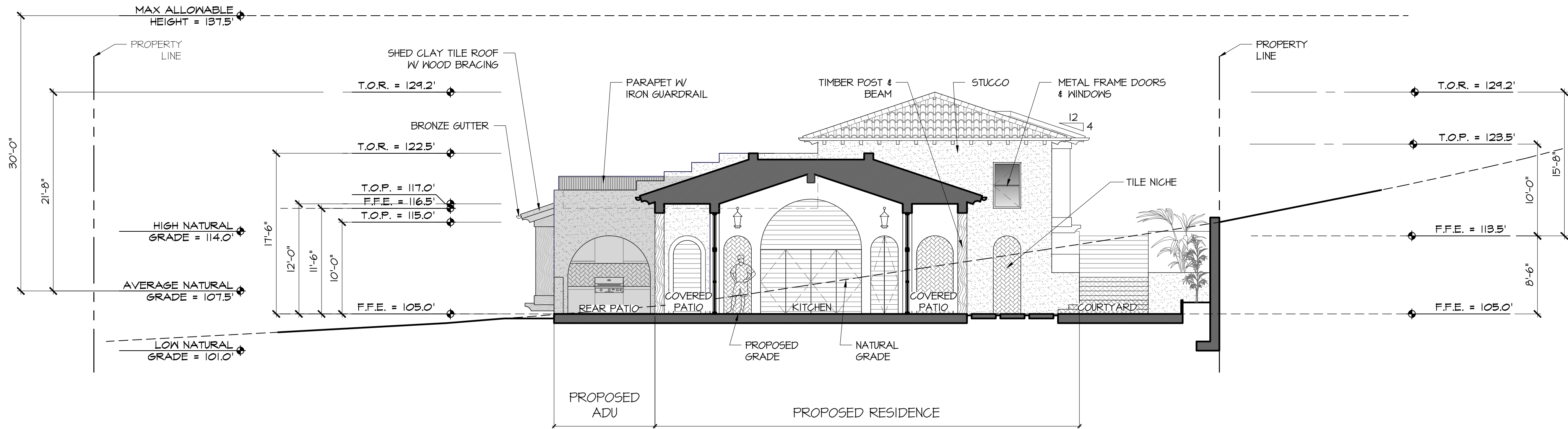
SCALE: 1/8" = 1'-0"

A3.1



EAST ELEVATION

0 4' 8' 16'
SCALE: 1/8" = 1'-0"



■ = ADU

EAST COURTYARD ELEVATION

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

EAST ELEVATIONS

JOB NAME: **Williamson Residence**
3320 17 Mile Drive
Pebble Beach, CA 93953
A.P.N. 008-423-026-000

DATE: 8/6/2024

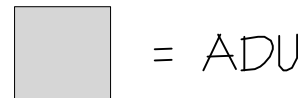
SCALE: 1/8"=1'-0"

DRAWN: HRM

JOB NUMBER: 23.09

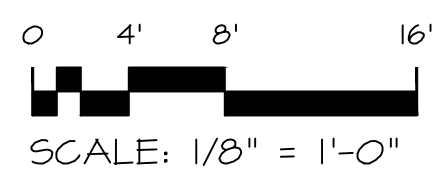
A3.2

SHEET OF



0 4' 8' 16'

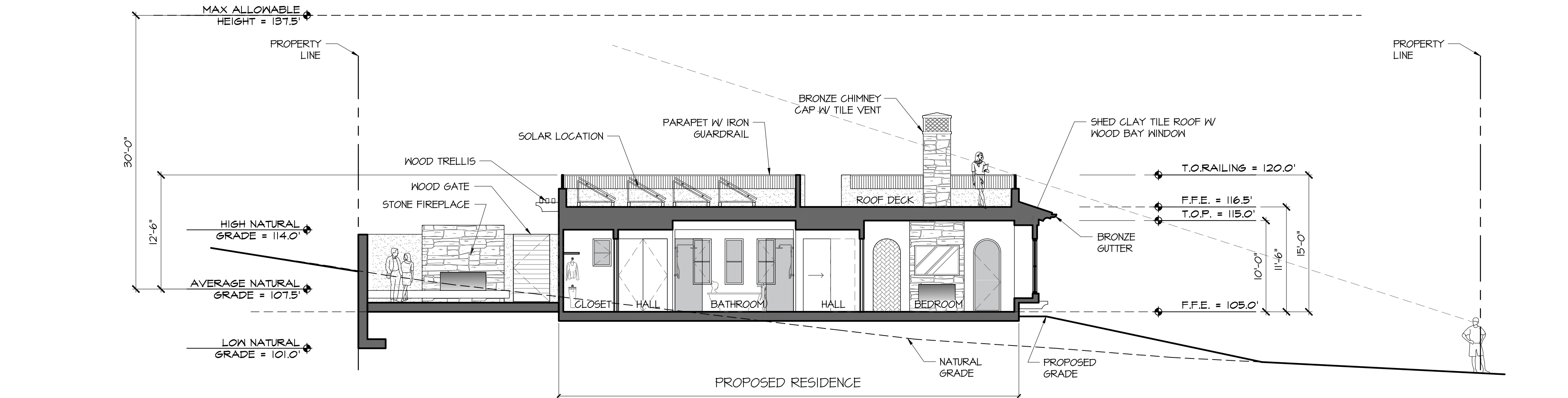
SCALE: $1/8" = 1'-0"$



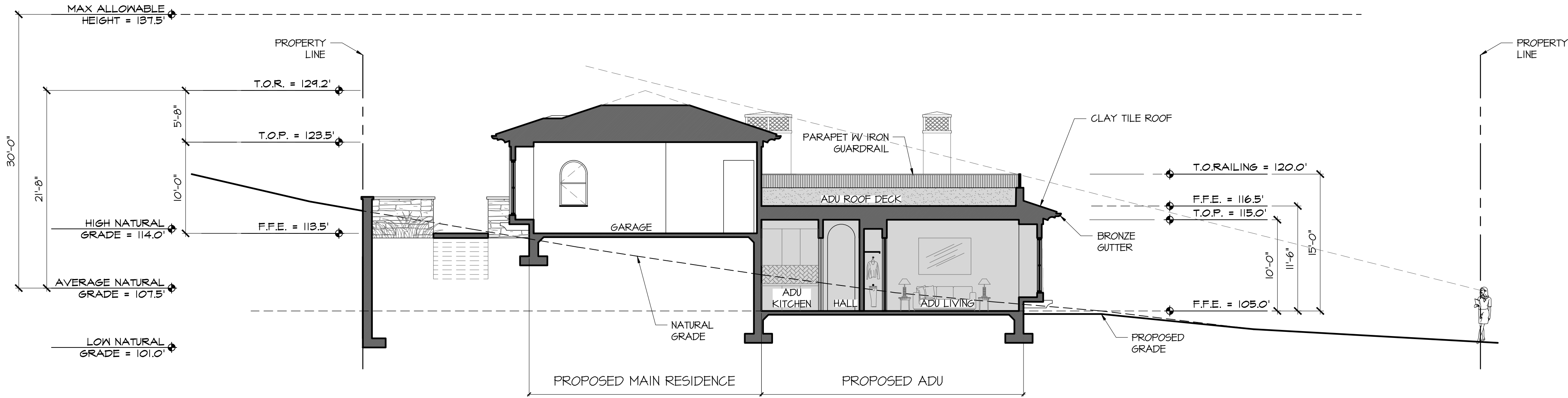
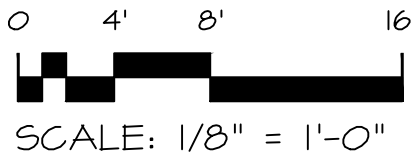
0 4' 8' 16'

SCALE: 1/8" = 1'-0"

A3.3
SHEET OF

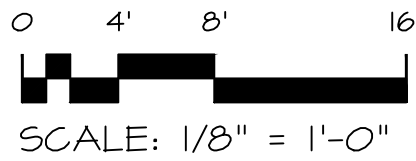


MAIN RESIDENCE SECTION



■ = ADU

ADU SECTION



REVISION	No.





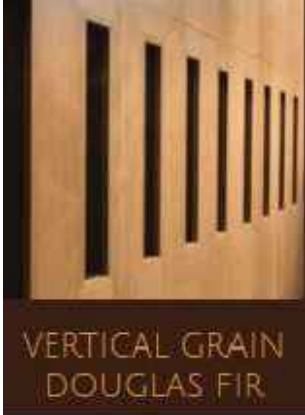

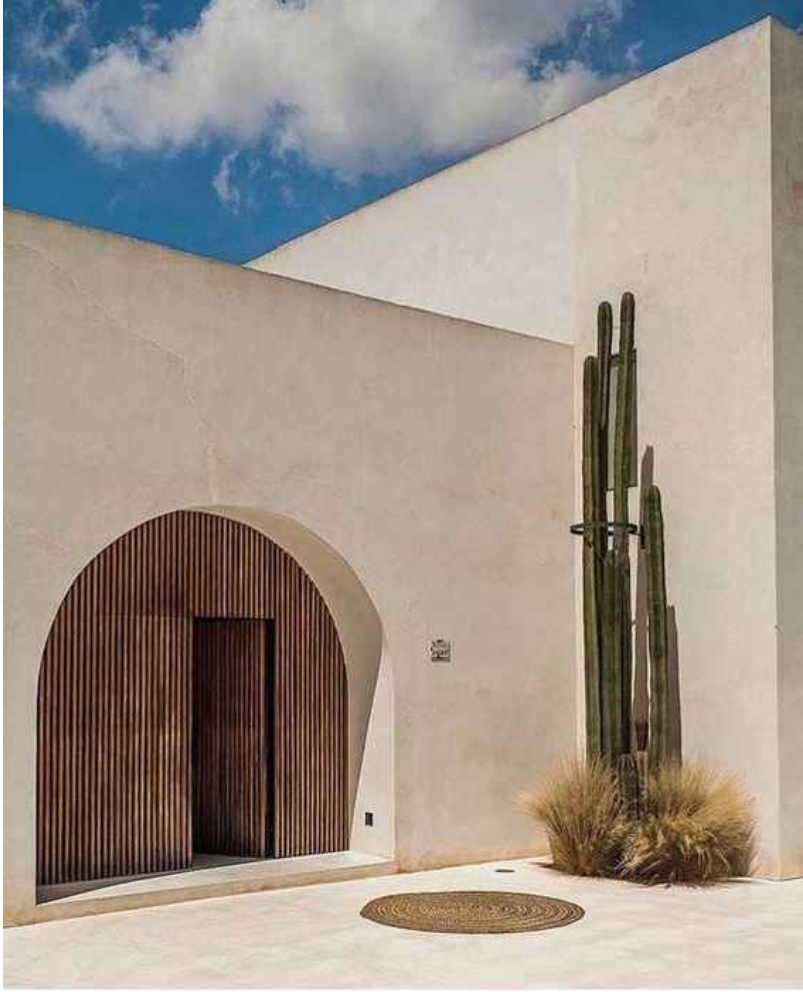
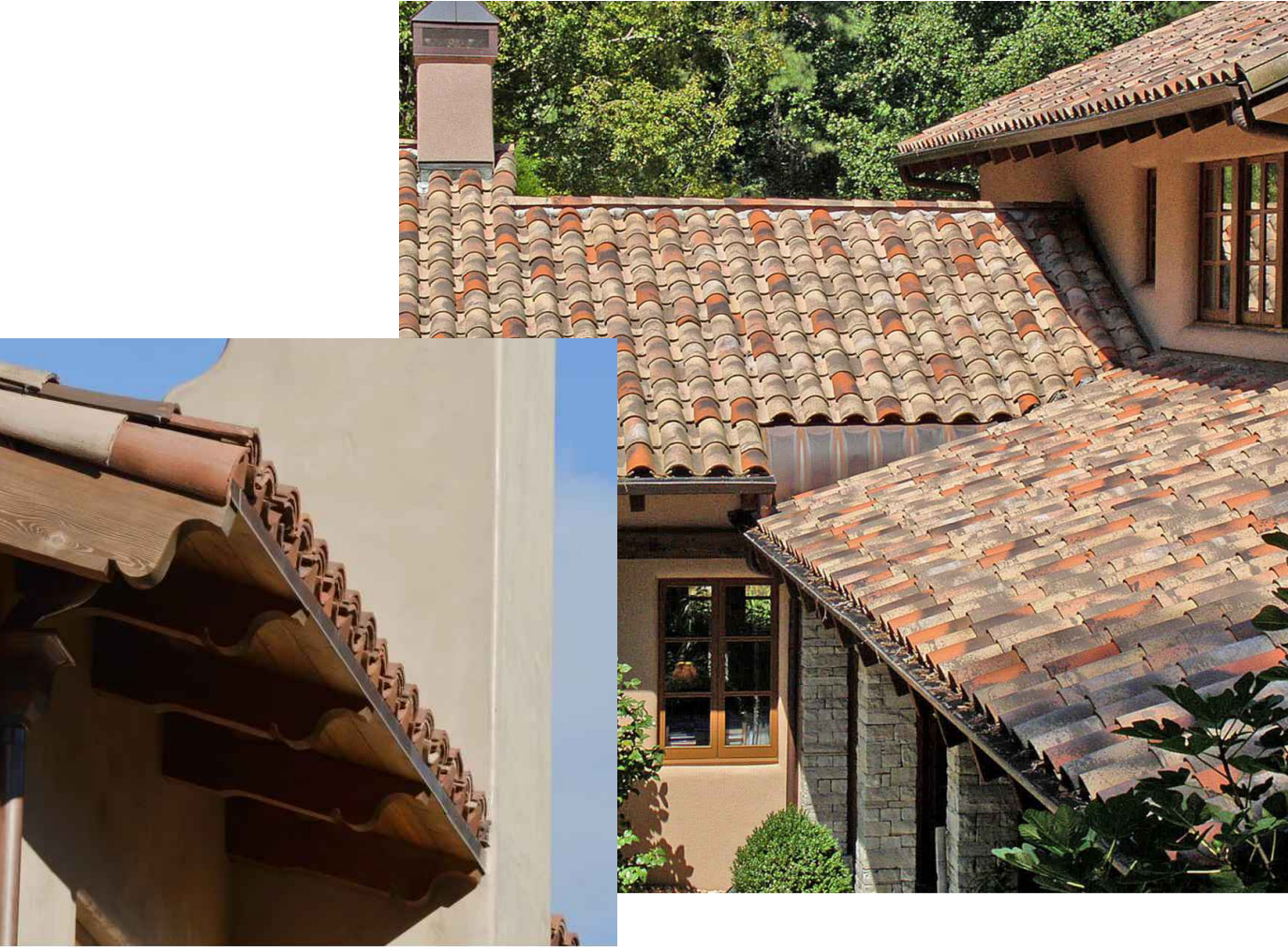






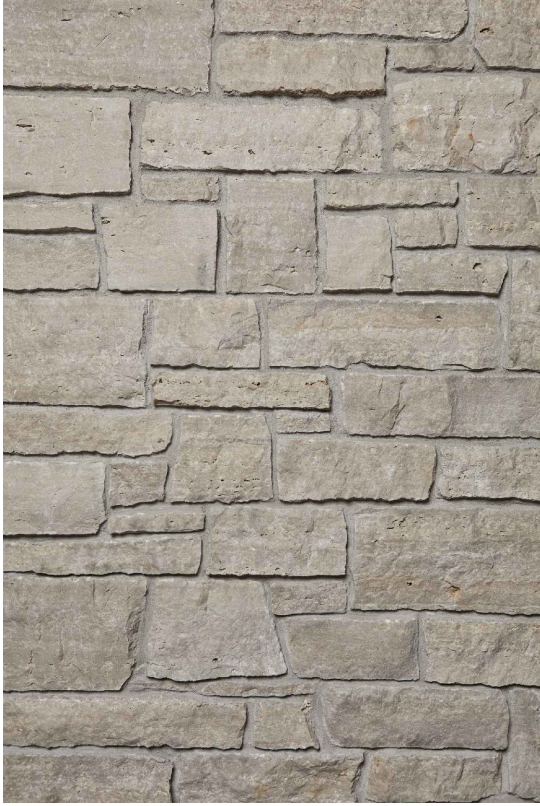




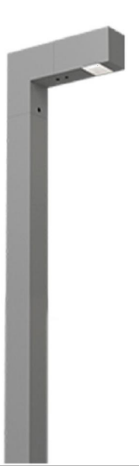




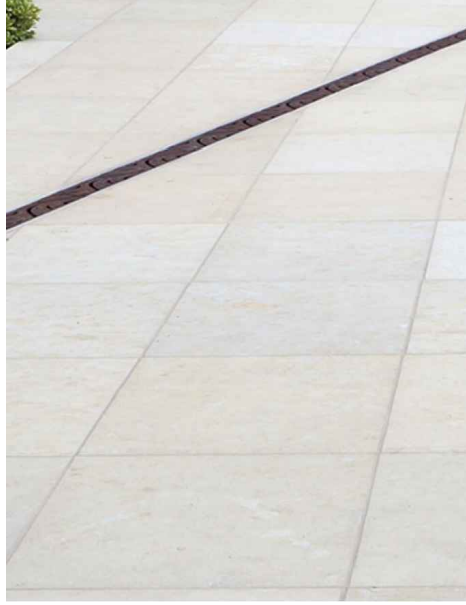


CONSULTANT:

ARCHITECT

ERIC MILLER ARCHITECTS, INC.

211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

BUILDING SECTIONS	JOB NAME:	Williamson Residence 3320 17 Mile Drive Pebble Beach, CA 93953 A.P.N. 008-423-026-000
	DATE:	8/6/2024
	SCALE:	1/8" = 1'-0"
	DRAWN:	HRM
	JOB NUMBER:	23.09

<div></div> <div>OT TITLE-24OT TITLE-24</div> <div>MODEL: OT TITLE-24 FINISH: BRONZE MANUFACTURER: URBAN ACCESSORIES</div>		<div></div> <div>VERTICAL GRAIN DOUGLAS FIRBALI</div> <div>GATE: CUSTOM MATCH GARAGE DOOR</div> <div>MANUFACTURER: CARRIAGE HOUSE STYLE: "BALI" IN DOUGLAS FIR AND BRONZE</div>		<div></div> <div>Balanced S-214 Base A P-214 Light Base 214,203,193 61</div> <div>MANUFACTURER: WESTERN BLENDED PRODUCTS COLOR: BALANCED FINISH: SMOOTH</div>		<div></div> <div>CLAY TILE W/ EXPOSED RAFTER TAILS</div>	REVISIONNo.
10DRAIN COVER & TRENCH GRATES		7GARAGE DOOR & GATE		4STUCCO		1ROOF & EAVE	CONSULTANT: <div>ARCHITECTERIC MILLER ARCHITECTS, INC.<div>211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com</div></div>
<div></div> <div>RECESSED DOWN LIGHT STAINLESS STEEL 7W LED</div> <div>MODEL: TWO IF BY SEA LAMP: 3.5 LED WATT MANUFACTURER: MODERN FORMS TITLE 24 & DARK SKY COMPLIANT</div>		<div></div> <div>EXTERIOR STEPS W/ TILE</div> <div>EXTERIOR STEPPING STONE</div> <div>SPA</div>		<div></div> <div>FOND DU LAC: COUNTRY SQUIRE, RAG JOINT W/ SMEAR</div>		<div></div> <div>CEILING: EXTERIOR: TEAK; INTERIOR: WHITE OAK</div>	
11EXTERIOR LIGHTING		8SITE DETAILS		5STONE VENEER		2WOOD CEILING	
<div></div> <div>PATH DOWNLIGHT STAINLESS STEEL FINISH 3W LED</div> <div>WALL DOWNLIGHT STAINLESS STEEL FINISH 3W LED</div> <div>DRIVEWAY SURFACE DOWNLIGHT STAINLESS STEEL FINISH 3W LED</div>		<div></div> <div>WROUGHT IRON RAIL W/ SHAPED PARAPET</div>		<div></div> <div>METAL DOORS & WINDOWS W/ MINIMAL FRAME</div>		<div></div> <div>Silverdale</div> <div>MANUFACTURER: US STONE COLOR: FLINT HILLS GRAY</div> <div>MANUFACTURER: BELGARD COLOR: URBANA - VICTORIAN</div>	
12LANDSCAPE LIGHTING		9DECK GUARD RAIL		6WINDOW & DOORS		3PATIO & PAVERS	

MATERIAL SAMPLES

JOB NAME:Williamson Residence
3320 17 Mile Drive
Pebble Beach, CA 93953
A.P.N. 008-423-026-000

DATE:8/6/2024

SCALE:N.T.S.

DRAWN:HRM

JOB NUMBER:23.09

A-7.1

SHEET OF



DRIVEWAY TO GARAGE PERSPECTIVE



SOUTH ELEVATION SEEN FROM GOLF COURSE

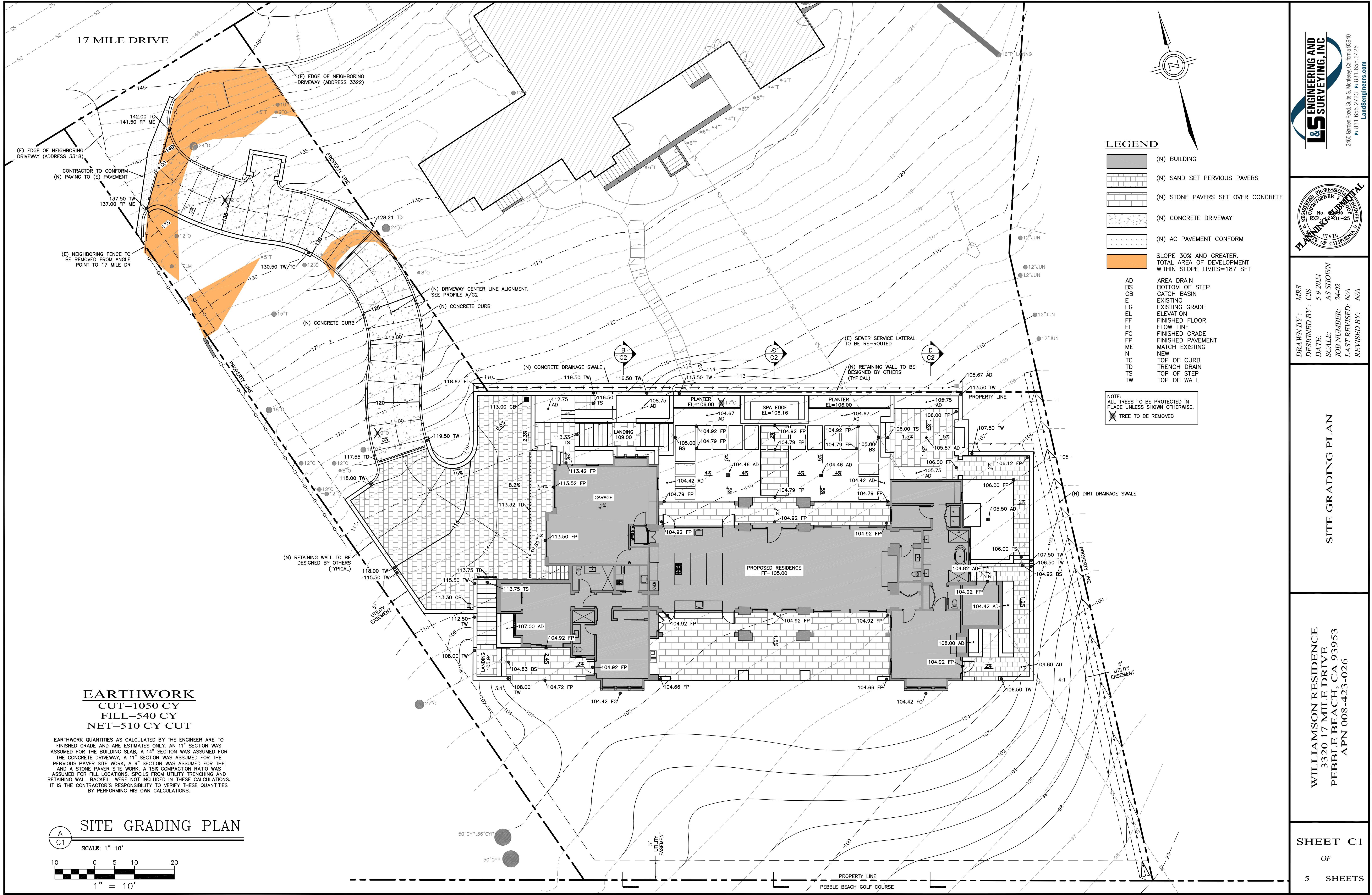


INNER COURTYARD PERSPECTIVE



BIRD'S EYE PERSPECTIVE

REVISION		No.
CONSULTANT:		
ARCHITECT		
ERIC MILLER ARCHITECTS, INC.		
211 HOFFMAN AVENUE MONTEREY, CA 93940		
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com		
RENDERED PERSPECTIVES		
JOB NAME: Williamson Residence		
3320 17 Mile Drive		
Pebble Beach, CA 94953		
A.P.N. 008-423-026-000		
DATE: 8/6/2024		
SCALE: N.T.S.		
DRAWN: HRM		
JOB NUMBER: 23.09		
A7.2		
SHEET OF		



LEGEND

(N) BUILDING
(N) SAND SET PERVIOUS PAVERS
(N) STONE PAVERS SET OVER CONCRETE
(N) CONCRETE DRIVEWAY
(N) AC PAVEMENT CONFORM
SLOPE 30% AND GREATER. TOTAL AREA OF DEVELOPMENT WITHIN SLOPE LIMITS=187 SFT

AD AREA DRAIN
BS BOTTOM OF STEP
CB CATCH BASIN
E EXISTING
EG EXISTING GRADE
EL ELEVATION
FF FINISHED FLOOR
FL FLOW LINE
FG FINISHED GRADE
FP FINISHED PAVEMENT
ME MATCH EXISTING
N NEW
TC TOP OF CURB
TD TRENCH DRAIN
TS TOP OF STEP
TW TOP OF WALL

NOTE:
ALL TREES TO BE PROTECTED IN PLACE UNLESS SHOWN OTHERWISE.
X TREE TO BE REMOVED

EARTHWORK
CUT=1050 CY
FILL=540 CY
NET=510 CY CUT

EARTHWORK QUANTITIES AS CALCULATED BY THE ENGINEER ARE TO FINISHED GRADE AND ARE ESTIMATES ONLY. AN 11" SECTION WAS ASSUMED FOR THE BUILDING SLAB, A 14" SECTION WAS ASSUMED FOR THE CONCRETE DRIVEWAY, A 11" SECTION WAS ASSUMED FOR THE PERVIOUS PAVER SITE WORK, A 9" SECTION WAS ASSUMED FOR THE AND A STONE PAVER SITE WORK. A 15% COMPACTION RATIO WAS ASSUMED FOR FILL LOCATIONS. SPOILS FROM UTILITY TRENCHING AND RETAINING WALL BACKFILL WERE NOT INCLUDED IN THESE CALCULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE QUANTITIES BY PERFORMING HIS OWN CALCULATIONS.

SITE GRADING PLAN

SCALE: 1"=10'

10 0 5 10 20

1" = 10'

ENGINEERING AND SURVEYING, INC.

2460 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
LandSengineers.com

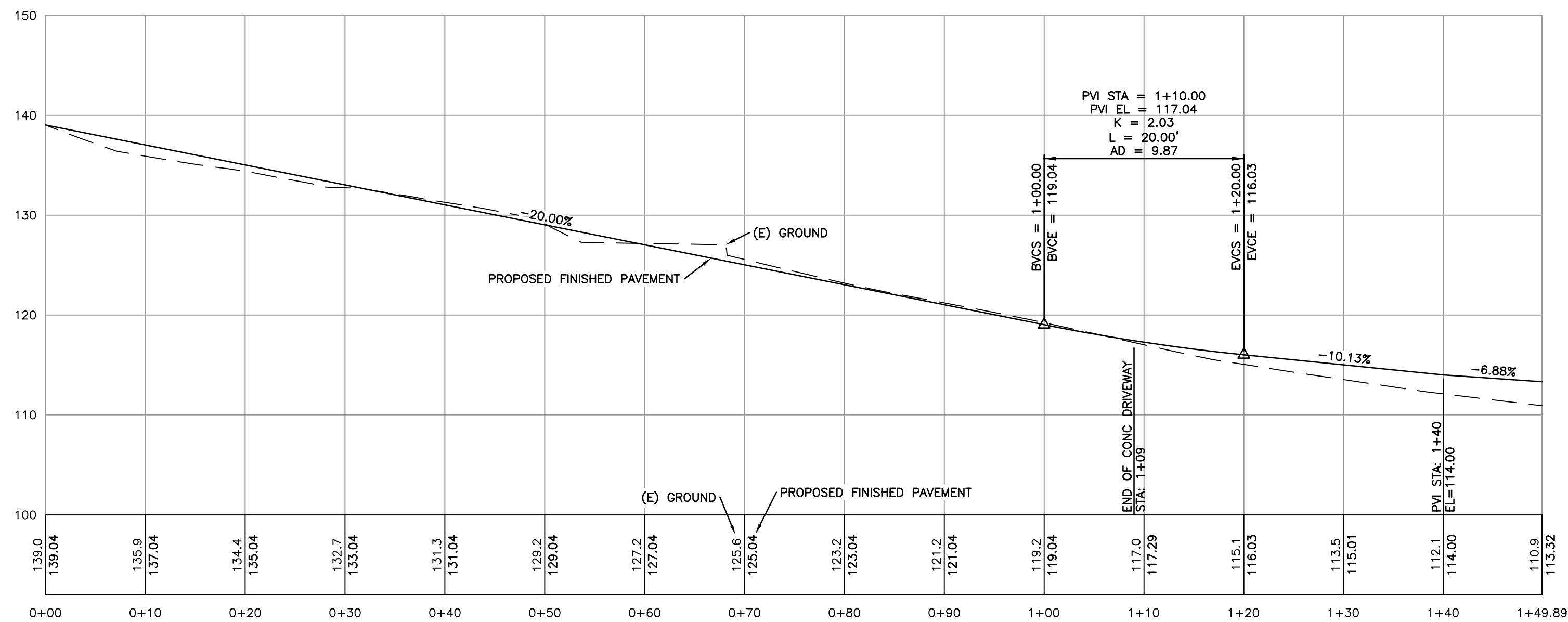
PROFESSIONAL SEAL

REGISTERED PROFESSIONAL
CHRISTOPHER J. LANDS
No. 68865
EXP. 12-31-25
CIVIL
STATE OF CALIFORNIA

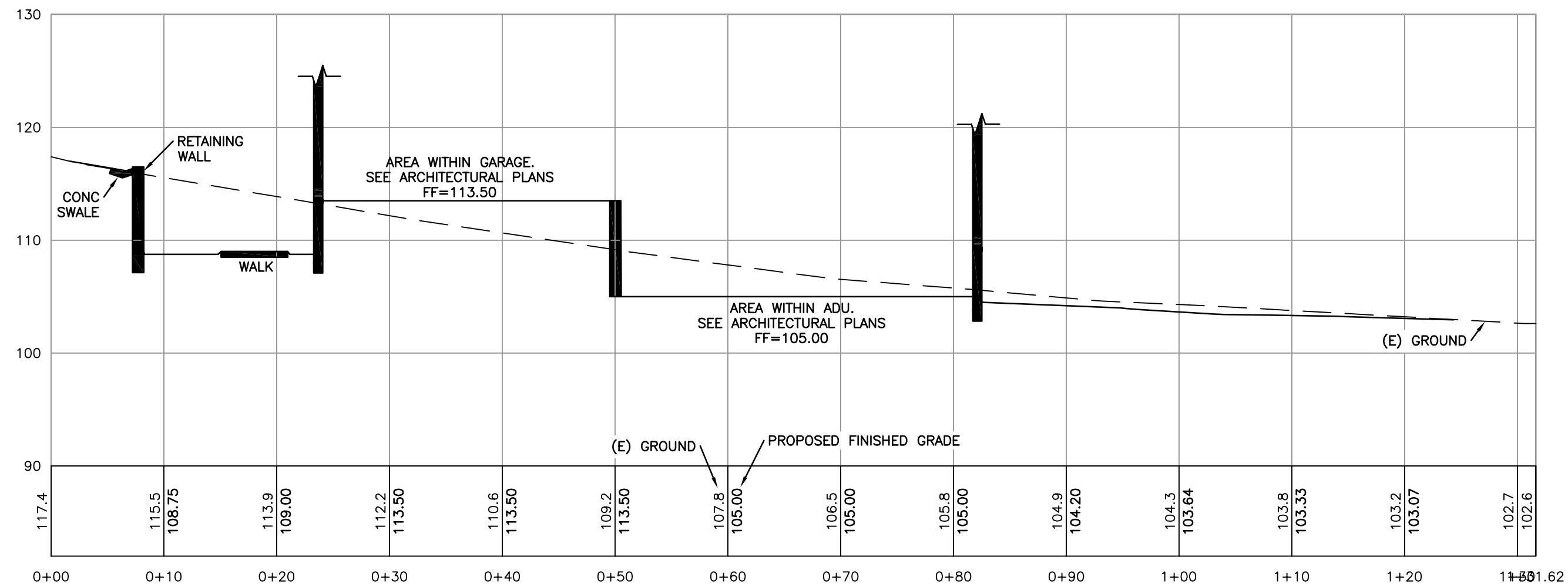
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DESIGNED BY: CIS
DATE: 5-9-2024
SCALE: AS SHOWN
JOB NUMBER: 2402
LAST REVISED: N/A
REVISED BY: N/A

SITE GRADING PLAN

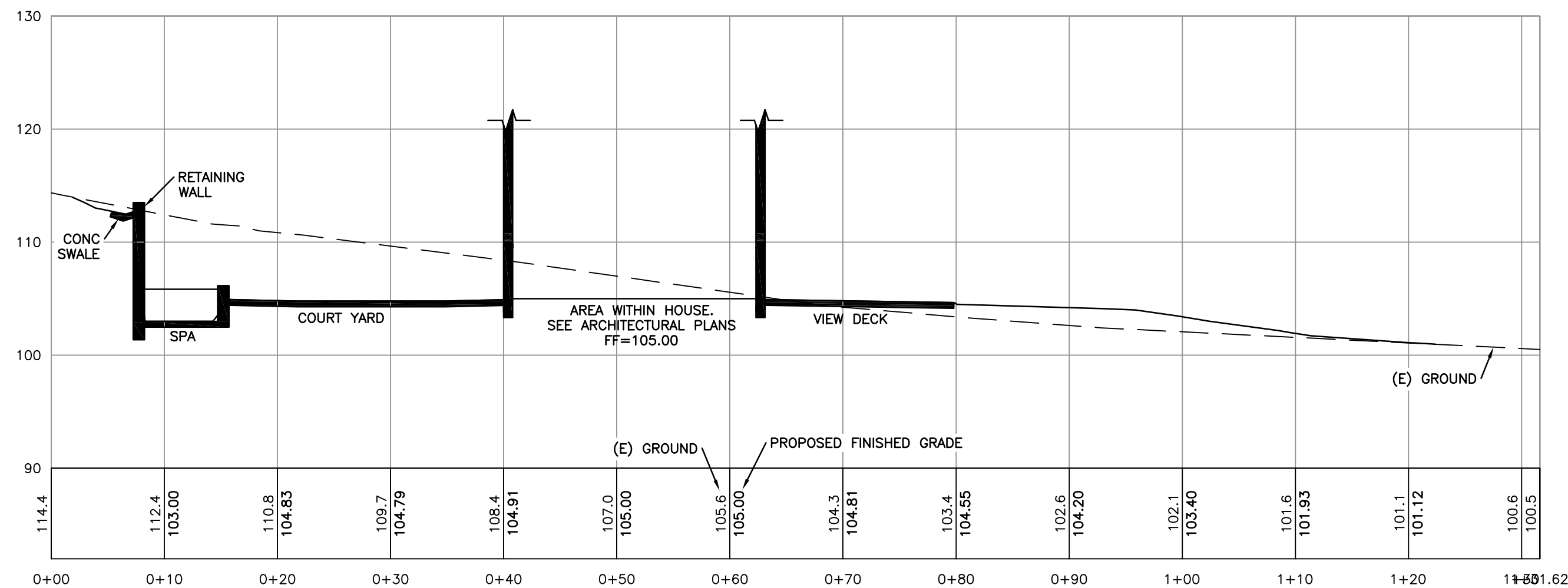
WILLIAMSON RESIDENCE
3320 17 MILE DRIVE
PEBBLE BEACH, CA 93953
APN 008-423-026



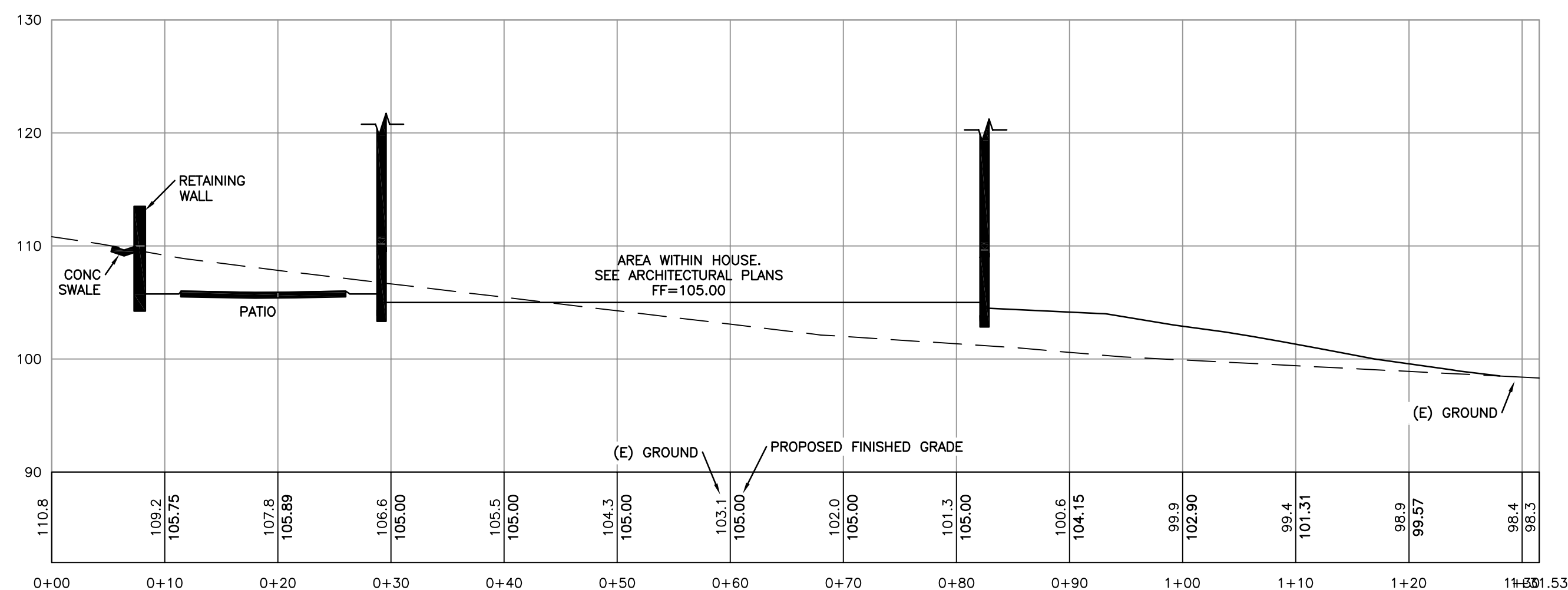
DRIVEWAY CENTER LINE PROFILE
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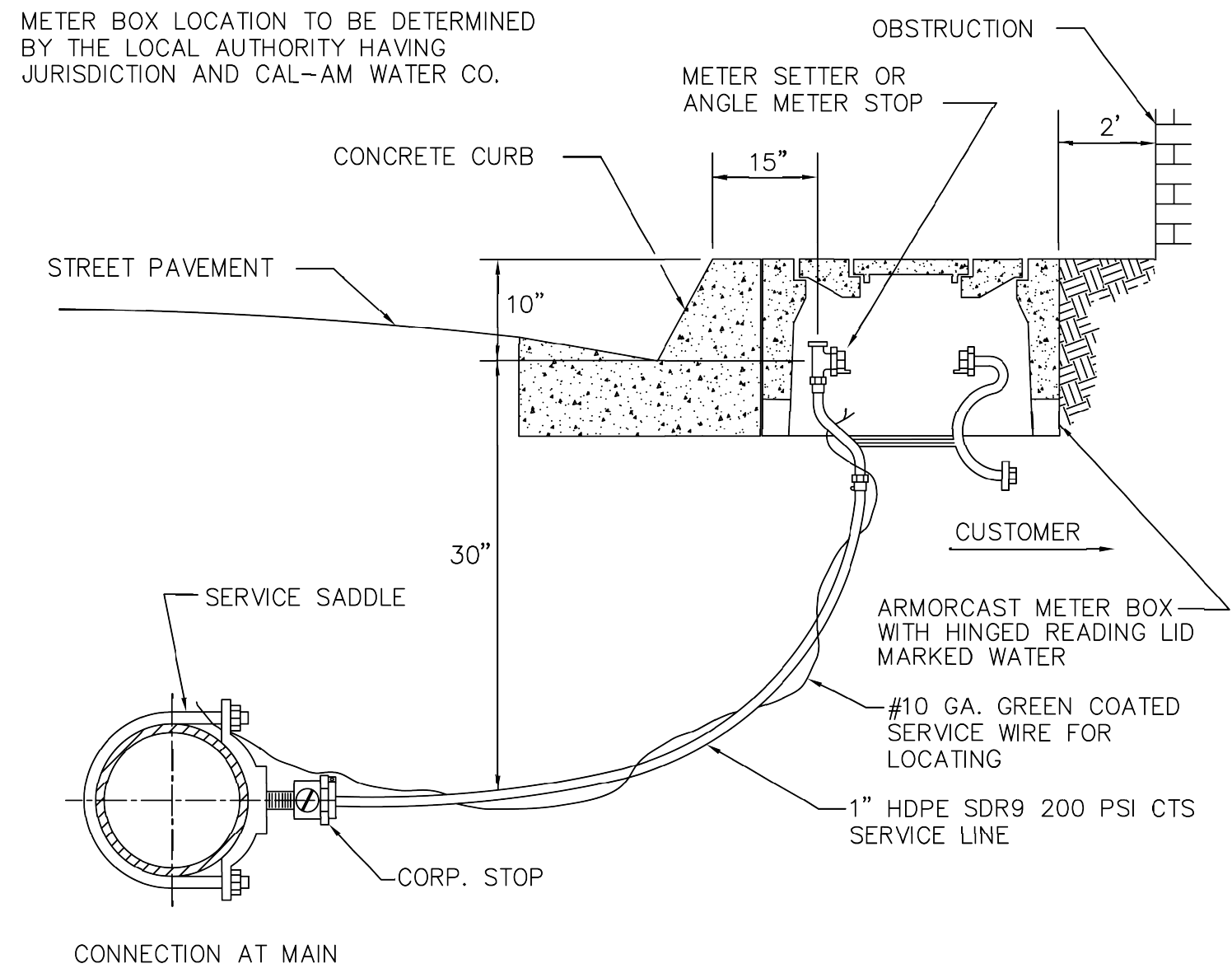
SITE CROSS SECTION
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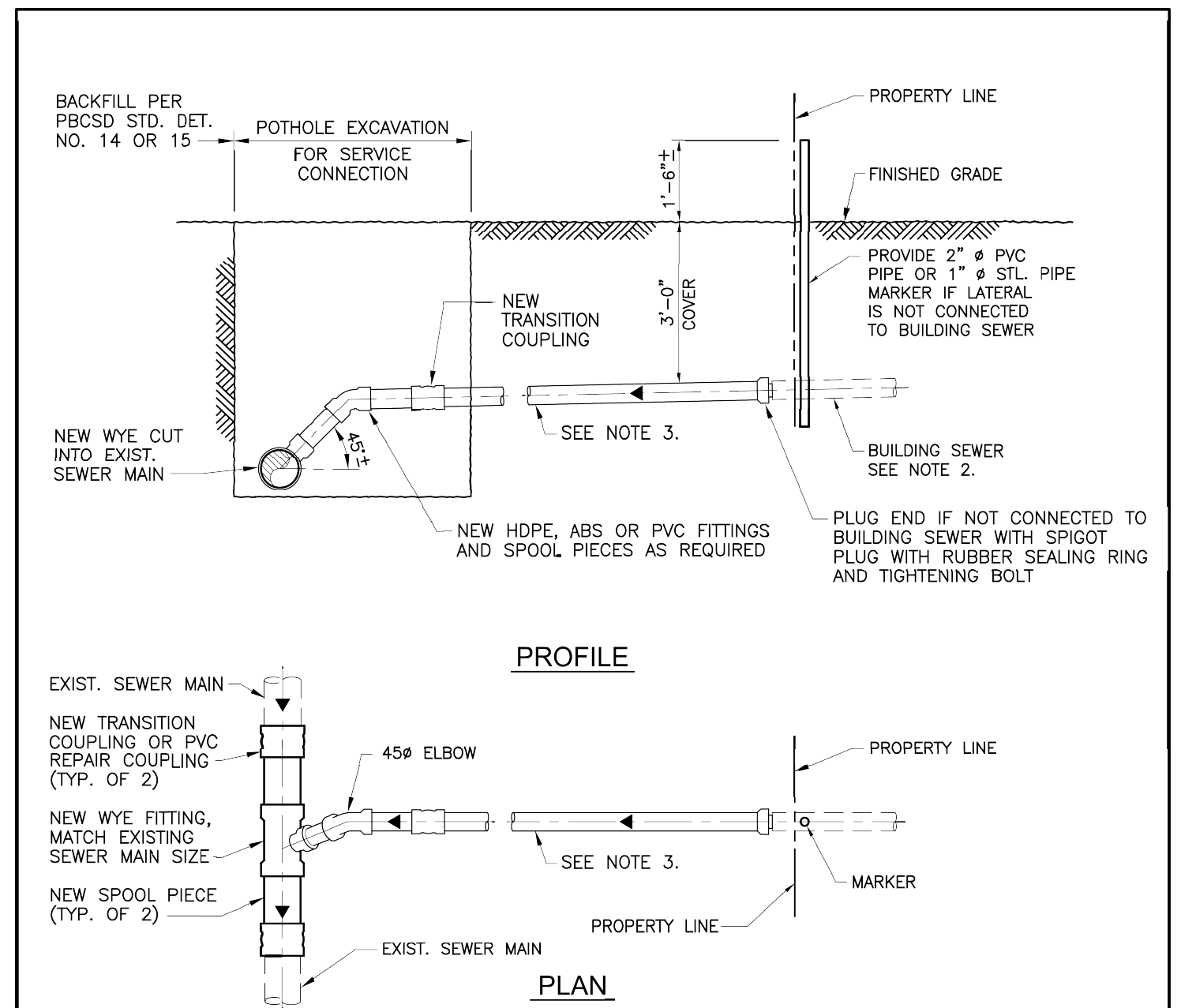
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SITE CROSS SECTION
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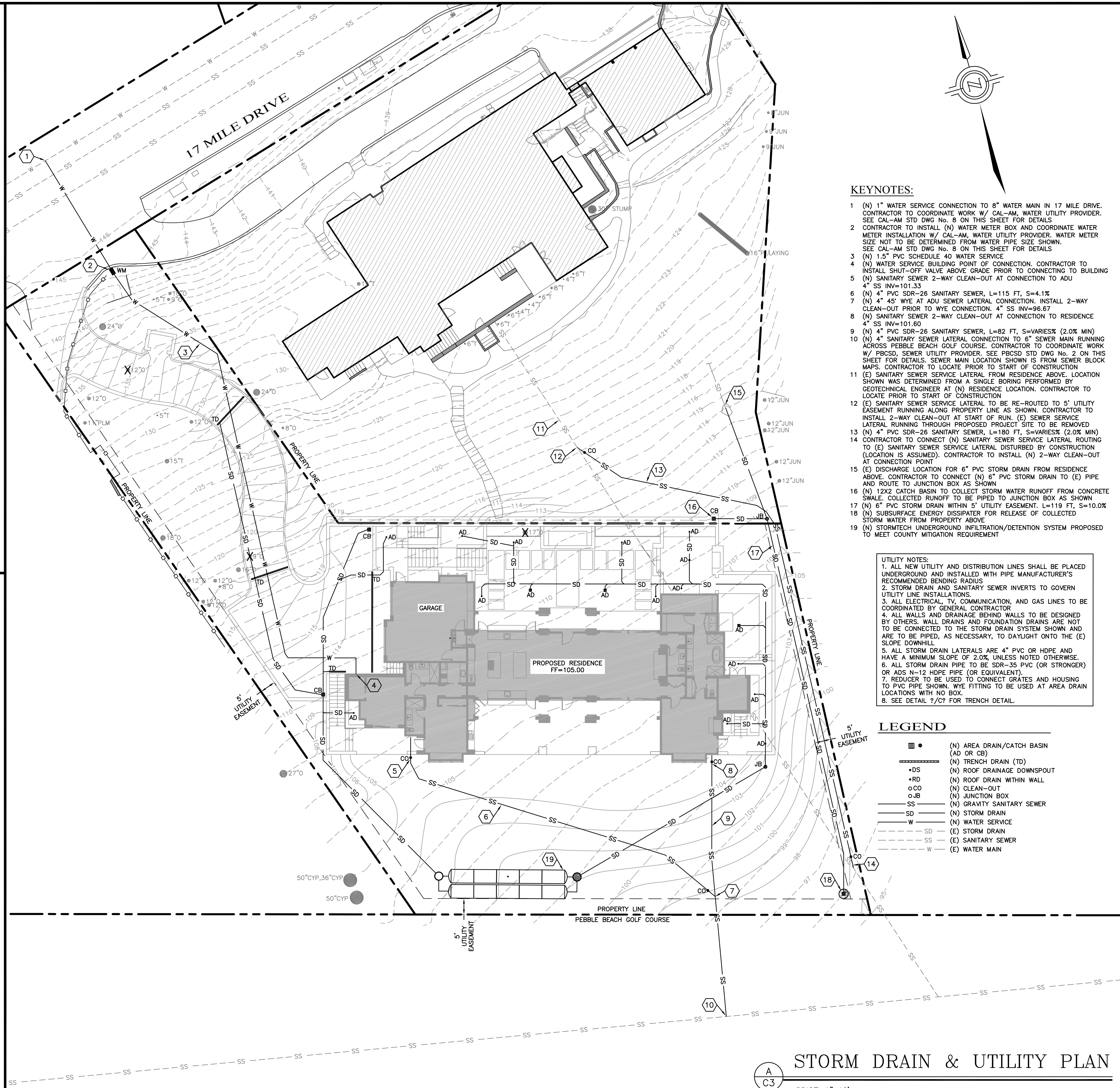


EQUIPMENT SCHEDULE (OR APPROVED EQUAL)				
METER SIZE	SADDLE	CORP. STOP	ANGLE METER STOP	METER BOX
3/4" x 5/8"	FORD S-90	1" FORD F 1000	FORD 3/4" X 1" AMS KV43-342W	A6001946APCX12R (13"x 24")
1"	FORD S-90	1" FORD F 1000	FORD 1" AMS KV43-444W	A6001946APCX12R (13"x 24")
Sheet Title:				1" SERVICE INSTALLATION DETAIL
STANDARD DRAWING No. 8				



- NOTES:
- SEWER LATERAL SHALL BE PROVIDED WITH A MINIMUM COVER OF 3'-0".
 - LATERAL DEPTH AT PROPERTY LINE SHALL BE ADEQUATE TO MAINTAIN BUILDING SEWER MINIMUM SLOPE OF 1/4" PER FT. TO BUILDING PLUMBING.
 - LATERAL SEWER:
MINIMUM PIPE DIAMETER = 4" DIAMETER
MINIMUM SLOPE - 4" DIAMETER = 0.020 FT./FT., 6" DIAMETER = 0.010 FT./FT.
PIPE MATERIAL: POLYVINYL CHLORIDE (PVC), ACRYLONITRILE BUTADIENE STYRENE (ABS), HIGH DENSITY POLYURETHANE (HDPE).

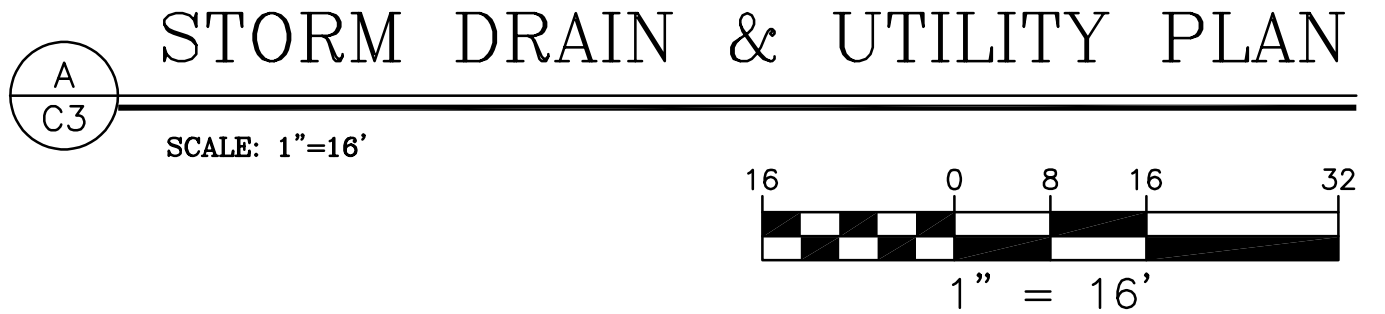
PEBBLE BEACH COMMUNITY SERVICES DISTRICT PEBBLE BEACH, CALIFORNIA		
DATE: MARCH 2013 APPROVED	DISTRICT ENGINEER	STD. DWG. NO. 02



- KEYNOTES:**
- (N) 1" WATER SERVICE CONNECTION TO 8" WATER MAIN IN 17 MILE DRIVE. CONTRACTOR TO COORDINATE WORK W/ CAL-AM, WATER UTILITY PROVIDER. SEE CAL-AM STD. DWG. No. 8 ON THIS SHEET FOR DETAILS.
 - 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 CAL-AM STD. DWG. No. 8 ON THIS SHEET FOR DETAILS.
 - (N) 1.5" PVC SCHEDULE 40 WATER SERVICE.
 - (N) WATER SERVICE BUILDING POINT OF CONNECTION. CONTRACTOR TO INSTALL SHUT-OFF VALVE ABOVE GRADE PRIOR TO CONNECTING TO BUILDING.
 - (N) SANITARY SEWER 2-WAY CLEAN-OUT AT CONNECTION TO ADU 4" SS INV=101.33
 - (N) 4" PVC SDR-26 SANITARY SEWER, L=115 FT, S=4.1%
 - (N) 4" 45° WYE AT ADU SEWER LATERAL CONNECTION. INSTALL 2-WAY CLEAN-OUT PRIOR TO WYE CONNECTION. 4" SS INV=96.67
 - (N) SANITARY SEWER 2-WAY CLEAN-OUT AT CONNECTION TO RESIDENCE 4" SS INV=101.60
 - (N) 4" PVC SDR-26 SANITARY SEWER, L=82 FT, S=VARIES% (2.0% MIN)
 - (N) 4" SANITARY SEWER LATERAL CONNECTION TO 6" SEWER MAIN RUNNING ACROSS PEBBLE BEACH GOLF COURSE. CONTRACTOR TO COORDINATE WORK W/ PBCSD, SEWER UTILITY PROVIDER. SEE PBCSD STD. DWG. No. 2 ON THIS SHEET FOR DETAILS. SEWER MAIN LOCATION SHOWN IS FROM SEWER BLOCK MAPS. CONTRACTOR TO LOCATE PRIOR TO START OF CONSTRUCTION.
 - (E) SANITARY SEWER SERVICE LATERAL FROM RESIDENCE ABOVE. LOCATION SHOWN WAS DETERMINED FROM A SINGLE BORING PERFORMED BY GEOTECHNICAL ENGINEER AT (N) RESIDENCE LOCATION. CONTRACTOR TO LOCATE PRIOR TO START OF CONSTRUCTION.
 - (E) SANITARY SEWER SERVICE LATERAL TO BE RE-ROUTED TO 5' UTILITY EASEMENT RUNNING ALONG PROPERTY LINE AS SHOWN. CONTRACTOR TO INSTALL 2-WAY CLEAN-OUT AT START OF RUN. (E) SEWER SERVICE LATERAL RUNNING THROUGH PROPOSED PROJECT SITE TO BE REMOVED.
 - (N) 4" PVC SDR-26 SANITARY SEWER, L=180 FT, S=VARIES% (2.0% MIN)
 - CONTRACTOR TO CONNECT (N) SANITARY SEWER SERVICE LATERAL ROUTING TO (E) SANITARY SEWER SERVICE LATERAL DISTURBED BY CONSTRUCTION (LOCATION IS ASSUMED). CONTRACTOR TO INSTALL (N) 2-WAY CLEAN-OUT AT CONNECTION POINT.
 - (E) DISCHARGE LOCATION FOR 6" PVC STORM DRAIN FROM RESIDENCE ABOVE. CONTRACTOR TO CONNECT (N) 6" PVC STORM DRAIN TO (E) PIPE AND ROUTE TO JUNCTION BOX AS SHOWN.
 - (N) 12X2 CATCH BASIN TO COLLECT STORM WATER RUNOFF FROM CONCRETE SWALE. COLLECTED RUNOFF TO BE PIPED TO JUNCTION BOX AS SHOWN.
 - (N) 6" PVC STORM DRAIN WITHIN 5' UTILITY EASEMENT. L=119 FT, S=10.0%
 - (N) SUBSURFACE ENERGY DISSIPATER FOR RELEASE OF COLLECTED STORM WATER FROM PROPERTY ABOVE.
 - (N) STORMTCH UNDERGROUND INFILTRATION/DETENTION SYSTEM PROPOSED TO MEET COUNTY MITIGATION REQUIREMENT.

- UTILITY NOTES:**
- ALL NEW UTILITY AND DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND AND INSTALLED WITH PIPE MANUFACTURER'S RECOMMENDED BENDING RADIUS.
 - STORM DRAIN AND SANITARY SEWER INVERTS TO GOVERN UTILITY LINE INSTALLATIONS.
 - ALL ELECTRICAL, TV, COMMUNICATION, AND GAS LINES TO BE COORDINATED BY GENERAL CONTRACTOR.
 - 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.
 - ALL STORM DRAIN LATERALS ARE 4" PVC OR HDPE AND HAVE A MINIMUM SLOPE OF 2.0%, UNLESS NOTED OTHERWISE.
 - ALL STORM DRAIN PIPE TO BE SDR-35 PVC (OR STRONGER) OR ADS N-12 HDPE PIPE (OR EQUIVALENT).
 - 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.
 - SEE DETAIL 1/C/9 FOR TRENCH DETAIL.

- LEGEND**
- (N) AREA DRAIN/CATCH BASIN (AD OR CB)
 - (N) TRENCH DRAIN (TD)
 - (N) ROOF DRAINAGE DOWNSPOUT
 - (N) ROOF DRAIN WITHIN WALL
 - (N) CLEAN-OUT
 - (N) JUNCTION BOX
 - (N) GRAVITY SANITARY SEWER
 - (N) STORM DRAIN
 - (N) WATER SERVICE
 - (E) STORM DRAIN
 - (E) SANITARY SEWER
 - (E) WATER MAIN



EROSION/DUST CONTROL NOTES

1. VEGETATION REMOVAL BETWEEN OCTOBER 15th AND APRIL 15th SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE.
2. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
- A) 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) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT.
- (MONTEREY COUNTY ORD. 2808-16.12.000)
3. 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.
4. ALL CUT AND FILL SLOPES EXPOSED DURING THE COURSE OF CONSTRUCTION SHALL BE COVERED, SEEDED, OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING SUBJECT TO THE APPROVAL OF THE DIRECTOR OF HCD-PLANNING AND HCD-BUILDING SERVICES. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY MONTEREY COUNTY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
5. 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.
6. THE DIRECTOR OF THE BUILDING INSPECTION DEPARTMENT MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
7. 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.
- 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.
8. CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MANNER AS TO PRECLUDE WIND BLOWN DIRT, DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES. CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT OR DESIGNATED REPRESENTATIVE, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
9. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MINIMIZE EROSION AND PREVENT SEDIMENT LADEN RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM. ACCEPTABLE MEASURES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: INSTALLATION OF SILT FENCES, FIBER ROLLS, INSTALLATION OF STORM DRAIN INLET PROTECTION, AND INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCES. AT THE CONTRACTOR'S DISCRETION, ANY ONE OR A COMBINATION OF THESE MEASURES MAY BE USED ABOVE AND BEYOND WHAT IS SHOWN ON THE PLANS.
10. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
11. DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
12. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

CONCRETE WASHOUT

1. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED A MINIMUM OF 50 FT FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. EACH FACILITY SHOULD BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING.
2. A SIGN SHOULD BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
3. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED ABOVE GRADE OR BELOW GRADE AT THE OPTION OF THE CONTRACTOR. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
4. TEMPORARY WASHOUT FACILITIES SHOULD HAVE A TEMPORARY PIT OR BERMED AREAS OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND WASTE CONCRETE MATERIALS GENERATED DURING WASHOUT PROCEDURES.
5. WASHOUT OF CONCRETE TRUCKS SHOULD BE PERFORMED IN DESIGNATED AREAS ONLY.
6. ONLY CONCRETE FROM MIXER TRUCK CHUTES SHOULD BE WASHED INTO CONCRETE WASHOUT.
7. CONCRETE WASHOUT FROM CONCRETE PUMPER BINS CAN BE WASHED INTO CONCRETE PUMPER TRUCKS AND DISCHARGED INTO DESIGNATED WASHOUT AREA OR PROPERLY DISPOSED OF OFFSITE.
8. ONCE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREA AND ALLOWED TO HARDEN, THE CONCRETE SHOULD BE BROKEN UP, REMOVED, AND DISPOSED OF PER PROPER WASTE MANAGEMENT PROCEDURES. DISPOSE OF HARDENED CONCRETE ON A REGULAR BASIS.

WASTE COLLECTION AREA

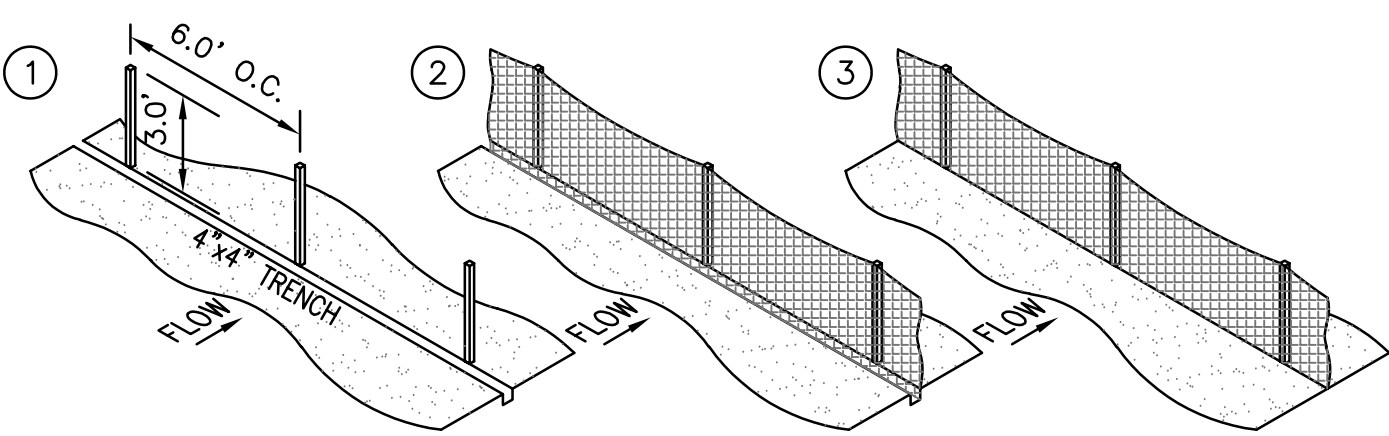
1. WATER TIGHT DUMPSTERS OF SUFFICIENT SIZE AND NUMBER SHALL BE PROVIDED TO CONTAIN THE SOLID WASTE GENERATED BY THE PROJECT AND SHALL BE PROPERLY SERVICED.
2. LITTERING ON THE PROJECT SITE SHALL BE PROHIBITED.
3. TRASH RECEPTACLES SHALL BE PROVIDED IN FIELD TRAILER AREAS AND IN LOCATIONS WHERE WORKERS CONGREGATE FOR LUNCH AND BREAK PERIODS.
4. CONSTRUCTION DEBRIS AND LITTER FROM WORK AREAS WITHIN THE CONSTRUCTION LIMITS OF THE PROJECT SITE SHALL BE COLLECTED AND PLACED IN WATER TIGHT DUMPSTERS AT LEAST WEEKLY. COLLECTED LITTER OR DEBRIS SHALL NOT BE PLACED IN OR NEXT TO DRAIN INLETS, STORM WATER DRAINAGE SYSTEMS OR WATERCOURSES.
5. FULL DUMPSTERS SHALL BE REMOVED FROM THE PROJECT SITE AND THE CONTENTS SHALL BE DISPOSED OF AT A LEGALLY APPROVED LAND FILL LOCATION.
6. ALL DUMPSTERS SHALL BE HANDED AND DISPOSED OF BY TRASH HAULING CONTRACTOR.
7. CONSTRUCTION DEBRIS AND WASTE SHALL BE REMOVED FROM THE SITE EVERY TWO WEEKS OR SOONER IF NEEDED.
8. STORM WATER RUN-OFF SHALL BE PREVENTED FROM CONTACTING STOCKPILED SOLID WASTE THROUGH THE USE OF BERMS OR OTHER TEMPORARY DIVERSION STRUCTURES OR THROUGH THE USE OF MEASURES TO ELEVATE WASTE FROM SURFACE.
9. WASTE STORED IN STOCKPILES SHALL BE SECURELY COVERED FROM WIND AND RAIN BY COVERING WASTE WITH TARPS OR PLASTIC SHEETING WHILE WAITING FOR OFF HAUL OR TRANSFER TO DUMPSTER.
10. SEGREGATE HAZARDOUS WASTE FROM NON-HAZARDOUS WASTE. FOR DISPOSAL OF HAZARDOUS WASTE SEE BMP WM-6. HAVE HAZARDOUS WASTE HAULED TO AN APPROPRIATE DISPOSAL FACILITY IMMEDIATELY AFTER DEMOLITION OR USE.
11. MAKE SURE THAT TOXIC LIQUID WASTES AND CHEMICALS ARE NOT DISPOSED OF IN DUMPSTERS BUT ARE REMOVED OFF SITE APPROPRIATELY.

MATERIAL DELIVERY AND STORAGE

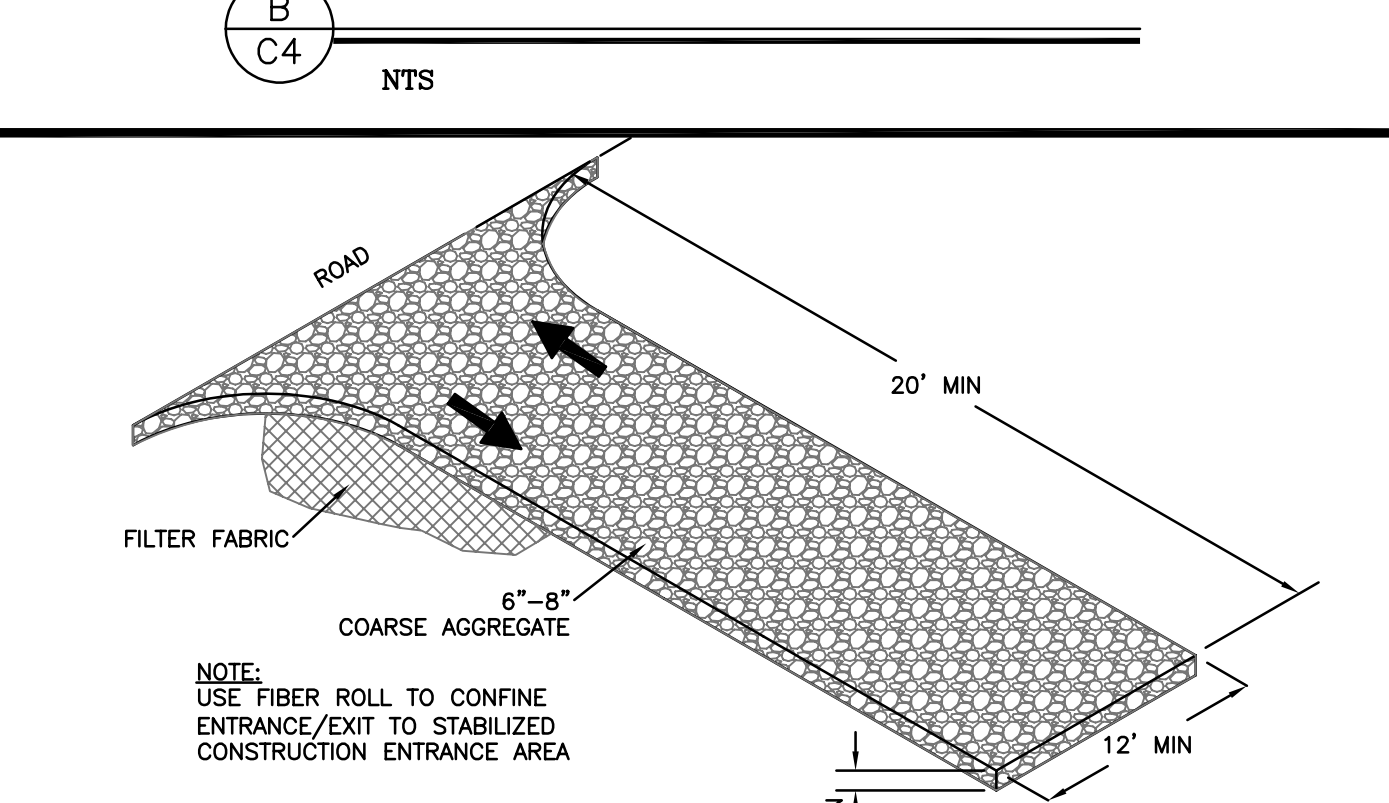
1. LIQUIDS, PETROLEUM PRODUCTS, AND SUBSTANCES LISTED IN 40 CFR PARTS 110, 117, OR 302 SHOULD BE STORED IN APPROVED CONTAINERS AND DRUMS AND SHOULD NOT BE OVERFILLED. CONTAINERS AND DRUMS SHOULD BE PLACED IN TEMPORARY CONTAINMENT FACILITIES FOR STORAGE.
2. TEMPORARY CONTAINMENT FACILITY SHOULD PROVIDE FOR A SPILL CONTAINMENT VOLUME ABLE TO CONTAIN PRECIPITATION FROM A 25 YEAR STORM EVENT, PLUS THE AGGREGATE VOLUME OF ALL CONTAINERS OR 100% OF THE CAPACITY OF THE LARGEST CONTAINER WITHIN ITS BOUNDARY, WHICHEVER IS GREATER.
3. A TEMPORARY CONTAINMENT FACILITY SHOULD BE IMPERVIOUS TO THE MATERIALS STORED THEREIN FOR A MINIMUM CONTACT TIME OF 72 HOURS.
4. A TEMPORARY CONTAINMENT FACILITY SHOULD BE MAINTAINED FREE OF ACCUMULATED RAINWATER AND SPILLS. IN THE EVENT OF SPILLS OR LEAKS, ACCUMULATED RAINWATER SHOULD BE COLLECTED AND PLACED INTO DRUMS. THESE LIQUIDS SHOULD BE HANDLED AS A HAZARDOUS WASTE UNLESS TESTING DETERMINES THEM TO BE NON-HAZARDOUS. ALL COLLECTED LIQUIDS OR NON-HAZARDOUS LIQUIDS SHOULD BE SENT TO AN APPROVED DISPOSAL SITE.
5. SUFFICIENT SEPARATION SHOULD BE PROVIDED BETWEEN STORED CONTAINERS TO ALLOW FOR SPILL CLEANUP AND EMERGENCY RESPONSE ACCESS.
6. INCOMPATIBLE MATERIALS, SUCH AS CHLORINE AND AMMONIA, SHOULD NOT BE STORED IN THE SAME TEMPORARY CONTAINMENT FACILITY.
7. THROUGHOUT THE RAINY SEASON, EACH TEMPORARY CONTAINMENT FACILITY SHOULD BE COVERED DURING NON-WORKING DAYS, PRIOR TO, AND DURING RAIN EVENTS.
8. MATERIALS SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS AND THE ORIGINAL PRODUCT LABELS SHOULD BE MAINTAINED IN PLACE IN A LEGIBLE CONDITION. DAMAGED OR OTHERWISE ILLLEGIBLE LABELS SHOULD BE REPLACED IMMEDIATELY.
9. BAGGED AND BOXED MATERIALS SHOULD BE STORED ON PALLETS AND SHOULD NOT BE ALLOWED TO ACCUMULATE ON THE GROUND. TO PROVIDE PROTECTION FROM WIND AND RAIN THROUGHOUT THE RAINY SEASON, BAGGED AND BOXED MATERIALS SHOULD BE COVERED DURING NON-WORKING DAYS AND PRIOR TO AND DURING RAIN EVENTS.
10. STOCKPILES SHOULD BE PROTECTED IN ACCORDANCE WITH CALIFORNIA STORM WATER QUALITY HANDBOOK CONSTRUCTION PRACTICES WM-3. STOCKPILE MANAGEMENT.
11. MATERIALS SHOULD BE STORED INDOORS WITHIN EXISTING STRUCTURES OR SHEDS WHEN AVAILABLE.
12. PROPER STORAGE INSTRUCTIONS SHOULD BE POSTED AT ALL TIMES IN AN OPEN AND CONSPICUOUS LOCATIONS.
13. AN AMPLE SUPPLY OF APPROPRIATE SPILL CLEAN MATERIAL SHOULD BE KEPT NEAR STORAGE AREAS.
14. KEEP AN ACCURATE, UP-TO-DATE INVENTORY OF MATERIAL DELIVERED AND STORED ONSITE.
15. ARRANGE FOR EMPLOYEES TRAINED IN EMERGENCY SPILL CLEANUP PROCEDURES TO BE PRESENT WHEN DANGEROUS MATERIALS OR LIQUID CHEMICALS ARE UNLOADED.

TO BE USED DOWN SLOPE OF EXPOSED SOIL AREAS AND AROUND TEMPORARY SOIL STOCKPILES.

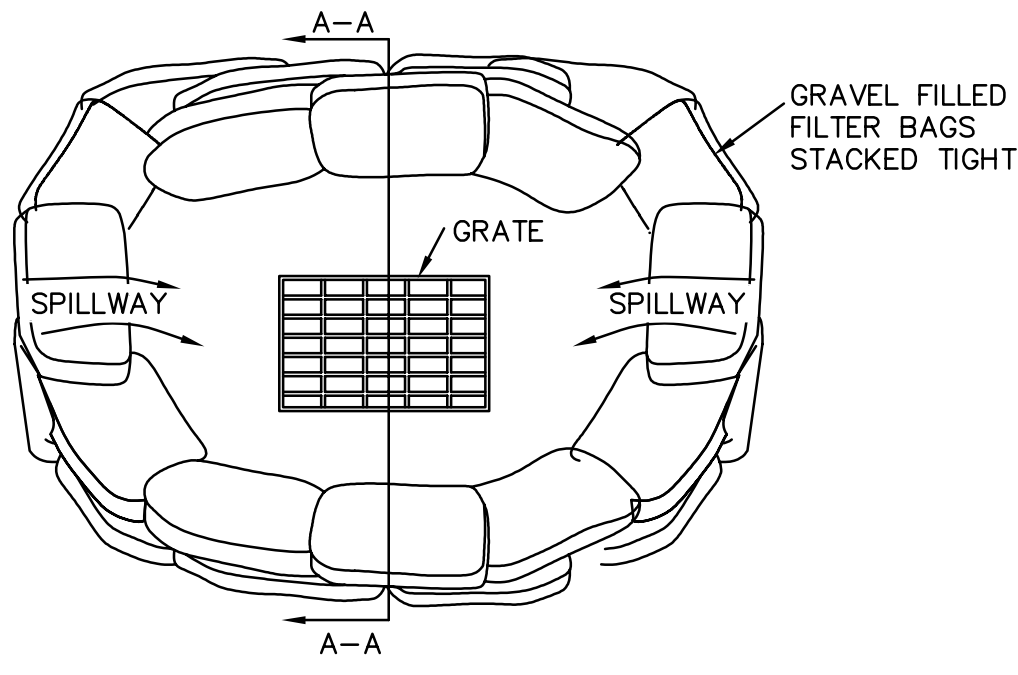
- INSTALLATION
1. SET 4" LONG 2"x2" WOOD (OR 1.33 PLF STEEL) POSTS AS SHOWN. EXCAVATE A 4"x4" TRENCH UP SLOPE ALONG THE LINE OF POSTS.
2. ATTACH SILT FENCE TO POSTS PER MANUFACTURER'S SPECIFICATIONS. EXTEND FABRIC INTO TRENCH.
3. BACKFILL TRENCH AND HAND COMPACT EXCAVATED SOIL.



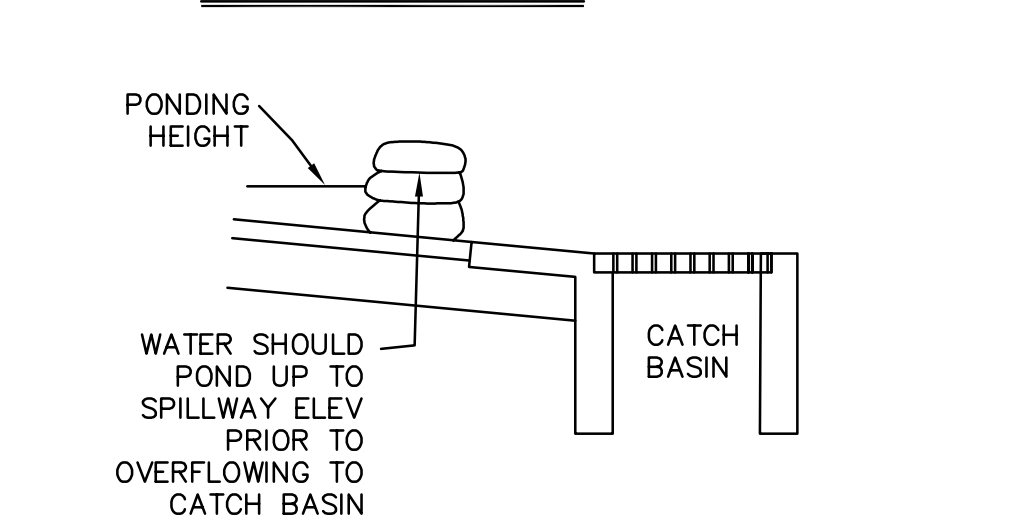
SILT FENCE DETAIL



STABILIZED CONSTRUCTION ENTRANCE



PLAN VIEW

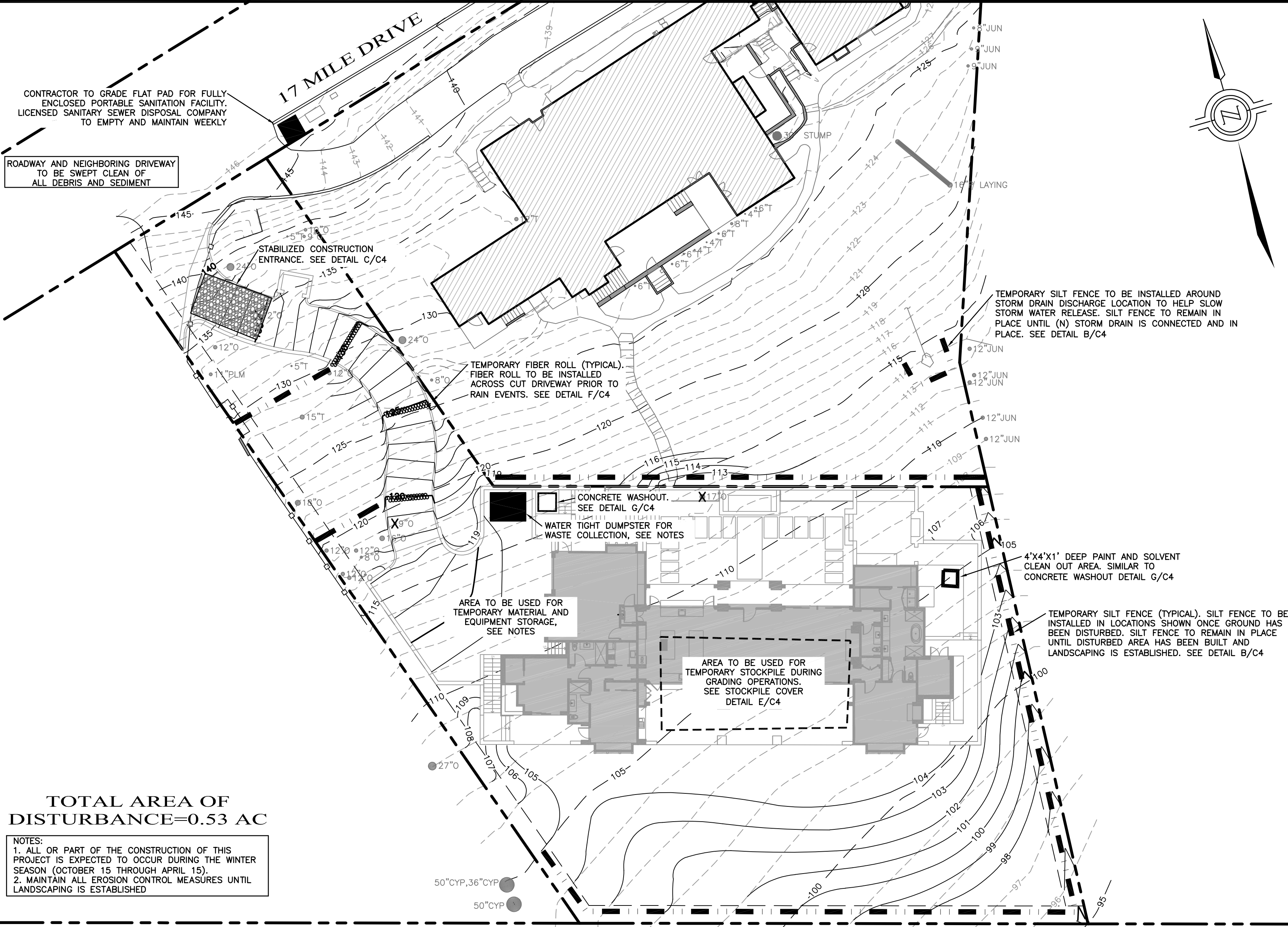


SECTION A-A

- INSTALLATION
1. PERVIOUS BURLAP BAGS OR SYNTHETIC NET BAGS 24" LONG BY 12" WIDE BY 6" HIGH TO BE USED. FILTER BAGS SHALL CONTAIN 1" TO 2" DIAMETER ROCK. BAGS SHOULD BE STACKED TIGHTLY AND SHOULD CREATE A SPILLWAY TO ALLOW WATER TO POND AND OVERFLOW TO CATCH BASIN.
2. CONFIGURATION SHOWN MAY NEED TO BE ADJUSTED TO ACCOMMODATE EXISTING CATCH BASIN AND FLOW ORIENTATION. CONTRACTOR TO ADJUST AS NEEDED TO ENSURE PROTECTION OF INLET AND MAINTAIN INTENT OF DETAIL SHOWN.



INLET PROTECTION

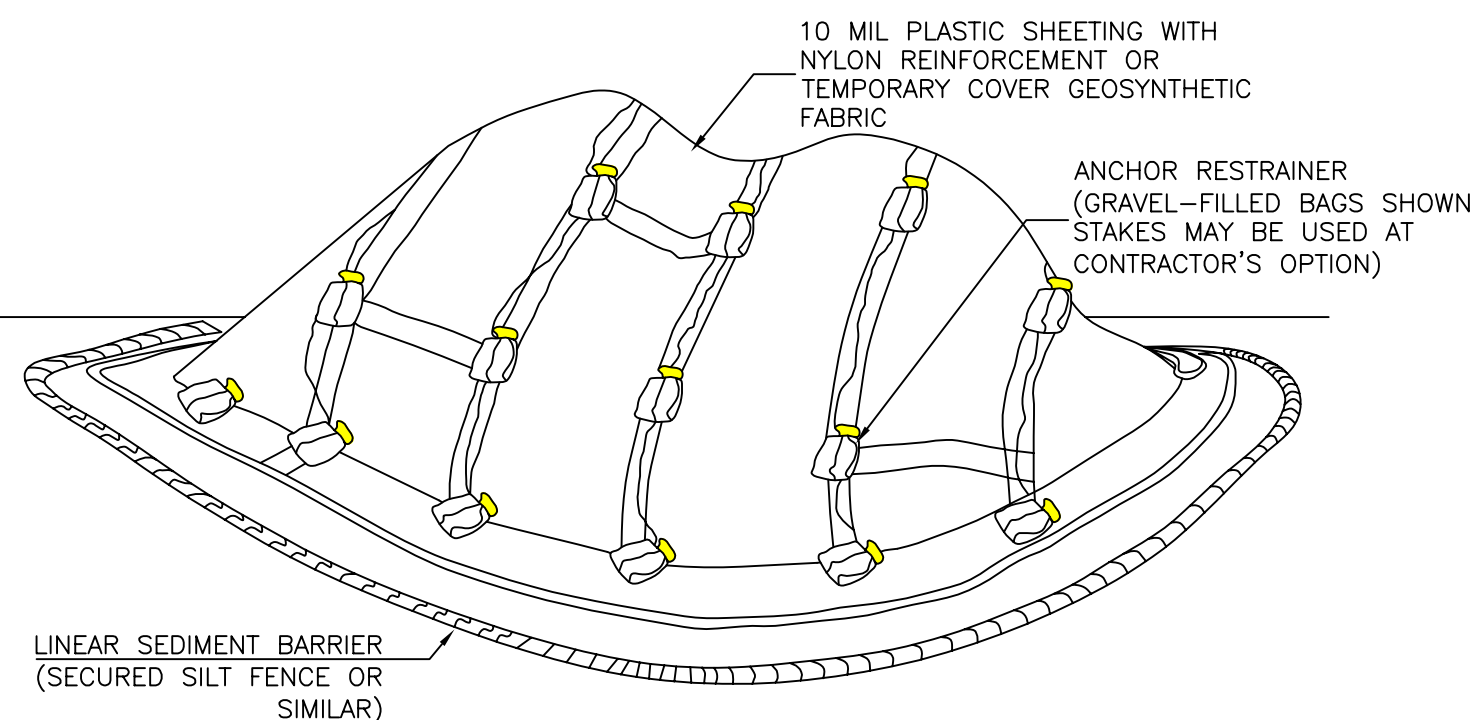


TOTAL AREA OF DISTURBANCE=0.53 AC

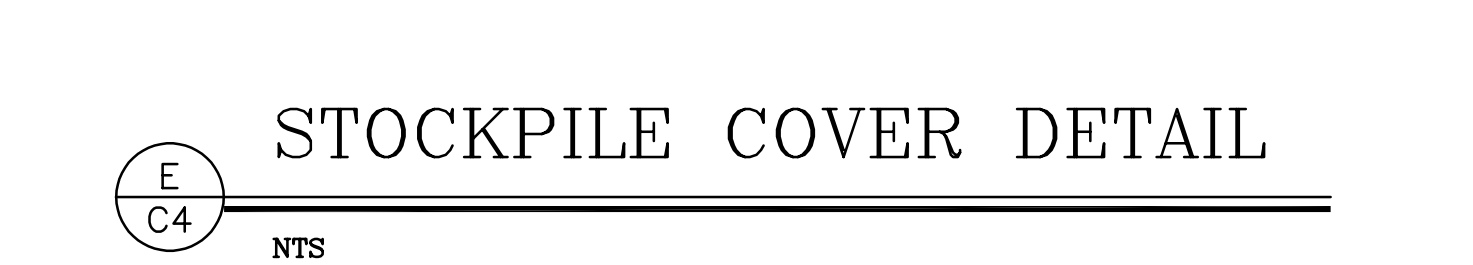
- NOTES:
1. ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15 THROUGH APRIL 15).
2. MAINTAIN ALL EROSION CONTROL MEASURES UNTIL LANDSCAPING IS ESTABLISHED

EROSION CONTROL PLAN

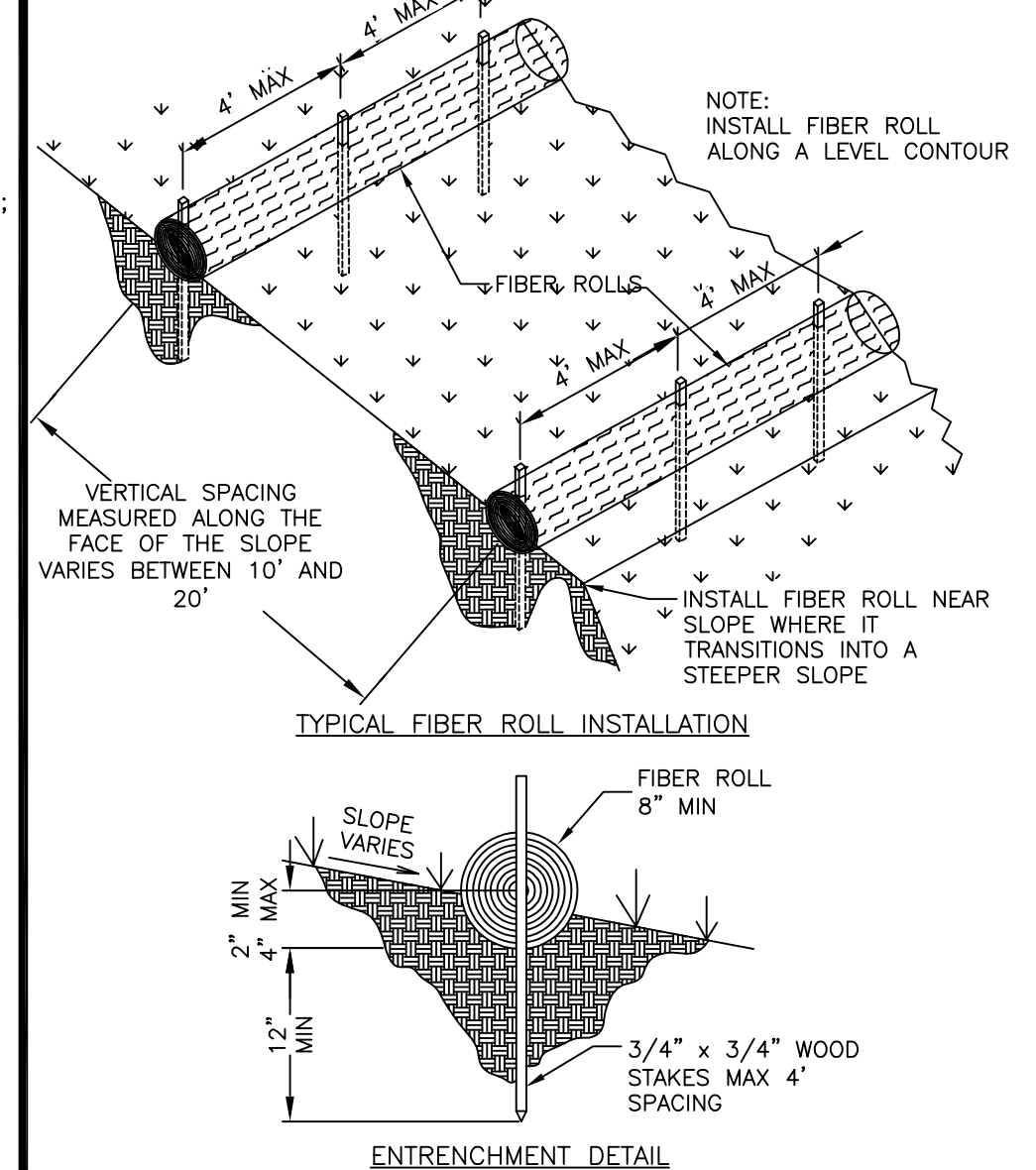
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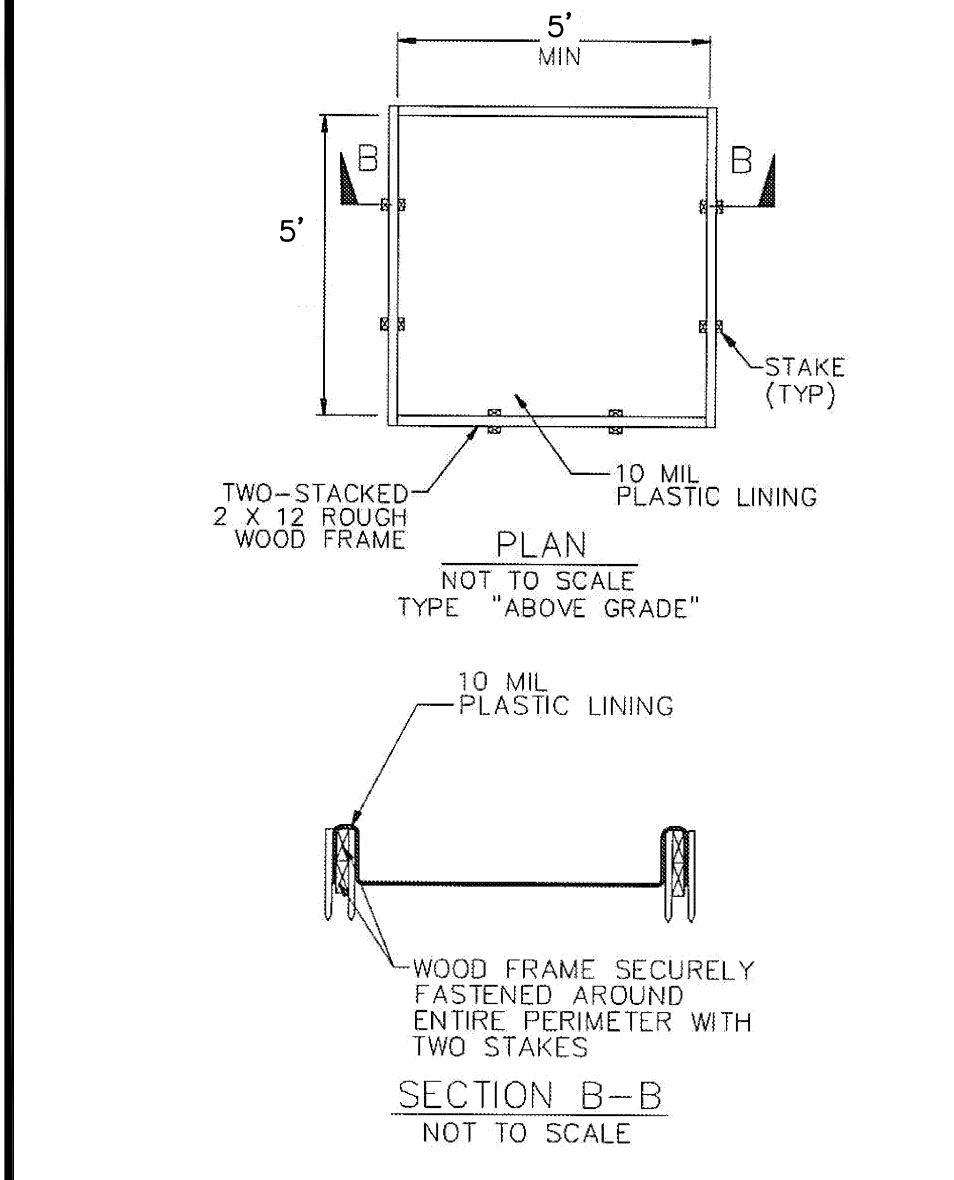
- NOTES:
1. ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY.
2. STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS.
3. NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.
4. PLASTIC SHEETING HAS LIMITATIONS DUE TO SUNLIGHT BREAKDOWN, HARD TO MANAGE IN WINDY CONDITIONS, AND CAN INCREASE RUNOFF ISSUE FOR PERIMETER CONTROLS. INSPECT FREQUENTLY OR USE GEOSYNTHETIC FABRIC AS APPLICABLE.
5. DO NOT LOCATE WITHIN 50 FEET OF A STORM DRAIN.



STOCKPILE COVER DETAIL



FIBER ROLL DETAIL

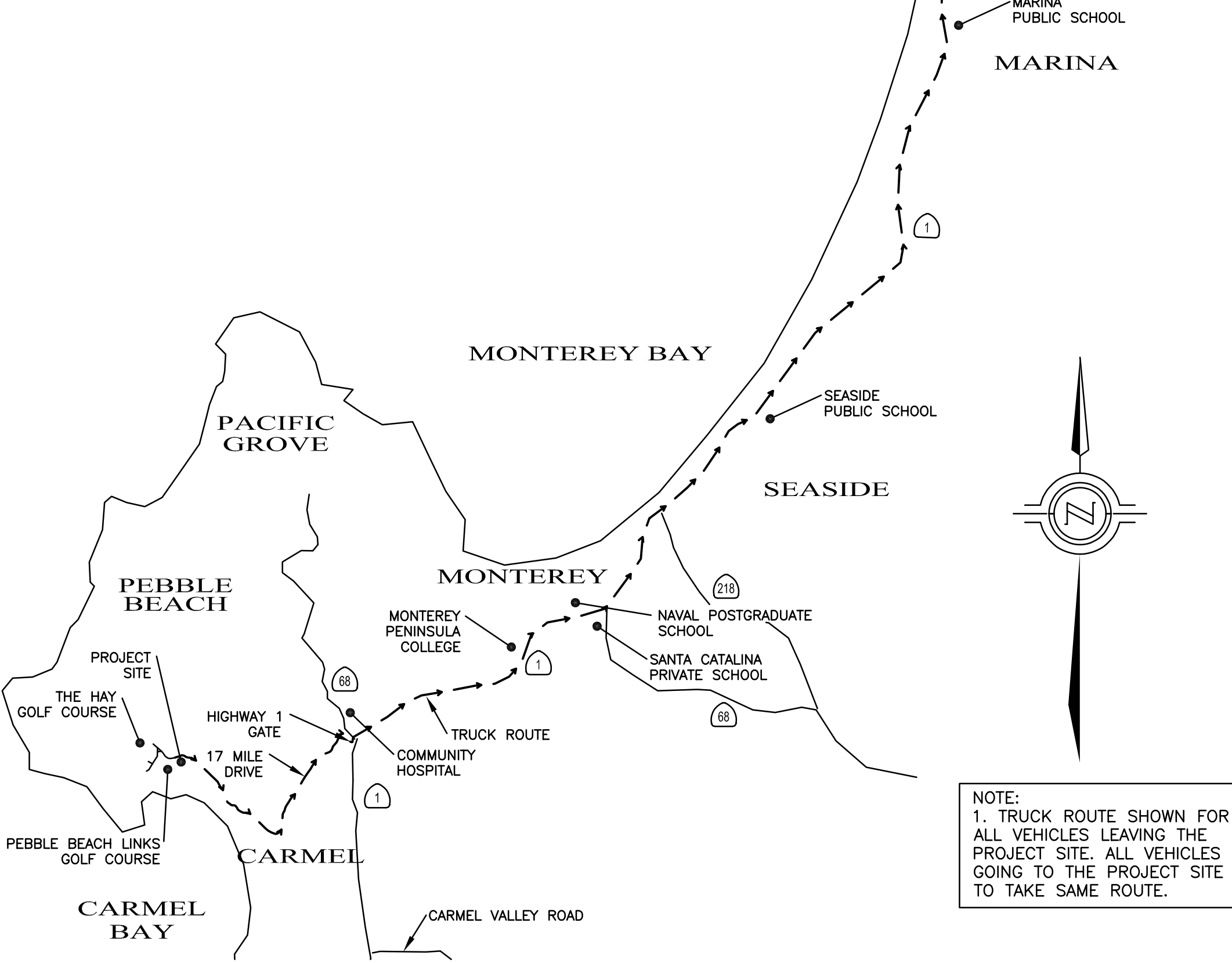


CONCRETE WASHOUT

CONSTRUCTION COORDINATOR

CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION, SHOULD QUESTIONS ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24-HOUR PHONE NUMBER) SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE IN A MANNER THAT THE CONTACT INFORMATION IS READILY VISIBLE FROM PUBLIC VIEWING AREAS. THE POSTING SHALL INDICATE THAT THE CONSTRUCTION COORDINATOR SHOULD BE CONTACTED TO ANSWER ANY QUESTIONS THAT ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THE CONSTRUCTION COORDINATOR SHALL RECORD THE NAME, PHONE NUMBER AND NATURE OF ALL COMPLAINTS (IF ANY) RECEIVED DURING CONSTRUCTION, AND SHALL INVESTIGATE COMPLAINTS AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24-HOURS OF RECEIPT OF THE COMPLAINT OR INQUIRY.

CHARLIE BENSEN LANE
MONTEREY REGIONAL
WASTE MANAGEMENT
(LANDFILL)
14201 Del Monte Blvd
Marina, CA 93933
(831)384-5313



NOTE:
1. TRUCK ROUTE SHOWN FOR
ALL VEHICLES LEAVING THE
PROJECT SITE. ALL VEHICLES
GOING TO THE PROJECT SITE
TO TAKE SAME ROUTE.

VICINITY MAP/OVERALL TRUCK ROUTING PLAN

1"=6000'

CONSTRUCTION NOTES

- ALL WORK SHALL TAKE PLACE DURING DAYLIGHT HOURS, MONDAY – FRIDAY, 8 AM TO 5 PM (EXCLUDING NATIONAL HOLIDAYS)
- THE SIGNED PERMITS AND THE APPROVED CONSTRUCTION PLANS SHALL BE MAINTAINED IN A CONSPICUOUS LOCATION AT THE CONSTRUCTION JOB SITE AT ALL TIMES, AND THAT SUCH COPIES ARE AVAILABLE FOR AGENCY REVIEW ON REQUEST. ALL PERSONS INVOLVED WITH THE CONSTRUCTION SHALL BE BRIEFED ON THE CONTENT AND MEANING OF THE PERMITS AND THE APPROVED CONSTRUCTION PLANS, AND THE PUBLIC REVIEW REQUIREMENTS APPLICABLE TO THEM, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- STOP WORK WITHIN 50 METERS (165 FT) 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.
- EQUIPMENT WASHING, REFUELING AND SERVICING SHALL TAKE PLACE ONLY ONSITE. APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE USED TO ENSURE THAT NO SPILLS OF PETROLEUM PRODUCTS OR OTHER CHEMICALS TAKE PLACE DURING THESE ACTIVITIES. SEE BMP HANDOUT ON THIS SHEET.
- THE CONSTRUCTION SITE SHALL MAINTAIN GOOD CONSTRUCTION SITE HOUSEKEEPING CONTROLS AND PROCEDURES (E.G. CLEANUP ALL LEAKS, DRIPS, AND OTHER SPILLS IMMEDIATELY; KEEP MATERIALS COVERED AND OUT OF THE RAIN, INCLUDING COVERING EXPOSED PILES OF SOIL AND WASTES; DISPOSE OF ALL WASTES PROPERLY, PLACE TRASH RECEPTACLES ON SITE FOR THAT PURPOSE, AND COVER OPEN TRASH RECEPTACLES DURING WET WEATHER). SEE BMP HANDOUT ON THIS SHEET.
- ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AS WELL AS AT THE END OF EACH WORKDAY. AT A MINIMUM, SILT FENCES, OR EQUIVALENT APPARATUS, SHALL BE INSTALLED AT THE PERIMETER OF THE CONSTRUCTION SITE TO PREVENT CONSTRUCTION-RELATED RUNOFF AND/OR SEDIMENT FROM LEAVING THE SITE.
- THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING MEASURES TO CONTROL FUGITIVE DUST EMISSIONS DURING CONSTRUCTION (MM AQ C1 – DUST CONTROL):
 - WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY. FREQUENCY SHOULD BE BASED ON THE TYPE OF OPERATION, SOIL, AND WIND EXPOSURE. NOT APPLICABLE TO SITE
 - PROHIBIT ALL GRADING ACTIVITIES DURING PERIODS OF HIGH WIND MORE THAN 15 MILES PER HOUR.
 - APPLY CHEMICAL SOIL STABILIZERS ON INACTIVE CONSTRUCTION AREAS SUCH AS DISTURBED LANDS WITHIN CONSTRUCTION PROJECTS THAT ARE UNUSED FOR AT LEAST FOUR CONSECUTIVE DAYS. NOT APPLICABLE TO SITE
 - APPLY NON-TOXIC BINDERS LIKE LATEX ACRYLIC COPOLYMER TO EXPOSED AREAS AFTER CUT AND FILL OPERATIONS AND HYDROSEED AREA. NOT APPLICABLE TO SITE
 - MAINTAIN AT LEAST 2 FEET OF FREEBOARD ON HAUL TRUCKS.
 - COVER ALL TRUCKS HAULING DIRT SAND OR LOOSE MATERIALS.
 - PLANT TREE WINDBREAKS ON THE WINDWARD PERIMETER OF CONSTRUCTION PROJECTS IF ADJACENT TO OPEN LAND, PRIOR TO CONSTRUCTION. NOT APPLICABLE TO SITE
 - PLANT VEGETATIVE GROUND COVER IN DISTURBED AREAS AS SOON AS POSSIBLE.
 - COVER INACTIVE STORAGE PILES.
 - INSTALL WHEEL WASHERS AT THE ENTRANCE TO CONSTRUCTION SITES FOR ALL EXITING TRUCKS – NOT APPLICABLE TO SITE
 - PAVE ALL ROADS ON CONSTRUCTION SITES PRIOR TO USE BY CONSTRUCTION EQUIPMENT – NOT APPLICABLE TO SITE
 - SWEEP STREETS IF VISIBLE SOIL MATERIAL IS CARRIED OUT FROM THE CONSTRUCTION SITE.
 - POST A PUBLICLY VISIBLE SIGN THAT SPECIFIES THE TELEPHONE NUMBER AND PERSON TO CONTACT REGARDING DUST COMPLAINTS. THIS PERSON WILL RESPOND TO COMPLAINTS AND TAKE CORRECTIVE ACTION WITHIN 48 HOURS. THE PHONE NUMBER OF THE MDAQD WILL BE VISIBLE TO ENSURE COMPLIANCE WITH RULE 402 NUISANCE.
 - LIMIT THE AREA UNDER CONSTRUCTION AT ANY ONE TIME.
- THE CONSTRUCTION CONTRACTOR WILL ENSURE THESE MEASURES ARE IMPLEMENTED DURING CONSTRUCTION AS VERIFIABLE UPON COUNTY INSPECTION.
- THE CONTRACTOR WILL ENSURE THAT ALL STATIONARY NOISE GENERATING EQUIPMENT, SUCH AS PUMPS AND GENERATORS ARE LOCATED AS FAR AS POSSIBLE FROM NEARBY NOISE SENSITIVE RECEPTORS AS PRACTICABLE. WHERE POSSIBLE, NOISE GENERATING EQUIPMENT WILL BE SHIELDED FROM NEARBY NOISE SENSITIVE RECEPTORS BY NOISE ATTENUATING BUFFERS SUCH AS STRUCTURES OR HAUL TRUCK TRAILERS. STATIONARY NOISE SOURCES LOCATED CLOSER THAN 500 FEET FROM NOISE SENSITIVE RECEPTORS WILL BE EQUIPPED WITH NOISE REDUCING ENGINE HOUSINGS. PORTABLE ACOUSTIC BARRIERS WILL BE PLACED AROUND NOISE GENERATING EQUIPMENT LOCATED WITHIN 200 FEET OF RESIDENCES. WATER TANKS AND EQUIPMENT STORAGE, STAGING, AND WARM-UP AREAS WILL BE LOCATED AS FAR FROM NOISE SENSITIVE RECEPTORS AS POSSIBLE.
- THE CONTRACTOR WILL ENSURE ALL CONSTRUCTION EQUIPMENT POWERED BY GASOLINE OR DIESEL ENGINES HAS SOUND CONTROL DEVICES AT LEAST AS EFFECTIVE AS THOSE ORIGINALLY PROVIDED BY THE MANUFACTURER. NO EQUIPMENT WILL BE PERMITTED TO HAVE AN UNMUFFLED EXHAUST.
- THE APPLICANT WILL ENSURE THE CONSTRUCTION SPECIFICATIONS SPECIFY THAT ANY MOBILE NOISE-GENERATING EQUIPMENT OR MACHINERY IS SHUT OFF WHEN NOT IN USE. THESE REQUIREMENTS WILL BE INCLUDED IN ALL RELEVANT CONSTRUCTION CONTRACTS AND SHOWN ON CONSTRUCTION PLANS, AND WILL BE IMPLEMENTED DURING CONSTRUCTION.
- THE CONTRACTOR TO ENSURE THAT CONSTRUCTION VEHICLES ACCESSING THE SITE USE THE SHORTEST POSSIBLE ROUTE TO AND FROM LOCAL FREEWAYS, PROVIDED THE ROUTES DO NOT EXPOSE ADDITIONAL RECEPTORS TO NOISE. SEE APPROVED TRUCK ROUTE ON THIS SHEET.
- THE APPLICANT AND THE CONTRACTOR WILL ENSURE THAT RESIDENTS WITHIN 500 FEET OF THE CONSTRUCTION AREA ARE NOTIFIED OF THE CONSTRUCTION SCHEDULE IN WRITING BEFORE CONSTRUCTION BEGINS.



CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMP) on this Page, as they Apply to Your Project, All Year Long

MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipes, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

Spill Prevention and Control

- Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Erosion Control

- Schedule grading and excavation work for dry weather only.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded filter matrix) until vegetation is established.
- Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- Keep excavated soil on the site where it will not collect into the street.
- Transfer excavated materials to dump trucks on the site, not in the street.
- Contaminated Soils
- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks
 - Abandoned wells
 - Buried barrels, debris, or trash.

PAVING/ASPHALT WORK

- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

CONCRETE, GROUT & MORTAR APPLICATION

- Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

PAINTING & PAINT REMOVAL

Painting cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal

- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

DEWATERING

- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

LANDSCAPE MATERIALS

- Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

To Report a Spill: Call 911 or (831) 394-6811
If you see paint, cement, motor oil, antifreeze or other hazardous materials flowing into or being dumped into a storm drain, immediately call 911 to report it.

Additional Contact Numbers (Non-Emergency):

City of Carmel by the Sea:	(831) 624-2800
City of Del Rey Oaks:	(831) 394-8511
City of Monterey:	(831) 646-3921
City of Pacific Grove:	(831) 648-9722
City of San Jose:	(831) 394-3054
City of Seaside:	(831) 899-6825
County of Monterey:	(831) 755-4800

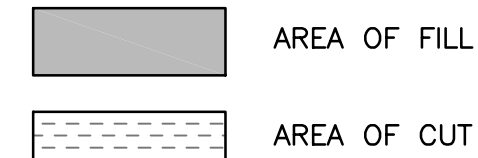
* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO \$10,000 PER DAY!

GRADING STAGING:
SEE GRADING PLANS FOR GRADING AND EROSION CONTROL DURING CONSTRUCTION.
STEP 1: REMOVE TREES DESIGNATED FOR REMOVAL AS SHOWN IN THIS PLAN SET AND CLEAR AND GRUB SITE PER GEOTECHNICAL REPORT SPECIFICATIONS. ALL DEBRIS TO BE REMOVED OFF SITE TO THE MONTEREY REGIONAL WASTE MANAGEMENT LANDFILL VIA HAUL ROUTE SHOWN IN A/C5. USE DESIGNATE AREA FOR TEMPORARY STOCKPILE AREA. IMPLEMENT EROSION CONTROL ONCE SITE HAS BEEN DISTURBED. SEE EROSION CONTROL PLAN FOR NECESSARY BMPs DURING GRADING OPERATIONS.
STEP 2: REMOVE CUT MATERIAL AND PREPARE SUBGRADE FOR FILL PLACEMENT PER GEOTECHNICAL REPORT SPECIFICATIONS. USE DESIGNATED AREAS FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREAS. SEE EROSION CONTROL PLAN FOR NECESSARY BMPs DURING GRADING OPERATIONS.
STEP 3: PLACE CUT MATERIAL WITHIN AREAS TO RECEIVE FILL PER GEOTECHNICAL REPORT SPECIFICATIONS.
STEP 4: REMOVE EXCESS CUT MATERIAL OFF SITE TO THE MONTEREY REGIONAL WASTE MANAGEMENT LANDFILL VIA HAUL ROUTE SHOWN IN A/C5.
STEP 5: PREPARE SUBGRADE FOR BUILDING AND PAVEMENT AREAS PER GEOTECHNICAL REPORT SPECIFICATIONS.
STEP 6: INSTALL ADDITIONAL BMPs AS SHOWN ON THE EROSION CONTROL PLAN AND MAINTAIN BMPs UNTIL CONSTRUCTION IS FINISHED AND LANDSCAPING IS ESTABLISHED.

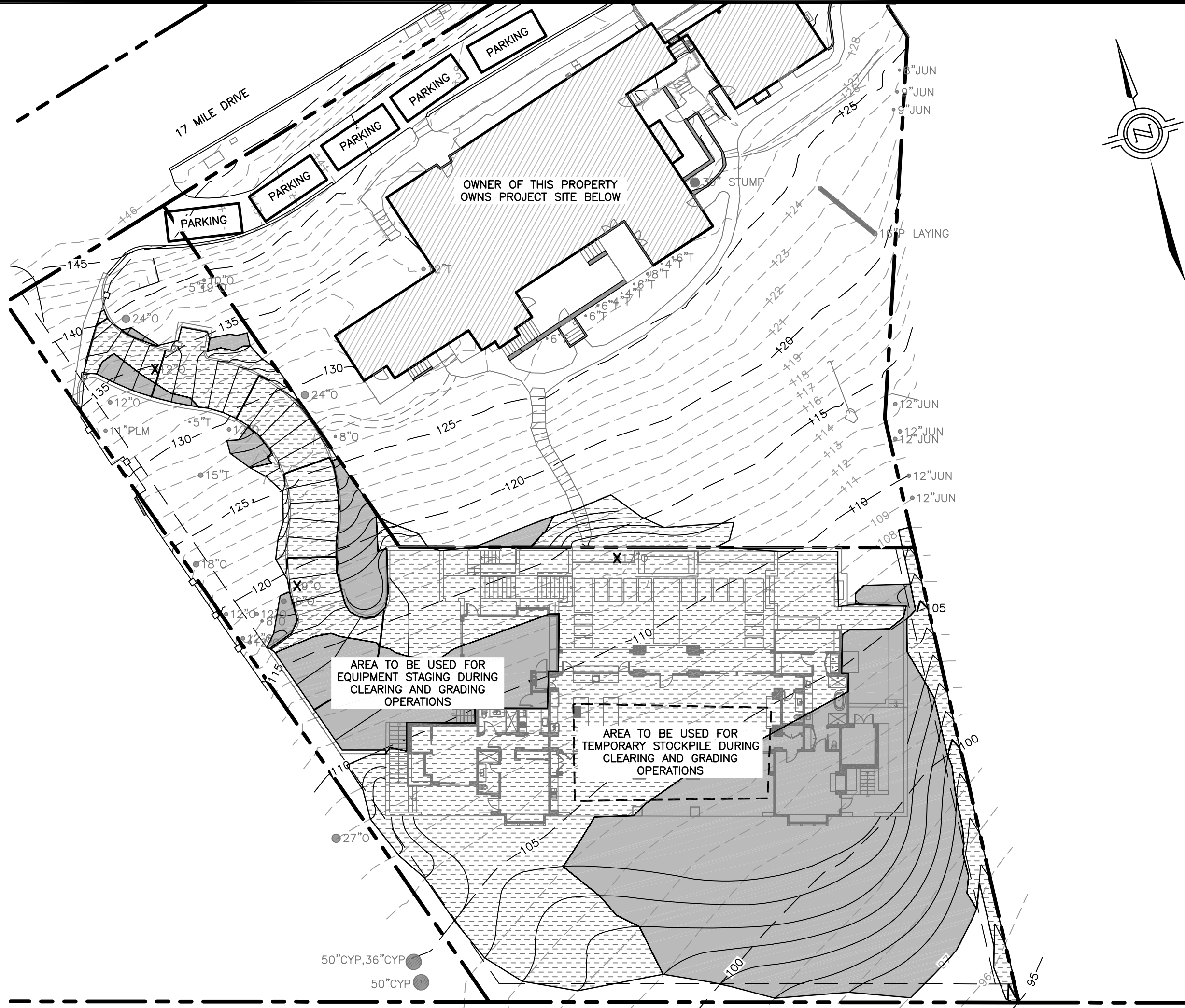
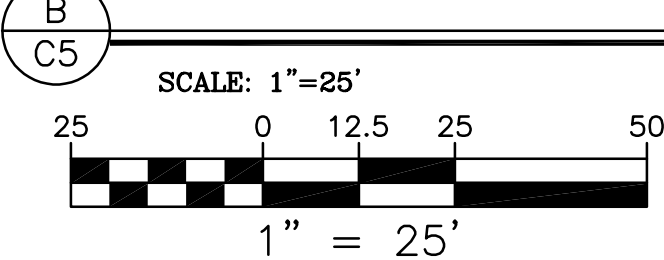
ADDITIONAL NOTES:
1. THIS PROJECT SITE WILL EXPECT 2-10 WORKERS PER DAY.
2. THIS PROJECT SITE WILL EXPECT NO MORE THAN 5 TRUCK DELIVERIES PER DAY.
3. CONSTRUCTION PARKING WILL BE AT THE SITE WITHIN PROPOSED AREA

LEGEND



EARTHWORK QUANTITIES:
1050 CY CUT
540 CY FILL
510 CY CUT NET
• AT 5 TRUCK TRIPS PER DAY AND 10 CY PER TRUCK TRIP (50CY/DAY) IT IS ESTIMATED THAT IT WILL TAKE 51 TRUCK TRIPS OR 11 DAYS TO REMOVE THE EXCESS MATERIAL FROM THE SITE

GRADING STAGING PLAN



WILLIAMSON RESIDENCE
3320 17 MILE DRIVE
PEBBLE BEACH, CA 93953
APN 008-423-026

SHEET C5

OF

5 SHEETS



DRAWN BY: MRS
DESIGNED BY: CJS
DATE: 5-9-2024
EXP. DATE: AS SHOWN
JOB NUMBER: 24-02
LAST REVISED: N/A
REVISED BY: N/A

CONSTRUCTION
MANAGEMENT PLAN

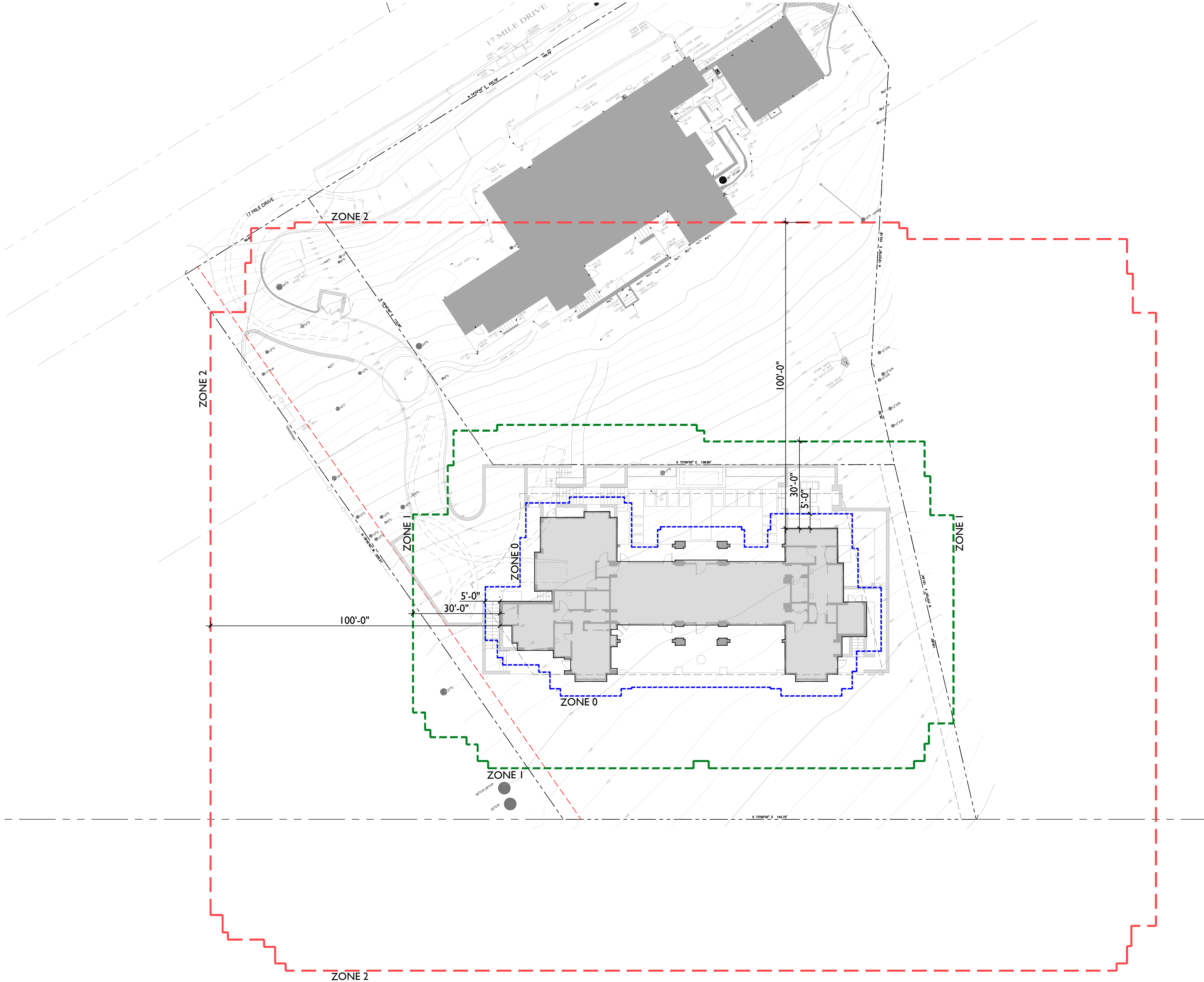
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SHEET C5

OF

5 SHEETS

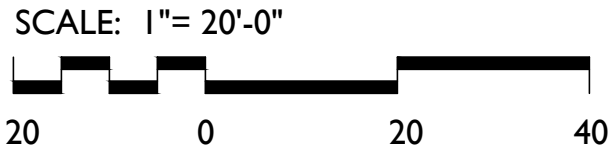
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SHEET INDEX	
SHEET NO:	CONTENTS:
L-0.1	FUEL MANAGEMENT PLAN
L-1.0	OVERALL SITE PLAN
L-1.1	SITE PLAN
L-2.0	PLANTING NOTES
L-2.1	PLANTING PLAN
L-3.0	LIGHTING PLAN
L-3.1	LIGHTING SPECS

LEGEND

- ZONE 0: ZONE 0 EXTENDS 5' FROM BUILDINGS, STRUCTURES DECKS, ETC. THE EMBER-RESISTANT ZONE IS THE MOST IMPORTANT OF ALL THE DEFENSIBLE SPACE ZONES. 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 YOUR HOME. THE FOLLOWING PROVIDES GUIDANCE FOR THIS ZONE, WHICH MAY CHANGE BASED ON THE REGULATION DEVELOPED BY THE BOARD OF FORESTRY AND FIRE PROTECTION.
- USE HARDSCAPE LIKE GRAVEL, PAVERS, CONCRETE, AND OTHER NONCOMBUSTIBLE MULCH MATERIALS. NO COMBUSTIBLE BARK OR MULCH.
 - REMOVE ALL DEAD AND DYING WEEDS, GRASS, PLANT, SHRUBS, TREES, BRANCHES AND VEGETATIVE DEBRIS (LEAVES, NEEDLES, CONES, BARK, ETC.); CHECK YOUR ROOFS, GUTTERS, DECKS, PORCHES, STAIRWAYS, ETC.
 - REMOVE ALL BRANCHES WITHIN 10 FEET OF ANY CHIMNEY OR STOVEPIPE OUTLET.
 - NO PLANTING IS PERMITTED IN THIS ZONE.
 - LIMIT COMBUSTIBLE ITEMS (OUTDOOR FURNITURE, PLANTERS, ETC.) ON TOP OF ROOF DECKS.
 - RELOCATE FIREWOOD AND LUMBER TO ZONE 2
 - REPLACE COMBUSTIBLE FENCING, GATES AND ARBORS ATTACH TO THE HOME WITH NON-COMBUSTIBLE ALTERNATIVES.
 - CONSIDER RELOCATING GARBAGE AND RECYCLING CONTAINERS OUTSIDE THIS ZONE.
 - CONSIDER RELOCATING BOATS, RVS, VEHICLES AND OTHER COMBUSTIBLE ITEMS OUTSIDE THIS ZONE.
- ZONE 1: ZONE 1 EXTENDS 30 FEET FROM ALL SIDES OF BUILDINGS, STRUCTURES, DECKS, ETC OR TO THE PROPERTY LINE,WHICHEVER IS CLOSER. WITHIN THIS ZONE, THE FOLLOWING CONDITIONS SHALL BE MAINTAINED:
- REMOVE ALL DEAD PLANTS, GRASS, AND WEEDS (VEGETATION)
 - REMOVE DEAD OR DRY LEAVES AND PINE NEEDLES FROM YARD, ROOF, AND RAIN GUTTERS.
 - TRIM TREES REGULARLY TO KEEP BRANCHES A MINIMUM OF 10 FEET FROM OTHER TREES.
 - REMOVE BRANCHES THAT HANG OVER ROOFS AND KEEP DEAD BRANCHES A MINIMUM OF 10 FEET AWAY FROM CHIMNEYS AND STOVEPIPES.
 - WOOD PILES ARE PROHIBITED WITHIN THIS ZONE. RELOCATE WOOD PILES TO ZONE 2.
 - REMOVE OR PRUNE FLAMMABLE PLANTS AND SHRUBS NEAR WINDOWS.
 - REMOVE OR PRUNE FLAMMABLE ITEMS THAT COULD CATCH FIRE FROM AROUND AND UNDER DECKS, BALCONIES, AND STAIRS.
 - CREATE A SEPARATION BETWEEN TREES, SHRUBS, AND ITEMS THAT COULD CATCH FIRE, SUCH AS PATIO FURNITURE, WOOD PILES, SWING SETS, ETC.
 - MAINTAIN A TREE, SHRUB OR OTHER PLANT ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD OR DYING WOOD.
 - MAINTAIN THE ROOF OF A STRUCTURE FREE OF LEAVES, NEEDLES OR OTHER VEGETATIVE MATERIALS. REMOVE OR PRUNE FLAMMABLE PLANTS AND SHRUBS NEAR WINDOWS
- ZONE 2: ZONE 2 EXTENDS FROM 30 FEET TO 100 FEET OUT FROM BUILDINGS, STRUCTURES, DECKS ETC. OR TO THE PROPERTY LINE WHICHEVER IS CLOSER. FUELS SHALL BE MAINTAINED IN A CONDITION SO THAT A WILDFIRE BURNING UNDER AVERAGE WEATHER CONDITIONS WOULD BE UNLIKELY TO IGNITE THE STRUCTURE. THE ITEMS STIPULATED BELOW DO NOT APPLY TO SINGLE SPECIMENS OF TREES OR OTHER VEGETATION THAT ARE WELL-PRUNED AND MAINTAINED SO AS TO EFFECTIVELY MANAGE FUELS AND NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM OTHER NEARBY VEGETATION TO A STRUCTURE OR FROM A STRUCTURE TO THE OTHER NEARBY VEGETATION. WITHIN THIS ZONE, THE FOLLOWING CONDITIONS SHALL BE MAINTAINED:
- CUT OR MOW ANNUAL GRASS DOWN TO A MAXIMUM HEIGHT OF 4 INCHES.
 - CREATE HORIZONTAL SPACING BETWEEN SHRUBS AND TREES.
 - CREATE VERTICAL SPACING BETWEEN GRASS, SHRUBS, AND TREES.
 - REMOVE ALL DEAD TREES.
 - REMOVE FALLEN LEAVES, NEEDLES, TWIGS, BARK, CONES AND SMALL BRANCHES. HOWEVER, THEY MAY BE PERMITTED TO A DEPTH OF 3 INCHES.
 - ALL EXPOSED WOOD PILES MUST HAVE A MINIMUM OF 10 FEET OF CLEARANCE, DOWN TO BARE MINERAL SOIL, IN ALL DIRECTIONS.
- ZONE 1 AND 2 - "OUTBUILDINGS" AND LIQUID PROPANE GAS (LPG) STORAGE TANKS SHALL HAVE 10 FEET OF CLEARANCE TO BARE MINERAL SOIL AND NO FLAMMABLE VEGETATION FOR AN ADDITIONAL 10 FEET AROUND THEIR EXTERIOR.
- FUEL MANAGEMENT TO FOLLOW PUBLIC RESOURCE CODE 4291 AS DEVELOPED BY CALIFORNIA'S DEPARTMENT OF FORESTRY AND FIRE PROTECTION (CALFIRE).
- CLEARING BEYOND THE PROPERTY LINE MAY ONLY BE REQUIRED IF THE STATE LAW, LOCAL ORDINANCE, RULE, OR REGULATION INCLUDES FINDINGS THAT THE CLEARING IS NECESSARY TO SIGNIFICANTLY REDUCE THE RISK OF TRANSMISSION OF FLAME OR HEAT SUFFICIENT TO IGNITE THE STRUCTURE AND THERE IS NO FEASIBLE MITIGATION MEASURES POSSIBLE TO REDUCE THE RISK OF IGNITION OR SPREAD OF WILDFIRE TO THE STRUCTURE. CLEARANCE ON THE ADJACENT PROPERTY SHALL ONLY BE CONDUCTED FOLLOWING WRITTEN ON CONSENT BY THE ADJACENT LANDOWNER.



SEVEN
SPRINGS
STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

PROJECT NAME:
**WILLIAMSON
RESIDENCE**

PROJECT ADDRESS:
3320 17 MILE DRIVE
PEBBLE BEACH, CA 93953
APN: 008-423-025-000

ISSUANCE:
**BUILDING DEPT
SUBMITTAL**

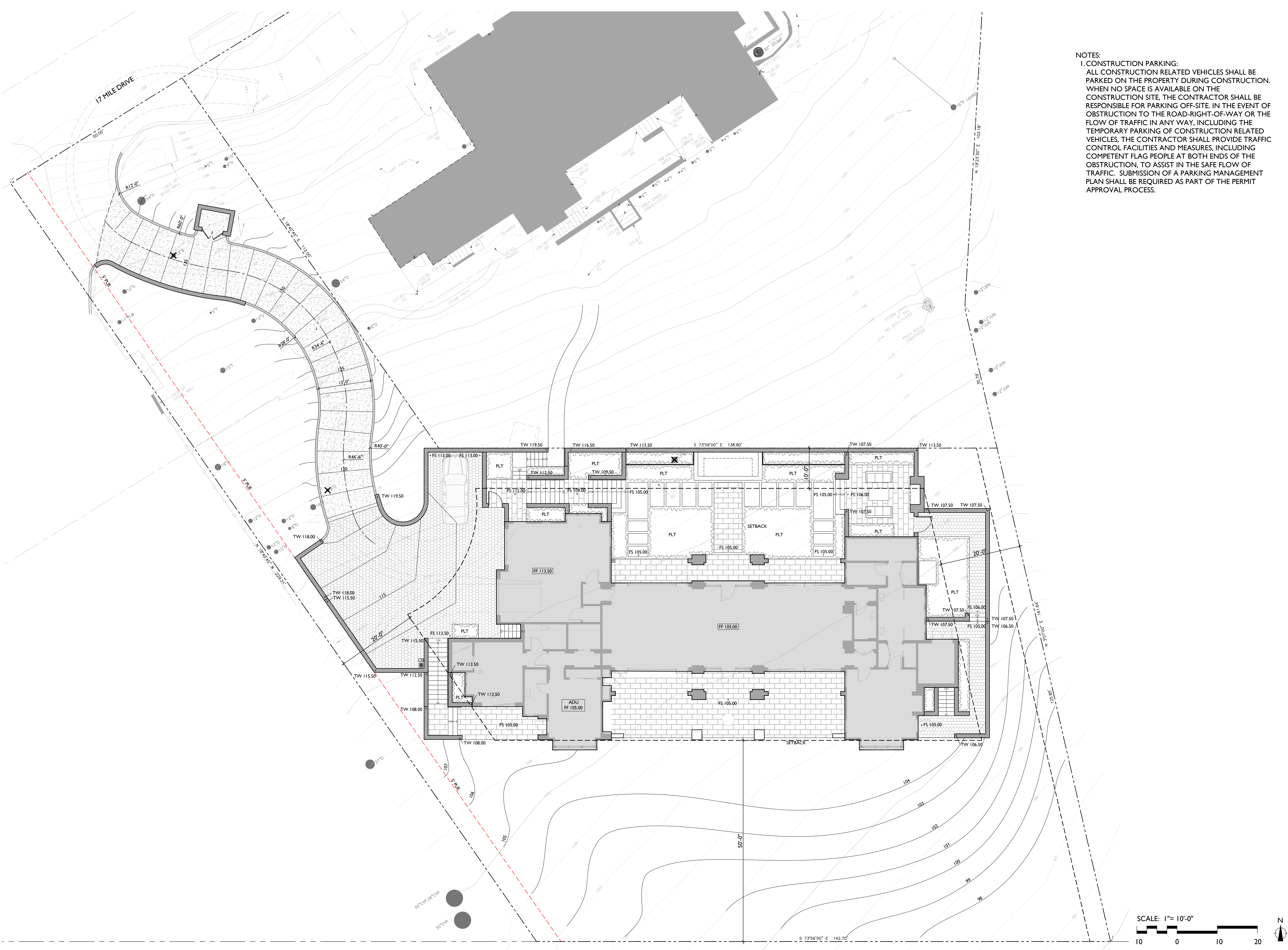
PROJECT NO: 2023-26
DATE: 08/19/2024

REVISIONS:
DATE DESCRIPTION

SHEET NAME:
**FUEL
MANAGEMENT
PLAN**

SHEET NO:

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NOTES:
I. CONSTRUCTION PARKING:
ALL CONSTRUCTION RELATED VEHICLES SHALL BE
PARKED ON THE PROPERTY DURING CONSTRUCTION.
WHEN NO SPACE IS AVAILABLE ON THE
CONSTRUCTION SITE, THE CONTRACTOR SHALL BE
RESPONSIBLE FOR PARKING OFF-SITE. IN THE EVENT OF
OBSTRUCTION TO THE ROAD-RIGHT-OF-WAY OR THE
FLOW OF TRAFFIC IN ANY WAY, INCLUDING THE
TEMPORARY PARKING OF CONSTRUCTION RELATED
VEHICLES, THE CONTRACTOR SHALL PROVIDE TRAFFIC
CONTROL FACILITIES AND MEASURES, INCLUDING
COMPETENT FLAG PEOPLE AT BOTH ENDS OF THE
OBSTRUCTION, TO ASSIST IN THE SAFE FLOW OF
TRAFFIC. SUBMISSION OF A PARKING MANAGEMENT
PLAN SHALL BE REQUIRED AS PART OF THE PERMIT
APPROVAL PROCESS.

SEVEN
SPRINGS
STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

PROJECT NAME:
**WILLIAMSON
RESIDENCE**

PROJECT ADDRESS:
3320 17 MILE DRIVE
PEBBLE BEACH, CA 93953
APN: 008-423-025-000

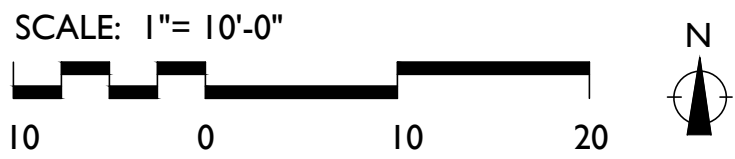
ISSUANCE:
**BUILDING DEPT
SUBMITTAL**

PROJECT NO: 2023-26
DATE: 08/19/2024

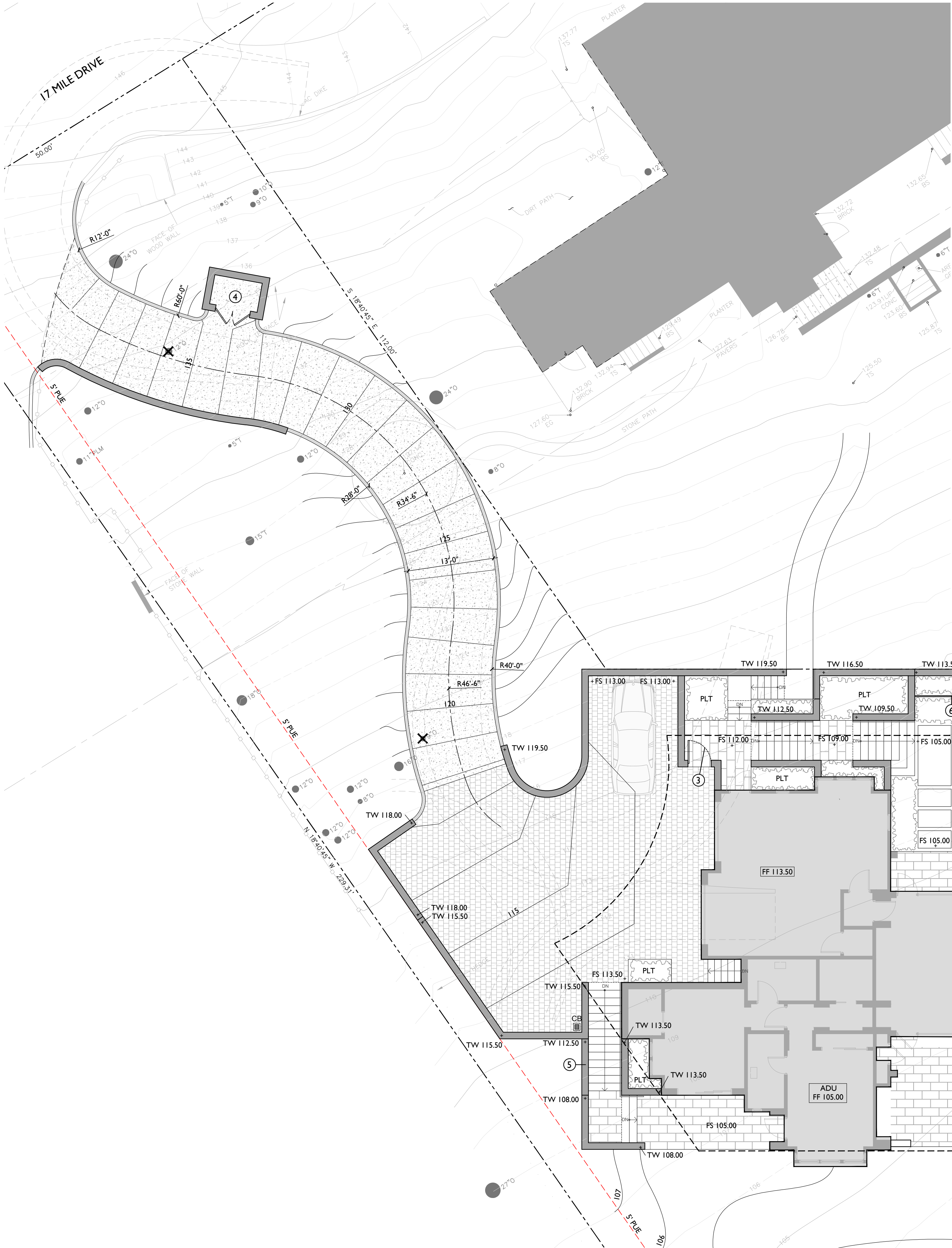
REVISIONS:	
DATE	DESCRIPTION

SHEET NAME:
**OVERALL SITE
PLAN**

SHEET NO:



G:\shortcuts\targets-by-id\1\JOERN\Mar\H4\Map\B6R0kh_d\Ndp\G\2023\2023-26 Williamson Residence EMA\CAD\23-26_L-1.0 Const.dwg 8/19/2024



REFERENCE NOTES

- ① INTEGRATED SPA WITH COVER: SEE ARCHITECTURAL DRAWINGS.
- ② FIREPLACE: SEE ARCHITECTURAL DRAWINGS.
- ③ PEDESTRIAN GATE: SEE ARCHITECTURAL DRAWINGS.
- ④ TRASH ENCLOSURE WITH ORNAMENTAL WOOD GATES: SEE ARCHITECTURAL DRAWINGS.
- ⑤ WALL TOP TO SLOPE DOWN FOLLOWING STAIRS
- ⑥ METAL WALL
- ⑦ SPA MECHANICAL EQUIPMENT - FINAL SIZE DETERMINED ONCE EQUIPMENT IS SPECIFIED.
- ⑧ ORNAMENTAL IRON GUARDRAIL - 42" HIGH

TREE REMOVAL LIST

SPECIES	DBH
TREE REMOVAL - 5" - 23"	
COAST LIVE OAK	12"
COAST LIVE OAK	17"
COAST LIVE OAK	9"

SUBTOTAL	3
MITIGATION REQUIREMENT 2:1. SEE PLANTING PLAN FOR MITIGATION PLANTING.	6

EARTHWORK CALCULATIONS

CUT	908 CY
FILL	612 CY
NET	296 CY

THE QUANTITIES SHOWN ABOVE ARE
ESTIMATES ONLY - THE CONTRACTOR SHALL
DETERMINE THEIR OWN QUANTITY TAKEOFFS
AND SHALL BID ACCORDINGLY

LEGEND

- CONCRETE DRIVE: WITH INTEGRAL COLOR AND HEAVY TEXTURED FINISH - 6" SECTION OVER 8" COMPACTED CLASS II BASE
- PERVIOUS PAVERS - SAND SET OVER 8" CLASS II PERMEABLE BASE.
- STONE STEPSTONES: STONE TYPE TO MATCH STONE PAVING - WET SET OVER CONCRETE SETTING BED.
- STONE PAVING - WET SET OVER CONCRETE SUB-SLAB WITH ANTI-FRACTURE MEMBRANE.
- STONE STEPS: STONE TYPE TO MATCH STONE PAVING MATERIAL. WET SET OVER CONCRETE SUB-STAIRS.
- STUCCO WALL - FINISH AND COLOR TO MATCH HOUSE
- TRENCH DRAIN
- CONCRETE CURB WITH INTEGRAL COLOR AND LIGHT SAND FINISH.
- HDR METAL EDGE
- PLT PLANTING AREA
- X 12" OAK EXISTING TREE: TO BE REMOVED

PROPOSED LOT COVERAGE

IMPERVIOUS	AREA (SF)
ALLOWABLE SITE COVERAGE	9,000 SF
MAIN RESIDENCE & GARAGE	4,681 SF
DRIVE	1,481 SF
EXISTING DRIVE PAVING	631.5 SF
SITE PAVING & STAIRS	2,181 SF
SPA/WATER FEATURE	120 SF
TOTAL IMPERVIOUS SITE COVERAGE	8,870 SF

PERVIOUS	
AUTOCOURT	1,616 SF
EAST SIDE WALK	415 SF
TOTAL PERVIOUS COVERAGE	2,031 SF

SEVEN
SPRINGS
STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

PROJECT NAME:
**WILLIAMSON
RESIDENCE**

PROJECT ADDRESS:
3320 17 MILE DRIVE
PEBBLE BEACH, CA 93953
APN: 008-423-025-000

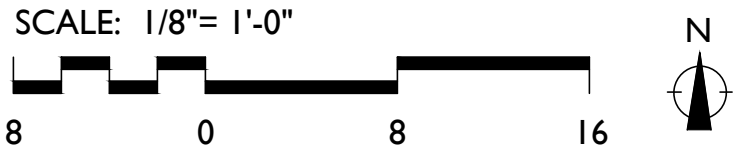
ISSUANCE:
**BUILDING DEPT
SUBMITTAL**

PROJECT NO: 2023-26
DATE: 08/19/2024

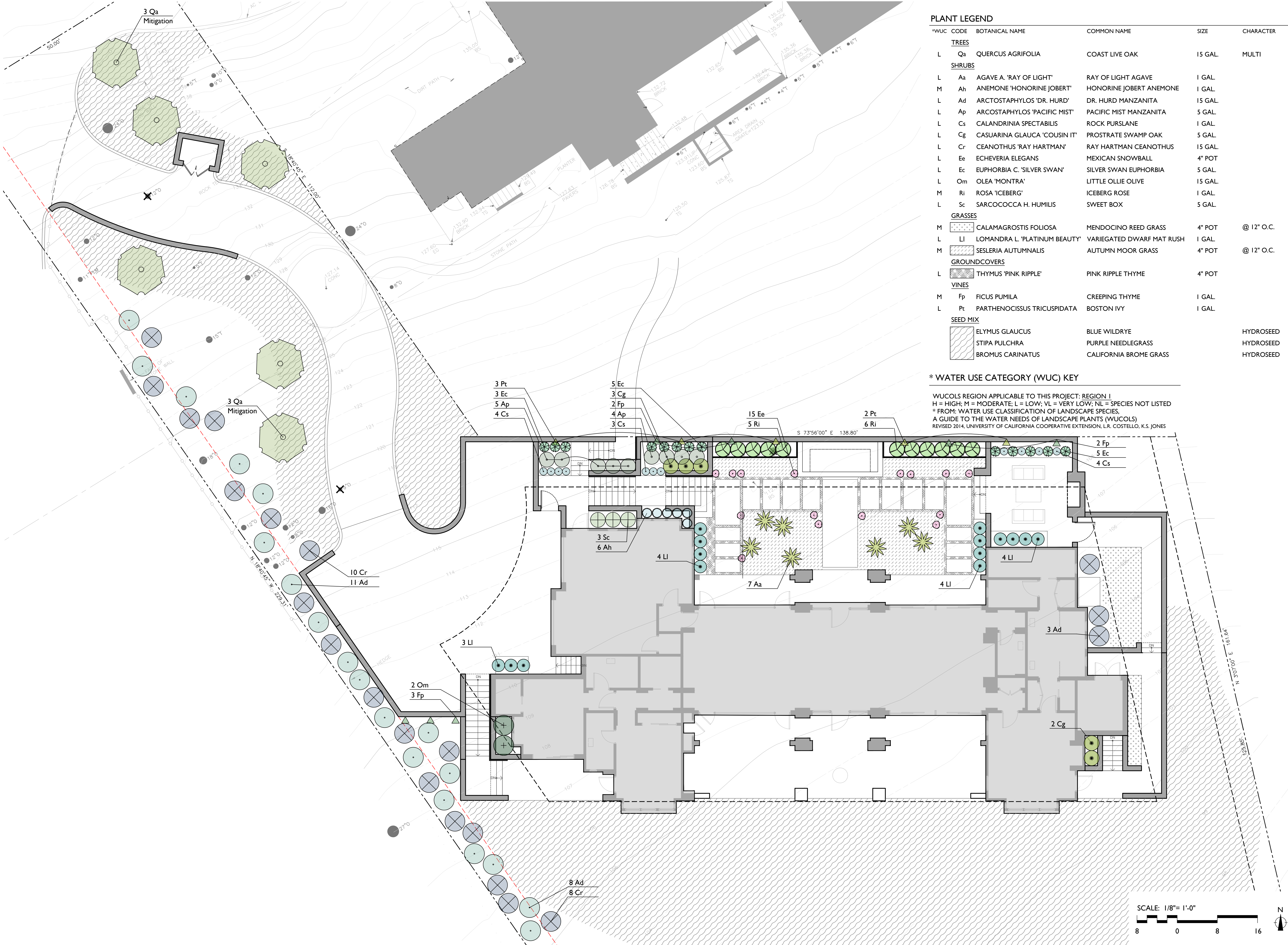
REVISIONS:	
DATE	DESCRIPTION

SHEET NAME:
SITE PLAN

SHEET NO:



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*WUC	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
TREES					
L	Qa	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL.	MULTI
SHRUBS					
L	Aa	AGAVE A. 'RAY OF LIGHT'	RAY OF LIGHT AGAVE	1 GAL.	
M	Ah	ANEMONE 'HONORINE JOBERT'	HONORINE JOBERT ANEMONE	1 GAL.	
L	Ad	ARCTOSTAPHYLOS 'DR. HURD'	DR. HURD MANZANITA	15 GAL.	
L	Ap	ARCOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA	5 GAL.	
L	Cs	CALANDRINIA SPECTABILIS	ROCK PURSLANE	1 GAL.	
L	Cg	CASUARINA GLAUCA 'COUSIN IT'	PROSTRATE SWAMP OAK	5 GAL.	
L	Cr	CEANOTHUS 'RAY HARTMAN'	RAY HARTMAN CEANOTHUS	15 GAL.	
L	Ee	ECHEVERIA ELEGANS	MEXICAN SNOWBALL	4" POT	
L	Ec	EUPHORBIA C. 'SILVER SWAN'	SILVER SWAN EUPHORBIA	5 GAL.	
L	Om	OLEA 'MONTRA'	LITTLE OLLIE OLIVE	15 GAL.	
M	Ri	ROSA 'ICEBERG'	ICEBERG ROSE	1 GAL.	
L	Sc	SARCOCOCCA H. HUMILIS	SWEET BOX	5 GAL.	
GRASSES					
M	LI	CALAMAGROSTIS FOLIOSA	MENDOCINO REED GRASS	4" POT	@ 12" O.C.
L	LI	LOMANDRA L. 'PLATINUM BEAUTY'	VARIEGATED DWARF MAT RUSH	1 GAL.	
M	LI	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	4" POT	@ 12" O.C.
GROUNDCOVERS					
L	LI	THYMUS 'PINK RIPPLE'	PINK RIPPLE THYME	4" POT	
VINES					
M	Fp	FICUS PUMILA	CREeping THYME	1 GAL.	
L	Pt	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	1 GAL.	
SEED MIX					
		ELYMUS GLAUCUS	BLUE WILD RYE		HYDROSEED
		STIPA PULCHRA	PURPLE NEEDLEGRASS		HYDROSEED
		BROMUS CARINATUS	CALIFORNIA BROME GRASS		HYDROSEED

* WATER USE CATEGORY (WUC) KEY

WUCOLS REGION APPLICABLE TO THIS PROJECT: REGION I
H = HIGH; M = MODERATE; L = LOW; VL = VERY LOW; NL = SPECIES NOT LISTED
* FROM: WATER USE CLASSIFICATION OF LANDSCAPE SPECIES,
A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS (WUCOLS)
REVISED 2014, UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION, L.R. COSTELLO, K.S. JONES

SEVEN
SPRINGS
STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

PROJECT NAME:
**WILLIAMSON
RESIDENCE**

PROJECT ADDRESS:
3320 17 MILE DRIVE
PEBBLE BEACH, CA 93953
APN: 008-423-025-000

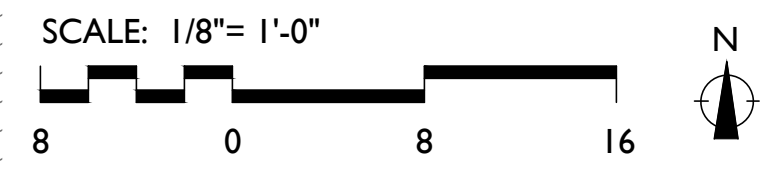
ISSUANCE:
**BUILDING DEPT
SUBMITTAL**

PROJECT NO: 2023-26
DATE: 08/19/2024

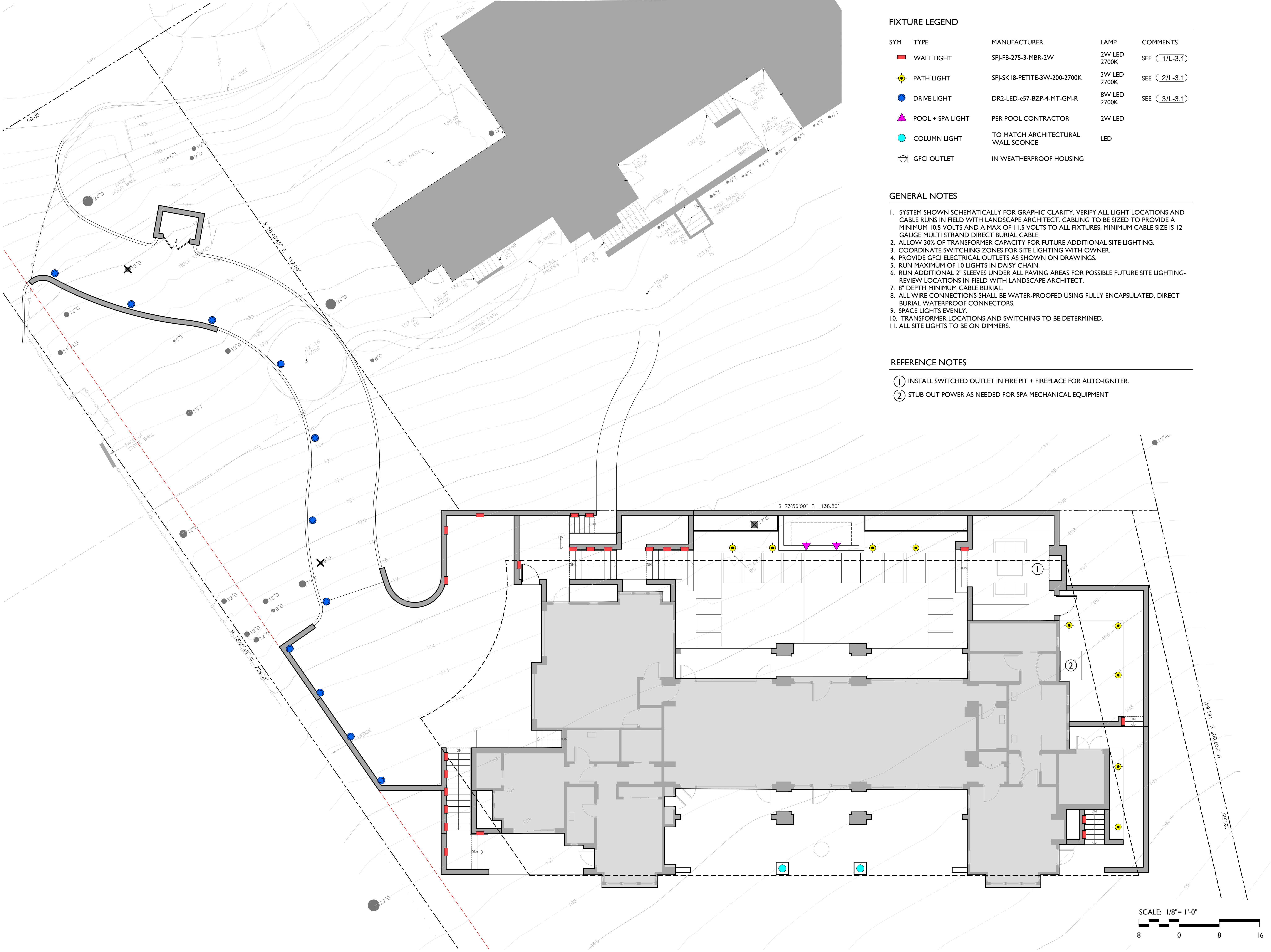
REVISIONS:	DATE	DESCRIPTION
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SHEET NAME:
PLANTING PLAN

SHEET NO:



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FIXTURE LEGEND				
SYM	TYPE	MANUFACTURER	LAMP	COMMENTS
	WALL LIGHT	SPJ-FB-275-3-MBR-2W	2W LED 2700K	SEE 1/L-3.1
	PATH LIGHT	SPJ-SK18-PETITE-3W-200-2700K	3W LED 2700K	SEE 2/L-3.1
	DRIVE LIGHT	DR2-LED-e57-BZP-4-MT-GM-R	8W LED 2700K	SEE 3/L-3.1
	POOL + SPA LIGHT	PER POOL CONTRACTOR	2W LED	
	COLUMN LIGHT	TO MATCH ARCHITECTURAL WALL SCONCE	LED	
	GFCI OUTLET	IN WEATHERPROOF HOUSING		

- GENERAL NOTES
1. SYSTEM SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. VERIFY ALL LIGHT LOCATIONS AND CABLE RUNS IN FIELD WITH LANDSCAPE ARCHITECT. CABLING TO BE SIZED TO PROVIDE A MINIMUM 10.5 VOLTS AND A MAX OF 11.5 VOLTS TO ALL FIXTURES. MINIMUM CABLE SIZE IS 12 GAUGE MULTI STRAND DIRECT BURIAL CABLE.
 2. ALLOW 30% OF TRANSFORMER CAPACITY FOR FUTURE ADDITIONAL SITE LIGHTING.
 3. COORDINATE SWITCHING ZONES FOR SITE LIGHTING WITH OWNER.
 4. PROVIDE GFCI ELECTRICAL OUTLETS AS SHOWN ON DRAWINGS.
 5. RUN MAXIMUM OF 10 LIGHTS IN DAISY CHAIN.
 6. RUN ADDITIONAL 2" SLEEVES UNDER ALL PAVING AREAS FOR POSSIBLE FUTURE SITE LIGHTING- REVIEW LOCATIONS IN FIELD WITH LANDSCAPE ARCHITECT.
 7. 8" DEPTH MINIMUM CABLE BURIAL.
 8. ALL WIRE CONNECTIONS SHALL BE WATER-PROOFED USING FULLY ENCAPSULATED, DIRECT BURIAL WATERPROOF CONNECTORS.
 9. SPACE LIGHTS EVENLY.
 10. TRANSFORMER LOCATIONS AND SWITCHING TO BE DETERMINED.
 11. ALL SITE LIGHTS TO BE ON DIMMERS.

- REFERENCE NOTES
1. INSTALL SWITCHED OUTLET IN FIRE PIT + FIREPLACE FOR AUTO-IGNITER.
 2. STUB OUT POWER AS NEEDED FOR SPA MECHANICAL EQUIPMENT

SEVEN
SPRINGS
STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

PROJECT NAME:
**WILLIAMSON
RESIDENCE**

PROJECT ADDRESS:
3320 17 MILE DRIVE
PEBBLE BEACH, CA 93953
APN: 008-423-025-000

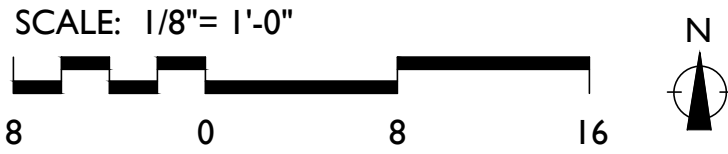
ISSUANCE:
**BUILDING DEPT
SUBMITTAL**

PROJECT NO: 2023-26
DATE: 08/19/2024

REVISIONS:
DATE DESCRIPTION

SHEET NAME:
LIGHTING PLAN

SHEET NO:



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DR2 LED (INTEGRAL TRANSFORMER)

IP68 RATED

DATE

PROJECT:

TYPE:

1 1/2" [38mm]

7" Dia. [178mm]

12 7/8" [328mm]

4 1/2" [115mm]

FACEPLATE VIEW

7" Dia. [178mm]

10 3/16" Dia. [258mm]

2 5/8" [66mm]

BOTTOM VIEW

STANDARD FINISHES

Satin Black (BLP)

Satin Bronze (BZP)

Satin White (WHP)

Satin Aluminum (SAP)

Black Wrinkle (BLW)

Bronze Wrinkle (BZW)

White Wrinkle (WHW)

Verde (VER)

PREMIUM FINISHES

Cascade Mtn. Granite (CMG)

Rocky Mtn. Granite (RMG)

Sierra Mtn. Granite (SMG)

Aleutian Mtn. Granite (AMG)

Textured Forest (TXF)

Black Chrome (BCM)

Beige (BGE)

Weathered Copper (WCP)

Old Copper (OCP)

Hunter Green (HUG)

Cracked Ice (CRI)

Mojave Desert Sandstone (MDS)

Antique Brass Powder (ABP)

Brown Patina Powder (BPP)

Sonoran Desert Sandstone (SDS)

Weathered Iron (WIR)

Clear Anodized Powder (CAP)

Cream (CRM)

Antique White (AQW)

Natural Brass Powder (NBP)

Click Here to view larger, full-color swatches of all available finishes on our website.

B-K LIGHTING

MADE IN THE USA

559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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06/16/2021 SKU-1084 SUB-2779-00

Forever Bright

11/30/23
Signature
Reviewed Date
08/19/24
Date

Finish:

Our naturally etched finishes will withstand the test of time. All finishes are individually treated insuring consistency. Our meticulous application results in a fixture that truly becomes "a one of a kind".

Electrical:

Available in 8-15V

Labels:

ETL Standard Wet Label
C-ETL

Model: SPJ-SK18-PETITE

Finish: Matte Bronze

Path / Area Light

DESCRIPTION

Model#: SPJ-SK18-PETITE
Material: Solid Brass
Electrical: 8-15V
Engine: FB-3W-Cone-TA16
Lumens: 200
Color Temp: 2700 k
Mounting: 1/2" NPT, Dual Fin Spike Incl.
LED: Nichia

3 3/4"

11"

1" O.D.

1/2" NPT

FB-3W-CONE-TA16

ETL

Wet Listed

USA

ORDERING INFORMATION

Model#

SPJ-SK18-PETITE

Finishes

MBR

Wattage

3W

Lumens

200

Color Temp.

2700K

Electrical

8-15V

V = Verde

M = Moss

AG = Aged Brass

MSB = Matte Bronze

RC = Raw Copper

GM = Gun Metal

B = Black

R = Rusty

PVPD = PVD Polished

PVBS = PVD Satin

WWW.SPJLIGHTING.COM

2 PATH LIGHT

NTS

DR2 LED (INTEGRAL TRANSFORMER)

IP68 RATED

DATE

PROJECT:

TYPE:

CATALOG NUMBER LOGIC:

CATALOG NUMBER LOGIC

Example: DR2 - LED - TR - e57 - SAP - 1 - MT - GM - S

MATERIAL

(Blank) - Aluminum B - Brass S - Stainless Steel

FACEPLATE

0312 - DriveStar2

OptiLock[®]

LED - with Integral Driver

HOUSING

TR - Integral Transformer (Non-Dimming)

LED TYPE

e57 - 8W LED/2700K e58 - 8W LED/3000K e59 - 8W LED/4000K

FINISH (See page 2 for full-color swatches)

Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)

Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRI, CRM, HUG, MDS, NBR, OCP, RMG, SDS, SMG, TXF, WCP, WIR)

Also available in RAL Finishes

Brass Finishes (MAC, POL, MIT)

Stainless Steel Finishes (MAC, POL)

OPTICAL OPENINGS

1 - Single

2 - 2 @ 180°

4 - 4 @ 90°

INPUT VOLTAGE

MT - 105-300 VAC Input

OPTIONS

GM-R - Round Grout Mask

GM-S - Square Grout Mask

LSF - Less Stability Flange

B-K LIGHTING

MADE IN THE USA

559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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06/16/2021 SKU-1084 SUB-2779-00

3 DRIVE LIGHT

NTS

Forever Bright

11/30/23
Signature
Reviewed Date
08/19/24
Date

Finish:

Our naturally etched finishes will withstand the test of time. All finishes are individually treated insuring consistency. Our meticulous application results in a fixture that truly becomes "a one of a kind".

Electrical:

Available in 8-15V or 120V

Labels:

ETL Standard Wet Label
C-ETL

Model: SPJ-FB-275-3

Finish: Matte Bronze

The Versatile GDG Series

DESCRIPTION

Model#: SPJ-FB-275-3
Engine: FB-2W-CYL-TA16 (standard)
Lumens: 150
Optic: Wide Angle Flood
Color Temp: 2700K
Electrical: 8-15V, 120V
Mounting: Recessed
LED: Nichia

Unlimited LED Lumen Packages & Color Temperatures Available!

Concrete Four Steeves

Mounting Tabs

6"

1 3/4" O.D.

Model: FB-CPS-1

6"

1 3/4" O.D.

Model: FB-CPS-2

2"

6"

1 3/4" O.D.

Model: MCPS-1T

6"

4"

Model: FB-CPS1-4

6"

1 3/4" O.D.

Model: FB-CPS1-CM

ETL

Wet Listed

USA

ORDERING INFORMATION

Model#

SPJ-FB-275-3

Finishes

MBR

Wattage

2W

Optics

WIDE ANGLE FLOOD

Lumens

150

Color Temp.

2700K

Electrical

8-15V
120V

V = Verde

M = Moss

AG = Aged Brass

MSB = Matte Bronze

SB = Satin Brass

GM = Gun Metal

B = Black

R = Rusty

PVPD = PVD Polished

PVBS = PVD Satin

WWW.SPJLIGHTING.COM

1 WALL LIGHT

NTS

SEVEN SPRINGS STUDIO

LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

PROJECT NAME:
WILLIAMSON RESIDENCE

PROJECT ADDRESS:
3320 17 MILE DRIVE
PEBBLE BEACH, CA 93953
APN: 008-423-025-000

ISSUANCE:
BUILDING DEPT SUBMITTAL

PROJECT NO: 2023-26
DATE: 08/19/2024

REVISIONS:
DATE DESCRIPTION

SHEET NAME:
LIGHTING SPEC

SHEET NO:

L-3.1

72

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OT TITLE-24



OT TITLE-24

MODEL: OT TITLE-24
FINISH: BRONZE
MANUFACTURER: URBAN ACCESSORIES

10

DRAIN COVER & TRENCH GRATES



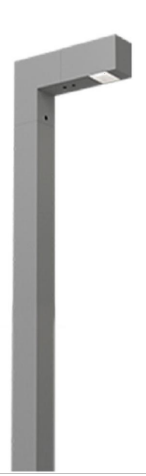
RECESSED DOWN LIGHT
STAINLESS STEEL
7W LED



MODEL: TWO IF BY SEA
LAMP: 3.5 LED WATT
MANUFACTURER: MODERN FORMS
TITLE 24 & DARK SKY COMPLIANT

11

EXTERIOR LIGHTING



PATH DOWNLIGHT
STAINLESS STEEL FINISH
3W LED



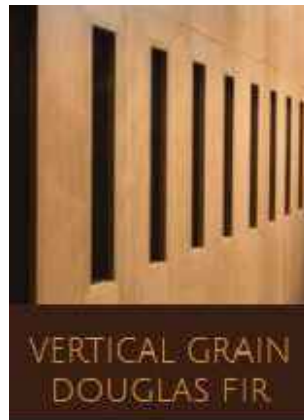
WALL DOWNLIGHT
STAINLESS STEEL FINISH
3W LED



DRIVEWAY SURFACE DOWNLIGHT
STAINLESS STEEL FINISH
3W LED

12

LANDSCAPE LIGHTING



GATE: CUSTOM
MATCH GARAGE DOOR

MANUFACTURER: CARRIAGE HOUSE
STYLE: "BALI" IN DOUGLAS FIR AND BRONZE

7

GARAGE DOOR & GATE



EXTERIOR STEPS W/ TILE



EXTERIOR STEPPING STONE



SPA

8

SITE DETAILS

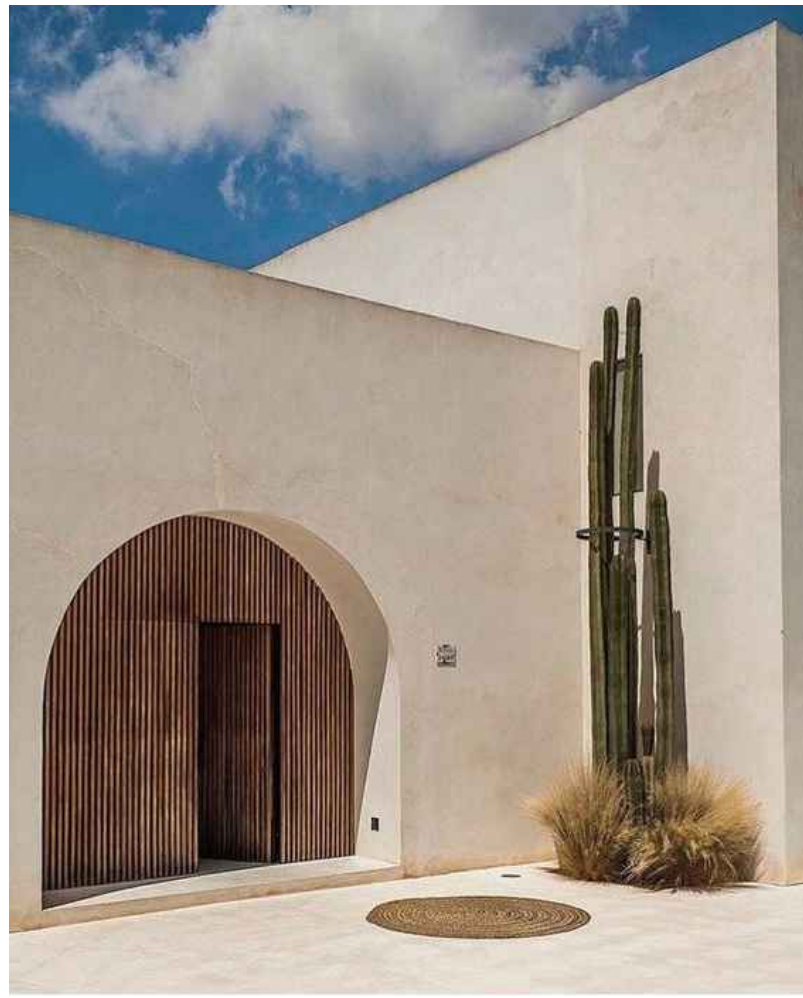


WROUGHT IRON RAIL W/ SHAPED PARAPET



9

DECK GUARD RAIL



Balanced

S-214 Base A

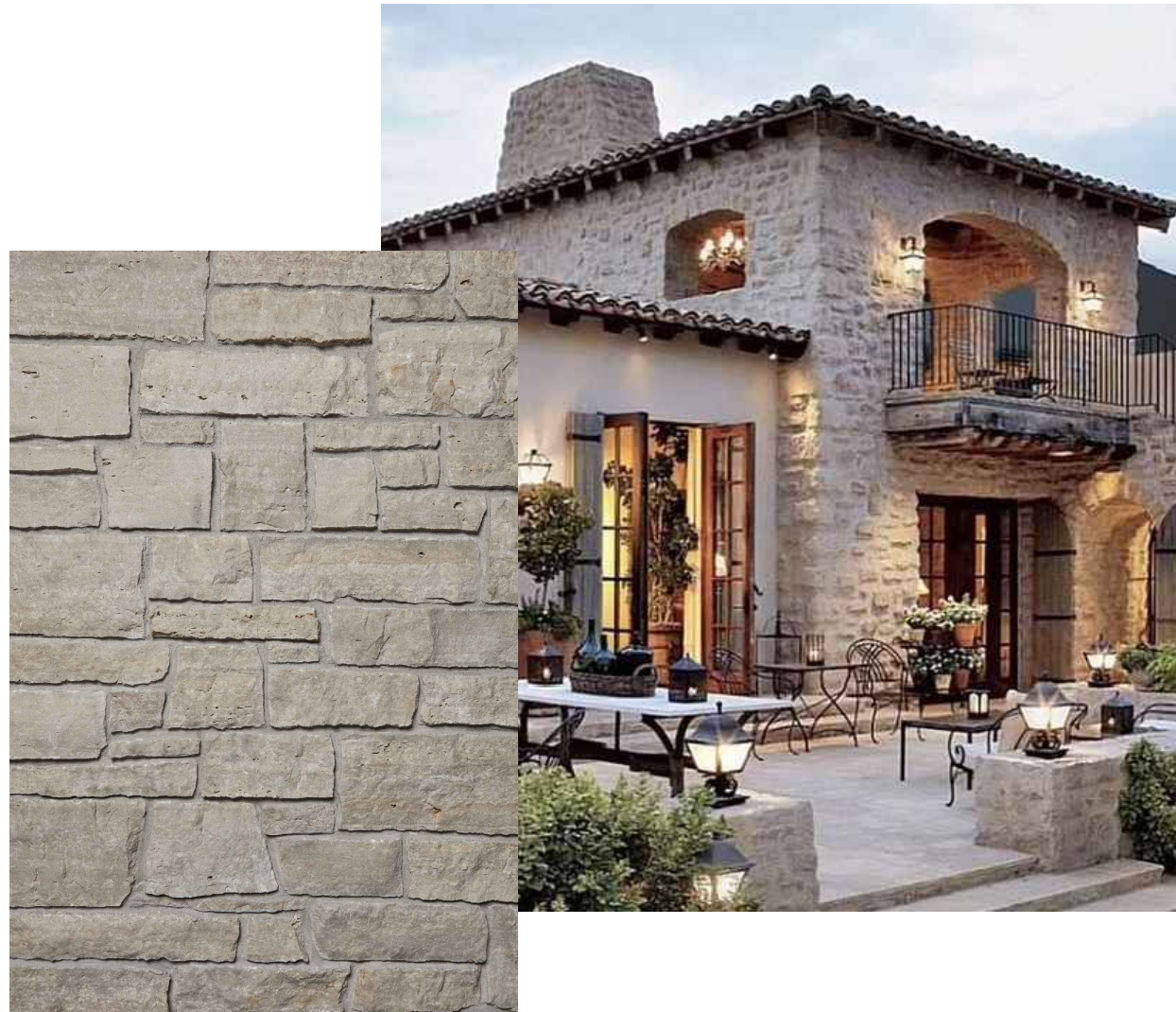
P-214 Light Base

214,203,193 61

MANUFACTURER: WESTERN BLENDED PRODUCTS
COLOR: BALANCED
FINISH: SMOOTH

4

STUCCO



FOND DU LAC: COUNTRY SQUIRE, RAG JOINT W/ SMEAR

5

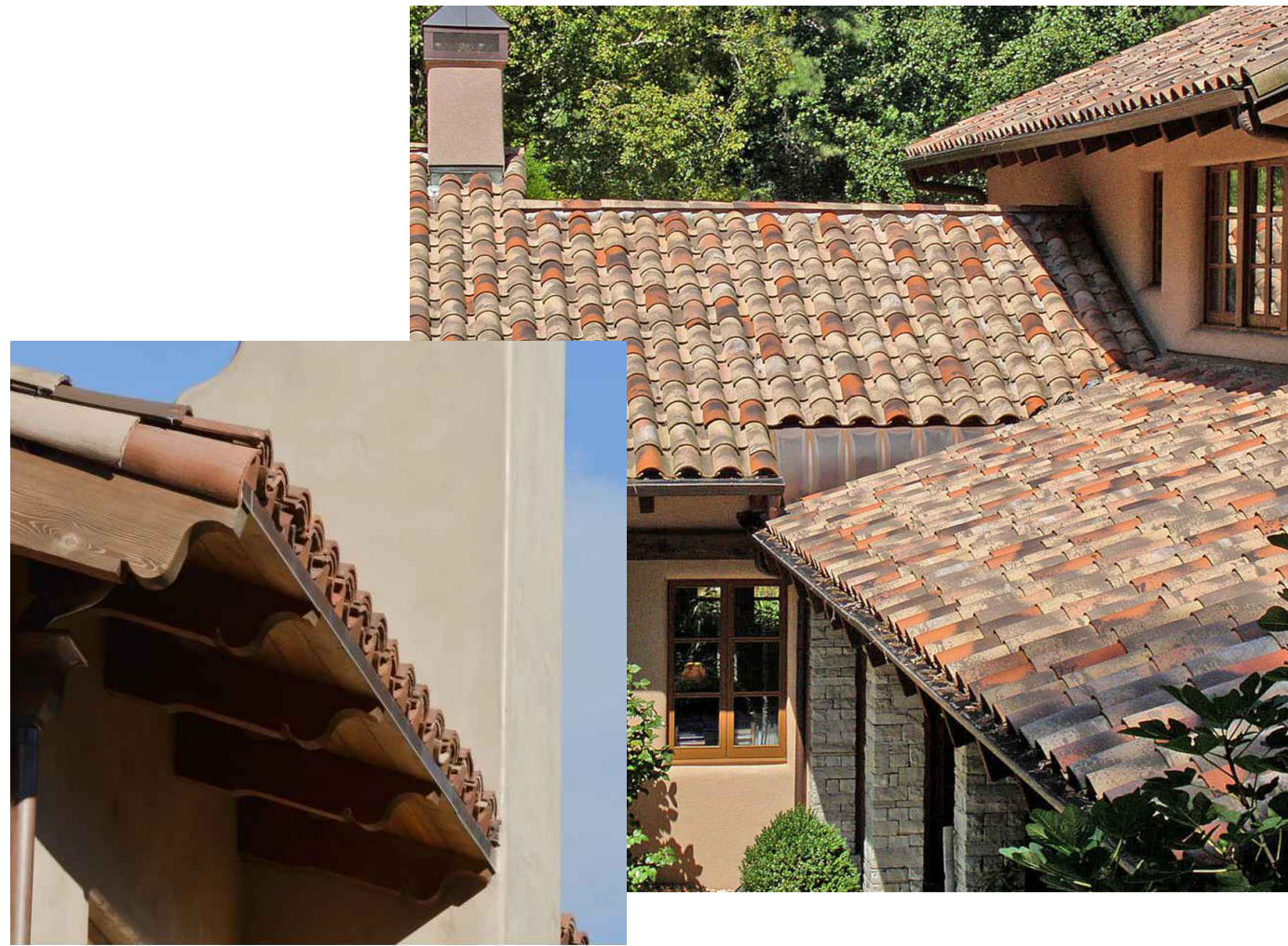
STONE VENEER



METAL DOORS & WINDOWS W/ MINIMAL FRAME

6

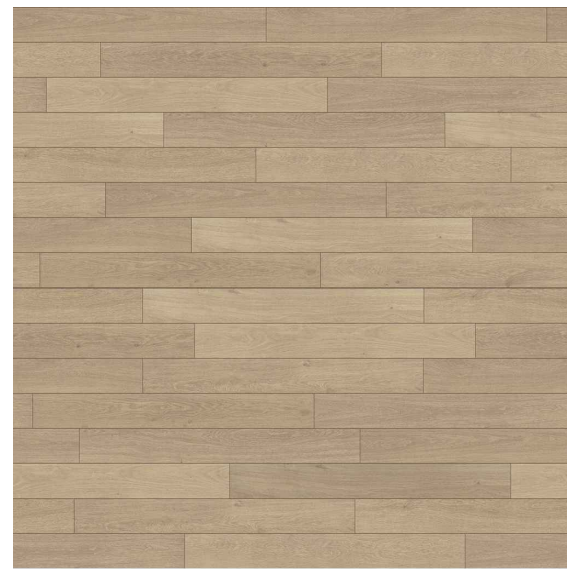
WINDOW & DOORS



CLAY TILE W/ EXPOSED RAFTER TAILS

1

ROOF & EAVE



CEILING: EXTERIOR: TEAK; INTERIOR: WHITE OAK

2

WOOD CEILING



Silverdale



MANUFACTURER: US STONE
COLOR: FLINT HILLS GRAY



MANUFACTURER: BELGARD
COLOR: URBANA - VICTORIAN

3

PATIO & PAVERS

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

ARCHITECT

MATERIAL SAMPLES
JOB NAME: Williamson Residence
3320 17 Mile Drive
Pebble Beach, CA 93953
A.P.N. 008-423-026-000

DATE: 8/6/2024
SCALE: N.T.S.
DRAWN: HRM
JOB NUMBER: 23.09

A-7.1
SHEET OF



DRIVEWAY TO GARAGE PERSPECTIVE



SOUTH ELEVATION SEEN FROM GOLF COURSE



INNER COURTYARD PERSPECTIVE



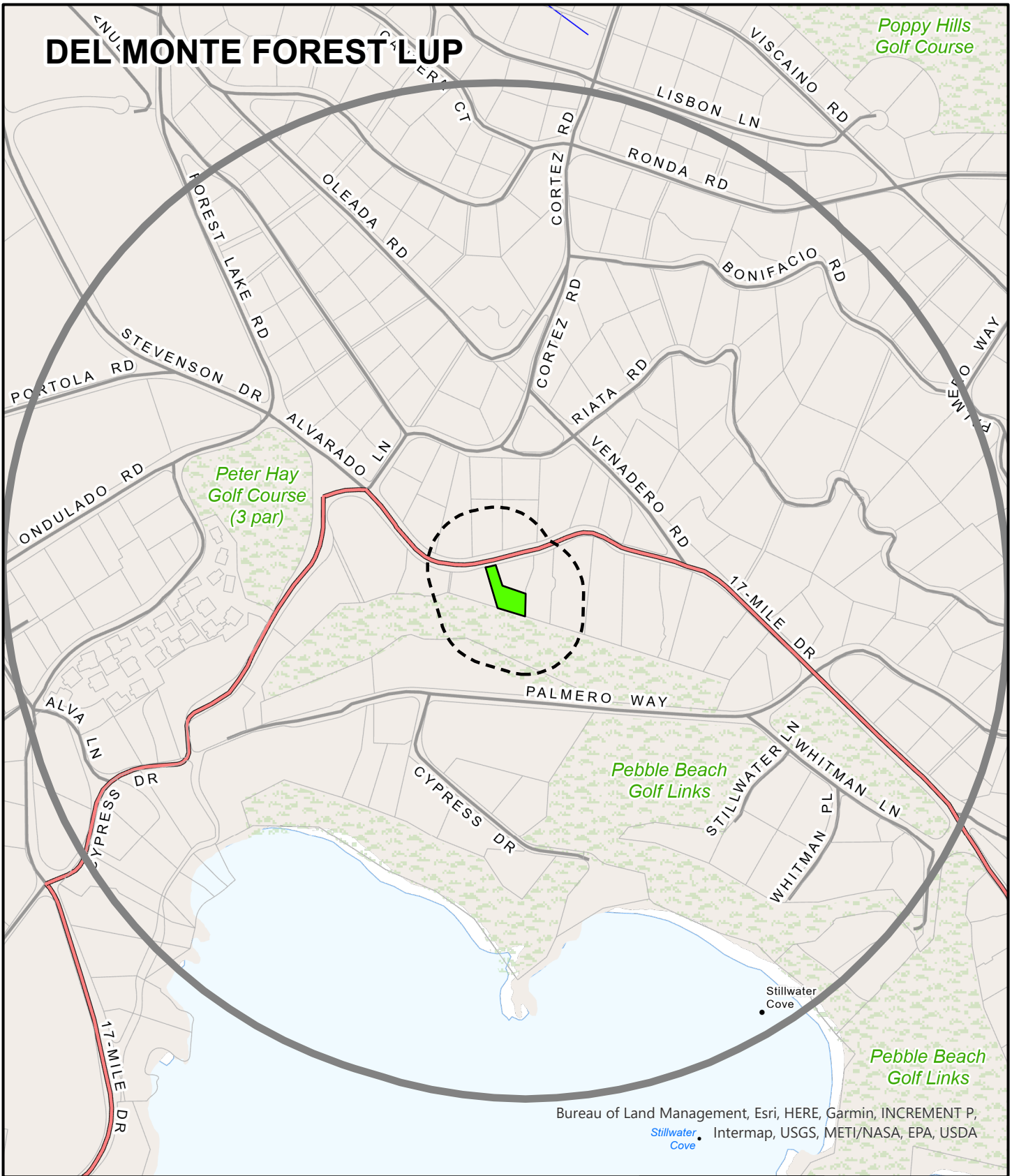
BIRD'S EYE PERSPECTIVE

REVISION		No.
CONSULTANT:		
ARCHITECT	<div><div><div><div></div><div></div><div></div></div><div><div></div><div></div><div></div></div><div><div></div><div></div><div></div></div></div><div><div><div>ERIC MILLER ARCHITECTS, INC.</div><div>211 HOFFMAN AVENUE MONTEREY, CA 93940</div><div>PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com</div></div></div></div>	
RENDERED PERSPECTIVES		
JOB NAME:	Williamson Residence 3320 17 Mile Drive Pebble Beach, CA 95953 A.P.N. 008-423-026-000	
DATE:	8/6/2024	
SCALE:	N.T.S.	
DRAWN:	HRM	
JOB NUMBER:	23.09	
A7.2		
SHEET OF		

Exhibit C

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DEL MONTE FOREST LUP





APPLICANT: HANNAH MILLER

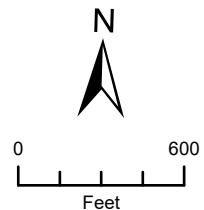
APN: 008423026000

FILE # PLN240034

 Project Site

 300 FT Buffer

 2500 FT Buffer



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County of Monterey

Item No.2

Board Report

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

Legistar File Number: ZA 25-038

July 31, 2025

Introduced: 7/23/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN240107 - CHAMISAL FAMILY PARTNERSHIP LTD ET AL

Continued from April 10, 2025 and May 29, 2025- Public hearing to consider a Minor Amendment to a previously approved Use Permit (PC1584) that allowed the establishment of the Chamisal Tennis and Fitness Club consisting of 14 courts, a clubhouse, and a swimming pool. This Amendment would allow for the conversion of two existing tennis courts into eight pickleball courts, the addition of three new pickleball courts, and the future conversion of one existing tennis court into four pickleball courts.

Project Location: 185 Robley Rd, Salinas

Proposed CEQA action: Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and that no exceptions pursuant to section 15300.2 apply.

RECOMMENDATION:

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

1. Find the project Categorically Exempt pursuant to section 15301 of the CEQA Guidelines, and there are no exceptions pursuant to section 15300.2; and
2. Approve a Minor and Trivial Amendment to a previously approved Use Permit (PC01584) that allowed the establishment of the Chamisal Tennis and Fitness Club consisting of 14 courts, a clubhouse, and a swimming pool. This Amendment would allow for the conversion of two tennis courts into eight pickleball courts, the addition of three pickleball courts, and the future conversion of one tennis court into four additional pickleball courts (total of 25 tennis or pickleball courts).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**).

Staff recommends approval/denial subject to 3 conditions of approval.

PROJECT INFORMATION:

Agent: Stephen Lyon

Property Owner: Robert Mitchell

APN: 416-321-017-000

Parcel Size: 9 acres

Zoning: PQP/B-8-VS

Plan Area: Toro

Flagged and Staked: No

Project Planner: Joseph Alameda, Assistant Planner

alamedaj@countyofmonterey.gov, (831)783-7079

SUMMARY:

The subject property is located at 185 Robley Road in Salinas, within the Toro Area Plan. On December 20, 1972, the County of Monterey Planning Commission approved a Use Permit (PC01584) that allowed the establishment of the Chamisal Tennis and Fitness Club, consisting of 14 courts, a clubhouse, and a swimming pool. The applicant proposes a Minor and Trivial Amendment to the original Use Permit to allow for the conversion of two tennis courts into eight pickleball courts, the addition of three pickleball courts, and the future potential to convert one tennis court into four additional pickleball courts. At full build-out, a total of 25 athletic courts would be available to the Chamisal Tennis and Fitness Club members. No increase in membership numbers is anticipated, and the installation of pickleball courts is proposed to respond to a shift in facility demands. The Chamisal Tennis and Fitness Club would continue to hold events, including but not limited to sports and gatherings associated with a country club. No other changes to the uses or development approved under PC01584 are proposed.

The Zoning Administrator considered this project on April 10, 2025. After public testimony, the Zoning Administrator continued the hearing to May 29, 2025, and requested that the applicant provide staff with additional materials related to noise quality, water use, and membership numbers. On May 29, 2025, the Zoning Administrator continued the item to a date uncertain to allow additional time to obtain the requested information. Staff is now returning with a revised draft resolution (**Exhibit A**) that incorporates the project's water demand, historical membership numbers, and an updated noise analysis.

DISCUSSION:

Noise

Chamisal Fitness & Tennis Club ("Club") hours are typically between 5:00 a.m. and 8:00 p.m. Sources of noise associated with the Club are generally limited to noise associated with on-site activities, including human voices, tennis and pickleball matches, and various other on-site activities. Sources of noise observed in the vicinity of the Club that were not related to Club activities included noise from traffic on nearby roadways, residential landscaping activities, and noise associated with aircraft overflights on approach to the Monterey Regional Airport. In accordance with Title 10, Chapter 10.60 and the 2010 General Plan Safety Element, an Acoustics report (County of Monterey Library No. LIB250054) was prepared to assess the potential impacts of the additional courts (conversion and proposed). The report involved both long-term and short-term ambient noise level measurements at six locations in the vicinity of the Chamisal Fitness & Tennis Club and the surrounding residential areas. The closest existing residential land uses to the pickleball courts are located at setback distances of 500 feet or greater from the center of the eight pickleball courts. With the construction of the proposed pickleball court adjacent to Robley Road, the nearest residence would be approximately 325 feet northeast (site R-2).

The noise levels measured at sites ST-3 and ST-5 are the most accurate representation of the proposed pickleball noise levels that may be heard within 50 to 100 feet of the perimeter of Club activities. At these locations, pickleball noise levels were measured to be between 40.6 and 64.8 decibels (dB). At 75 feet from the nearest court line, pickleball activities generated noise between 71 to 73 decibels. When measured from the nearest (proposed) court, the acoustical engineer found that the maximum noise levels at the closest residential land uses

(325 feet and 500 feet) would be in the range of approximately 58-62 dB. When measured from the nearest residence (325 feet), proposed pickleball activities would generate approximately 9 to 11 additional decibels than the Club's existing tennis activities, which generate approximately 49-51 dB. See **Exhibit D**.

In general, the rapid and repetitive nature of pickleball rallies can create a more noticeable "pop" that can be disruptive to nearby residents, especially in quiet residential areas. Additionally, pickleball strikes can produce a higher-pitched sound (~1.2 kHz) compared to tennis balls. While the noise levels and pitch associated with tennis activities would be noticeably lower than those associated with pickleball activities, the noise levels associated with both activities (tennis and pickleball) when measures from nearby residential uses are not expected to exceed the Monterey County daytime or nighttime maximum noise level standards of 70 and 65 dBs. In relation to general public welfare, peace, and health, the acoustical report found that "noise produced by tennis and/or pickleball activities during the hours of operation are not considered to be a detriment to the health, life, or safety of the neighbors and neighborhood overall, at any sensitive receptor (residential land use) location in the vicinity of the Club" (**Exhibit D**).

2010 General Plan Policy S-7.4 requires that new noise generators may be allowed in areas where projected noise levels are "conditionally acceptable". Additionally, Table S-2 of the Safety Element (2010 General Plan) finds that development generating noise between 55 to 70 dB is considered to be conditionally acceptable within Residential Land Use areas. Title 10 section 10.60.030 prohibits any machine, mechanism, device, or contrivance that produces a noise level that exceeds seventy (70) dBA measured fifty (50) feet from being operated. Noise generated from playing pickleball, specifically the paddle hitting the ball, would be considered a contrivance or device in this case. Based on the conclusions of the prepared Acoustics report, the proposed pickleball use will not generate noise that exceeds the 70 dBA maximum established by Title 10 and is within the acceptable levels established by the 2010 General Plan Safety Element. Further, Title 10 section 10.60.040(C) exempts outdoor gatherings and sporting events on commercial or institutional premises from the allowed daytime and nighttime noise thresholds of Title 10, provided such use is conducted pursuant to applicable rules, regulations, and zoning restrictions. The Chamisal Fitness & Tennis Club property is zoned Public Quasi-Public and allows sporting events and outdoor gatherings. Thus, although the proposed use complies with applicable regulations and policies related to noise, the noise generated by the proposed pickleball use is also exempt from the requirements of Title 10.

Though the project proposes to allow the establishment of pickleball at the Club, this use has been occurring on-site for a few years. HCD-Staff is unaware of any complaints received by neighbors regarding noise, traffic, or other potential nuisances associated with pickleball/outdoor activities. Use of the proposed pickleball courts would conclude around 8:00 pm, prior to the start of the County's nighttime noise regulations (9:00pm). The proposed conversion of tennis courts to pickleball courts and the installation of additional pickleball courts are in keeping with the intention of the original Use Permit and are an appropriate use under the PQP zoning district. Based on the above information, staff believes the proposed use would not introduce a noise that is inconsistent with the allowed uses of the underlying zoning (public recreational uses and country clubs) or detrimental to the surrounding residential community. The Applicant has also recently installed noise-reducing panels on the exterior of

the pickleball courts to address the raised noise concerns (see **Exhibit E**).

Water Use/Demand

The B-8 zoning overlay was enacted in November 1992 (and amended in September 1993) due to concerns associated with groundwater supply in the Toro Area (Ordinance No. 03647, November 24, 1992; Ordinance No. 3704, September 7, 1993).

The B-8 overlay was adopted primarily to prevent new parcels from being created in the Toro Area (Board of Supervisors Resolution No. 12-040). The stated purpose of the B-8 overlay is to “restrict development and/or intensification of land use in areas where, due to water supply, water quality, sewage disposal capabilities, traffic impacts or similar measurable public-facility type constraints, additional development and/or intensification of land use if found to be detrimental to the health, safety, and welfare of the residents of the area, or the County as a whole” (Title 21 section 21.42.030.H). “Intensification” is defined in Chapter 21.42 as “the change in the use of a building site which increases the demand on the constraint(s) which caused the ‘B-8’ District to be applied over that use existing at that time the ‘B-8’ District is applied to the property.”

The B-8 District expressly allows “construction or expansion of commercial uses where such construction or expansion can be found to not adversely affect the constraints which caused the ‘B-8’ District to be applied to the property” (Title 21 section 21.42.030.H.2). As described above, the constraint which caused the B-8 zoning overlay to be applied to a portion of the Toro planning area, inclusive of the project site, was groundwater supply.

As described above, the Club was established (permitted) in 1972, approximately 20 years prior to the enactment of the B-8 overlay. Accordingly, the Club’s water demand would have been accounted for in baseline groundwater conditions that established the B-8 overlay. Historical water demand information is not available, and thus, the following discussion is provided to demonstrate that the proposed project will not conflict with the B-8 overlay. According to 2021 through 2024 Chamisal Water Association statements, the Club’s water usage ranged between 2.9-acre feet per year (AFY) to 4.5 AFY (**Exhibit E**). During this timeframe, the Club was actively offering pickleball facilities and had between 757 and 780 active members. Based on membership reports produced by the Applicant/Owner, the Club had 768 active units in 1994, two years following the enactment of B-8 overlay. Accordingly, it is presumed that historical water demand would be similar to today’s demand (2.9 to 4.5 AFY), given that membership rates have not substantially changed. It is recognized that during the early 2000s (2001-2003), the Club had up to 1,097 active members. However, the additional approximately 200 members were unlikely to demand a substantially larger amount of water than required by the overall Club operation (pool, restaurant, plumbing, etc.).

Pickleball has existed on site for the past few years, and active memberships have remained steady (750-800) during this time. Accordingly, the Club has indicated to staff that they do not expect a substantial increase in memberships upon issuance of this permit. Based on this information, the proposed project is not expected to adversely affect the constraints that caused the ‘B-8’ District to be applied to the property and surrounding area (groundwater), and the project is consistent with the limitations of Title 21 Chapter 21.42.

OTHER AGENCY INVOLVEMENT:

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

HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Monterey County Regional Fire Protection District

Prepared by: Joseph Alameda, Associate Planner, x7079

Reviewed and Approved by: Fionna Jensen, Principal Planner (WOC)

The following attachments are on file with the HCD:

Exhibit A - Draft Resolution including:

- ☐ Recommended Conditions of Approval
- ☐ Plans

Exhibit B - Vicinity Map

Exhibit C - Public Comment

Exhibit D - Acoustics Report

Exhibit E - Membership Reports and Water Usage

cc: Front Counter Copy; Monterey County Regional Fire Protection District;
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Joseph Alameda, Planner; Fionna Jensen, Principal Planner (WOC); Robert Mitchell, Property
Owners; Stephen Lyon, Agent; The Open Monterey Project; LandWatch (Executive Director);
Lozeau Drury LLP; Chrstina McGinnis, Keep Big Sur Wild; Holger Kappler, Herman Campos,
Interested Parties; Planning File PLN240107



County of Monterey

Item No.2

Zoning Administrator

Legistar File Number: ZA 25-038

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Property Owner: Robert Mitchell

APN: 416-321-017-000

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Zoning: PQP/B-8-VS

Plan Area: Toro

Flagged and Staked: No

Project Planner: Joseph Alameda, Assistant Planner

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As described above, the Club was established (permitted) in 1972, approximately 20 years prior to the enactment of the B-8 overlay. Accordingly, the Club’s water demand would have been accounted for in baseline groundwater conditions that established the B-8 overlay. Historical water demand information is not available, and thus, the following discussion is provided to demonstrate that the proposed project will not conflict with the B-8 overlay. According to 2021 through 2024 Chamisal Water Association statements, the Club’s water usage ranged between 2.9-acre feet per year (AFY) to 4.5 AFY (**Exhibit E**). During this timeframe, the Club was actively offering pickleball facilities and had between 757 and 780 active members. Based on membership reports produced by the Applicant/Owner, the Club had 768 active units in 1994, two years following the enactment of B-8 overlay. Accordingly, it is presumed that historical water demand would be similar to today’s demand (2.9 to 4.5 AFY), given that membership rates have not substantially changed. It is recognized that during the early 2000s (2001-2003), the Club had up to 1,097 active members. However, the additional approximately 200 members were unlikely to demand a substantially larger amount of water than required by the overall Club operation (pool, restaurant, plumbing, etc.).

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OTHER AGENCY INVOLVEMENT:

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

HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Monterey County Regional Fire Protection District

Prepared by: Joseph Alameda, Associate Planner, x7079

Reviewed and Approved by: Fionna Jensen, Principal Planner (WOC)

The following attachments are on file with the HCD:

Exhibit A - Draft Resolution including:

- ☐ Recommended Conditions of Approval
- ☐ Plans

Exhibit B - Vicinity Map

Exhibit C - Public Comment

Exhibit D - Acoustics Report

Exhibit E - Membership Reports and Water Usage

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HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau;
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Owners; Stephen Lyon, Agent; The Open Monterey Project; LandWatch (Executive Director);
Lozeau Drury LLP; Chrstina McGinnis, Keep Big Sur Wild; Holger Kappler, Herman Campos,
Interested Parties; Planning File PLN240107

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:

CHAMISAL FAMILY PARTNERSHIP LTD ET AL (PLN240107)

RESOLUTION NO. 25-

Resolution by the County of Monterey Zoning Administrator:

1. Finding the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to 15300.2; and
2. Approving a Minor and Trivial Amendment to a previously approved Use Permit (PC01584) that allowed the establishment of the Chamisal Tennis and Fitness Club consisting of 14 courts, a clubhouse, and swimming pool. This Amendment would allow for the conversion of two tennis courts into eight pickleball courts, the addition of three pickleball courts, and future conversion of one tennis court into four additional pickleball courts (total of 25 tennis or pickleball courts).

(PLN240107, Robert Mitchell, 185 Robley Road, Salinas, Toro Area Plan (APN: 416-321-017-000))

The Chamisal Family Partnership LTD ET AL application (PLN240107) came on for an administrative hearing before the County of Monterey Zoning Administrator on April 10, 2025, May 29, 2025, and July 31, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **PROCESS** - The County has received and processed a minor amendment to HCD-Planning File No. PLN240107.
EVIDENCE:
 - a) An application for a Minor and Trivial Amendment was submitted to HCD-Planning on July 08, 2024.
 - b) On December 20, 1972, the County of Monterey Planning Commission approved a Use Permit (PC01584) that allowed the establishment of the Chamisal Tennis and Fitness Club consisting of 14 courts, a clubhouse, and swimming pool.
 - c) The proposed Amendment would allow for the conversion of two tennis courts into eight pickleball courts, the addition of three pickleball courts, and the future potential to convert one tennis court into four additional pickleball courts. At full build out, a total of 25 athletic courts would be available to the Chamisal Tennis and Fitness Club members. No increase in membership numbers is anticipated and the installation of pickleball courts are

proposed to respond to a shift in facility demands. No other changes to the uses or development approved under PC01584 are proposed. Therefore, the amendment is of a minor and trivial nature.

- d) This Minor and Trivial Amendment (HCD-Planning File No. PLN240107) amends PC01584. Given the proposed scope is limited to amending the number of previously approved athletic courts, PC01584 remains as the site's operative permit.
- e) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed amendment are found in project file PLN240107.

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

- EVIDENCE:**
- a) Allowed Use. The property is located at 185 Robley Road, Salinas (Assessor's Parcel Number 416-321-017-000), Toro Area Plan. The parcel is zoned Public/Quasi-Public with Building Site 8 and Visual Sensitivity overlays, or "PQP/B-8-VS". The PQP zoning allows country clubs as a principle use subject to the granting of a Use Permit. A Use Permit was approved in 1972 to allow the establishment of a country club. The proposed project involves modifications to the county club's tennis courts, increasing the number of athletic courts from 14 to 25. In this case, the County determined that a Minor and Trivial Amendment to the previously approved Use Permit (HCD-Planning File No. PC01584) is the applicable and appropriate entitlement to consider the conversion of tennis courts to pickle ball courts and establishment of new pickle ball courts. (See Finding No. 2, Evidence No. "g"). Therefore, the proposed project is an allowed land use for this site.
 - b) The project has been reviewed for consistency with the text, policies, and regulations in the:
 - 2010 Monterey County General Plan;
 - Toro Area Plan; and
 - Monterey County Zoning Ordinance - Inland (Title 21)
 No conflicts were found to exist. The County received no communications from interested members of the public during the course of project review indicating any inconsistencies with the text, policies, and/or regulations of the Monterey County Code (MCC), and the County finds that the project is consistent with the text, policies, and regulations in the applicable documents.
 - c) Development Standards. As proposed, the project meets all required development standards established in Title 21 section 21.40.060. The proposed amendment will only involve re-paving of tennis courts and does not involve any changes or new impacts to the current development standards, which are all being met.
 - d) Lot Legality. The subject property is shown in its current configuration as Parcel 2 in Volume 3, Page 81 of the Assessors Parcel Map. Therefore, the County recognizes the project site as a legal lot of record.

- e) Land Use Advisory Committee. The project was not referred to the Toro Land Use Advisory Committee (LUAC) for review for review because it does not involve a public hearing Design Approval, a Lot Line Adjustment, preparation of an Initial study, or a Variance.
- f) Noise. Chamisal Fitness & Tennis Club (“Club”) hours are typically between 5:00 a.m. and 8:00 p.m. Sources of noise associated with the Club are generally limited to noise associated with on-site activities, including human voices, tennis and pickleball matches, and various other on-site activities. Sources of noise observed in the vicinity of the Club that were not related to Club activities included noise from traffic on nearby roadways, residential landscaping activities, and noise associated with aircraft overflights on approach to the Monterey Regional Airport. In accordance with Title 10 Chapter 10.60 and the 2010 General Plan Safety Element, an Acoustics report (LIB250054) was prepared to assess the potential impacts of the additional courts. The report involved both long-term and short-term ambient noise level measurements at various locations in the vicinity of the Chamisal Fitness & Tennis Club and the surrounding residential areas. With the construction of the proposed pickleball court adjacent to Robley Road, the nearest residence would be approximately 325 feet northeast (site R-2).

The noise levels measured at sites ST-3 and ST-5 are the most accurate representation of the proposed pickleball noise levels that may be heard within 50 to 100 feet of the perimeter of Club activities. At these locations, pickleball noise levels were measured to be between 40.6 and 64.8 decibels (dB). The acoustical engineer also measures noise levels near an off-site residence (site ST-4). When measured from the nearest (proposed) court, the acoustical engineer found that the maximum noise levels at the closest residential land uses (325 feet and 500 feet) would be in the range of approximately 58-62 dB. When measured from the nearest residence (325 feet), proposed pickleball activities would generate approximately 9 to 11 additional decibels than the Club’s existing tennis activities, which generate approximately 49-51 dB. Pickleball strikes can produce a higher-pitched sound (~1.2 kHz) compared to tennis balls. While the noise levels and pitch associated with tennis activities would be noticeably lower than those associated with pickleball activities, the noise levels associated with both activities (tennis and pickleball) when measures from nearby residential uses are not expected to exceed the Monterey County daytime or nighttime maximum noise level standards of 70 and 65 dBs. In relation to general public welfare, peace, and health, the acoustical report found that “noise produced by tennis and/or pickleball activities during the hours of operation are not considered to be a detriment to the health, life, or safety of the neighbors and neighborhood overall, at any sensitive receptor (residential land use) location in the vicinity of the Club.” The Club has also installed noise-reducing panels on the exterior of the pickleball courts to lessen the amplification of noise.

2010 General Plan Policy S-7.4 requires that new noise generators may be allowed in areas where projected noise levels are “conditionally acceptable”. Additionally, Table S-2 of the Safety Element (2010 General Plan) finds that development generating noise between 55 to 70 dB is considered to be conditionally acceptable within Residential Land Use areas. Title 10 section 10.60.030 prohibits any machine, mechanism, device, or contrivance that produces a noise level that exceeds seventy (70) dBA measured fifty (50) feet from being operated. Noise generated from playing pickleball, specifically the paddle hitting the ball, would be considered a contrivance or device in this case. Based on the conclusions of the prepared Acoustics report, the proposed pickleball use will not generate noise that exceed the 70 dBA maximum established by Title 10 and is within the acceptable levels established by the 2010 General Plan Safety Element. Further, Title 10 section 10.60.040(C) exempts outdoor gatherings and sporting events on commercial or institutional premises from the allowed daytime and nighttime noise thresholds of Title 10, provided such use is conducted pursuant to applicable rules, regulations, and zoning restrictions. The Chamisal Fitness & Tennis Club property is zoned Public Quasi Public and allows sporting events and outdoor gatherings. Thus, although the proposed use complies with applicable regulations and policies related to noise, the noise generated by the proposed pickleball use is also exempt from requirements of Title 10.

- g) B-8 Overlay. The B-8 zoning overlay was enacted in November 1992 (and amended in September 1993) due to concerns associated with groundwater supply in the Toro Area (Ordinance No. 03647, November 24, 1992; Ordinance No. 3704, September 7, 1993). The B-8 District expressly allows “[c]onstruction or expansion of commercial uses where such construction or expansion can be found to not adversely affect the constraints which caused the ‘B-8’ District to be applied to the property” (Title 21 section 21.42.030.H.2). The Club was established (permitted) in 1972, approximately 20 years prior to the enactment of the B-8 overlay. Accordingly, the Club’s water demand would have been accounted for in baseline groundwater conditions that established the B-8 overlay. According to 2021 through 2024 Chamisal Water Association statements, the Club’s water usage ranged between 2.9-acre feet per year (AFY) to 4.5 AFY. During this timeframe, the Club was actively offering pickleball facilities and had between 757 and 780 active members. Based on membership reports produced by the Applicant/Owner, the Club had 768 active units in 1994, two years following the enactment of B-8 overlay. Accordingly, it is presumed that historical water demand would be similar to today’s demand (2.9 to 4.5 AFY), given that membership rates have not substantially changed. The Club has indicated to staff that they do not expect a substantial increase in memberships upon issuance of this permit. Based on this information, the proposed project is not expected to adversely affect the constraints that caused the ‘B-8’ District to be applied to the property and surrounding area (groundwater), and the project is consistent with the limitations of Title 21 Chapter 21.42.

- h) Pursuant to MCC Section 21.74.120.A, the County has determined that the proposed project qualifies as a minor amendment to the previously approved Use Permit. The amendment is minor in nature as follows:
 - The project would not create new environmental impacts;
 - The project would not increase the severity of environmental impacts identified in the original Use Permit;
 - The project is in keeping with the action of the appropriate authority
 - The project meets all relevant site development standards.
- i) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in project file PLN240107.

3. FINDING: **SITE SUITABILITY** - The site is physically suitable for the use proposed.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Monterey County Regional Fire Protection District (FPD) and the 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) The following technical report has been prepared:
 - “Acoustical Analysis” (LIB250054), prepared by WJV Acoustics, Visalia, CA, on October 2, 2024, updated on May 15, 2025.

Upon independent review, staff concurs with the conclusions of the report (see Finding No. 2, Evidence “f”). There are no physical or environmental constraints that render the site unsuitable for the proposed project.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240107.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
 - b) The application, project plans, and related support materials submitted by the project applicant to are found in Project File PLN240107.

5. FINDING: **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace,

morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, Monterey County Regional Fire Protection District, HCD-Public Works, HCD-Environmental Services, and Environmental Health Bureau, and conditions have been recommended, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood
 - b) Necessary public facilities will be provided. For potable water, the parcel will continue to be served by the Chamisal Water Association. For wastewater and collection/treatment, the property contains an on-site wastewater treatment system, which was reviewed by EHB and was deemed to be sufficient. No additional fixtures are proposed with implementation of the proposed project. As proposed, the minor amendment will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240107.

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 section 15301 categorically exempts minor alterations of existing public or private structures involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.
 - b) As proposed, the project involves a minor and trivial amendment to a previously approved Use Permit (PC01584) that allowed the establishment of the Chamisal Tennis and Fitness Club consisting of 14 courts, a clubhouse and swimming pool. This Amendment would allow for the conversion of two tennis courts into eight pickleball courts, the addition of three pickleball courts, and the future conversion of one tennis court into four more pickleball courts. Although the expansion would allow for a greater number of courts than previously assessed under the original Use Permit, the amendment proposes conversion of existing courts rather than development of new courts to limit to impacts of the expansion. The three new (not converted) courts will be sitting within a previous parking area. Membership is not anticipated to increase with implementation of the project as pickleball has been offered as a Club facility for a few years. Additionally, no additional wastewater or potable water connections are proposed. The Chamisal Tennis and Fitness Club will continue to be closed to the general public. Therefore, the proposed expansion is negligible and qualifies for a Class 1 Categorical Exemption.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. No trees are proposed for removal. Although the project site is visible from Laurels Grade, the proposed

development is will not degrade or be substantially visible from any scenic corridor or scenic highway. There is no cumulative impact without any prior successive projects of the same type in the same place, over time and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. No known historical or archaeological resources are present.

- d) No adverse environmental effects were identified during staff review of the development application.
- e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240107.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Monterey County Planning Commission.
- EVIDENCE:** a) Planning Commission. Pursuant to Title 21, Section 21.80.040.B, an appeal may be made to the Planning Commission by any public agency or person aggrieved by the discretionary decision of the Zoning Administrator.

DECISION

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

1. Find the project Categorically Exempt pursuant to section 15301 of the CEQA Guidelines, and there are no exceptions pursuant to section 15300.2; and
2. Approve a Minor and Trivial Amendment to a previously approved Use Permit (PC01584) that allowed the establishment of the Chamisal Tennis and Fitness Club consisting of 14 courts, a clubhouse and swimming pool. This Amendment would allow for the conversion of two tennis courts to eight pickleball courts, the addition of three pickleball courts, and the future conversion of one tennis court into four additional pickleball courts (total of 25 tennis or pickleball courts).

PASSED AND ADOPTED this 31st day of July 2025.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE PLANNING COMMISSION SECRETARY ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE DATE.

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 RMA-Planning and RMA-Building Services offices in Salinas.

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

County of Monterey HCD Planning

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

PLN240107

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Minor and Trivial amendment to a previously approved Use permit (PLN240107) allows allow for the conversion of two (2) tennis courts to eight (8) Pickleball courts, the addition of three (3) new pickleball courts and the potential for up to four (4) more pickleball courts. The property is located at 185 Robley Road, Salinas (Assessor's Parcel Number 416-321-017-000), Toro 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 Minor and Trivial amendment (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 416-321-017-000 on July 31, 2025. The permit was granted subject to 3 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. 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.

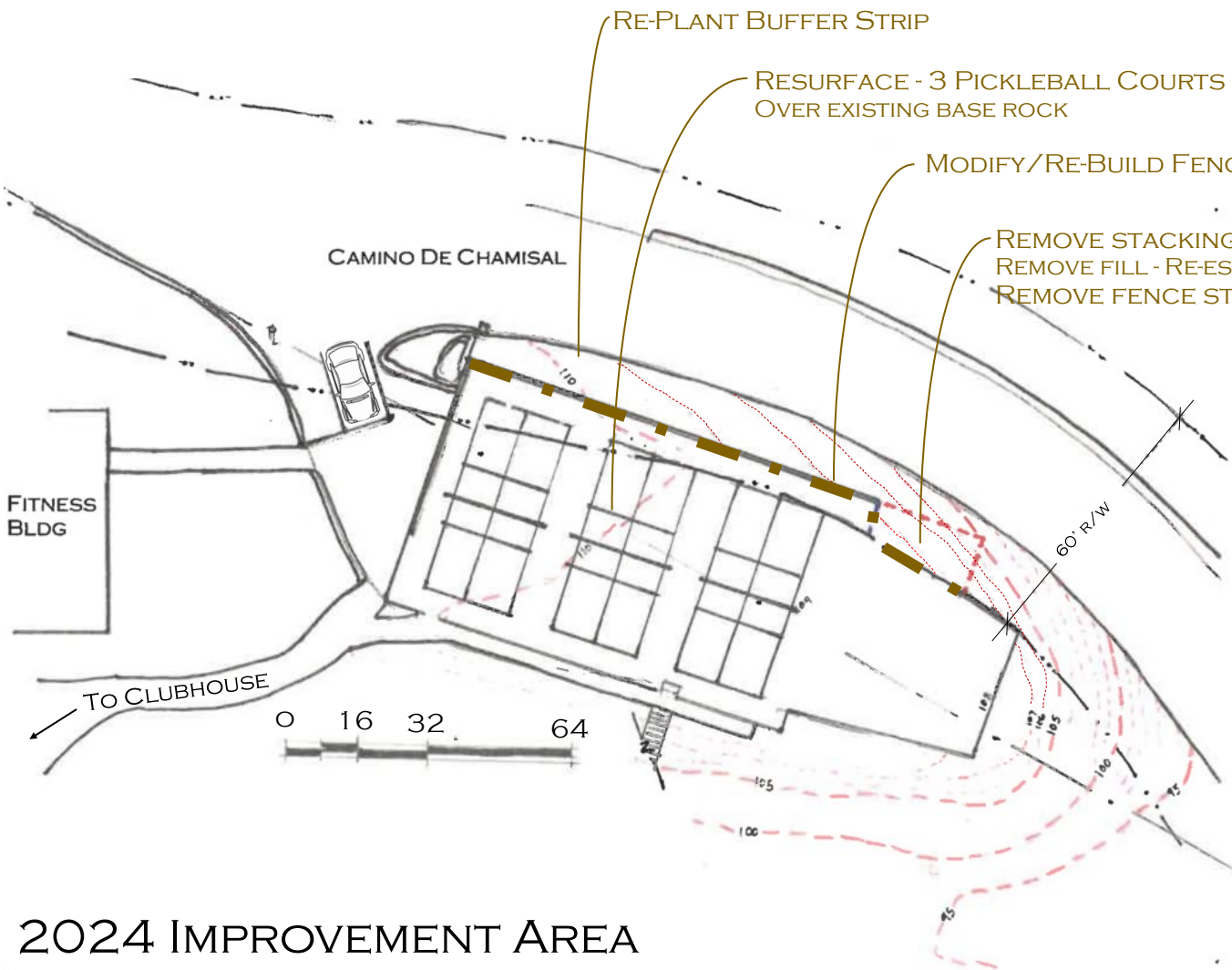
On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.



PARTIAL SITE - FORMER
NO SCALE



PARTIAL SITE - CURRENT
NO SCALE
RESTORATION AREA
Cut +/- 33 CY



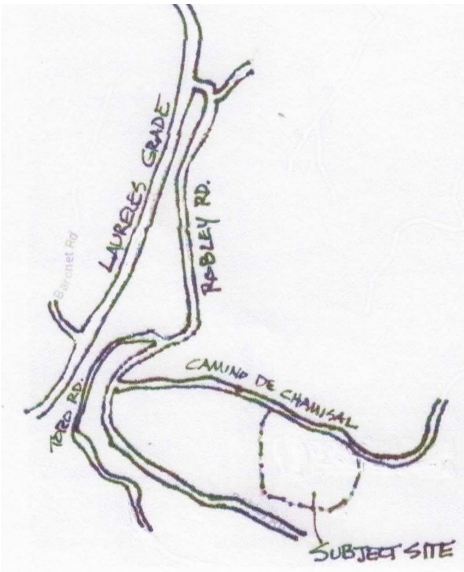
2024 IMPROVEMENT AREA

PARTIAL SITE PLAN
SCALE: 1" = 40'0"

TOPOGRAPHIC SURVEY - BASELINE LAND SURVEYORS - 2003



OVERALL SITE PLAN
NO SCALE



VICINITY MAP
NO SCALE

General Information:

- 1) Project: Chamisal Tennis & Fitness Club – Use Permit Minor & Trivial Amendment
185 Robley Road
Salinas CA 93908
- 2) Owner: 5 Ownership Entities, c/o
Chamisal Family Partnership LTD – Mr. Robert Mitchell
Michael & Elizabeth Tonti – Mr. Mike Tonti
185 Robley Road
Salinas CA 93908
(831) 484-1135
- 3) Owner's Rep: lyondesign – Carmel CA
Contact: Mr. Stephen Lyon
(831) 601-4718
- 4) Assessor Parcel Number: **416-321-017-000** Zoning: **PQP/B-8-VS**
- 5) Reference Number(s): **PLN240107** Original Use Permit: **PC1584**
- 6) Project Description:
Adjust number of allowable 'courts' on subject property. Other terms & conditions of previous agreements and use permit adjustments remain without change. Original use permit allowed 14 courts. Modify Use Permit to allow 25 courts, to include a mix of tennis courts and pickleball courts. Approved number allows for 10 existing tennis courts & 15 pickleball courts whose total includes 8 existing pickleball courts, 3 pickleball courts to be re-installed installed at paving beside Camino De Chamisal, and 4 future pickleball courts whose exact positioning on site is TBD.

Sheet Index

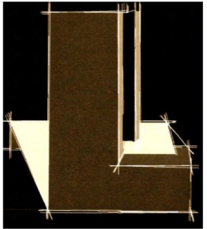
ExH 1 – Site Plan & Notes

3 COURTS TO BE RE-INSTALLED - 2024

4 POTENTIAL FUTURE COURTS - EXACT LOCATION TBD.

EXISTING 'COURTS' TO REMAIN, U.O.N.

PROPERTY LINE



lyondesign
design/build services
Lic# 818580

CHAMISAL - USE PERMIT MINOR & TRIVIAL MODIFICATION
185 ROBLEY ROAD, SALINAS CA 93908

SITE PLAN & NOTES

DATE: 7/1/2024

SCALE: as noted

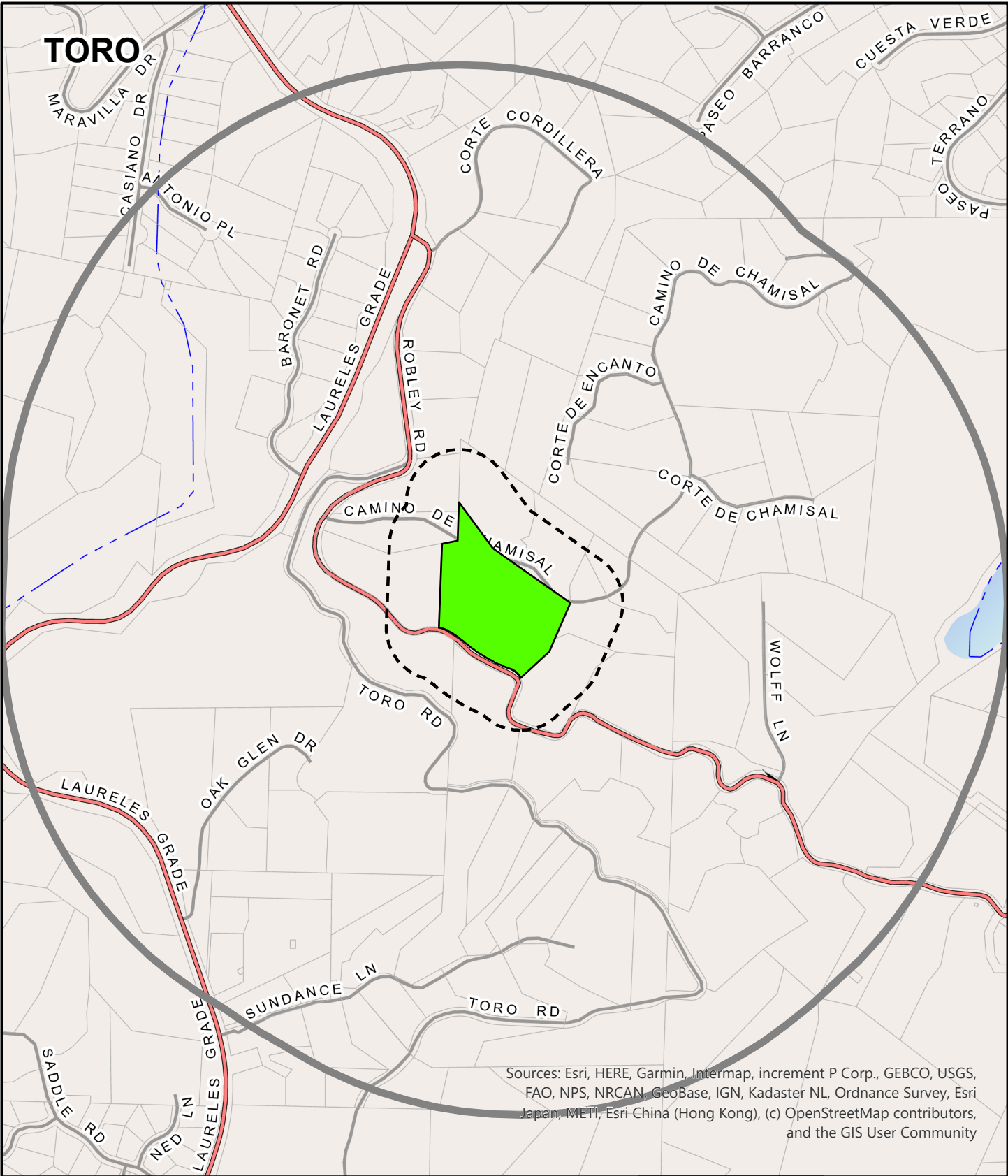
DRAWN: SLyon

EXH-1

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Exhibit B

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APPLICANT: CHAMISAL

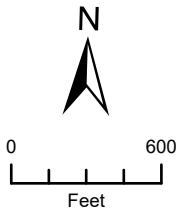
APN: 416321017000

FILE # PLN240107

 Project Site

 300 FT Buffer

 2500 FT Buffer



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Exhibit C

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From: [herman C](#)
To: [Alameda, Joseph](#)
Subject: PLN240107-please respond
Date: Monday, March 17, 2025 12:57:20 PM

You don't often get email from hcamp19@gmail.com. [Learn why this is important](#)

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Joseph Alameda
County of Monterey
Re: File PLN 240107

Dear Mr Alameda,

We are writing regarding the above-mentioned action. We live in a rural residential area and pickleball is an extremely noisy sport. Pickleball uses equipment which is louder than tennis and puts multiple times the number of players on the area of each tennis court. It is the antithesis of the quiet enjoyment of our property. Because of public pushback and lawsuits, most governing bodies locally (and nationally) have reduced and restricted pickleball activities, not expanded them.

For years, Chamisal Tennis Club (CTC) has hosted numerous pickleball tournaments and we have experienced many traffic issues due to the lack of available parking at the facility. In fact, the proposed site for 3 pickleball courts is routinely used by CTC for parking for these tournaments. Where will those cars go? Even when that area is used for parking, the lack of spaces results in attendees searching the neighborhood and parking off road in unpaved areas on private property. Not only is this a fire hazard but there has been damage to roadside utility boxes.

What is the plan for lighting the new courts? Is CTC in compliance with use permit 2140 with its current lighting or parking requirements? Has this been considered?

Besides traffic, noise and lighting, there is a concern regarding water. We have 15 users, including CTC on our water system. The water table from our single well has dropped significantly over time and is now within 60 feet of the pump depth. Additional activities means additional showers, toilets, restaurant water use and an overall strain on our water system which may not be sustainable.

After 37 years living here, we believe the increase in noise, traffic, parking and water use are more than what the county of Monterey envisioned when CTC was granted a use permit over 50 years ago and that a full review of the existing situation would be appropriate before any expansion should be considered.

Please confirm receipt of this correspondence by return email.

Regards,
Herman and Robin Campos

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Exhibit D

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ACOUSTICAL ANALYSIS

**CHAMISAL FITNESS & TENNIS CLUB
MONTEREY COUNTY, CALIFORNIA**

WJVA Project No. 24-13

PREPARED FOR

**CHAMISAL FITNESS & TENNIS CLUB
185 ROBLEY ROAD
SALINAS, CALIFORNIA 93908**

PREPARED BY

**WJV ACOUSTICS, INC.
VISALIA, CALIFORNIA**



OCTOBER 3, 2024

INTRODUCTION

As requested, WJV Acoustics, Inc. (WJVA) has conducted an ambient noise survey associated with recreational activities occurring at the Chamisal Fitness and Tennis Club (referred hereafter as Club), in Monterey County. The analysis provided in this report is intended to specifically document noise levels associated with pickleball activities, and to estimate pickleball noise levels at nearby existing residential land uses. The Club currently operates eight (8) pickleball courts with plans to convert one (1) additional tennis court (adjacent to existing pickleball courts to the east) to four (4) new pickleball courts. This analysis, prepared by WJV Acoustics, Inc. (WJVA), is based upon the findings of on-site and off-site noise level measurements. The methods, data, and findings of the analysis are summarized below.

Appendix A provides a description of the acoustical terminology used in this report. Unless otherwise stated, all sound levels reported are in A-weighted decibels (dB). A-weighting de-emphasizes the very low and very high frequencies of sound in a manner similar to the human ear. Most community noise standards utilize A-weighting, as it provides a high degree of correlation with human annoyance and health effects. Appendix B provides typical A-weighted sound levels for common noise sources.

NOISE EXPOSURE CRITERIA

General Plan

The Safety Element of the Monterey County General Plan (adopted October 26, 2010) establishes land use compatibility criteria in terms of the Community Noise Equivalent Level (CNEL) to describe noise exposure for noise compatibility planning purposes. The CNEL is the time-weighted energy average noise level for a 24-hour day, with a 5 dB (technically 4.77 dB) penalty added to noise levels occurring during the evening hours between 7:00 p.m. and 10:00 p.m. and a 10 dB penalty added to noise levels occurring during the nighttime hours between 10:00 p.m. and 7:00 a.m. The CNEL represents cumulative exposure to noise over an extended period of time and is therefore calculated based upon *annual average* conditions.

The “Noise Hazards” section of the Safety Element provides the following Goals and Policies that are relevant to the project:

Goal S-7: ***Maintain a healthy and quiet environment free from annoying and harmful sounds.***

Policy S-7.1: New Noise Sensitive land uses may only be allowed in areas where existing and projected noise levels are “acceptable” according to “Land Use Compatibility for Community Noise Table” (Table S-2).

Policy S-7.2: Proposed development shall incorporate design elements necessary to minimize noise impacts on surrounding land uses and to reduce noise in indoor spaces to an acceptable level.

Policy S-7.3: Development may occur in areas identified as “normally acceptable” provided effective measures to reduce both the indoor and outdoor noise levels to acceptable levels are taken.

Policy S-7.4: New noise generators may be allowed in areas where projected noise levels are “conditionally acceptable” only after a detailed analysis of the noise reduction requirements is made and needed noise mitigation features are included in project design.

Policy S-7.5: New noise generators shall be discouraged in areas identified as “normally unacceptable.” Where such new noise generators are permitted, mitigation to reduce both the indoor and outdoor noise levels will be required.

Policy S-7.6: Acoustical Analysis shall be part of the environmental review process for projects when:

- a. Noise sensitive receptors are proposed in areas exposed to existing or projected noise levels that are “normally unacceptable” or higher according

Table S-2 ("Land Use Compatibility for Community Noise").

- b. Proposed noise generators are likely to produce noise levels exceeding the levels shown in the adopted Community Noise Ordinance when received at existing or planned noise-sensitive receptors.


Policy S-7.7: All proposed discretionary residential projects that are within roadway or railroad noise contours of 60 dB CNEL or greater shall include a finding of consistency with the provisions of the Noise Hazards section of the Safety Element. If found that the roadway noise exceeds 60 dB CNEL within the project site, a project-specific noise impact analysis shall be required. If impacts are identified, the applicant shall conduct mitigation analysis using published Caltrans/Federal Highway Administration guidelines and implement mitigation measures as required. Mitigation measures may include, but are not limited to sound walls, adjacent roadway design, dual pane glass, building location or design, etc. Any proposed mitigation measures shall be concurrently implemented with the implementation of the project.


Although not explicitly stated in the County's General Plan, it is common to ensure interior noise levels attributable to exterior sources not exceed 45 dB CNEL (or L_{dn}) within residential land uses. This is consistent with Title 24 of the California Code of Regulations for multi-family construction and consistent with U.S. Department of Housing and Urban Development (HUD). The intent of the interior noise level guideline is to provide an acceptable noise environment for indoor communication and sleep.


**TABLE S-2
Community Noise Exposure
Ldn or CNEL, dB**


Land Use Category	55	60	65	70	75	80
Residential – Low Density Single Family, Duplex, Mobile Homes						
Residential – Multi. Family						
Transient Lodging – Motels, Hotels						
Schools, Libraries, Churches, Hospitals, Nursing Homes						
Auditoriums, Concert Halls, Amphitheaters						
Sports Arena, Outdoor Spectator Sports						
Playgrounds, Neighborhood Parks						
Golf Courses, Riding Stables, Water Recreation, Cemeteries						
Office Buildings, Business Commercial and Professional						
Industrial, Manufacturing, Utilities, Agriculture						

INTERPRETATION:

 **Normally Acceptable**
Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

 **Conditionally Acceptable**
New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply or air conditioning will

 **Normally Unacceptable**
New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

 **Clearly Unacceptable**
New construction or development should generally not be undertaken.

Source: OPR General Plan Guidelines

Code of Ordinances

Additionally, The Monterey County Code of Ordinances provides further exterior noise limits.

§10.60.030 – Operation of noise-producing devices restricted.

- At any time of the day, it is prohibited within unincorporated area of the County of Monterey to operate, assist in operating, allow, or cause to be operated any machine, mechanism, device or contrivance which produces a noise level exceeding eighty-five (85) dBA measured fifty (50) feet therefrom. The prohibition in this Section shall not apply to aircraft nor to any such machine, mechanism, device or contrivance that is operated in excess of two thousand five hundred (2,500) feet from any occupied dwelling unit.

§10.60.040 – Regulation of nighttime noise.

The following regulations shall apply to nighttime noise:

- a. It is prohibited within the unincorporated area of the County of Monterey to make, assist in making, allow, continue, create, or cause to be made any loud and unreasonable sound any day of the week from 10:00 p.m. to 7:00 a.m. the following morning.
- b. Within the period of 10:00 p.m. to 7:00 a.m. the following morning, and for the purposes of this Section, a loud and unreasonable sound shall include any sound that exceed the exterior noise levels standards set forth in Table I below.

(Nighttime Only)

Table I	Standard
Nighttime hourly equivalent sound level (L_{eq} dBA)	45
Maximum level, dBA	65

Monterey County does not provide applicable noise standards for stationary noise sources that occur during daytime hours (7:00 a.m. to 10:00 p.m.). However, most common applications of daytime noise standards apply noise standards that are 5-10 dB less restrictive than the noise standards that are applicable during nighttime hours. For example, it would be typical to include daytime noise standards of 50-55 dB L_{eq} and 70-75 dB L_{max} .

For noise sources that are not transportation related, which usually includes commercial or industrial activities and other stationary noise sources (such as amplified music), it is common to assume that a 3-5 dB increase in noise levels represents a substantial increase in ambient noise levels. This is based on laboratory tests that indicate that a 3 dB increase is the minimum change perceptible to most people, and a 5 dB increase is perceived as a “definitely noticeable change.”

CLUB-RELATED NOISE LEVELS

Chamisal Fitness & Tennis Club (Club) is an existing fitness club facility, established in 1974. The Club includes multiple tennis courts, pickleball courts, a swimming pool, and an indoor fitness center. The Club hours are typically between 5:00 a.m. and 8:00 p.m. Sources of noise associated with the Club are generally limited to noise associated with on-site activities including human voices, tennis and pickleball matches, and various other on-site activities. Sources of noise observed in the vicinity of the Club that were not related to Club activities included noise from traffic on nearby roadways, residential landscaping activities, and noise associated with aircraft overflights on approach to the Monterey Regional Airport. The findings of the ambient noise survey, described below, focuses primarily on noise associated with pickleball activities.

Pickleball Noise Levels

WJVA conducted ambient noise level measurements in the vicinity of the Club as well as in the vicinity of nearby residential land uses on September 17 & 18, 2024. Long-term (24-hour) ambient noise levels were measured at one (1) location (LT-1) and short-term (2-5 minute) ambient noise levels were measured at five (5) locations (ST-1 through ST-5) within the Club grounds as well as in the vicinity of off-site residential land uses. The locations of six (6) total noise measurement sites are provided as Figure 1.

Noise levels were measured at the five short-term sites during both periods of time while pickleball activities were occurring at the Club and periods of time when little to no pickleball activities were occurring at the Club. The findings of the noise level measurements as well as a discussion of pickleball-related noise levels at existing residential land uses are described below.

As described above, the ambient noise level survey was conducted over a two-day period, on September 17 & 18, 2024. Per Club staff, peak hours of pickleball activities typically occur between the open-play hours of approximately 10:30 a.m. to noon, daily, as well as during league-play activities which typically occur Tuesday-Thursday between approximately 5:30 pm at 7:00 p.m. WJVA conducted reference noise level measurements during open-play hours (10:30 a.m. to noon) on both Tuesday September 17 and Wednesday September 18, and during league-play hours (5:30 p.m. to 7:00 p.m.) on Tuesday September 17. Additionally, WJVA conducted ambient noise level measurements at the ambient noise measurement sites during periods with little to no pickleball activities occurring at the Club. It should be noted, noise levels described below that were measured while pickleball activities were occurring at the Club also include noise from multiple other (non-pickleball) sources including tennis activities, human voice, roadway traffic and aircraft overflights.

Temperatures during the Club activity hours over the two-day noise monitoring period were typically in the range of approximately 55-70 degrees (F), with light winds. Conditions were typically cloudy to partially cloudy during the morning hours and becoming clear and sunny during the afternoon hours. No precipitation occurred during the two-day noise monitoring period.

Noise monitoring equipment consisted of Larson-Davis Laboratories Model LDL-820 sound level analyzers equipped with B&K Type 4176 1/2" microphones. The equipment complies with the specifications of the American National Standards Institute (ANSI) for Type I (Precision) sound level meters. The meters were calibrated in the field prior to use with a B&K Type 4230 acoustic calibrator to ensure the accuracy of the measurements. The microphones were located on a tripod at 5 feet above the ground. The meters were set to "fast" response, in order to accurately document the impulse noise levels associated with pickleball activities.

Long-term noise measurement site LT-1 was located within the Club facility, located approximately 150 feet from the eight existing pickleball courts and approximately 50 feet from two nearby tennis courts. Measured hourly energy average noise levels (L_{eq}) at site LT-1 ranged from a low of 34.4 dB between 5:00 a.m. and 6:00 a.m. to a high of 56.8 dB between 8:00 a.m. and 9:00 a.m. Hourly maximum (L_{max}) noise levels at site LT-1 ranged from 52.4 to 79.9 dB. Residual noise levels at the monitoring site, as defined by the L_{90} , ranged from 28.0 to 45.6 dB. The L_{90} is a statistical descriptor that defines the noise level exceeded 90% of the time during each hour of the sample period. The L_{90} is generally considered to represent the residual (or background) noise level in the absence of identifiable single noise events from traffic, aircraft, and other local noise sources. The measured CNEL value at site LT-1 was 53.4 dB CNEL. Figure 2 provides the measured noise levels graphically and Figure 3 provides a photograph of ambient noise measurement site LT-1.

Table II provides the measured hourly energy average (L_{eq}) and maximum (L_{max}) noise levels. These are the noise metrics applied by Monterey County (Table I above) for stationary (non-transportation) noise sources. However, as described above, Monterey County only provides noise standards for stationary noise sources that occur during the nighttime hours (10:00 p.m. to 7:00 a.m.). These nighttime noise standards are 45 dB L_{eq} (hourly energy average noise level) and 65 dB L_{max} (maximum hourly noise level). As described above, most common applications of daytime noise standards apply noise standards that are 5-10 dB less restrictive than the noise standards that are applicable during nighttime hours. For example, it would be typical to include daytime noise standards of 50-55 dB L_{eq} and 70-75 dB L_{max} .

<p style="text-align: center;">TABLE II</p> <p style="text-align: center;">SUMMARY OF 24-HOUR NOISE LEVEL MEASUREMENTS, LT-1 CHAMISAL FITNESS & TENNIS CLUB, MONTEREY COUNTY SEPTEMBER 17, 2024</p>		
Time	A-Weighted Decibels, dB, L_{eq} (one-hour average)	
	LT-1	
	L_{max}	L_{eq}
12:00 a.m.	43.7	53.7
1:00 a.m.	42.1	52.6
2:00 a.m.	42.2	52.9
3:00 a.m.	43.4	54.0
4:00 a.m.	40.0	53.5
5:00 a.m.	34.4	53.9
6:00 a.m.	47.5	63.9
7:00 a.m.	46.1	70.7
8:00 a.m.	56.8	70.6
9:00 a.m.	48.3	71.0
10:00 a.m.	46.9	65.3
11:00 a.m.	49.7	76.9
12:00 p.m.	49.2	70.3
1:00 p.m.	50.1	75.0
2:00 p.m.	55.1	78.6
3:00 p.m.	53.6	76.5
4:00 p.m.	49.2	69.3
5:00 p.m.	51.6	72.7
6:00 p.m.	51.8	71.4
7:00 p.m.	48.3	71.1
8:00 p.m.	53.1	79.9
9:00 p.m.	50.1	78.3
10:00 p.m.	45.9	52.4
11:00 p.m.	45.6	57.0

Source: WJV Acoustics, Inc.

In addition to the above-described LT-1 24-hour ambient noise level measurement site, WJVA conducted short-term (5-10 minutes) ambient noise level measurements at five (5) additional sites in and around the Club. The length of time of each measurement sample varied in an effort to limit noise from extraneous sources. For example, during numerous measurement periods WJVA staff observed incoming aircraft on approach to Monterey Regional Airport, resulting in that measurement period to conclude as to isolate noise associated with Club activities from the aircraft noise.

Noise levels measured at each of the five short-term sites, LT-1 through LT-5, are summarized below in Table III through Table VII, respectively. The tables provide the noise levels in terms of the energy average noise level (L_{eq}) and the maximum noise level (L_{max}) during each measurement interval. Each table also provides the time the measurement interval occurred and the sample duration for each interval. Noise levels provided in each table are broken into measurements that

were taken with little to no pickleball activities occurring at the Club and measurements that were taken while most or all of the eight pickleball courts were active. Each table provides these measurements for each interval period, the average noise levels, as well as the difference of average (average noise levels with pickleball activities minus the average noise levels without pickleball activities).

Table III summarizes the noise levels measured at site ST-1. Site ST-1 was located within the Club grounds, approximately 135 feet northeast from the center point of the eight pickleball courts. Noise levels described in Table III indicate that energy average noise levels (L_{eq}) showed very little increase during periods of pickleball activity while maximum noise levels (L_{max}) increased by approximately 7 dB during periods of pickleball activities.

<p>TABLE III</p> <p>SITE ST-1</p> <p>SUMMARY OF PICKLEBALL NOISE LEVELS</p> <p>CHAMISAL FITNESS AND TENNIS CLUB, MONTEREY COUNTY</p> <p>SEPTEMBER 17 & 18, 2024</p>			
Time	Sample Duration	dB, L_{eq}	dB, L_{max}
Little/No Pickleball Activities			
9:15 a.m.	3:25	55.7	63.0
9:18 a.m.	4:10	55.0	65.8
Average		55.4	64.6
Maximum Pickleball Activities			
10:32 a.m.	2:47	55.5	72.3
10:36 a.m.	3:44	56.1	71.4
Average		55.8	71.9
Difference of Average		+0.4	+7.3
Source: WJV Acoustics, Inc.			

Table IV summarizes the noise levels measured at site ST-2. Site ST-2 was located within the Club grounds, approximately 325 feet northeast from the center point of the eight pickleball courts. Noise levels described in Table IV indicate that energy average noise levels (L_{eq}) increased by approximately 2 dB during periods of pickleball activity while maximum noise levels (L_{max}) increased by approximately 1 dB during periods of pickleball activities.

<p style="text-align: center;">TABLE IV</p> <p style="text-align: center;">SITE ST-2</p> <p style="text-align: center;">SUMMARY OF PICKLEBALL NOISE LEVELS</p> <p style="text-align: center;">CHAMISAL FITNESS AND TENNIS CLUB, MONTEREY COUNTY</p> <p style="text-align: center;">SEPTEMBER 17 & 18, 2024</p>			
Time	Sample Duration	dB, L_{eq}	dB, L_{max}
Little/No Pickleball Activities			
9:25 a.m.	2:55	47.8	62.6
4:05 p.m.	4:10	44.7	60.8
Average		46.5	61.8
Maximum Pickleball Activities			
10:41 a.m.	2:46	47.9	63.3
10:46 a.m.	3:13	49.0	62.5
5:37 p.m.	3:56	48.8	62.9
Average		48.6	62.9
Difference of Average		+2.1	+1.1
Source: WJV Acoustics, Inc.			

Table V summarizes the noise levels measured at site ST-3. Site ST-3 was located just outside of the Club grounds, approximately 400 feet north from the center point of the eight pickleball courts. Noise levels described in Table V indicate that energy average noise levels (L_{eq}) decreased by approximately 2 dB during periods of pickleball activity while maximum noise levels (L_{max}) were the same during periods of pickleball activities.

<p style="text-align: center;">TABLE V</p> <p style="text-align: center;">SITE ST-3</p> <p style="text-align: center;">SUMMARY OF PICKLEBALL NOISE LEVELS</p> <p style="text-align: center;">CHAMISAL FITNESS AND TENNIS CLUB, MONTEREY COUNTY</p> <p style="text-align: center;">SEPTEMBER 17 & 18, 2024</p>			
Time	Sample Duration	dB, L_{eq}	dB, L_{max}
Little/No Pickleball Activities			
4:11 p.m.	2:15	45.8	50.0
10:00 a.m.	3:04	41.6	53.8
Average		44.2	52.3
Maximum Pickleball Activities			
11:05 a.m.	4:12	41.8	51.4
5:43 p.m.	3:32	43.2	53.0
Average		42.6	52.3
Difference of Average		-1.6	0
Source: WJV Acoustics, Inc.			

Table VI summarizes the noise levels measured at site ST-4. Site ST-4 was located outside of the Club grounds, approximately 500 feet northeast from the center point of the eight pickleball courts, in the vicinity and direction of existing residential land uses. Noise levels described in Table VI indicate that energy average noise levels (L_{eq}) increased by approximately 1 dB during periods of pickleball activity while maximum noise levels (L_{max}) decreased by approximately 1 dB during periods of pickleball activities.

<p>TABLE VI</p> <p>SITE ST-4</p> <p>SUMMARY OF PICKLEBALL NOISE LEVELS</p> <p>CHAMISAL FITNESS AND TENNIS CLUB, MONTEREY COUNTY</p> <p>SEPTEMBER 17 & 18, 2024</p>			
Time	Sample Duration	dB, L_{eq}	dB, L_{max}
Little/No Pickleball Activities			
1:30 p.m.	3:05	43.4	52.6
10:10 a.m.	2:09	37.3	51.0
Average		41.3	51.9
Maximum Pickleball Activities			
5:49 p.m.	2:45	40.6	48.8
5:55 p.m.	3:31	42.8	52.8
Average		41.8	51.2
Difference of Average		+0.5	-0.7
Source: WJV Acoustics, Inc.			

Table VII summarizes the noise levels measured at site ST-5. Site ST-5 was located outside of the Club grounds, approximately 180 feet south from the center point of the eight pickleball courts, in the vicinity and direction of existing residential land uses. Noise levels described in Table VII indicate that energy average noise levels (L_{eq}) were the same during periods of pickleball activity while maximum noise levels (L_{max}) increased by approximately 2 dB during periods of pickleball activities.

TABLE VII
SITE ST-5
SUMMARY OF PICKLEBALL NOISE LEVELS
CHAMISAL FITNESS AND TENNIS CLUB, MONTEREY COUNTY
SEPTEMBER 17 & 18, 2024

Time	Sample Duration	dB, L_{eq}	dB, L_{max}
Little/No Pickleball Activities			
10:20 a.m.	2:14	45.8	62.0
10:25 a.m.	2:38	46.6	63.1
Average		46.2	62.6
Maximum Pickleball Activities			
6:08 p.m.	2:03	47.0	64.1
6:14 p.m.	4:10	45.2	65.4
Average		46.2	64.8
Difference of Average		0	+2.2

Source: WJV Acoustics, Inc.

The noise levels described above in Table III through Table VII indicate that noise levels measured during pickleball activities are slightly higher than those measured during periods of little to no pickleball activities occurring at the Club. However, these measurable increases are only noticeable at locations in closer proximity to the Club (ST-1, ST-2 and ST-5). The data generally indicates that the increase in noise is noticed in terms of the measured maximum noise levels (L_{max}) and not necessarily in terms of the measured energy average noise levels (L_{eq}). It is the opinion of WJVA that the measured increase of approximately 2 dB L_{eq} at site ST-3 was not directly the result of pickleball activities on site. It is also the opinion of WJVA that the measured increases in maximum noise levels (L_{max}) at sites ST-1 and ST-5 is a direct result of pickleball activities, as these two sites are the closest in proximity to the pickleball courts and pickleball noise at these two sites was much more noticeable and isolated from extraneous noise sources compared to the other three sites.

Pickleball Noise Levels at Residential Land Uses

The closest existing residential land uses to the pickleball courts are located at setback distances of 500 feet or greater from the center point of the eight pickleball courts. Applying the highest measured maximum noise levels measured during pickleball activities (ST-1, average maximum of 71.9 dB at a distance of approximately 135 feet from center of pickleball courts), WJVA calculated the maximum pickle-ball related noise levels (based upon standard rate of attenuation of noise with increased distance from a source, - 6db/doubling of distance) to be approximately 61 dB L_{max} at 500 feet from the pickleball courts (approximate setback distance of closest residential land uses to pickleball courts).

It should be noted, the above-described calculated maximum noise level of 61 dB at a distance of 500 feet does not take into account any acoustical shielding provided by intervening

topography, buildings, or vegetation and do not take into account any atmospheric or ground absorption. As such, these noise levels should be considered a worst-case assessment of pickleball-related noise levels at existing residential land uses. The noise levels measured at sites ST-3 and ST-4 are considered to be a more accurate representation of pickleball noise levels at off-site residential land uses. Applying these measured maximum noise levels measured at sites ST-3 and ST-4 to calculate pickleball noise levels at the closest residential land uses indicates a maximum noise level of approximately 52 dB at the closest residential land uses to the pickleball courts.

In regards to the Monterey County land use noise compatibility guidelines (as provided above in Table S-2), the 24-hour noise exposure level measured at the site LT-1 was approximately 53 dB CNEL. Such levels do not exceed the County's 60 dB CNEL land use compatibility guidelines for residential land uses. These levels were measured at a location approximately 150 feet from the eight existing pickleball courts and approximately 50 feet from two nearby tennis courts. The noise levels measured at site LT-1 include noise from all sources, including all on-site Club activities (pickleball, tennis, human voices, landscaping activities, etc.) as well as all off-site noise sources (including roadway traffic noise and aircraft overflights), and should therefore be considered a worst-case assessment of overall Club-related noise levels.

Based upon the above-described noise level measurements conducted during Club pickle-ball activities, the 24-hour noise levels measured on site, and the distances of the closest residential land uses to the Club (and pickleball courts specifically), WJVA has determined that noise levels associated with pickleball activities (and overall Club-related activities) do not exceed any Monterey County noise level standards or noise compatibility criteria and any nearby residential land use.

CONCLUSIONS AND RECOMMENDATIONS

WJVA conducted long-term (24-hour) and short-term (2-5 minutes) ambient noise level measurements at six (6) total locations in the vicinity of the Chamisal Fitness & Tennis Club and surrounding residential areas on September 17 & 18, 2024. Short-term measurements were conducted at each of the five (5) short-term measurement sites during both periods of little to no pickleball activities at the Club and during peak hours of pickleball activities occurring at the Club (discussed in detail above). Based upon these noise measurements, WJVA concludes the following:

- Maximum (L_{max}) pickle-ball related noise levels at the closest residential land uses to the Club would be expected to be in the range of approximately 52-61 dB. Such levels do not exceed any Monterey County noise level standard.
- 24-hour noise exposure levels (as measured at site LT-1) were measured to be approximately 53 dB CNEL, at a distance of approximately 135 feet from the center of the eight existing pickleball courts. Such levels do not exceed Monterey County land use compatibility noise criteria for residential land uses.
- The addition of the four (4) proposed new pickleball courts would not be expected to result in any significant changes to these findings.

The conclusions and recommendations of this acoustical analysis are based upon the best information known to WJV Acoustics Inc. (WJVA) at the time the analysis was prepared concerning on-site activities, pickleball court locations, and the locations of off-site residential land uses. Any significant changes in these factors will require a reevaluation of the findings of this report. Additionally, any significant future changes in noise regulations or other factors beyond WJVA's control may result in long-term noise results different from those described by this analysis.

Respectfully submitted,



Walter J. Van Groningen
President

WJV:wjv

FIGURE 1: AMBIENT NOISE MEASUREMENT SITES



FIGURE 2: NOISE LEVELS MEASURED AT SITE LT-1

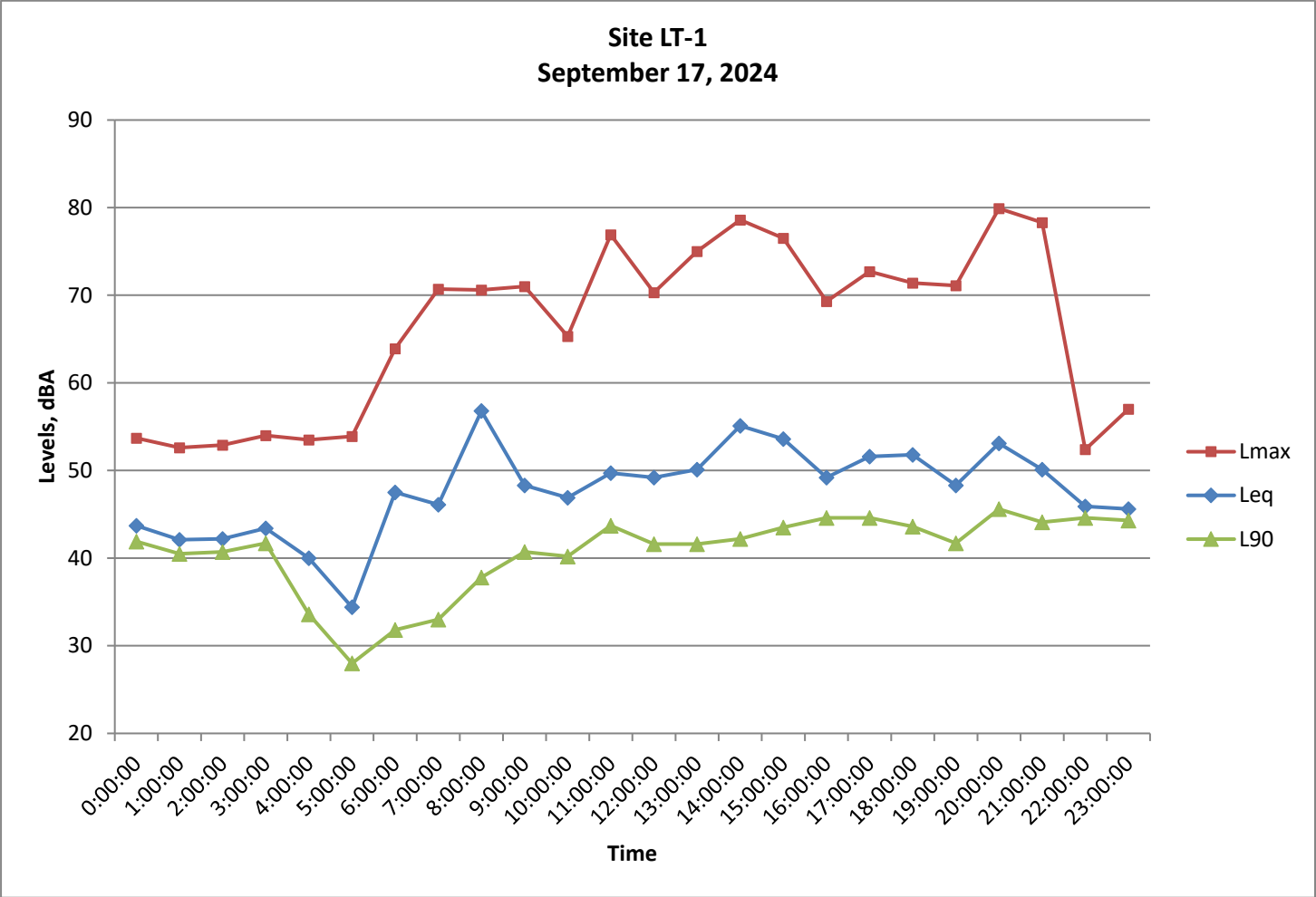


FIGURE 3: AMBIENT NOISE SITE LT-1



APPENDIX A

ACOUSTICAL TERMINOLOGY

AMBIENT NOISE LEVEL:	The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.
CNEL:	Community Noise Equivalent Level. The average equivalent sound level during a 24-hour day, obtained after addition of approximately five decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and ten decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m.
DECIBEL, dB:	A unit for describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).
DNL/L_{dn}:	Day/Night Average Sound Level. The average equivalent sound level during a 24-hour day, obtained after addition of ten decibels to sound levels in the night after 10:00 p.m. and before 7:00 a.m.
L_{eq}:	Equivalent Sound Level. The sound level containing the same total energy as a time varying signal over a given sample period. L_{eq} is typically computed over 1, 8 and 24-hour sample periods.
NOTE:	The CNEL and DNL represent daily levels of noise exposure averaged on an annual basis, while L_{eq} represents the average noise exposure for a shorter time period, typically one hour.
L_{max}:	The maximum noise level recorded during a noise event.
L_n:	The sound level exceeded "n" percent of the time during a sample interval (L_{90} , L_{50} , L_{10} , etc.). For example, L_{10} equals the level exceeded 10 percent of the time.

A-2

ACOUSTICAL TERMINOLOGY

NOISE EXPOSURE CONTOURS:

Lines drawn about a noise source indicating constant levels of noise exposure. CNEL and DNL contours are frequently utilized to describe community exposure to noise.

NOISE LEVEL REDUCTION (NLR):

The noise reduction between indoor and outdoor environments or between two rooms that is the numerical difference, in decibels, of the average sound pressure levels in those areas or rooms. A measurement of “noise level reduction” combines the effect of the transmission loss performance of the structure plus the effect of acoustic absorption present in the receiving room.

SEL or SENEL:

Sound Exposure Level or Single Event Noise Exposure Level. The level of noise accumulated during a single noise event, such as an aircraft overflight, with reference to a duration of one second. More specifically, it is the time-integrated A-weighted squared sound pressure for a stated time interval or event, based on a reference pressure of 20 micropascals and a reference duration of one second.

SOUND LEVEL:

The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear and gives good correlation with subjective reactions to noise.

SOUND TRANSMISSION CLASS (STC):

The single-number rating of sound transmission loss for a construction element (window, door, etc.) over a frequency range where speech intelligibility largely occurs.

APPENDIX B

EXAMPLES OF SOUND LEVELS

NOISE SOURCE	SOUND LEVEL	SUBJECTIVE DESCRIPTION
AMPLIFIED ROCK 'N ROLL ▶	120 dB	DEAFENING
JET TAKEOFF @ 200 FT ▶		
	100 dB	VERY LOUD
BUSY URBAN STREET ▶		
	80 dB	LOUD
FREEWAY TRAFFIC @ 50 FT ▶		
	60 dB	MODERATE
CONVERSATION @ 6 FT ▶		
	40 dB	FAINT
TYPICAL OFFICE INTERIOR ▶		
	20 dB	VERY FAINT
SOFT RADIO MUSIC ▶		
RESIDENTIAL INTERIOR ▶		
WHISPER @ 6 FT ▶		
HUMAN BREATHING ▶		
	0 dB	



May 15, 2025

Mr. Luis Reis
General Manager
CHAMISAL TENNIS & FITNESS CLUB
185 Robley Road
Salinas, California 93908

**RE: CHAMISAL TENNIS & FITNESS CLUB, TENNIS VS. PICKLEBALL NOISE
LEVEL MEMORANDUM**

Dear Mr. Reis:

As you have requested, WJV Acoustics, Inc. (WJVA) is providing this memorandum letter to serve as an addendum to the previously prepared acoustical analysis (dated 10-3-24) to provide a discussion of noise levels associated with the playing of pickleball as compared to the playing of tennis, at the proposed new court location at the Chamisal Tennis & Fitness Club (hereafter referred to as the Club) facility, located in Monterey County, California.

As described to WJVA, the Club had originally proposed the construction of new pickleball courts to be located at the northern extent of the Club property, adjacent to Camino De Chamisal Road. This area previously contained three (3) pickleball courts, and prior to that served as a parking area. The Club now proposes the construction of one (1) tennis court (with no pickleball courts) in this area. This memorandum letter provides a discussion of noise levels that would be anticipated from tennis playing activities at this proposed court location, in comparison to what would have been expected if new pickleball courts were constructed at this location.

WJVA conducted noise measurements at the Club in September of 2024. Based upon numerous noise level measurements conducted at various locations throughout the facility, WJVA determined that, generally speaking, pickleball activities produce maximum noise levels in the range of approximately 71-73 dB at a setback distance of approximately 75 feet from the closest court line. WJVA has also conducted reference noise level measurements of tennis activities, and applying the standard rate of attenuation of noise with increased distance from a point source (-6 dB/doubling of distance), maximum tennis related noise levels at a setback distance of 75 feet

from the closest court line were in the range of approximately 62-64 dB. This represents a reduction in maximum noise levels of approximately 9 dB, when normalized to the same setback distance.

The closest existing residential land uses to the new proposed court location are located approximately 500 feet northwest of the area (indicated as R-1 on the attached figure) and approximately 325 northeast of the proposed new court area (indicated as R-2 on the attached figure).

Table I summarizes what the anticipated maximum noise levels would be at these two residential locations, resulting from both pickleball activities at this area as well as tennis activities at this area. Figure 1 is provided at the end of this memorandum letter to indicate the locations of the proposed new court area, as well as the two closest residential land uses to the new court area (R-1 and R-2).

<p>TABLE I</p> <p>COMPARISON OF TENNIS VS. PICKLEBALL NOISE LEVELS AT PROPOSED COURT AREA</p> <p>CHAMISAL FITNESS & TENNIS CLUB, MONTEREY COUNTY</p>		
Site	A-Weighted Decibels, dB, L _{max} (maximum)	
	Tennis	Pickleball
R-1	46-48	55-57
R-2	49-51	58-60

Source: WJV Acoustics, Inc.

While the noise levels described in Table I indicate that noise levels associated with tennis activities would be noticeably lower than those associated with pickleball activities, at the new court location, it should also be noted that all noise levels (for both pickleball and tennis) associated with these activities occurring within the proposed new court area would not be expected to exceed the Monterey County nighttime maximum noise level standard of 65 dB.

It is the opinion of WJVA that noise produced by tennis and/or pickleball activities during the hours of operation are not considered to be a detriment to the health, life, or safety of the neighbors and neighborhood overall, at any sensitive receptor (residential land use) location in the vicinity of the Club.

Please contact me at 559-627-4923 or walter@wivacoustics.com if there are questions or additional information is required.

Respectfully submitted,

WJV ACOUSTICS, INC.

A handwritten signature in blue ink, appearing to read "Walter Van Groningen", with a long horizontal flourish extending to the right.

Walter J. Van Groningen
President

FIGURE 1: LOCATIONS OF NEW COURT AREA AND CLOSEST EXISTING RESIDENCES



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Exhibit E

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NEW MEMBER NUMBERS

	94/95	95/96	96/97	97/98	98/99	99/00	00/01	01/02	02/03 goal	02/03 actual
OCTOBER	15	13	7	15	13	20	11	21	16	13
NOVEMBER	7	9	10	5	12	17	17	9	12	9
DECEMBER	9	13	10	10	9	16	10	11	11	10
JANUARY	28	16	14	15	19	19	22	22	19	13
FEBRUARY	23	12	17	13	20	19	26	17	19	9
MARCH	17	19	15	19	32	25	28	21	25	
APRIL	20	19	25	13	31	31	21	18	23	
MAY	8	26	17	17	34	37	40	27	31	
JUNE	27	24	19	36	67	53	52	39	49	
JULY	10	11	28	27	45	33	23	29	32	
AUGUST	10	23	14	20	26	18	34	10	22	
SEPTEMBER	13	16	17	20	12	22	10	11	15	
NEW MEMBER	187	201	193	210	320	309	294	235	274	
TOTALS										
SEPTEMBER ACTIVE MEMBERSHIP NUMBERS	768	769	774	839	973	1042	1075	1080	1097	
SEPTEMBER INCLUDING INACTIVES	821	815	835	902	1038	1119	1178	1200	1212	

TOTAL MEMBERSHIPS FROM 2002-2013

2002	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUGUST	SEPT	OCT	NOV	DEC
ACTIVE	923	940	957	986	997	1056	1092	1110	1097	1059	1021	968
INACTIVE	193	201	191	173	164	116	121	110	115	131	157	183
TOTAL	1116	1141	1148	1159	1161	1172	1213	1220	1212	1190	1178	1151
2003	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUGUST	SEPT	OCT	NOV	DEC
ACTIVE	925	918	920	923	933	969	1028	1066	1025	1016	949	895
INACTIVE	195	198	194	199	191	164	121	104	125	133	164	205
TOTAL	1120	1116	1114	1122	1124	1133	1149	1170	1150	1149	1113	1100
2004	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUGUST	SEPT	OCT	NOV	DEC
ACTIVE	880	871	866	891	923	950	995	1021	1002	982	915	874
INACTIVE	206	213	206	187	161	143	115	108	102	113	162	194
TOTAL	1086	1084	1072	1078	1084	1093	1110	1129	1104	1095	1077	1068
2005	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUGUST	SEPT	OCT	NOV	DEC
ACTIVE	860	865	875	879	887	947	997	1032	1024	997	957	927
INACTIVE	202	196	196	188	186	147	117	94	94	116	148	174
TOTAL	1062	1061	1071	1067	1073	1094	1114	1126	1118	1113	1105	1101
2006	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUGUST	SEPT	OCT	NOV	DEC
ACTIVE	901	892	913	918	932	972	1013	1023	1023	982	925	908
INACTIVE	189	190	184	181	170	138	103	102	100	130	164	177
TOTAL	1090	1082	1097	1099	1102	1110	1116	1125	1123	1112	1089	1085
2007	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUGUST	SEPT	OCT	NOV	DEC
ACTIVE	882	875	969	885	913	931	979	1019	992	1004	928	890
INACTIVE	188	188	193	171	153	124	105	93	103	119	165	184
TOTAL	1070	1063	1162	1056	1066	1055	1084	1112	1095	1123	1093	1074
2008	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUGUST	SEPT	OCT	NOV	DEC
ACTIVE	869	959	864	882	973	947	678	705	742	857	813	785
INACTIVE	199	211	202	190	166	121	131	106	85	167	198	229
TOTAL	1068	1170	1066	1072	1139	1068	809	811	827	1024	1011	1014
2009	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUGUST	SEPT	OCT	NOV	DEC

2009

ACTIVE	820	816	826	784	826	871	928	926	904	843	827	787
INACTIVE	234	242	232	224	197	164	131	113	131	154	166	182
TOTAL	1054	1058	1058	1008	1023	1035	1059	1039	1035	997	993	969

2010	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUGUST	SEPT	OCT	NOV	DEC
ACTIVE	783	765	760	748	766	782	853	834	824	896	854	854
INACTIVE	177	166	152	160	135	124	93	88	103	111	145	154
TOTAL	960	931	912	908	901	906	946	922	927	1007	999	1008

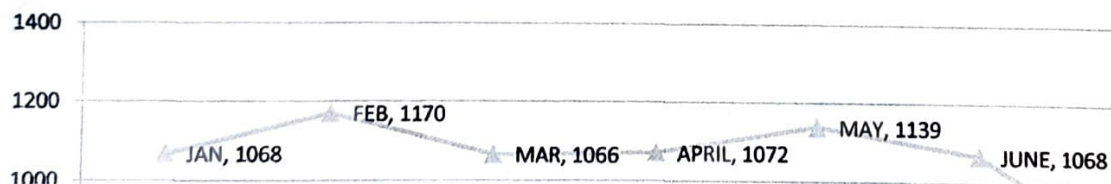
2011	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUGUST	SEPT	OCT	NOV	DEC
ACTIVE	702	695	683	703	726	718	763	786	742	743	736	693
INACTIVE	163	153	150	126	122	121	92	70	91	114	114	141
TOTAL	865	848	833	829	848	839	855	856	833	857	850	834

2012	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUGUST	SEPT	OCT	NOV	DEC
ACTIVE	712	690	688	678	705	742	749	765	738	711	670	635
INACTIVE	118	130	116	131	106	85	81	72	90	103	128	146
TOTAL	830	820	804	809	811	827	830	837	828	814	798	781

2013	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUGUST	SEPT	OCT	NOV	DEC
ACTIVE	620	623	636	633	666	702	759	754	745	743	711	702
INACTIVE	154	146	131	142	112	83	60	55	65	68	78	80
TOTAL	774	769	767	775	778	785	819	809	810	811	789	782

2014	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
ACTIVE	684	685	735	734	746	0	0	0	0	0	0	0
INACTIVE	72	58	11	7	2	0	0	0	0	0	0	0
TOTAL	756	743	746	741	748	0	0	0	0	0	0	0

2008 Membership



From: [Alameda, Joseph](#)
To: [Luis Reis](#)
Subject: PLN240107 Chamsial
Date: Tuesday, July 15, 2025 4:23:18 PM

From: Luis Reis <luis@chamsial.com>
Sent: Tuesday, July 15, 2025 4:22 PM
To: Alameda, Joseph <jalameda@countyofmonterey.gov>
Subject: Re: PLN240107 Chamsial

Hi Joseph,

Here are the numbers of members as of December 31 for each of those years.

2021 - 780 active members

2022 - 757 active members

2023 - 775 active members

2024 - 780 active members

The numbers today - 806 active members

We have added noise-blocking panels to the pickleball courts. Another \$10k expense to help mitigate the issue. See the photos attached.





On Jul 14, 2025, at 2:53 PM, Alameda, Joseph <AlamedaJ@countyofmonterey.gov> wrote:

Good Afternoon Luis,

I am working on the staff report for the July 31st Hearing, and was wondering if you were ever able to find the membership numbers between 2021-2024? In the email with the dropbox you mentioned looking for those more recent membership numbers and that you would add them once you located them but I don't see them in the dropbox as of yet.

I just need the membership numbers from 2021-2024 so that we can compare them to the water usage information you sent over. Let me know if you are able to find those numbers so I can finalize my report.

Best,

<image001.png>

Joseph Alameda
Assistant Planner
County of Monterey Housing & Community
Development
1441 Schilling Place, South 2nd Floor
Main: [831755-5025](tel:831755-5025) | Direct: [831783-7070](tel:831783-7070)
[Access Citizens Access](#)

Effective immediately, discretionary planning permits will be managed by two teams. The Development Review team will process applications from initial submittal to deeming it complete. All submittals and resubmittals shall be sent to PlanningPermits@CountyofMonterey.gov, with your assigned planner cc'd. Once deemed complete, the Consistency Review team will prepare the application for consideration by the appropriate authority. Temporarily restructuring Current Planning is intended to better manage its demanding workload and address staffing shortages. HCD recognizes that it will take time to adjust to this new structure, and your patience is appreciated. Please contact 831-755-5025 if you have any questions.

From: Robin Campos robbiecam93@gmail.com
Subject: CWA Water Bill 1st Quarter 2021
Date: April 1, 2021 at 12:21 PM
To: cec cec@chamisal.com, Chamisal billing email belinda@chamisal.com
Cc: Mike Tonti gmail address miketonti@gmail.com, Luis Reis luis@chamisal.com

RC

Chamisal Water Association
c/o Campos
25327 Camino de Chamisal
Salinas, CA 93908

Statement

Chamisal Tennis Club

For usage from:
1-1-21 to 3-31-21

Property address:
185 Robley Rd.
Salinas, CA 93908

Q1 - 2021

Meter #	Readings		Usage
	Ending	Beginning	
1	177,801	173,997	3,804
2	240,847	212,867	27,980
3	930,536	928,589	1,947
4	2,220,252	2,209,736	10,516
5	2,042,843	2,026,171	16,672
6	4,094,887	3,991,936	102,951
7	94,193	94,145	48
	9,801,359	9,637,441	163,918
Current amount due (@ \$.0135/gal):			\$ 2,212.89
			Monthly \$25/share charge (4 shares) 300.00
			TOTAL DUE \$ 2,512.89

Please remit to above CWA address

From: Robin Campos robbiecam93@gmail.com
Subject: CWA Water Bill 2nd Quarter 2021
Date: June 30, 2021 at 3:49 PM
To: cec cec@chamisal.com
Cc: Mike Tonti gmail address miketonti@gmail.com, Luis Reis luis@chamisal.com

RC

Chamisal Water Association
c/o Campos
25327 Camino de Chamisal
Salinas, CA 93908

Statement

Chamisal Tennis Club

For usage from:
4-1-21 to 6-30-21

Q2-2021

Property address:
185 Robley Rd.
Salinas, CA 93908

Meter #		Readings Ending Beginning	Usage
1	-	-	-
2	179,935	177,801	2,134
3	286,617	240,847	45,770
4	961,819	930,536	31,283
5	2,402,587	2,220,252	182,335
6	2,080,551	2,042,843	37,708
7	4,229,214	4,094,887	134,327
	10,140,723	9,707,166	433,557
Current amount due (@ \$.0135/gal):			\$ 5,853.02
		Monthly \$25/share charge (4 shares)	300.00
		TOTAL DUE \$	6,153.02

Please remit to above CWA address

From: Robin Campos robbiecam93@gmail.com
Subject: CWA Water Bill 3rd Quarter 2021
Date: October 3, 2021 at 12:58 PM
To: cec cec@chamisal.com, Chamisal billing email belinda@chamisal.com
Cc: Mike Tonti gmail address miketonti@gmail.com, Luis Reis luis@chamisal.com



Chamisal Water Association
c/o Campos
25327 Camino de Chamisal
Salinas, CA 93908

Statement
Chamisal Tennis Club

For usage from:
7-1-21 to 9-30-21

Q3-2021

Property address:
185 Robley Rd.
Salinas, CA 93908

Meter #	Readings		Usage
	Ending	Beginning	
1	183,711	179,935	3,776
2	336,443	286,617	49,826
3	1,053,657	961,819	91,838
4	2,586,743	2,402,587	184,156
5	2,131,246	2,080,551	50,695
6	4,354,627	4,229,214	125,413
7	94,193	94,193	-
	10,740,620	10,234,916	505,704
Current amount due (@ \$.0135/gal):			\$ 6,827.00
Monthly \$25/share charge (4 shares)			300.00
TOTAL DUE \$			7,127.00

Please remit to above CWA address

From: Robin Campos robbiecam93@gmail.com
Subject: CWA Water Bill 4th Quarter 2021
Date: January 3, 2022 at 10:17 AM
To: cec cec@chamisal.com
Cc: Mike Tonti gmail address miketonti@gmail.com, Luis Reis luis@chamisal.com



Chamisal Water Association
c/o Campos
25327 Camino de Chamisal
Salinas, CA 93908

Statement

Chamisal Tennis Club

For usage from:
10-1-21 to 12-31-21

Q4-2021

Property address:
185 Robley Rd.
Salinas, CA 93908

Meter #	Readings		Usage
	Ending	Beginning	
1	186,244	183,711	2,533
2	373,815	336,443	37,372
3	1,080,599	1,053,657	26,942
4	2,627,969	2,586,743	41,226
5	2,168,937	2,131,246	37,691
6	4,438,980	4,354,627	84,353
7	95,273	94,193	1,080
	10,971,817	10,740,620	231,197
Current amount due (@ \$.0135/gal):			\$ 3,121.16
			Monthly \$25/share charge (4 shares) 300.00
			TOTAL DUE \$ 3,421.16

Please remit to above CWA address

ANNUAL - 1,334,376



From: Robin Campos robbecam93@gmail.com
Subject: CWA Water Bill 1st Qtr 2022
Date: April 1, 2022 at 2:44 PM
To: cec cec@chamisal.com
Cc: Mike Tont gmail address miketont@gmail.com, Luis Reis luis@chamisal.com

Chamisal Water Association
c/o Campos
25327 Camino de Chamisal
Salinas, CA 93908

Statement
Chamisal Tennis Club

For usage from:
1-1-22 to 3-31-22

Q1-2022

Property address:
185 Robley Rd.
Salinas, CA 93908

Meter #	Readings		Usage
	Ending	Beginning	
1	190,506	186,244	4,262
2	443,397	373,815	69,582
3	1,094,684	1,080,599	14,085
4	2,678,543	2,627,969	50,574
5	2,210,918	2,168,937	41,981
6	4,537,260	4,438,980	98,280
7	97,193	95,273	1,920
	11,252,501	10,971,817	280,684
Current amount due (@ \$.0135/gal):			\$ 3,789.23
			Monthly \$25/share charge (4 shares) 300.00
			TOTAL DUE \$ 4,089.23

Please remit to above CWA address

From: Aria Colby aria@chamisal.com
Subject: Fwd: CWA Water Bill 2nd Qtr 2022
Date: July 9, 2022 at 11:48 AM
To: Holly Holley-snow hsnw02@outlook.com



Live Loud, Live Strong,
Aria Colby

Begin forwarded message:

From: Robin Campos <robbiecam93@gmail.com>
Date: July 8, 2022 at 10:25:49 AM PDT
To: Aria <aria@chamisal.com>
Cc: Luis Reis <luis@chamisal.com>
Subject: Fwd: CWA Water Bill 2nd Qtr 2022

----- Forwarded message -----

From: Robin Campos <robbiecam93@gmail.com>
Date: Fri, Jul 8, 2022 at 8:34 AM
Subject: CWA Water Bill 2nd Qtr 2022
To: cec <cec@chamisal.com>, Chamisal billing email <belinda@chamisal.com>
Cc: Mike Tonti gmail address <miketonti@gmail.com>, Luis Reis <luis@chamisal.com>

Chamisal Water Association
c/o Campos
25327 Camino de Chamisal
Salinas, CA 93908

Q2-2022

Statement

Chamisal Tennis Club

For usage from:
4-1-22 to 6-30-22

Property address:
185 Robley Rd.
Salinas, CA 93908

Meter #	Readings		Usage
	Ending	Beginning	
1	194,000	190,506	3,494
2	478,000	443,397	34,603
3	1,161,000	1,094,684	66,316
4	2,843,000	2,678,543	164,457
5	2,266,000	2,210,918	55,082
6	4,676,000	4,537,260	138,740
7	99,000	97,193	1,807
	11,717,000	11,252,501	464,499
Current amount due (@ \$ 0135/gal):			\$ 6,270.74
Monthly \$25/share charge (4 shares)			300.00
TOTAL DUE \$			6,570.74

From: Robin Campos robbiecam93@gmail.com
Subject: CWA Water Bill 3rd Quarter 2022
Date: October 2, 2022 at 12:21 PM
To: Aria aria@chamisal.com
Cc: Luis Reis luis@chamisal.com, Mike Tonti gmail address miketonti@gmail.com

RC

Chamisal Water Association
c/o Campos
25327 Camino de Chamisal
Salinas, CA 93908

Statement

Chamisal Tennis Club

For usage from:
7-1-22 to 9-30-22

Q3-2022

Property address:
185 Robley Rd.
Salinas, CA 93908

Meter #	Readings	Usage
	Ending Beginning	
1	199,260 194,000	5,260
2	521,582 478,000	43,582
3	1,227,969 1,161,000	66,969
4	3,003,431 2,843,000	160,431
5	2,318,968 2,266,000	52,968
6	4,821,145 4,676,000	145,145
7	99,820 99,000	820
	12,192,174 11,717,000	475,174
Current amount due (@ \$.0135/gal):		\$ 6,414.85
	Monthly \$25/share charge (4 shares)	300.00
	TOTAL DUE \$	6,714.85

Please remit to above CWA address

From: Aria Colby aria@chamisal.com
Subject: Fwd: CWA Water Bill 4th Quarter 2022
Date: January 2, 2023 at 2:27 PM
To: Holly Snow hsnow02@outlook.com



Water bill. Oh yay.

Begin forwarded message:

From: Robin Campos <robbiecam93@gmail.com>
Subject: CWA Water Bill 4th Quarter 2022
Date: January 2, 2023 at 2:03:51 PM PST
To: Aria <aria@chamisal.com>
Cc: Luis Reis <luis@chamisal.com>, Mike Tonti gmail address <miketonti@gmail.com>

Chamisal Water Association
c/o Campos
25327 Camino de Chamisal
Salinas, CA 93908

Statement
Chamisal Tennis Club

For usage from:
10-1-22 to 12-31-22

Q4-2022

Property address:
185 Robley Rd.
Salinas, CA 93908

Meter #	Readings		Usage
	Ending	Beginning	
1	203,543	199,260	4,283
2	552,545	521,582	30,963
3	1,240,340	1,227,969	12,371
4	3,055,587	3,003,431	52,156
5	2,359,556	2,318,968	40,588
6	4,947,467	4,821,145	126,322
7	102,810	99,820	2,990
	12,461,847	12,192,174	269,673
Current amount due (@ \$.0135/gal):			\$ 3,640.59
Monthly \$25/share charge (4 shares)			300.00
TOTAL DUE \$			3,940.59

Please remit to above CWA address

ANNUAL - 1,490,030

Live Loud, Live Strong.

Aria Colby
Assistant General Manager
Aria@chamisal.com
831-484-1135 ext. 214

From: Robin Campos robbiecam93@gmail.com
Subject: CWA Water Bill 1st Quarter 2023
Date: April 2, 2023 at 11:37 AM
To: Aria aria@chamisal.com
Cc: Luis Reis luis@chamisal.com, Mike Tonti gmail address miketonti@gmail.com



Chamisal Water Association
c/o Campos
25327 Camino de Chamisal
Salinas, CA 93908

Statement

Chamisal Tennis Club

For usage from:
1-1-23 to 3-31-23

Q1-2023

Property address:
185 Robley Rd.
Salinas, CA 93908

Meter #	Readings		Usage
	Ending	Beginning	
1	208,000	203,543	4,457
2	578,200	552,545	25,655
3	1,240,300	1,240,300	-
4	3,059,252	3,055,587	3,665
5	2,403,300	2,359,556	43,745
6	4,991,800	4,947,467	44,333
7	102,800	102,800	-
	12,583,652	12,461,797	121,855
Current amount due (@ \$.0135/gal):			\$ 1,645.04
		Monthly \$25/share charge (4 shares)	300.00
		TOTAL DUE \$	1,945.04

Please remit to above CWA address

From: Robin Campos robbiecam93@gmail.com
Subject: CWA Water Bill 2nd Quarter 2023
Date: July 1, 2023 at 9:24 AM
To: Aria aria@chamisal.com
Cc: Mike Tonti gmail address miketonti@gmail.com, Luis Reis luis@chamisal.com

RC

Chamisal
Water
Association
c/o Campos
25327 Camino
de Chamisal
Salinas, CA
93908

Statement
Chamisal Tennis Club

For usage from:
4-1-23 to 6-30-23

02-2023

Property address:
185 Robley Rd.
Salinas, CA 93908

Meter #	Readings		Usage
	Ending	Beginning	
1	212,400	208,000	4,400
2	617,800	578,200	39,600
3	1,275,600	1,240,300	35,300
4	3,136,100	3,059,252	76,848
5	2,456,300	2,403,300	53,000
6	5,086,200	4,991,800	94,400
7	104,700	102,800	1,900
	12,889,100	12,583,652	305,448

Current amount due (@ \$.0135/gal): \$ 4,123.55

Monthly
\$25/share
charge (4
shares) 300.00

Meter Reading
Charge from
Service
Provider -

TOTAL DUE \$ 4,423.55

Please remit
to above CWA
address

From: Robin Campos robbiecam93@gmail.com
Subject: CWA Water Bill 3rd Qtr. 2023
Date: October 1, 2023 at 3:43 PM
To: Aria aria@chamisal.com
Cc: Mike Tonti gmail address miketonti@gmail.com, Luis Reis luis@chamisal.com



Chamisal
Water
Association
c/o Campos
25327 Camino
de Chamisal
Salinas, CA
93908

Statement
Chamisal Tennis Club

For usage from:
7-1-23 to 9-30-23

Q3-2023

Property address:
185 Robley Rd.
Salinas, CA 93908

Meter #	Readings		Usage
	Ending	Beginning	
1	216,800	212,400	4,400
2	655,900	617,800	38,100
3	1,326,900	1,275,600	51,300
4	3,302,800	3,136,100	166,700
5	2,518,200	2,456,300	61,900
6	5,192,600	5,086,200	106,400
7	109,800	104,700	5,100
	13,323,000	12,889,100	433,900
Current amount due (@ \$.0135/gal):			\$ 5,857.65
	Monthly \$25/share charge (4 shares)		300.00
	Meter Reading Charge from Service Provider		-
	TOTAL DUE \$		6,157.65

Please remit
to above CWA
address

From: Robin Campos robbiecam93@gmail.com
Subject: CWA Water Bill 4th Qtr. 2023
Date: January 2, 2024 at 1:14 PM
To: Aria aria@chamisal.com
Cc: Mike Tonti gmail address miketonti@gmail.com, Luis Reis luis@chamisal.com

RC

Chamisal
Water
Association
c/o Campos
25327 Camino
de Chamisal
Salinas, CA
93908

Statement
Chamisal Tennis Club

Q4-2023

For usage from:
10-1-23 to 12-31-
23

Property address:
185 Robley Rd.
Salinas, CA 93908

Meter #	Readings		Usage
	Ending	Beginning	
1	221,200	216,800	4,400
2	684,800	655,900	28,900
3	1,356,500	1,326,900	29,600
4	3,368,900	3,302,800	66,100
5	2,577,000	2,518,200	58,800
6	5,287,600	5,192,600	95,000
7	113,700	109,800	3,900
	13,609,700	13,323,000	286,700
Current amount due (@ \$.0135/gal):			\$ 3,870.45
	Monthly \$25/share charge (4 shares)		300.00
	Meter Reading Charge from Service Provider		-
	TOTAL DUE \$		4,170.45

ANNUAL - 1,147,903

Please remit
to above CWA
address

From: Robin Campos robbiecam93@gmail.com
Subject: CWA Water Bill 1st Qtr. 2024
Date: April 3, 2024 at 10:16 AM
To: Aria aria@chamisal.com
Cc: Mike Tonti gmail address miketonti@gmail.com, Luis Reis luis@chamisal.com



Hi Neighbors,

Happy Spring! Below is your quarterly water bill in a new format. I'm hoping this new version is easier to read than the previous method. Please let me know if you have any issues with this change.

Thanks,
Robin

Chamisal Water Association			
c/o Campos			
25327 Camino de Chamisal			
Salinas, CA 93908			
Statement			
Chamisal Tennis Club			
For usage from:			
1-1-24 to 3-31-24			
Property address:			
185 Robley Rd.			
Salinas, CA 93908			
Readings			
Meter #	Ending	Beginning	Usage
1	223,900	221,200	2,700
2	712,200	684,800	27,400
3	1,365,300	1,356,500	8,800
4	3,377,600	3,368,900	8,700
5	2,642,300	2,577,000	65,300
6	5,349,400	5,287,600	61,800
7	114,500	113,700	800
	13,785,200	13,609,700	175,500
Current amount due (@ \$.0135/gal):			\$ 2,369.25
Monthly \$25/share charge (4 shares)			300.00
Meter Reading Charge from Service Provider			-
TOTAL DUE			\$ 2,669.25
Please remit to above CWA address			

Q1-2024

From: Robin Campos robbiecam93@gmail.com
Subject: CWA Water Bill 2nd Qtr. 2024
Date: July 2, 2024 at 11:52 AM
To: Aria aria@chamisal.com
Cc: Mike Tonti gmail address miketonti@gmail.com, Luis Reis luis@chamisal.com

RC

Chamisal Water Association
 c/o Campos
 25327 Camino de Chamisal
 Salinas, CA 93908

Statement

Chamisal Tennis Club

For usage from:
 4-1-24 to 6-30-24

Property address:
 185 Robley Rd.
 Salinas, CA 93908

Q2-2024

Meter #	Readings		Usage
	Ending	Beginning	
1	228,300	223,900	4,400
2	746,700	712,200	34,500
3	1,426,000	1,365,300	60,700
4	3,472,300	3,377,600	94,700
5	2,724,900	2,642,300	82,600
6	5,451,500	5,349,400	102,100
7	118,800	114,500	4,300
	14,168,500	13,785,200	383,300
Current amount due (@ \$.0135/gal):			\$ 5,174.55
Monthly \$25/share charge (4 shares)			300.00
Meter Reading Charge from Service Provider			-
TOTAL DUE			\$ 5,474.55

Please remit to above CWA address

From: Robin Campos robbiecam93@gmail.com
Subject: CWA Water Bill 3rd Qtr. 2024
Date: October 2, 2024 at 6:52 AM
To: Aria aria@chamisal.com
Cc: Mike Tonti gmail address miketonti@gmail.com, Luis Reis luis@chamisal.com

RC

Chamisal Water Association
 c/o Campos
 25327 Camino de Chamisal
 Salinas, CA 93908

Statement

Chamisal Tennis Club

For usage from:
 7-1-24 to 9-30-24

Property address:
 185 Robley Rd.
 Salinas, CA 93908

Q3-2024

Meter #	Readings		Usage
	Ending	Beginning	
1	231,300	228,300	3,000
2	794,100	746,700	47,400
3	1,433,000	1,426,000	7,000
4	3,608,900	3,472,300	136,600
5	2,816,300	2,724,900	91,400
6	5,569,100	5,451,500	117,600
7	123,300	118,800	4,500
	14,576,000	14,168,500	407,500
Current amount due (@ \$.0135/gal):			\$ 5,501.25
Monthly \$25/share charge (4 shares)			300.00
Meter Reading Charge from Service Provider			-
TOTAL DUE			\$ 5,801.25

Please remit to above CWA address

From: Robin Campos robbiecam93@gmail.com
Subject: CWA 4th Qtr Invoice
Date: January 3, 2025 at 10:32 AM
To: Aria aria@chamisal.com
Cc: Mike Tonti gmail address miketonti@gmail.com, Luis Reis luis@chamisal.com

Happy New Year!
Please note the below invoice reflects the new rate (effective 10/1/24) as voted by membership.

Chamisal Water Association
c/o Campos
25327 Camino de Chamisal
Salinas, CA 93908

Statement
Chamisal Tennis Club

For usage from:
10/1/24 to 12/31/24

Property address:
185 Robley Rd.
Salinas, CA 93908

Meter #	Readings		Usage
	Ending	Beginning	
1	235,400	231,300	4,100
2	825,000	794,100	30,900
3	1,509,200	1,433,000	76,200
4	3,656,200	3,608,900	47,300
5	2,896,000	2,816,300	79,700
6	5,685,900	5,569,100	116,800
7	127,300	123,300	4,000
	14,935,000	14,576,000	359,000
Usage amount due (@ \$.0176/gal):			\$ 6,318.40
Monthly \$25/share charge (4 shares)			300.00
Meter Reading Charge from Service Provider			-
TOTAL DUE			\$ 6,618.40

Please remit to above CWA address

Q4-2024

ANNUAL - 966,659

INVOICE

Chamisal Water Association
27410

h.kappler@kapplergroup.com
+1 (980) 833-6722

Bill to
Chamisal Tennis Club
185 Robley Rd.
Salinas, CA 93908

Invoice details

Invoice no.: 1014
Terms: 7 Days
Invoice date: 04/07/2025
Due date: 04/14/2025

Q1-2025

#	Product or service	Description	Qty	Rate	Amount
1.	Water used	Used water for the last quarter.	3400	\$0.0176	\$59.84
2.	Water used	Used water for the last quarter.	32300	\$0.0176	\$568.48
3.	Water used	Used water for the last quarter.	13900	\$0.0176	\$244.64
4.	Water used	Used water for the last quarter.	17800	\$0.0176	\$313.28
5.	Water used	Used water for the last quarter.	58400	\$0.0176	\$1,027.84
6.	Water used	Used water for the last quarter.	42000	\$0.0176	\$739.20
7.	Water used	Used water for the last quarter.	3300	\$0.0176	\$58.08
8.	Service Fee	Cost per month but charged per quarter	1	\$300.00	\$300.00

Total 171,100 \$3,311.36

Ways to pay



Please click the link to pay by Credit Card or ACH bank.
It is safe, easy, and fast. No paper checks are allowed anymore.

View and pay