

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

In the matter of the application of:

CHING LILLY (PLN240089)

RESOLUTION NO. 25-027

Resolution by the County of Monterey Planning
Commission:

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

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

Corrected on August 20, 2025.
(This resolution corrects the
previous resolution mailed out
on August 1, 2025)

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

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - Greater Monterey Peninsula Area Plan;
 - Monterey County Zoning Ordinance (Title 21);No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
b) Allowed Use. The property is located at 2821 Congress Road, Pebble Beach (Assessor's Parcel Number 007-103-011-000), Greater Monterey Peninsula Area Plan. The parcel is zoned Medium Density Residential with Building Site 6, Design Control, and Recreational Equipment Storage overlays or "MDR/B-6-D-RES". MDR zoning allows for the

establishment of the first single-family dwelling as a principally allowed use. The Design Control overlay requires the granting of a Design Approval for all structures. The proposed project involves the construction of a 5,443 square foot single family dwelling with a 682 square foot attached garage, and 1,181 square feet of porches and patios. The project also involves the removal of 40 protected trees, which is an allowed use subject to the granting of a Use Permit. Therefore, the project is an allowed land use for this site.

- c) Lot Legality. The subject property is shown in its current configuration (19,218 square feet) as Lot 11 of Tract No.852 on a Final Map entitled “Monterey Peninsula Country Club No.6”, recorded in August of 1978 (Volume 13, Cities & Towns, Page 105). Therefore, the County recognizes the subject properties as legal lots of record.
- d) Review of Development Standards. The project meets all required development standards for Medium Density Residential zoning district and B overlay district, which are identified in Title 21 section 21.12.060 and 21.42.030, respectively. Pursuant to Title 21 section 21.14.060.C, development within this district shall meet the required setbacks unless combined with a “B” district. Pursuant to Title 21 section 21.42.030.F, the required setbacks in the B-6 zoning overlay are 30 feet (front), 10 percent (side), and 20 feet (rear), unless otherwise indicated on a final map. In this case, the subject property has an approved Final Map (see Finding No. 1, Evidence “c”) which established setbacks of 10 feet (front), 5 feet (North side), 10 feet (South side), 30 feet (rear and from entrance). The proposed single-family dwelling will have setbacks of 40 feet (front), 10 feet (side), and over 40 feet (rear). The MDR zoning district allows a maximum height of 30 feet for main structures, and the proposed single-family dwelling will have a height of 24 feet 6 inches. The MDR zoning district allows a maximum building site coverage of 35%. The proposed project will have a building site coverage of 5,283 square feet or 28%. Therefore, the project meets all required development standards.
- e) Design and Visual Resources. Pursuant to Title 21 Chapter 21.44, the project parcels and surrounding area are designated as a Design Control Zoning District (“D” zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The single-family dwelling will have a modern architectural style with rural finishes, and exterior colors and materials consisting of brown, green, gray, and bronze painted stucco, natural stone, and aluminum reveal trim. The residences within the vicinity are eclectic in architectural style, ranging from modern-style homes to craftsman-style homes. The proposed exterior finishes do not detract from the surrounding environment and are consistent with the surrounding residential neighborhood character. The property is surrounded by mature Coast live oaks and Monterey pines and other native vegetation, along with nearby residences. The proposed development will blend in with the surrounding residential neighborhood and the natural colors and materials that exist in this community. A standard condition of approval

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

- f) Tree Removal. The proposed project involves the removal of 40 protected trees. However, as detailed in Finding No. 6 and supporting evidence, the proposed tree removal is the minimum required under the circumstances, and the removal will not involve a risk of adverse environmental impacts. Therefore, the criteria necessary to grant a Use Permit have been met in this case.
- g) Cultural Resources. According to the Monterey County Geographic Information System (GIS), the subject property is within an area of high archaeological sensitivity. In accordance with General Plan Open Space Policy OS-6.3, any new development being proposed within moderate or high sensitivity zones, or within 150 feet of a known recorded archaeological and/or cultural site, shall complete a Phase One Archaeological survey. According to the prepared Phase One Archaeological Survey (County of Monterey Library No. LIB250222), no cultural resources or indications of archaeological resources were identified during the Project Archaeologist's pedestrian survey of the project site. The potential for inadvertent impacts to cultural resources is limited and will be controlled by use of the County's standard condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.
- h) Land Use Advisory Committee. The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review, on May 15th, 2025. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project involves a Design Approval subject to review by the Planning Commission. The LUAC voted 5-0 to support the project as proposed; however, LUAC members brought up concerns relating to the size of the driveway. The proposed driveway is simple and direct, and provides adequate fire truck turnaround.
- i) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240089.

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

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD- Planning, Pebble Beach Community

Services District (fire), HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

- b) Staff identified potential impacts to Geological Resources (soils), Forest Resources, Biological Resources, and Archaeological Resources. The following reports have been prepared:
 - “Geotechnical Investigation” (County of Monterey Library No. LIB240283), prepared by Wayne Ting, Fremont, CA, August 10th, 2024
 - “Biological Evaluation” (County of Monterey Library No. LIB240282), prepared by LSA, San Luis Obispo, CA, August 2024
 - “Tree Assessment” (County of Monterey Library No. LIB240281), prepared by Denise Duffy and Associates, Monterey, CA, November 13th, 2024
 - Cultural Resources Assessment” (County of Monterey Library No. LIB250222), prepared by LSA, San Luis Obispo, CA, August 2024

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

- c) Staff conducted a site inspection on January 14th, 2025 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN240089.

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

- EVIDENCE:**
- a) The project was reviewed by HCD- Planning, Pebble Beach Community Services District (fire), HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) All necessary public facilities will be provided to the proposed single-family dwelling. Potable water will be provided to the parcel by the Monterey Peninsula Water Management District (MPWMD), and

wastewater will be handled by the Pebble Beach Community Services District.

- c) Staff conducted a site inspection on January 14th, 2025, to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN240089.

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

- EVIDENCE:**
- a) Staff reviewed County of Monterey HCD - Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on January 14th, 2025 and researched County records to assess if any violation exists on the subject property.
 - c) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN240089.

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

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the construction and location of limited numbers of new, small facilities or structures including one single-family residence in a residential zone.
 - b) The proposed project involves the construction of a 5,443 square foot single family dwelling with a 682 square foot attached garage and 1,181 square feet of porches and patios, and the removal of 40 protected trees. Therefore, the project is consistent with the categorical exemption requirements of CEQA Guidelines section 15303.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on January 14th, 2025.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, unusual circumstances that would result in a significant effect, or development that would result in a cumulative significant impact. The project site does not have an environmentally sensitive habitat, the property is not located on or along a scenic highway or corridor, and has been designed and sited to minimize impacts to forest resources and remove only the trees necessary for construction. There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.

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

6. **FINDING:** **TREE REMOVAL** - The siting, location, size, and design has been established to minimize tree removal and has been limited to that required for the overall health and long-term maintenance of the property.
- EVIDENCE:**
- a) The project includes application for the removal of 40 protected trees. In accordance with the applicable policies of the Monterey County Zoning Ordinance (Title 21), a Use Permit is required, and the criteria to grant said permit have been met.
 - b) Pursuant to Title 21 section 21.64.260.D.3.a, an Arborist report (County of Monterey Library No.LIB240281) was prepared to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. The Arborist report inventoried a total of 55 trees within the subject property and determined that most of these are in fair or poor condition. Per the project Arborist, the trees in fair condition are in average vigor for the area but are showing signs of California oak worm, pitch canker, oak branch canker, foamy bark canker, oak ambrosia beetles, oak bark beetles, and/or Phytophthora root and crown rot. As proposed, 40 trees will be removed with implementation of this project which was reduced from 43 originally proposed for removal, including 34 Coast Live Oaks and 6 Monterey Pines. Twenty-four of these trees are within the development footprint, and the other 16 trees are either within grading boundaries or are in declining health, with proposed impacts to their critical root zones.
 - c) The proposed tree removal is the minimum required under the circumstances of this case. The lot is heavily forested and thus, avoiding tree removal entirely is unfeasible for any reasonable development consistent with the neighborhood. The single-family dwelling is consistent in size with other single-family dwellings within the surrounding neighborhood (see Finding No. 1, Evidence “e”). Twenty-four of the 40 trees proposed for removal are within the development footprint. Of the 16 trees outside of the development footprint, three (#712, #733, and #737) are identified as being in poor declining health and are therefore recommended for removal. Retention of these trees could lead to hazardous conditions post-implementation of the project. Five of the 16 trees to be removed (#702, #709, #710, #731, and #732) are over 24 inches in diameter and are therefore landmark trees (see Evidence “d”). The remaining trees to be removed are either within grading limits or are within close proximity to the development, where greater than 50% of their critical root zones will be impacted and are therefore recommended for removal. In addition to being impacted by grading activities, the removal of these trees within close proximity to the development also helps to reduce fuel loads near the proposed residential development.
 - d) Landmark Trees. There are five landmark Monterey pines to be removed, which are identified in the project Arborist report as trees #702, #709, #710, #731, and #732. These five Monterey pines are in a

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

- e) Policy OS-5.11 of the 2010 General Plan encourages the conservation of large, continuous expanses of native trees and vegetation to serve as most suitable habitat for maintaining abundant and diverse wildlife. As delineated on the project plans, the trees sited for removal are within the proposed footprint of development, are dead, and/or hazardous to the proposed residence. The project will retain the property’s remaining trees, which are contiguous with the surrounding forested area of Pebble Beach. Trees to be retained will be protected with implementation of Condition No. 7.
- f) Title 21 requires a 1:1 replanting of removed protected trees, unless this requirement would be detrimental to the long-term health of the remaining habitat or the replanted trees. The Project Arborist concluded that the subject property is already overcrowded and does not have adequate space for the replanting of 40 trees after the construction of the single-family dwelling. Therefore, the arborist recommends the replanting of three 15-gallon Monterey pines and six 15-gallon coast live oaks. Replanting only nine trees also ensures the property’s fuel loads can be adequately managed. trees. If replanted on a 1:1 ratio, the replanted 15-gallon trees would be unlikely to survive due to the overcrowded condition and being outcompeted by surrounding mature trees. Accordingly, Condition No. 10 requires the applicant to replant three 15-gallon Monterey pine trees and six 15-gallon coast live oak trees.
- g) Measures for tree protection during construction have been incorporated as a condition of approval, and include tree protection zones, trunk protection, hand excavation and bridging roots.
- h) No significant long-term effects on the forest ecosystem are anticipated. The project as proposed will not significantly reduce the availability of wildlife habitat over the long term. Condition No. 11 requires a raptor/bird nesting survey be performed by a qualified biologist if tree removal is to be conducted between February 1 and August 15.
- i) Staff conducted a site inspection on January 14th, 2025 to verify that the tree removal is the minimum necessary for the project and to identify any potential adverse environmental impacts related to the proposed tree removal.
- j) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN240089.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.
- EVIDENCE:** a) Board of Supervisors. Section 21.80.040.D of the Monterey County Zoning Ordinance (Title 21) allows an appeal to be made to the Board of Supervisors by any public agency or person aggrieved by a decision of the Planning Commission.

DECISION

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

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

All of which are in general conformance with the attached sketch and subject to the attached 12 conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 30th day of July 2025 upon motion of Commissioner Diehl, seconded by Commissioner Work, and passed by the following vote:

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

NOES: None

ABSENT: Getzelman

ABSTAIN: None

DocuSigned by:
Melanie Beretti
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Melanie Beretti, AICP
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON **AUGUST 1, 2025.**

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 **AUGUST 11, 2025.**

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

NOTES

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

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

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

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

Form Rev. 5-14-2014

County of Monterey HCD Planning

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

PLN240089

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development permit (PLN240089) allows the development of a 5,443 square foot single family dwelling with a 682 square foot attached garage, and 1,181 square feet of porches and patios and removal of 40 protected trees. The property is located at 2821 Congress Rd., Pebble Beach (Assessor's Parcel Number 007-103-011-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number 25-027) was approved by the Planning Commission for Assessor's Parcel Number 007-103-011-000 on July 30th, 2025. The permit was granted subject to 12 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

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

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

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

4. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

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

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

5. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

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

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

Compliance or Monitoring Action to be Performed:

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

6. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

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

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

7. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

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

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

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

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

8. PD011(A) - TREE REMOVAL

Responsible Department: Planning

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

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

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

Responsible Department: Planning

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

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

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

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

10. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

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

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

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

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

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

Annually, for a period of 5 years after the planting of the replacement tree(s), the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement tree(s). The final report shall determine whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

11. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

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

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

12. CC01 INDEMNIFICATION

Responsible Department: County Counsel-Risk Management

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

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

(County Counsel-Risk Management)

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

LILY HOUSE 2821

APN: 007-103-011

2821 CONGRESS RD., PEBBLE BEACH, CA 93953



TECTONIC BUILDERS CORPORATION

10118 Bandley Dr. #E,
Cupertino, CA 95014



PLAN CHECK SET

These documents are property of TECTONIC BUILDERS, INC. and are not to be reproduced, changed or copied without the expressed written consent of TECTONIC BUILDERS INC.

DATE: 04/28/2025

DRAWN: KC

CHECKED: LW

REVISIONS BY:

2ND PLANNING SUBMITTAL

3RD PLANNING SUBMITTAL

RELEASED BY:

2024_03_22_PRELIMINARY_ARB_PLANNING SUBMITTAL

2024_08_26_1ST_PLANNING_SUBMITTAL

2025_01_27_2ND_PLANNING_SUBMITTAL

2025_04_28_3RD_PLANNING_SUBMITTAL

JOB NO:

LILLY HOUSE 2821

2821 CONGRESS RD.,
PEBBLE BEACH, CA 93953

JURISDICTION APPROVAL STAMP:

SHEET INFO

COVER SHEET

SHEET NO.

AO.0

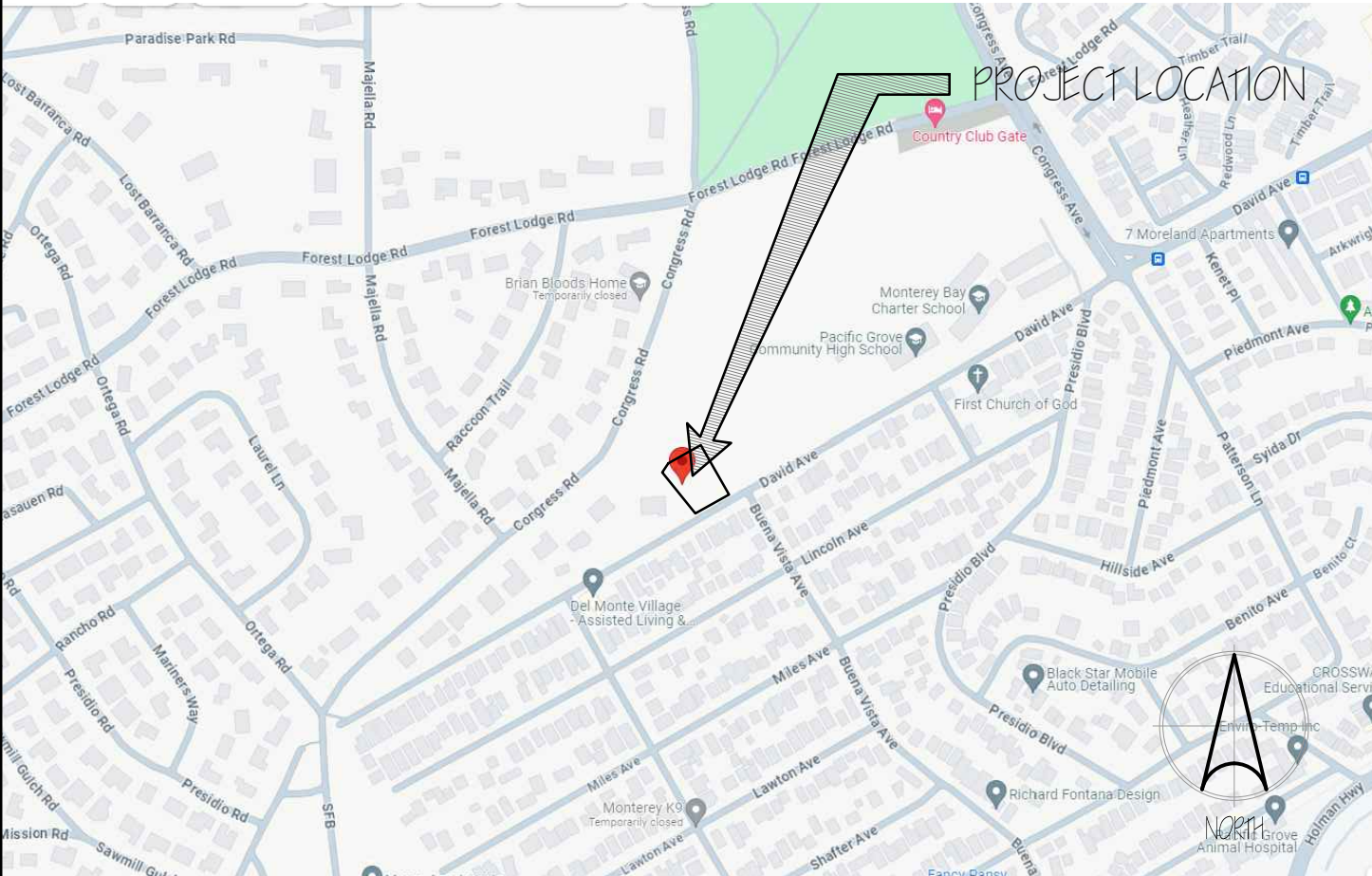
OF -- SHEETS



ASSESSOR PARCEL MAP



VICINITY MAP



SCOPE OF WORK

- BUILD A NEW GROUND UP TWO STORY SINGLE FAMILY RESIDENCE WITH (3) CAR GARAGE ON A EMPTY LOT
- REMOVE (43) EXISTING TREES PER FUEL MANAGEMENT PLAN AND BUILDING OUTLINE, DETAILS SEE LANDSCAPE PLANS AND ARBORIST REPORT.

PROJECT DATA

LOT LOCATION: 2821 CONGRESS RD., PEBBLE BEACH, CA 93953
APN: 007-103-011
PLANNING DEPARTMENT: COUNTY OF MONTEREY
1441 SCHILLING PLACE, SALINAS, CA 93901

OCCUPANCY GROUP: R-3/ U
CONSTRUCTION TYPE: TYPE V-B
ZONING DISTRICT: MDR/ B-6-D-RES
NUMBERS OF STORIES: 2
GROSS SITE AREA (EQUAL TO NET SITE AREA): 44 ACRES: 19,218 SF
FAR 35%: 6,726 SF
LOT COVERAGE: 35%: 6,726 SF
EXISTING SF: 0 SF (EXISTING EMPTY)
PROPOSED FLOOR AREA SF: 5,335 SF

REQUIRED SETBACKS

SETBACKS	1ST FLR.	2ND FLR.
FRONT	20'	20'
SIDE	10'	20'
REAR	10'	10'

REQUIRED BUILDING HEIGHT: 27'-0" PROPOSE: 25'-0"

MAIN HOUSE (5 MASTERS BEDROOMS W/ 3 CAR GARAGE)

LOT COVERAGE (35%):	6,726 SF	FAR AREA (35%):	6,726 SF
1ST FLOOR:	3,420 SF	1ST FLOOR:	3,420 SF
GARAGE:	682 SF	GARAGE:	682 SF
PATIO:	553 SF	2ND FLOOR:	2,023 SF
PORCH:	628 SF		
PROPOSED TOTAL:	28% 5,283 SF < 6,726 SF OK	PROPOSED TOTAL:	6,123 SF < 6,726 SF OK

WATER SHED CALCULATION

IMPERVIOUS AREA MAX.: 9,000 SF

DRIVEWAY PAVR:	2,597 SF
PATIO:	553 SF
PORCH:	628 SF
LANDING:	24 SF
1ST FLOOR:	3,420 SF
GARAGE:	682 SF
TRASH ENCLOSURE PAD:	37 SF

TOTAL 7,941 SF OK

PROJECT DIRECTORY

PROPERTY OWNER: LILLY CHING
890 YAKIMA DR.
FREMONT, CA 94539

ARCHITECT: TECTONIC BUILDERS CORPORATION
10118 BANDLEY DR., #E
CUPERTINO, CA 95014
408-216-0804
LARRY WANG larrywang@tectoniccorp.com

SURVEY: CENTRAL COAST SURVEYORS
5 HARRIS COURT, STE N-11
MONTEREY, CA 93940
650-823-6466
DAVID EDSON DAVE@CCSURVEYORS.COM

CIVIL ENGINEER: CS ENGINEERING INCORPORATED
126 BONIFACIO PLACE SUITE C
MONTEREY, CA 93940
831-647-1192
JENNIFER P. RUDOLPH, P.E. QSD
JRUDOLPH@CSENGINEERING.NET

LANDSCAPE ARCHITECT: JEFFREY HEID, LANDSCAPE ARCHITECT
1465 WINZER PLACE
GILROY, CA 95020
408-691-5207
JEFFREY HEID WHEIDASLA@GMAIL.COM

CERTIFIED ARBORIST: SENIOR ENVIRONMENTAL SCIENTIST/
CERTIFIED ARBORIST | DPA&A, INC.
947 CASS ST, SUITE 5
MONTEREY, CA 93940
831-373-4341 X 29
PATRIC KRABACHER
PKRABACHER@DPA&A.COM

BUILDING CODES

ALL PLANS TO COMPLY WITH THE FOLLOWING:

- 2022 CALIFORNIA ADMINISTRATIVE CODE
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA ELECTRIC CODE
- 2022 CALIFORNIA RESIDENTIAL CODES
- 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS (TITLE 24)
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA EXISTING BUILDING CODE
- 2022 CALIFORNIA REFERENCED STANDARDS CODE
- COUNTY OF MONTEREY PLANNING CODE

SHEET INDEX

ARCHITECTURAL

AO.0 COVER SHEET

SURVEY- TOPO MAP

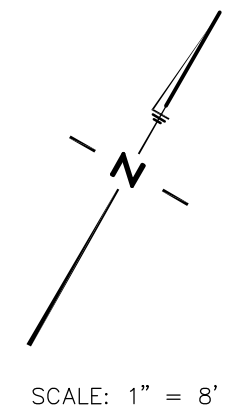
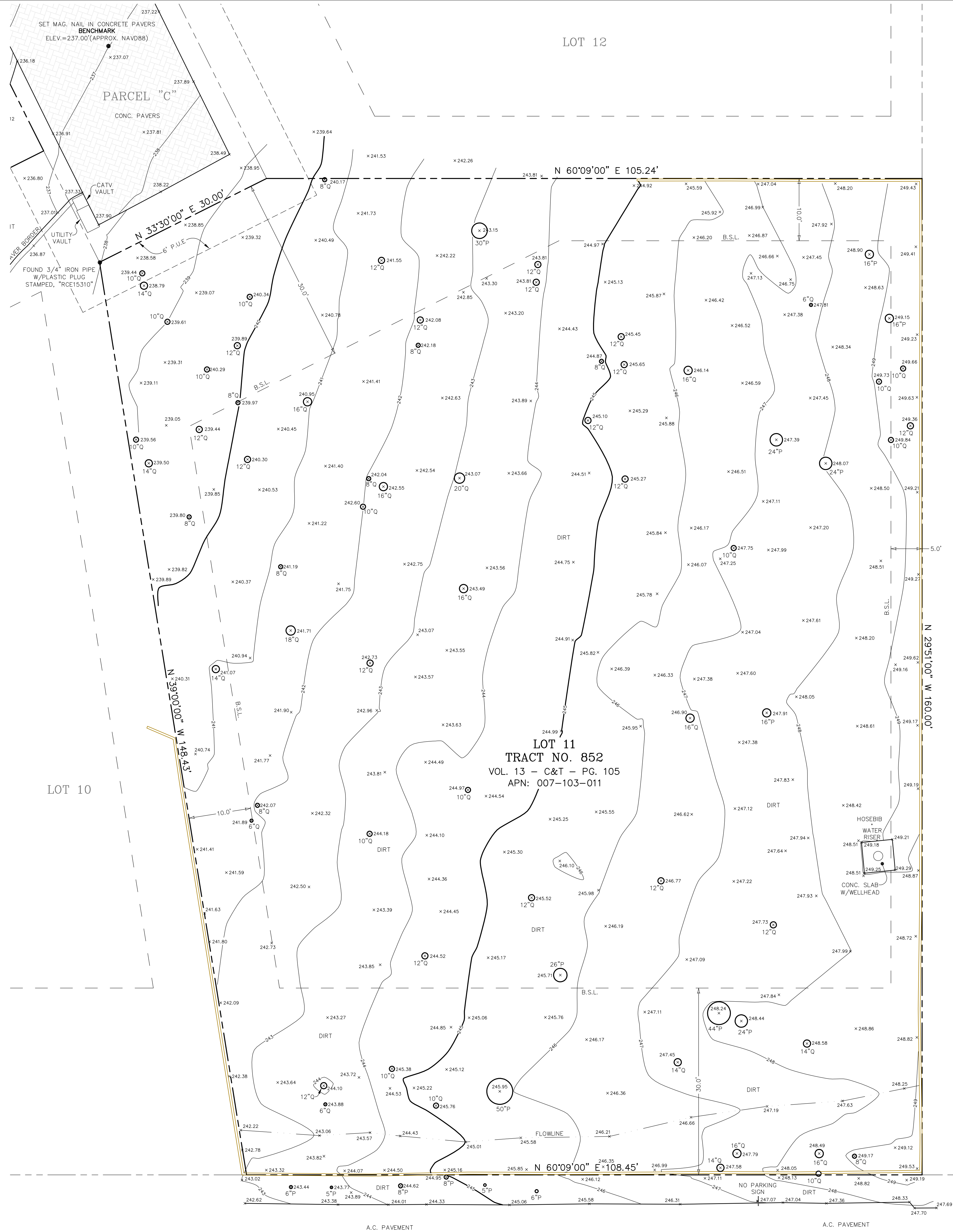
- C1 CIVIL TITLE SHEET
- C2 GRADING AND DRAINAGE PLAN
- C3 DETAILS
- C4 EROSION CONTROL PLAN

A1.0 SITE PLAN

- A1.0A SITE PLAN WITH CONTEXT
- A2.0 1ST FLOOR PLAN
- A2.1 2ND FLOOR PLAN
- A2.2 ROOF PLAN
- A3.0 ELEVATIONS
- A3.1 ELEVATIONS

L1 PLANTING PLAN

- L2 DETAILS
- L3 WILDFIRE PROTECTION
- L4 HYDROZONE PLAN
- L5 DETAILS



LEGEND:

- B.S.L. BUILDING SETBACK LINE PER (13-C&T-105)
P.U.E. PUBLIC UTILITY EASEMENT PER (13-C&T-105)
10"Q DENOTES A 10" DIA. PINE TREE (TYP.)
12"Q DENOTES A 12" DIA. OAK TREE (TYP.)
--- DENOTES PROTRACTED BOUNDARY
--- DENOTES A WOOD FENCE

NOTES:

- ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
- ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM THAT APPROXIMATES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS A MAG. NAIL SET IN CONCRETE PAVERS, AS SHOWN.
ELEVATION = 237.00 FEET (APPROX. NAVD88)
- CONTOUR INTERVAL = ONE FOOT.
- TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 5" ARE NOT SHOWN.

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

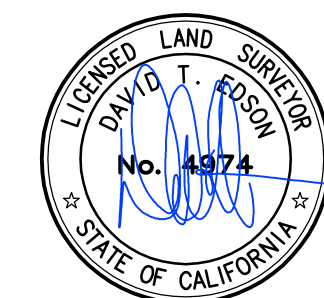
PEBBLE BEACH COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR
Lily Ching

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

SCALE: 1" = 8' JOB No. 23-94 OCTOBER 2023
PREPARED BY: LUS

APN: 007-103-011



THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE LIMITED TO THE PROJECT AND SITE SHOWN. ANY REUSE, REPRODUCTION, OR PUBLICATION, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF C3 ENGINEERING.

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

GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

11. IF, DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY HCD - PLANNING AND A QUALIFIED ARCHAEOLOGIST (I.E., AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.

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

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

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

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

16. PAD ELEVATION/S SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- GRADING AND DRAINAGE
1. CONTRACTOR SHALL NOTIFY THE COUNTY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.

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

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

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

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

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

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

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

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

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

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

12. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15) THE FOLLOWING MEASURES MUST BE TAKEN:
 - A. DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
 - B. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES.
 - C. RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
 - D. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS
13. VEGETATION REMOVAL. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THAT AREA SHALL BE PLANTED.

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

UNDERGROUND UTILITIES

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

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

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

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

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

(E) EXISTING

FG FINISH GROUND GRADE

FF FINISH FLOOR

FL FLOW LINE

FP FINISH PAVEMENT GRADE

G GROUND

M.E. MATCH EXISTING

(N) NEW

SD STORM DRAIN

SS SANITARY SEWER

TC TOP OF CURB GRADE

(TYP) TYPICAL

W WATER

SHEET INDEX

C1 TITLE SHEET

C2 GRADING AND DRAINAGE PLAN

C3 CONSTRUCTION DETAILS

C4 EROSION CONTROL PLAN

VICINITY MAP
- GRADING AND DRAINAGE PLAN

FOR

SINGLE FAMILY RESIDENCE
- | | |
|--|----------------------------|
| LAND DISTURBANCE | |
| LAND DISTURBANCE AREA = 9,270 SF | |
| GRADING QUANTITIES | |
| EARTHWORK QUANTITIES:

CUT = 155 CY
FILL = 305 CY | |
| EARTHWORK QUANTITIES ARE ESTIMATES TO FINISH GRADE ONLY AND ASSUMES NO FILL IN RAISED FOUNDATION AREAS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL EARTHWORK QUANTITIES. NO ALLOWANCE HAS BEEN MADE TO ACCOUNT FOR QUANTITIES FROM PAVEMENT OR TRENCHING FOR FOUNDATION, FOOTINGS, PIERS AND/OR UTILITIES TRENCHES. | |
| LEGEND | |
| EXISTING | PROPOSED |
| BOUNDARY LINE | EASEMENT |
| DRAINAGE FLOW LINE | SAWCUT |
| GRADE BREAK | MAJOR CONTOUR |
| MINOR CONTOUR | RETAINING WALL (BY OTHERS) |
| FOUNDATION DRAINS (PERFORATED) | STORM DRAIN |
| SPOT ELEVATION | DRAINAGE FLOW |
| PAVERS | CONCRETE PAVEMENT |
| BUILDING | |
- C3ENGINEERINGINCORPORATED

Civil Engineering Land Development Stormwater Control

124 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax: (831) 647-1194
mailto:C3Engineering@net

FOR PLANNING

TITLE SHEET

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

SCALE: AS NOTED

DATE: 1/17/2025

DESIGN BY: JPR

DRAWN BY: JPR

CHECKED BY:

SHEET NUMBER:

C1

OF 4 SHEETS

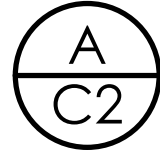
PROJECT# 124107

REV.

DATE

DESCRIPTION

Drawing file: Z:\Projects\124107 Tectonic-2821 Congress PB\dwg\124107 Grading Plan.dwg
Plotted: Jan 17, 2025 - 2:53pm



SCALE: 1"=10'

CUT ARE

A number line starting at 10 and ending at 20. There are tick marks at 10, 0, 5, 10, and 20. The segments are shaded in a repeating pattern of black and white. The first segment (10 to 0) is black. The second segment (0 to 5) is white. The third segment (5 to 10) is black. The fourth segment (10 to 20) is white.

GRAPHIC SCALE



2821 CONGRESS ROAD

NEW RESIDENCE FOR:

APN 007-103-011

FOR
PLANNING

The logo for A3 Engineering Incorporated. It features a stylized 'A' and '3' in a large, bold, sans-serif font. The 'A' is white with a grey outline, and the '3' is grey with a white outline. To the right of the 'A3' is the text 'ENGINEERING' in a smaller, bold, sans-serif font, and below that is 'INCORPORATED' in an even smaller, bold, sans-serif font. The entire logo is set against a dark grey background.

Civil Engineering Land Development Stormwater Control

126 Bonifacio Place, Suite C, Monterey, CA 93940

647-1192 FAX (831) 647-1194
 mail@C3Economics.net

1. **Introduction**

SCALE: AS NOTED

DATE: 1/17/2023

DESIGN BY: JPI

DRAWN BY: JPI

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SHEET NUMBER:

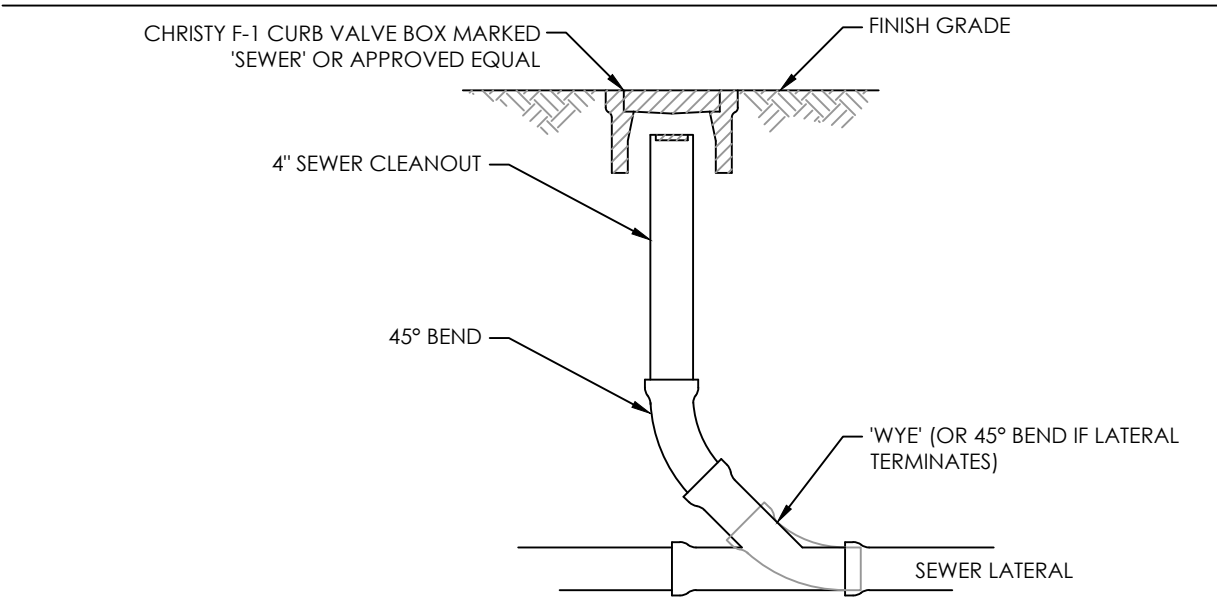
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OF 4 SHEETS

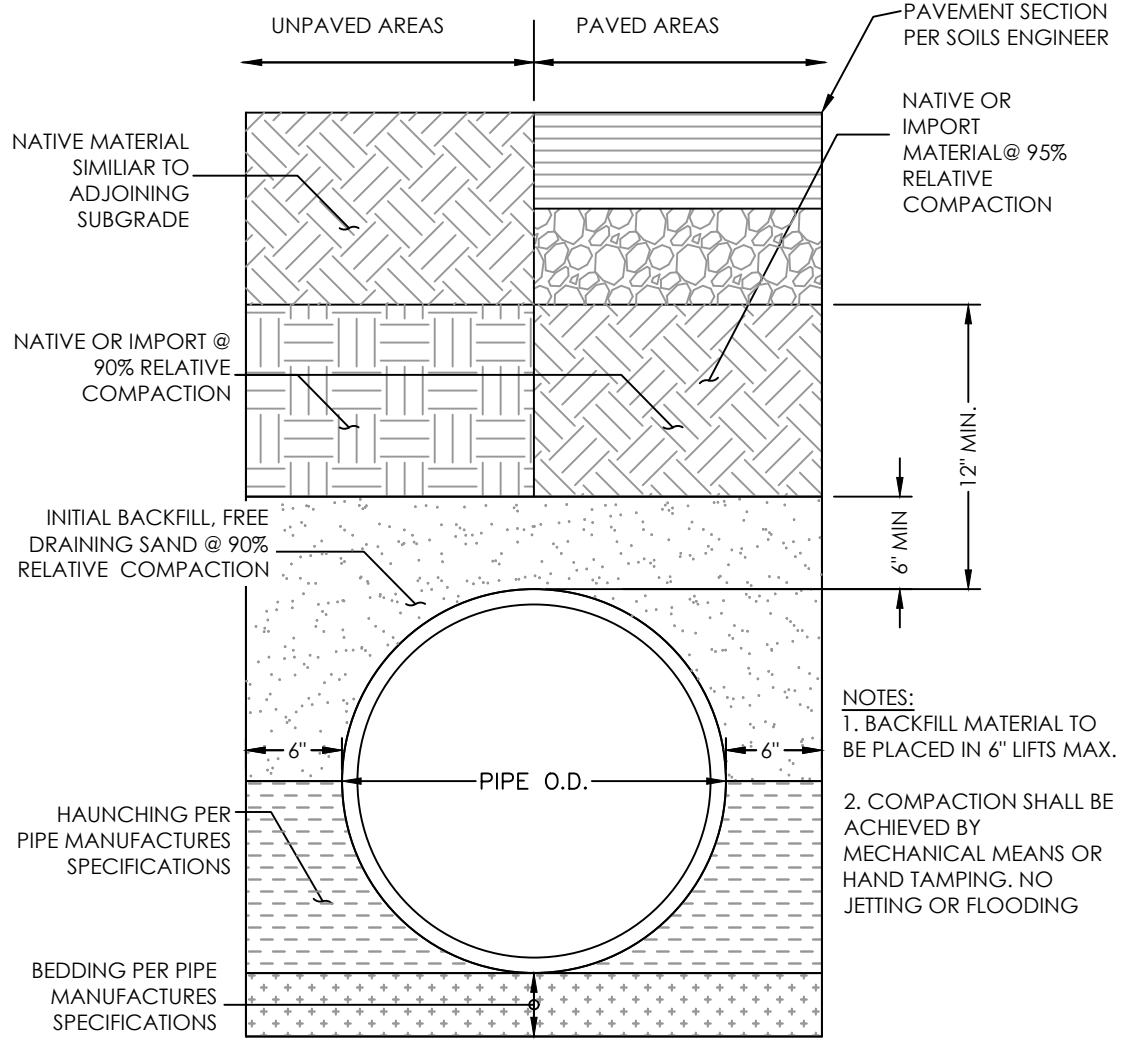
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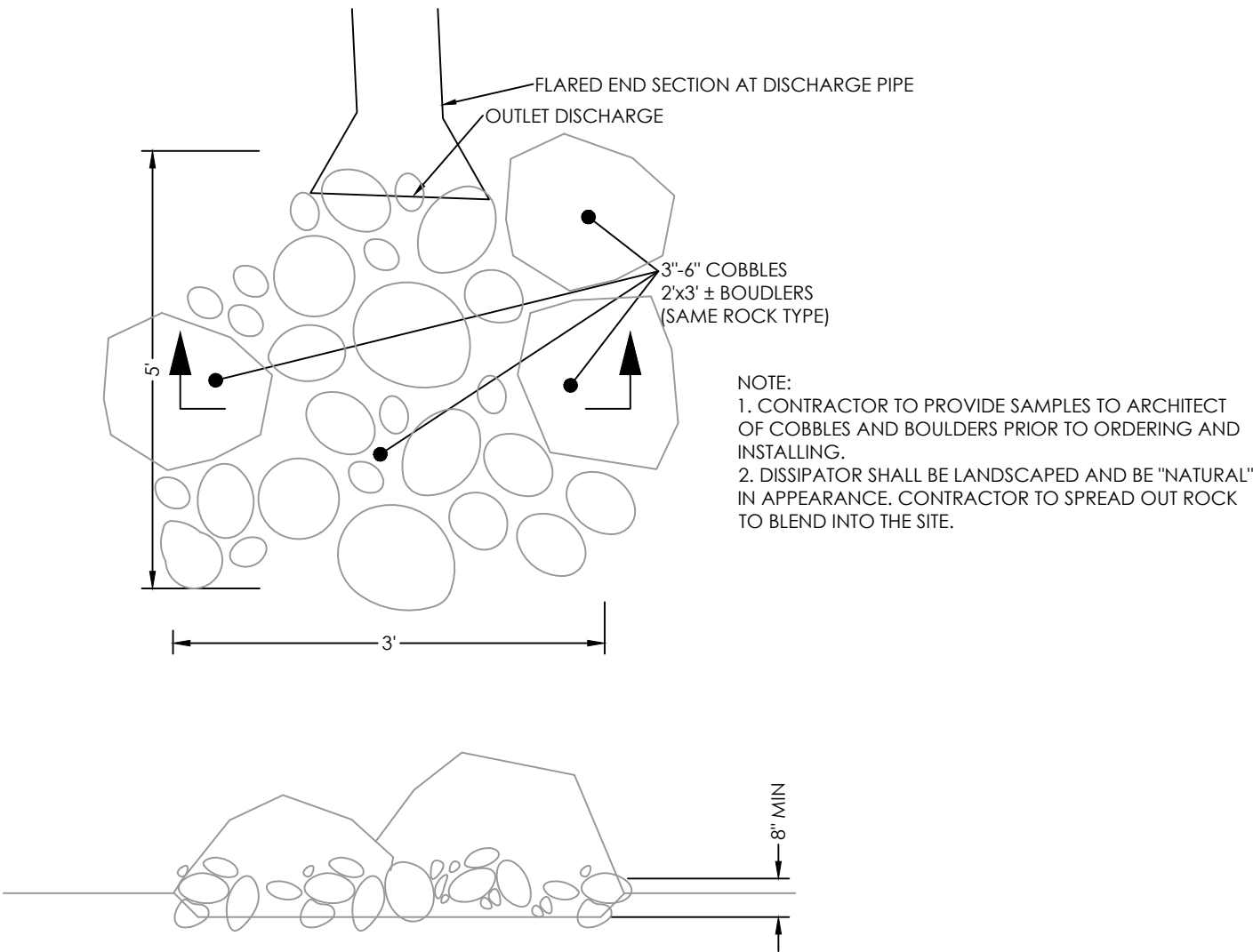
Drawing file: Z:\Projects\124107 Teclonic--2821 Congress PB\dwg\124107 Grading Plan.dwg
Plotted: Jan 17, 2025 = 2:33pm



A
C3 STORM DRAIN CLEANOUT
NTS



B
C3 TRENCH BACKFILL
NTS



C
C3 ENERGY DISSIPATOR
NTS

CONSTRUCTION DETAILS		FOR PLANNING	
NEW RESIDENCE FOR: 2821 CONGRESS ROAD PEBBLE BEACH, CA APN 007-103-011		AC3 ENGINEERING INCORPORATED Civil Engineering Land Development Stormwater Control 124 Bonifacio Place, Suite C, Monterey, CA 93940 Phone: (831) 647-1192 Fax: (831) 647-1194 mail@C3Engineering.net	
SCALE: AS NOTED		REV. DATE DESCRIPTION	
DATE: 1/17/2025		BY	
DESIGN BY: JPR			
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OF 4 SHEETS			
PROJECT#		124107	

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
- B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
- C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
- D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.

2. THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE CITY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.

3. 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.

4. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE CITY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARELY OR SOME OTHER FAST GERMINATING SEED.

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

- A) VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING. CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS, DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. DISTURBED AREAS SHALL BE COVERED IMMEDIATELY AND OPERATIONS SHALL BE PROTECTED BY MULCHING AND/OR OTHER MEANS OF SOIL PROTECTION.
- B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
- C) RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BARRIERS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACCOMPLISH THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
- D) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS. (GONZALES GRADING/EROSION ORDER, 2806-16.12.090)
- E) THE GRADING STOPPAGE MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

5. VEGETATION REMOVAL TAKES PLACE PRIOR TO A GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN 30 DAYS FROM THE DATE OF REMOVAL, THEN THAT AREA SHALL BE PLANTED UNDER THE PROVISION OF SECTION 16.08.340 TO CONTROL EROSION. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SITUATION OF WATER COURSES OR UNCONTROLLABLE EROSION.

6. ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY ARE CONTINUED.

7. ALL NON-STORM WATER DISCHARGES ARE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED;

8. SITE BMPs ARE TO BE EFFECTIVE AND RESULT IN THE REDUCTION OR ELIMINATION OF POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY

9. STABILIZATION BMPs INSTALLED TO REDUCE OR ELIMINATE POLLUTANTS AFTER CONSTRUCTION IS COMPLETE.

BEST MANAGEMENT PRACTICES (BMPs) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY, FACT SHEETS, AND DETAILS FOR THE BMPs SELECTED FOR THIS PROJECT. CAN BE FOUND IN THE CASCO STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

1. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATION.

2. DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND REPAIRS TO BE COMPLETED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION, THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.

3. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT TO ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

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

1. THE DISCHARGER SHALL PREVENT DISPOSAL OF ANY RINSE OR WASH MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM.
2. THE DISCHARGER SHALL ENSURE THE CONTAINMENT OF SANITATION FACILITIES (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER.
3. THE DISCHARGER SHALL PREVENT REPAIR AND MAINTENANCE ACTIVITIES THAT MAY CAUSE UNEXPECTED LEAKS AND SPILLS.
4. WASTE DISPOSAL CONTAINERS SHALL BE COVERED AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT. NO DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE ALLOWED.
5. STOCKPILED MATERIALS SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
6. PROCEDURES SHALL BE DEVELOPED THAT EFFECTIVELY ADDRESS HAZARDOUS AND NONHAZARDOUS SPILLS. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE. SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY.
7. CONCRETE WASHOUT AREAS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.
8. DISCHARGER SHALL MAINTAIN VEHICLES TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS. ALL EQUIPMENT OR VEHICLES SHALL BE FUELED, MAINTAINED AND STORED IN A DESIGNATED AREA SEPARATE FROM THE WASTE MANAGEMENT AREAS.
9. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WASTE MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:

WM-3. STOCKPILE MANAGEMENT
WM-4. SPILL PREVENTION AND CONTROL
WM-5. SOLID WASTE MANAGEMENT
WM-6. HAZARDOUS WASTE MANAGEMENT
WM-7. CONTAMINATED SOIL MANAGEMENT
WM-8. CONCRETE WASTE MANAGEMENT
WM-9. SANITARY/SEPTIC WASTE MANAGEMENT
WM-10. LIQUID WASTE MANAGEMENT
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

9. THE CONTRACTOR SHALL REVIEW CONSTRUCTION ACTIVITIES TO IDENTIFY AND QUANTIFY LIKELY CONSTRUCTION MATERIALS AND WASTES. SPECIAL NOTICE SHALL BE MADE OF MATERIALS AND WASTES WITH SPECIAL HANDLING AND DISPOSAL REQUIREMENTS SUCH AS: OILS, GREASES, FUELS, WASTE OILS, LIQUID WASTES, WASTE CHEMICALS AND BATTERY CHEMICAL CONTAINERS. THE CONTRACTOR SHALL FOLLOW ALL MANUFACTURERS' STORAGE AND HANDLING RECOMMENDATIONS AND FOLLOW ALL FEDERAL, STATE, AND LOCAL REGULATIONS, WHERE POSSIBLE. CONTRACTOR SHALL USE SAFER AND LESS POLLUTING PRODUCTS.

1. SUFFICIENT EROSION CONTROL MATERIALS WILL BE MAINTAINED ON-SITE TO ALLOW FOR IMMEDIATE DEPLOYMENT BEFORE THE ONSET OF RAIN.

2. DISCHARGERS SHALL PROVIDE EFFECTIVE SOIL COVERS FOR INACTIVE AREAS [MORE THAN 14 DAYS UN-DISTURBED] AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL, AND COMPLETED LOTS.

3. SHALL LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEMED NECESSARY, THE DISCHARGER SHALL CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION.

4. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:

- EC-1. SCHEDULING
- EC-2. PRESERVATION OF EXISTING VEGETATION
- EC-3. HYDRAULIC MULCH
- EC-4. HYDROSEEDING
- EC-5. SOIL BINDERS
- EC-6. STRAW MULCH
- EC-7. GEOTEXTILES AND MATS
- EC-8. WOOD MULCHING
- EC-9. EARTH DIKES AND DRAINAGE SWALES
- EC-10. VELOCITY DISSIPATION DEVICES
- EC-11. SLOPE DRAINS
- EC-12. STREAMBANK STABILIZATION
- EC-13. POLYACRYLAMIDE

(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

5. SPECIAL CARE SHALL BE TAKEN SO THAT NO FILL MATERIALS SHALL BE PLACED, SPREAD, OR ROLLED DURING UNFAVORABLE WEATHER CONDITIONS.

1. SUFFICIENT QUANTITIES OF TEMPORARY SEDIMENT CONTROL MATERIALS WILL BE MAINTAINED ON-SITE THROUGHOUT THE DURATION OF THE PROJECT, TO ALLOW IMPLEMENTATION OF TEMPORARY SEDIMENT CONTROLS IN THE EVENT OF A RAINFALL EVENT.
2. DISCHARGERS SHALL ESTABLISH AND MAINTAIN EFFECTIVE PERMITTER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
3. DISCHARGERS SHALL EFFECTIVELY MANAGE ALL RUN-ON, ALL RUN-OFF WITHIN THE SITE AND ALL RUN-OFF THAT DISCHARGES OFF THE SITE. RUN-ON FROM OFF-SITE SHALL BE DIRECTED AWAY FROM ALL DISTURBED AREAS OR SHALL BE COLLECTED AND DISCHARGED TO AN APPROPRIATE RECEIVING WATER BODY.
4. DISCHARGERS SHALL APPLY LINEAR SEDIMENT CONTROLS ALONG THE TOE OF THE SLOPE, FACE OF THE SLOPE, AND AT THE GRADE BREAKS OF EXPOSED SLOPES.
5. DISCHARGERS SHALL EFFECTIVELY MAINTAIN PERMITTER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES TO PREVENT OFFSITE TRACKING OF SEDIMENT.
6. DISCHARGERS SHALL ENSURE THAT ALL STORM DRAIN INLETS AND PERMITTER CONTROLS, RUNOFF CONTROL BMPs, AND POLLUTANT CONTROLS AT ENTRANCES AND EXITS (E.G. TIRE WASHOFF LOCATIONS) ARE MAINTAINED AND PROTECTED FROM ACTIVITIES THAT REDUCE THEIR EFFECTIVENESS.
7. DISCHARGERS SHALL INSPECT ON A DAILY BASIS ALL IMMEDIATE ACCESS ROADS DAILY.
8. AT A MINIMUM DAILY (WHEN NECESSARY) AND PRIOR TO ANY RAIN EVENT, THE DISCHARGER SHALL REMOVE ANY SEDIMENT OR OTHER CONSTRUCTION ACTIVITY RELATED MATERIALS THAT ARE DEPOSITED ON THE ROADS (BY ACCIDENT OR OTHERWISE).
9. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL SEDIMENT CONTROL DURING CONSTRUCTION WHERE APPLICABLE:

SE-3, SEDIMENT TRAP
SE-4, CHECK DAMS
SE-5, FIBER ROLLS
SE-6, GRAVEL BAG BERM
SE-7, STREET SWEEPING AND VACUUMING
SE-8, SANDBAG BARRIER
SE-9, STRAW BALE BARRIER
SE-10, STORM DRAIN INLET PROTECTION
SE-11, CHEMICAL TREATMENT
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

1. TRACKING CONTROLS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT, AT ALL ACCESS (INGRESS/EGRESS) POINTS TO THE PROJECT SITE WHERE VEHICLES AND/OR EQUIPMENT MAY TRACK SEDIMENT FROM THE CONSTRUCTION SITE ONTO PUBLIC OR PRIVATE ROADWAYS.

2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TRACKING CONTROL DURING CONSTRUCTION WHERE APPLICABLE:

- TC-1. STABILIZED CONSTRUCTION ENTRANCE/EXIT
- TC-2. STABILIZED CONSTRUCTION ROADWAY
- TC-3. ENTRANCE/OUTLET TIRE WASH

(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

1. WIND EROSION CONTROL BMPs SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT ON ALL DISTURBED SOILS ON THE PROJECT SITE THAT ARE SUBJECT TO WIND EROSION, AND WHEN SIGNIFICANT WIND AND DRY CONDITIONS ARE ANTICIPATED DURING PROJECT CONSTRUCTION. THE OBJECTIVE OF WIND CONTROLS IS TO PREVENT THE TRANSPORT OF SOIL FROM DISTURBED AREAS OF THE PROJECT SITE BY WIND.

2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WIND EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:

WE-1. WIND EROSION CONTROL

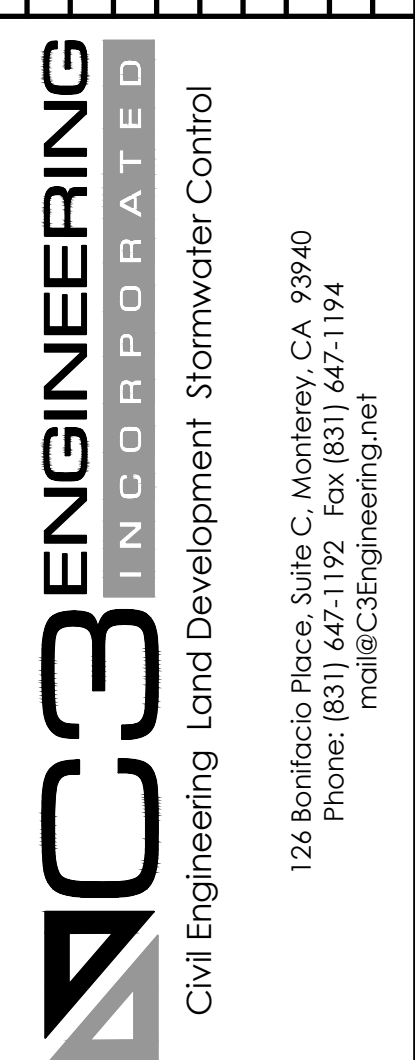
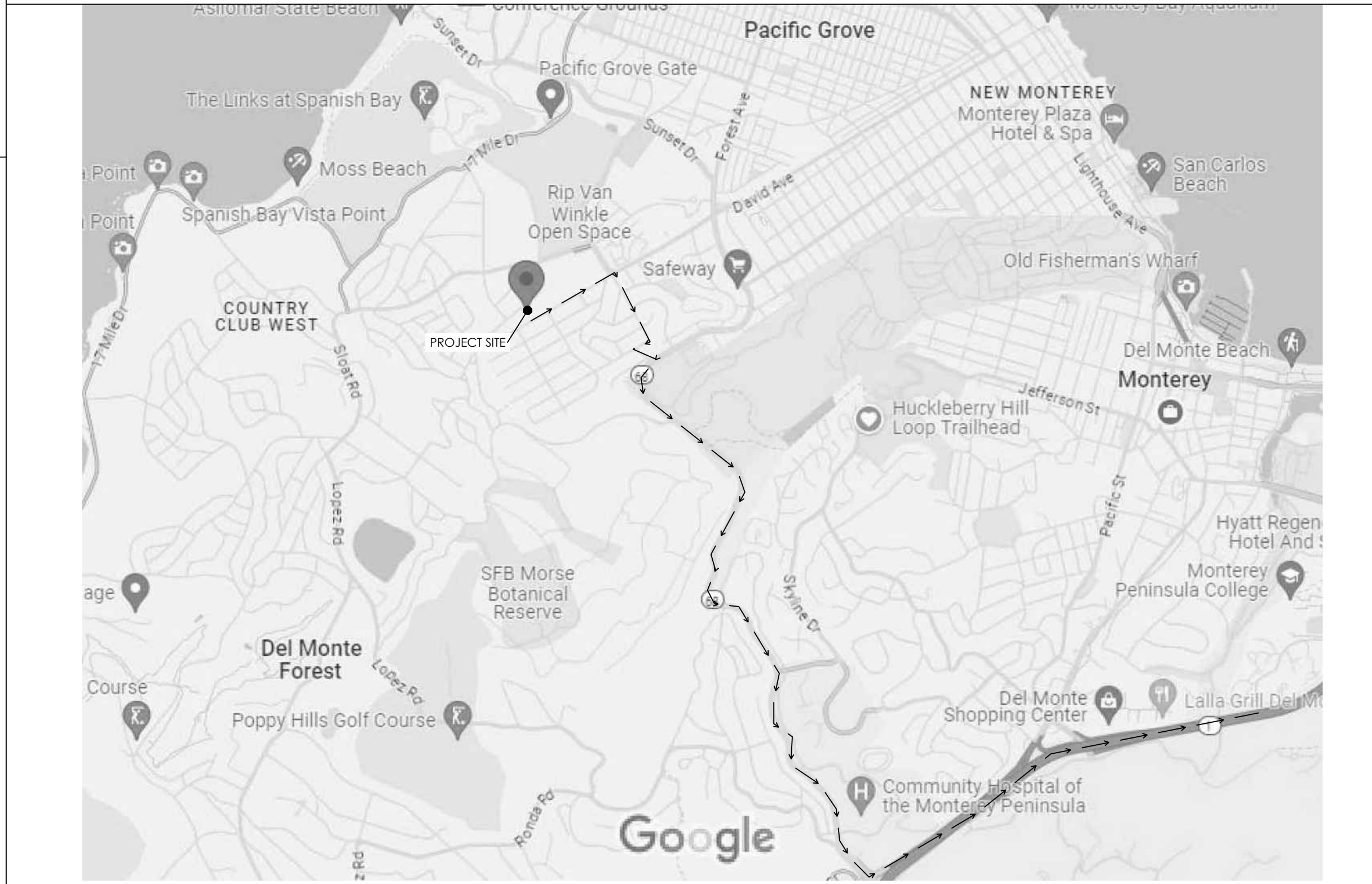
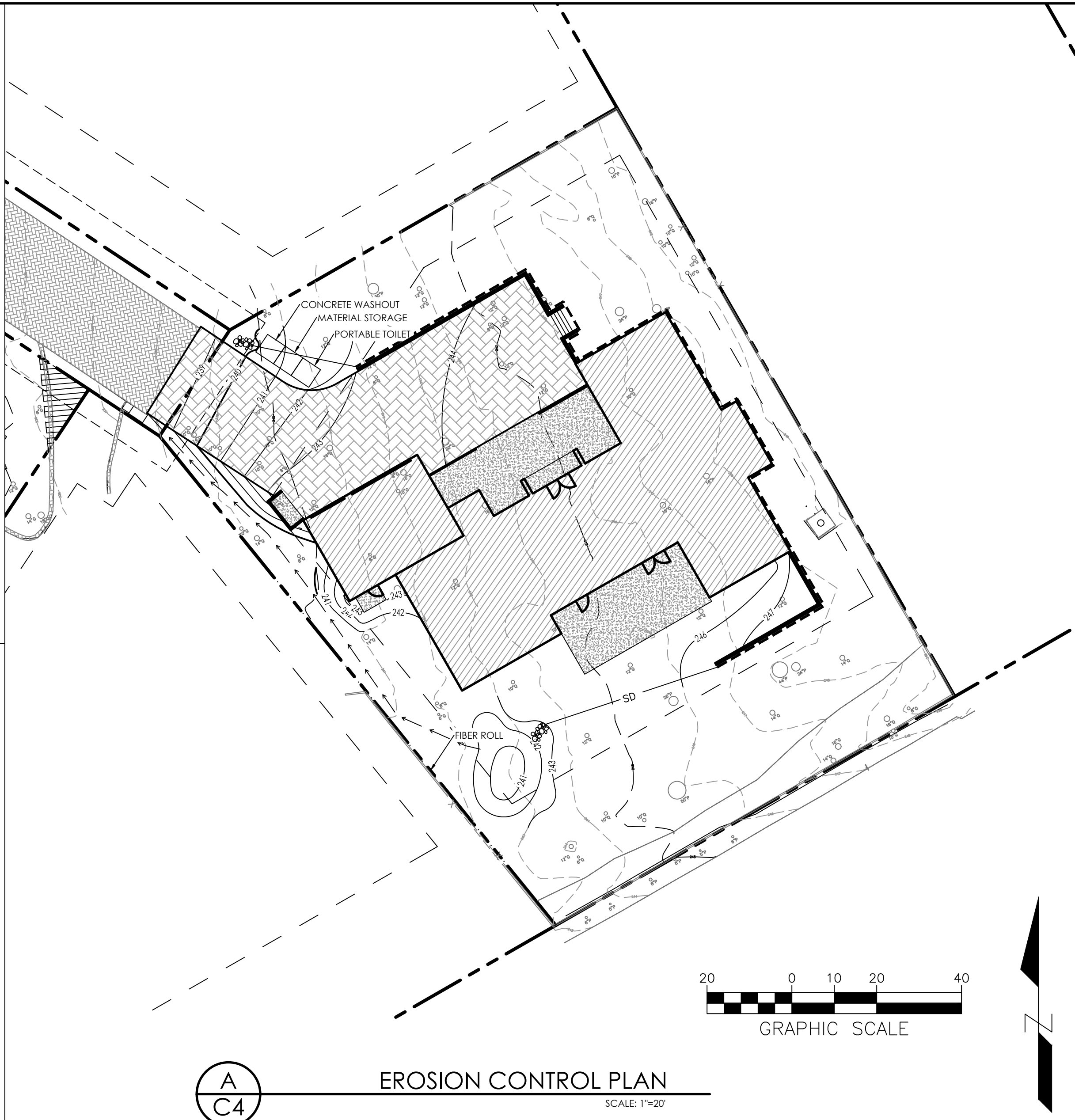
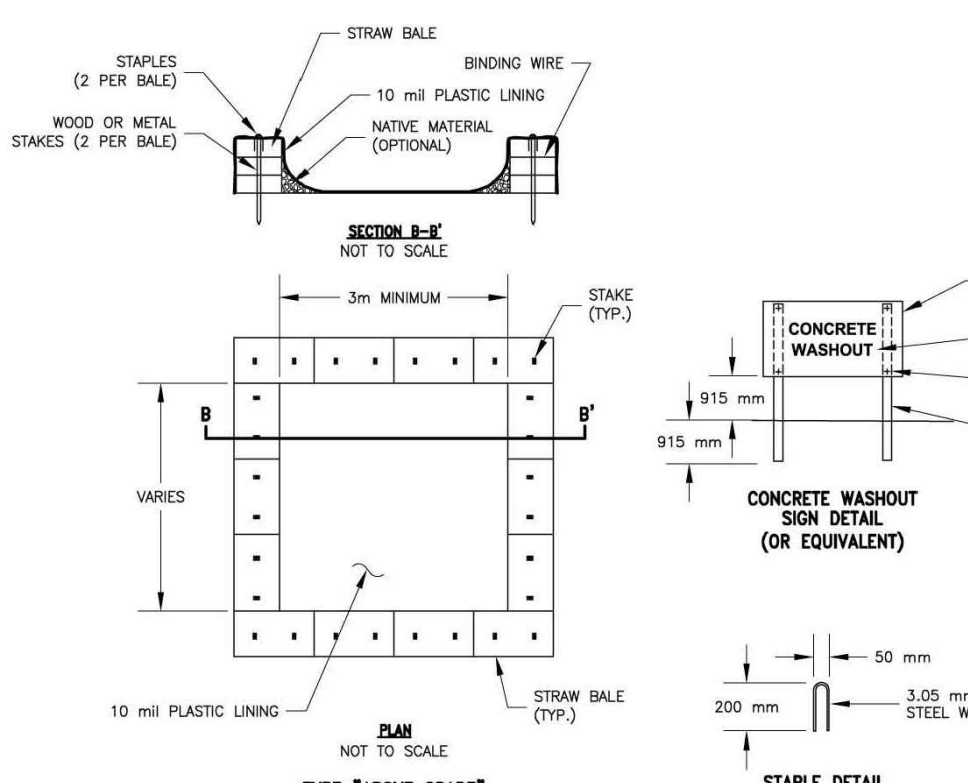
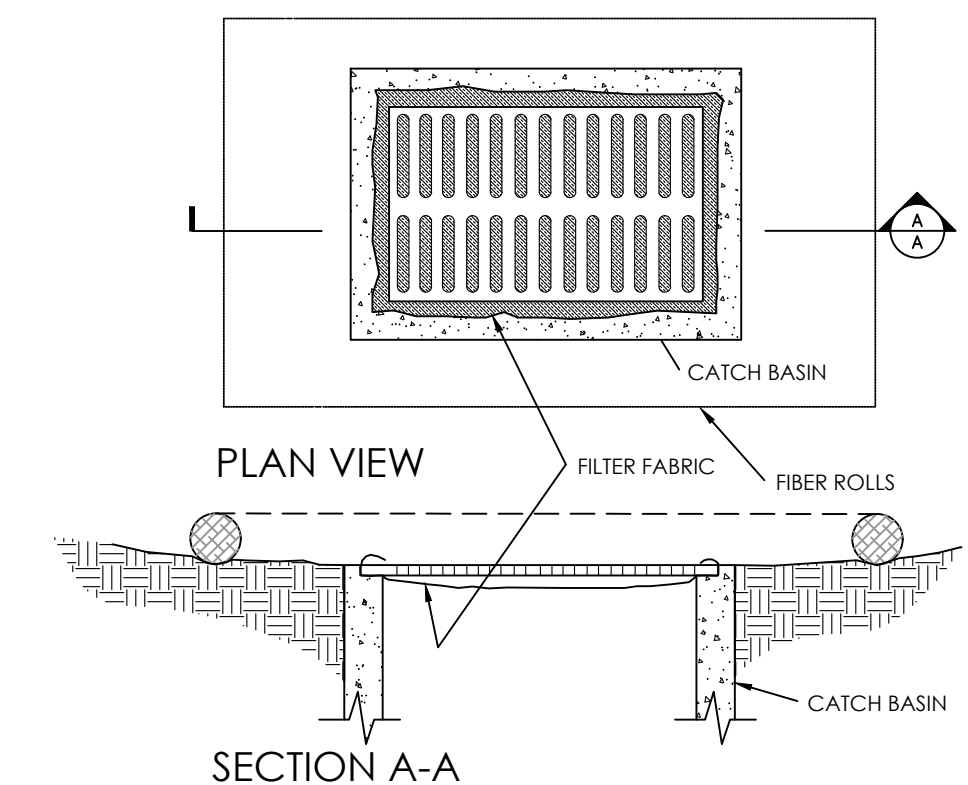
SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK!

1. NON-STORM WATER DISCHARGES CONSIST OF ALL DISCHARGES TO/FROM A MUNICIPAL STORM WATER CONVEYANCE, WHICH DO NOT ORIGINATE FROM PRECIPITATION EVENTS (I.E., ALL DISCHARGES FROM A CONVEYANCE SYSTEM OTHER THAN STORM WATER).
2. DISCHARGERS SHALL IMPLEMENT MEASURES TO CONTROL ALL NON-STORM WATER DISCHARGES DURING CONSTRUCTION.
3. DISCHARGERS SHALL WASH VEHICLES IN SUCH A MANNER AS TO PREVENT NON-STORM WATER DISCHARGES.
4. DISCHARGERS SHALL CLEAN STREETS IN SUCH A MANNER AS TO PREVENT UNAUTHORIZED NON-STORM WATER DISCHARGES.
5. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE NON-STORM-WATER MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:

NS-3. PAVING AND GRINDING OPERATIONS
 NS-4. TEMPORARY STREAM CROSSING
 NS-5. CLEAR WATER DIVERSION
 NS-6. ILICIT CONNECTION/ILLEGAL DISCHARGE DETECTION AND REPORTING
 NS-7. POTABLE WATER / IRRIGATION
 NS-8. VEHICLE AND EQUIPMENT CLEANING
 NS-9. VEHICLE AND EQUIPMENT FUELING
 NS-10. VEHICLE AND EQUIPMENT MAINTENANCE
 NS-11. PILE DRIVING OPERATIONS
 NS-12. CONCRETE CURING
 NS-13. MATERIALS AND EQUIPMENT USE OVER WATER
 NS-14. CONCRETE FINISHING
 NS-15. STRUCTURE DEMOLITION/REMOVAL
 NS-16. TEMPORARY BATCH PLANTS
 (SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

Diagram illustrating the dimensions for the wood stake:

- Stake dimensions: 4' x 4' x 12' MIN.
- Hole diameter: 7' DIA.
- Embedment depth: 4' EMBEDMENT MAX.
- Stake material: 1"x1"x24" (OR) 1"x1"x36" WOOD STAKES 4' O.C.



EROSION CONTROL PLAN

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

C4

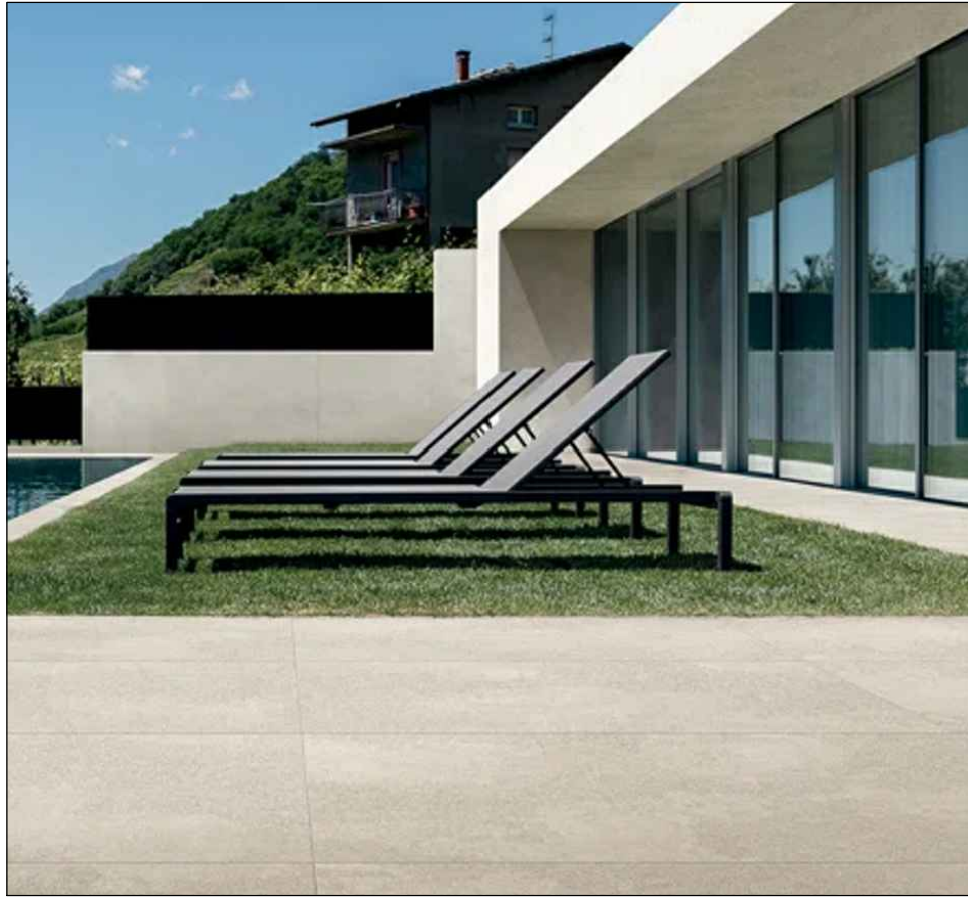
OF 4 SHEETS

PROJECT# 124107

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OF 4 SHEETS

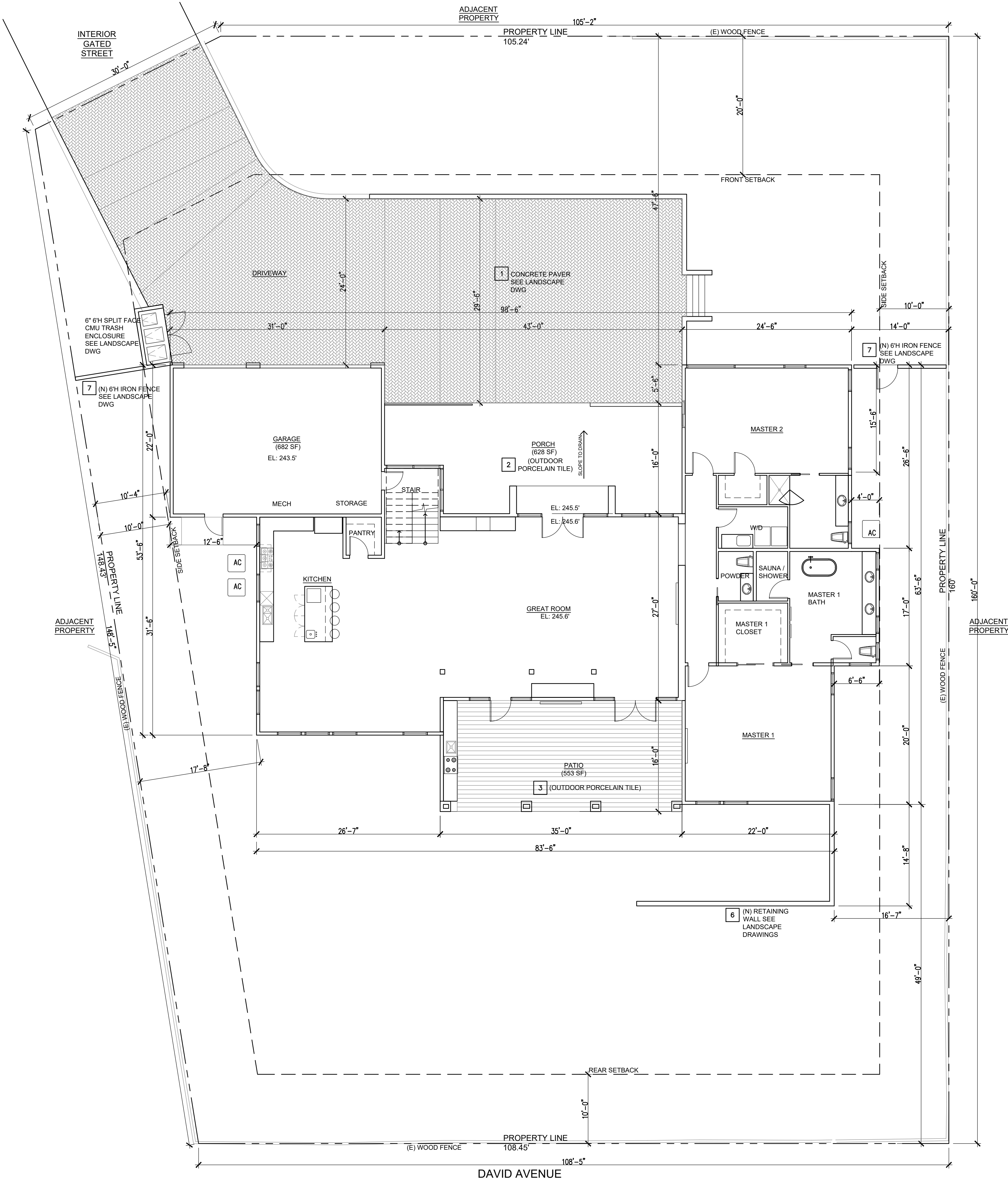
PROJECT# 124107



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



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



MATERIAL LIST

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

PROJECT INFORMATION

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

MAIN HOUSE (5 MASTERS)

LOT COVERAGE 35% 6,726 SF

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

FAR AREA
1ST FLOOR: 3,420 SF
GARAGE: 682 SF
2ND FLOOR: 2,023 SF

TOTAL: 32% 6,125 SF OK

WATER SHED CALCULATION

IMPERVIOUS AREA MAX.: 9,000SF

DRIVEWAY PAVER: 2,597 SF
PATIO: 553 SF
PORCH: 628 SF
LANDING: 24 SF
1ST FLOOR: 3,420 SF
GARAGE: 682 SF
TRASH ENCLOSURE PAD: 37 SF

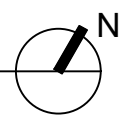
TOTAL 7,941 SF OK

CHING RESIDENCE 2821

2821 CONGRESS RD., PEBBLE BEACH, CALIFORNIA

SITE PLAN

SCALE: 1/8" : 1'



SITE PLAN

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

DATE

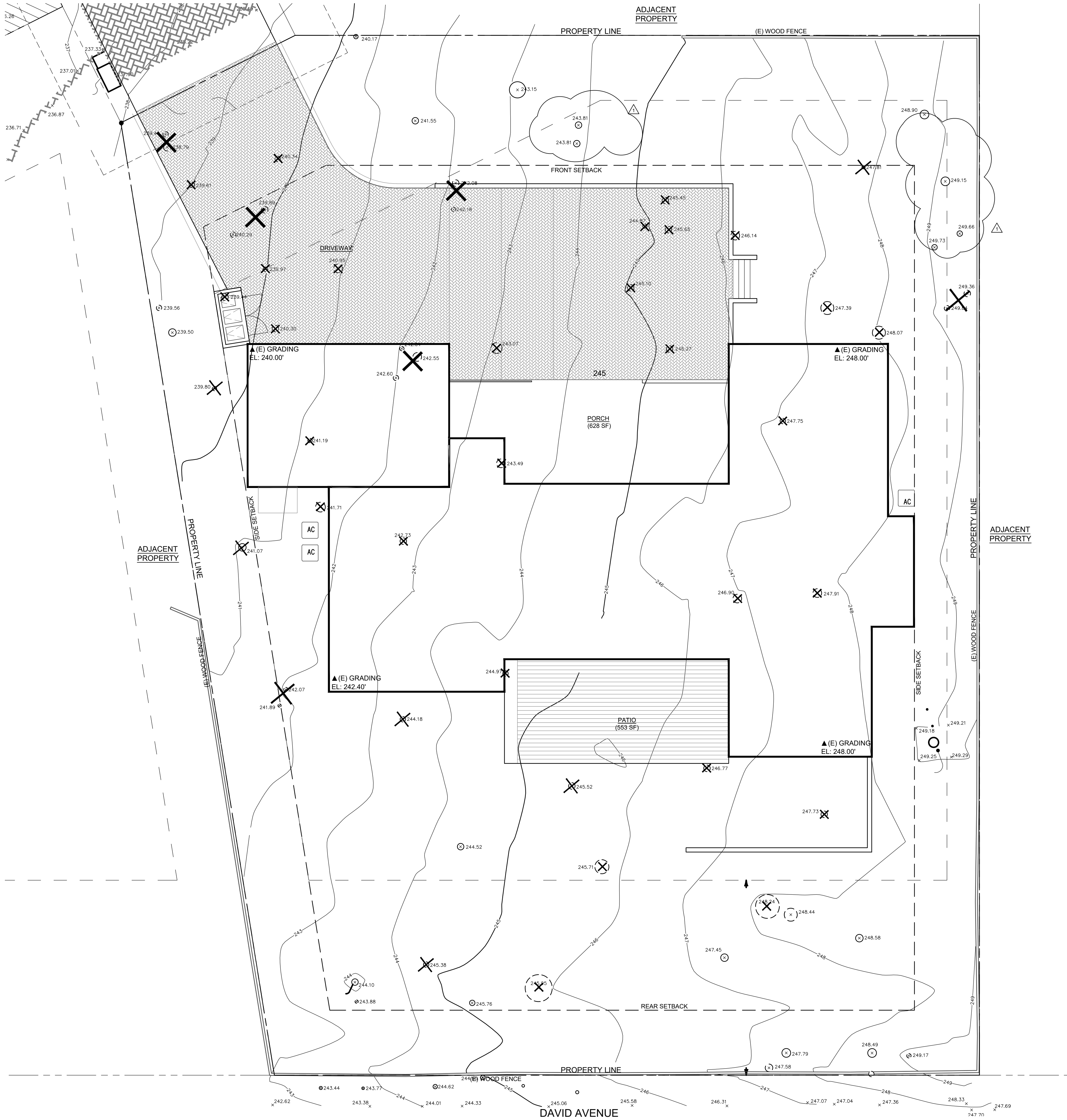
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Tectonic Architects & Associates

10118 Bandy Dr. #E
Cupertino, CA 95014
408-216-0804



A1.0



NOTES:

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

AVERAGE (E) GROUND ELEVATION:

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

AVERAGE: EL: 244.60'

LEGEND

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

SITE PLAN WITH (E) TOPO
SCALE: 1/8" = 1'



SITE PLAN W/ TOPOGRAPHIC
TREE REMOVAL INFO.

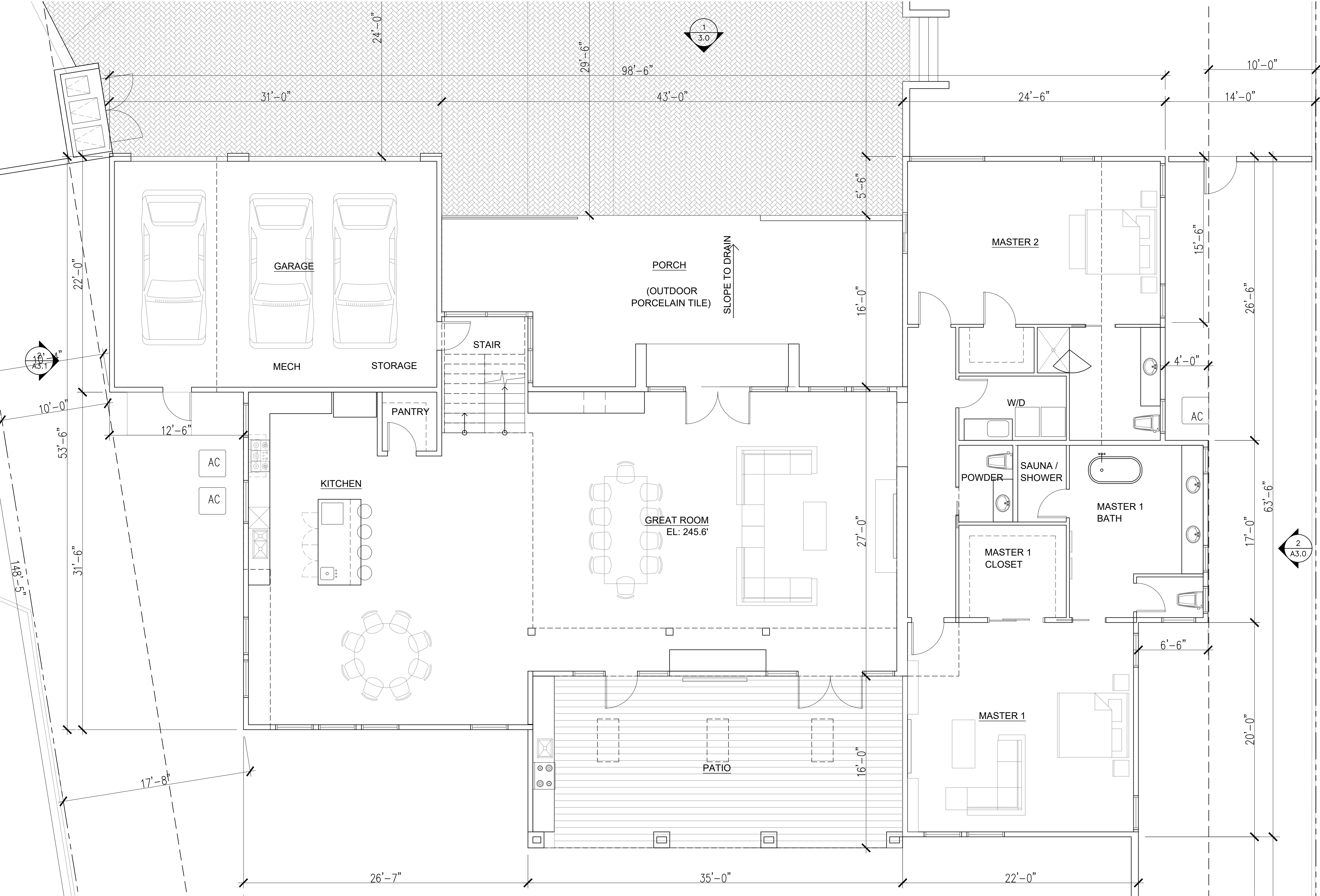
01/27/2025 2ND PLANNING SUBMITTAL - COUNTY
1ST PLANNING SUBMITTAL - COUNTY

DATE

01-27-25

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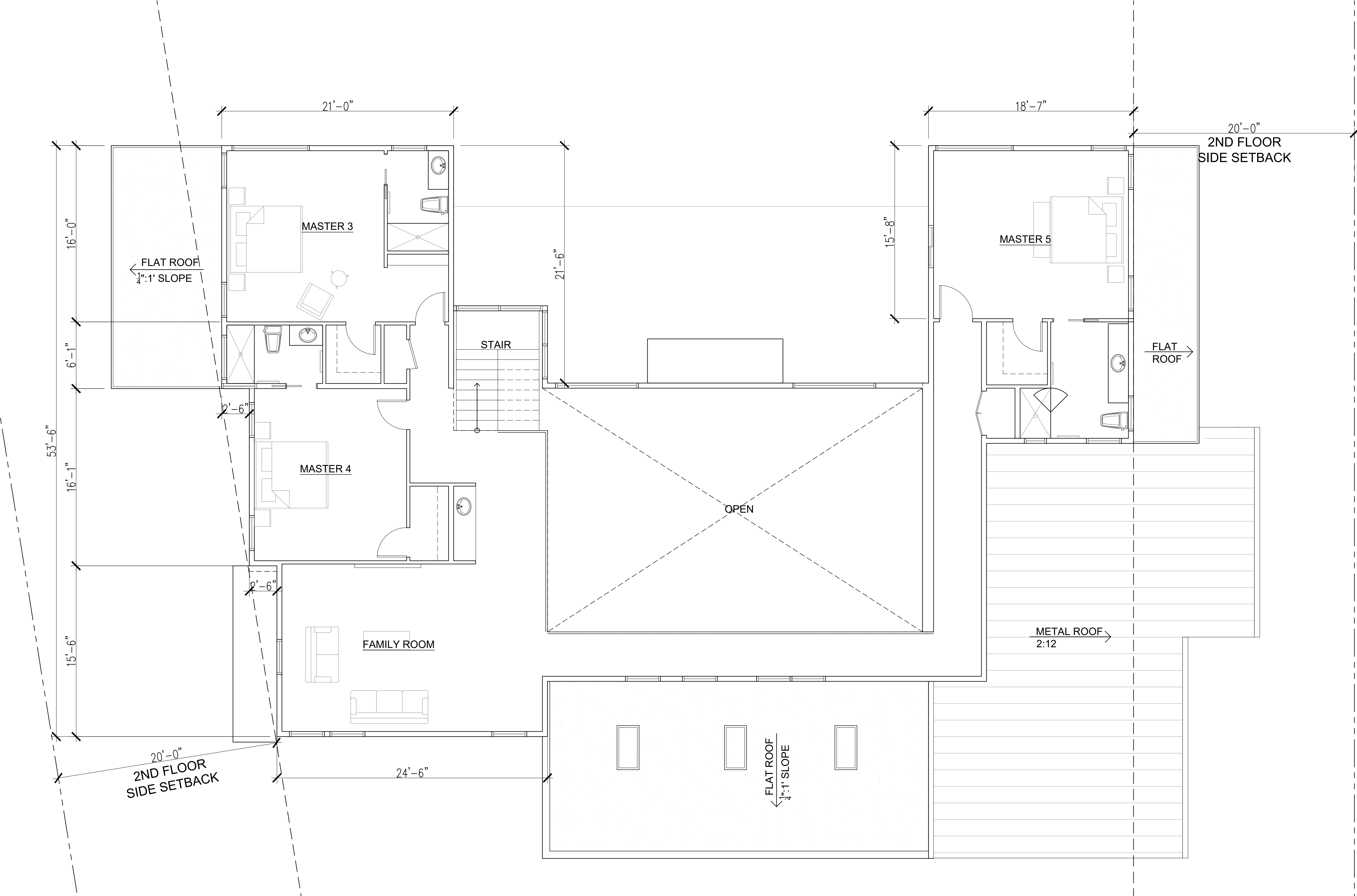


CHING RESIDENCE 2821
2821 CONGRESS RD., PEBBLE BEACH, CALIFORNIA

GROUND FLOOR PLAN
SCALE: 1/4" = 1'



GROUND FLOOR PLAN
01/27/2025 2ND PLANNING SUBMITTAL - COUNTY
1ST PLANNING SUBMITTAL - COUNTY
DATE 01-27-25
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Cupertino, CA 95014
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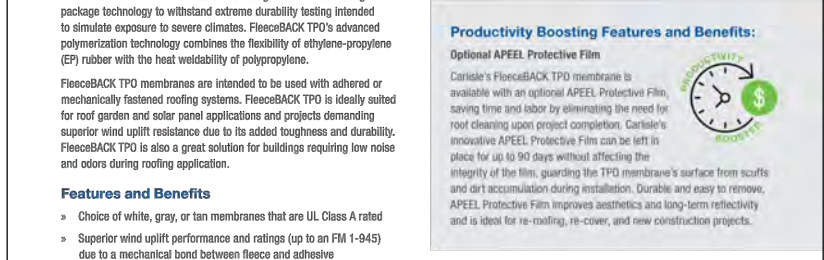
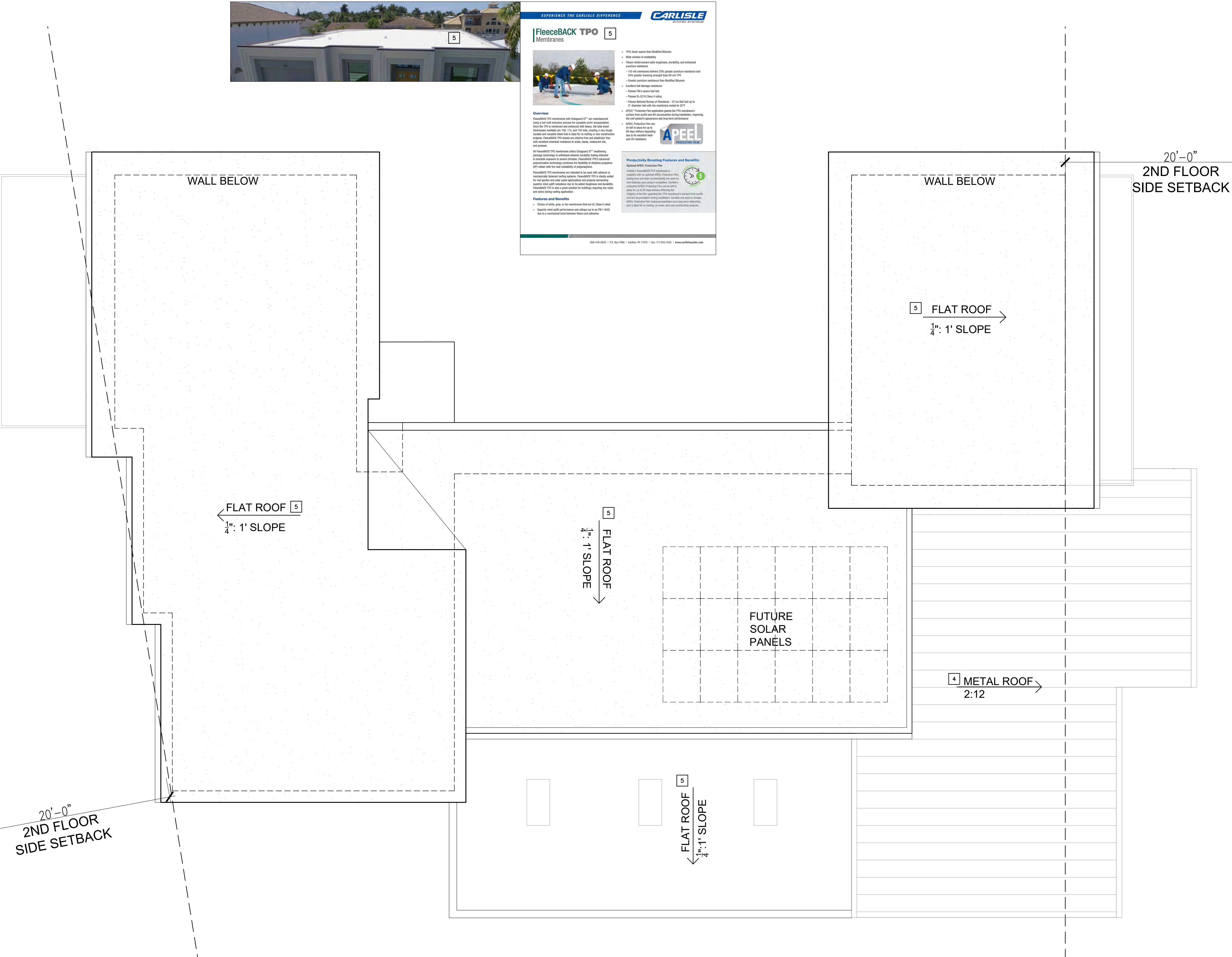
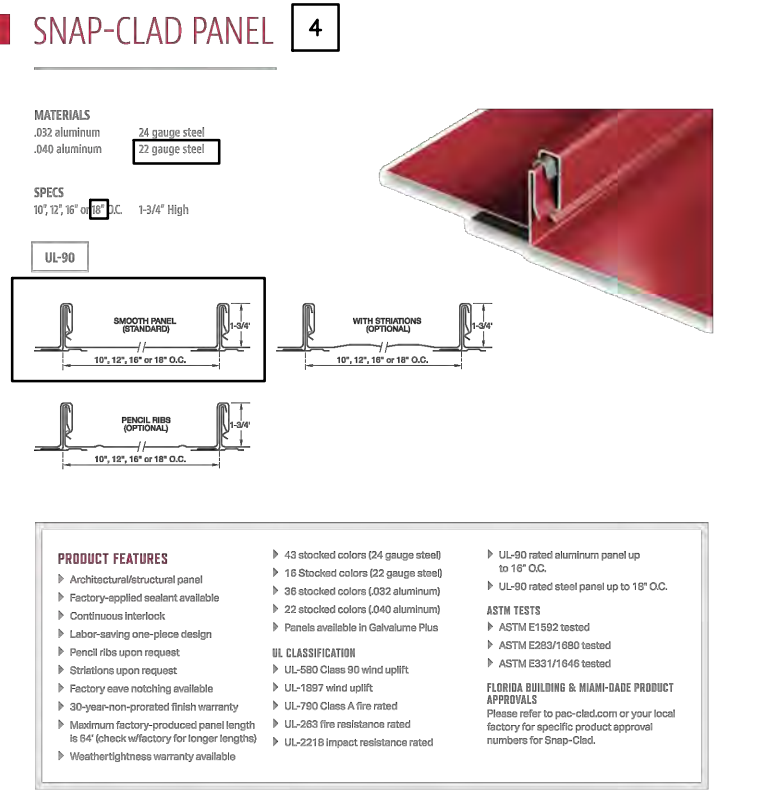
2ND FLOOR PLAN
SCALE: 1/4" = 1'





MATERIAL LIST

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



Andare Up and Down Outdoor Wall Light
By Elcor

Product Options

Finish: Black,
Size: Small,
Lighting Options: Incandescent

Dimensions

Small Option Backplate: Width 4.4", Height 4.9"
Small Option Fixture: Width 9", Height 15", Depth 6.33"

Lighting

Lamp Type	LED
Total Lumens	2200 lumen
# of Bulbs	2 (Not Included)
Bulb Type	9W A19 E26
Voltage	120
Color Temp	2700 (Warm)
Average Life Expectancy (Hours)	15,000
CRI	90
Dimmable	No
Material: Polycarbonate, ABS, or LED Bulb Case	As Used

Additional Details

Product URL:
<https://www.lumens.com/andare-up-and-down-outdoor-wall-light-by-elcor-M022F7442.html>
Rating: UL Listed Item

ITEM#: M022F7442

Product URL:
<https://www.lumens.com/andare-up-and-down-outdoor-wall-light-by-elcor-M022F7442.html>
Rating: UL Listed Item

ITEM#: M022F7442

Pitch LED Indoor/Outdoor Wall Sconce
By Visual Comfort Modern

Product Options

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

Dimensions

5 in Option Backplate: Width 5", Height 5"
5 in Option Fixture: Width 9", Height 9", Depth 3.1", Weight 1.88 lbs

Lighting

Lamp Type	LED Bulb In
Total Lumens	825
Total Watts	26.13
Voltage	120
Color Temp	3000 (Club White)
Average Life Expectancy (Hours)	75,000
CRI	90
Dimmable	No
Material: Polycarbonate, ABS, or LED Bulb Case	As Used

Additional Details

Product URL:
<https://www.lumens.com/pitch-led-indoor-outdoor-wall-sconce-by-visual-comfort-modern-TEC000794.html>
Rating: ETL Listed Item

ITEM#: TEC000794

Product URL:
<https://www.lumens.com/pitch-led-indoor-outdoor-wall-sconce-by-visual-comfort-modern-TEC000794.html>
Rating: ETL Listed Item

ITEM#: TEC000794

MATERIAL LIST

1 STUCCO - PAINTED

2 STONE 1 - CORONADO - ELEMENT LEDGSTONE OR EQ.

3 STONE TILE 2 - CORONADO STONE - HARVARD GREY OR EQ.

4 VINYL WINDOW

5 DOOR WITH SIDE LITES, FIBERGLASS / WOOD

6 GARAGE DOOR - METAL / FIBER GLASS PAINTED

7 ALUMINUM REVEAL TRIM

8 STANDING SEAM METAL ROOF

9 ALUMINUM FOLDING GLASS DOOR

10 MOLDING

11 GLASS RAILING W/ METAL FRAME

12 METAL GUTTER, DOWN SPOUT, PAINTED DARK BRONZE

13 FASCIA BOARD, PAINTED DARK BRONZE

STONE 1

STONE TILE 2

PAINT COLOR

A: BROWN

B: GREEN BEIGE

C: GRAY

D: DARK BRONZE

ELEVATIONS

PRELIMINARY SUBMITTAL - ARB & COUNTY

DATE 03-22-24

Tectonic Architects & Associates

10118 Bandy Dr. #E

Cupertino, CA 95014

408-216-0804

A3.0

CHING RESIDENCE 2821

2821 CONGRESS RD., PEBBLE BEACH, CALIFORNIA



Anders Up and Down Outdoor Wall Light
By Rose

Product Options
Finish: Black
Glass: Clear
Light Option: Incandescent

Dimensions
Small Option Backplate: Width 4.6", Height 4.9"
Small Option Plate: Width 9", Height 15", Depth 4.5"

Lighting

Light Type	LED
Total Lumens	2200 L
# of Bulbs	2 (Not Included)
Bulb Type	9W A19 E26
Volt	120
Color Temp	2700 (Warm)
Average Life (Hours)	15,000
CR	90
Expendable	Yes

Additional Details
Product URL:
<https://www.lumens.com/anders-up-and-down-outdoor-wall-light-by-rose-NX312074442.html>
Rating: US Listed (UL)

ITEM#: NX312074442

LUMENS
Call Us 800-445-4444

14

Prepared By: [Signature]
Approved By: [Signature]

QR Code

MATERIAL LIST

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

STONE 1

STONE TILE 2

PAINT COLOR

- A: BROWN
- B: GREEN BEIGE
- C: GRAY
- D: DARK BRONZE



PLANT LEGEND AND NOTES

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

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

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

LIGHTING LEGEND

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

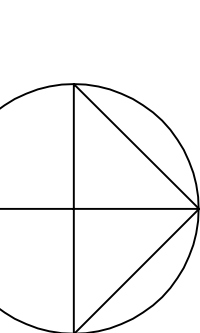
- 1) Verify placement of all landscape lighting at front yard.
- 2) All lighting to be directed downwards.
- 3) Verify electrical and location of transformer.
- 4) All work to be done according to local and state electrical code.



ARCTOSTAPHYLOS ACHILLEA JUNCUS SALVIA RIBES

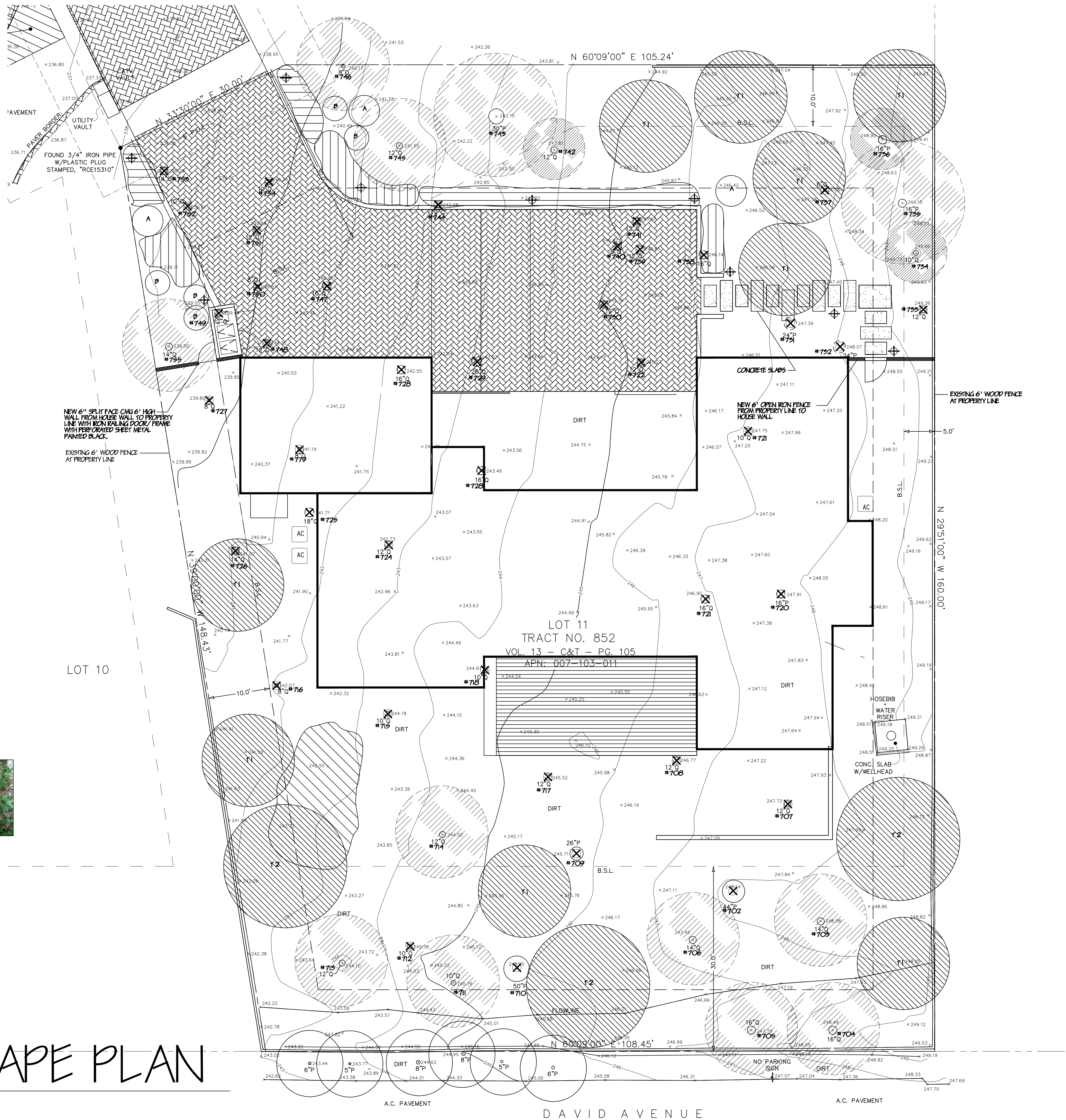


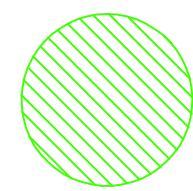
QUERCUS PINUS



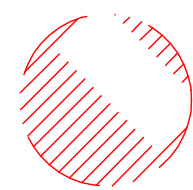
MASTER LANDSCAPE PLAN

1/8" = 1'-0"





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



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



Existing tree to be removed



Existing off site tree to remain

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



QUERCUS

PINUS

TREE NOTES

Biological BMP's

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

Tree Protection and Best Management Practices (BMP's)

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

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

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

Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, and/ or dumping of materials is not permitted adjacent to trees on the property, especially within fenced areas.

Fenced areas and the trunk protection materials shall remain in place during the entire construction period. Torn or damaged roots shall be cleanly cut to sound wood whenever possible to minimize decay entry points. Any roots found that must be cut should be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment. No tree seals shall be used as the seal material only promotes decay.

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

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

Tree Pruning

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

Clear the crown of diseased, crossing, weak, and dead wood to a general minimum size of 1-1/2 inch in diameter.

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

Interior branches shall not be stripped out.

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

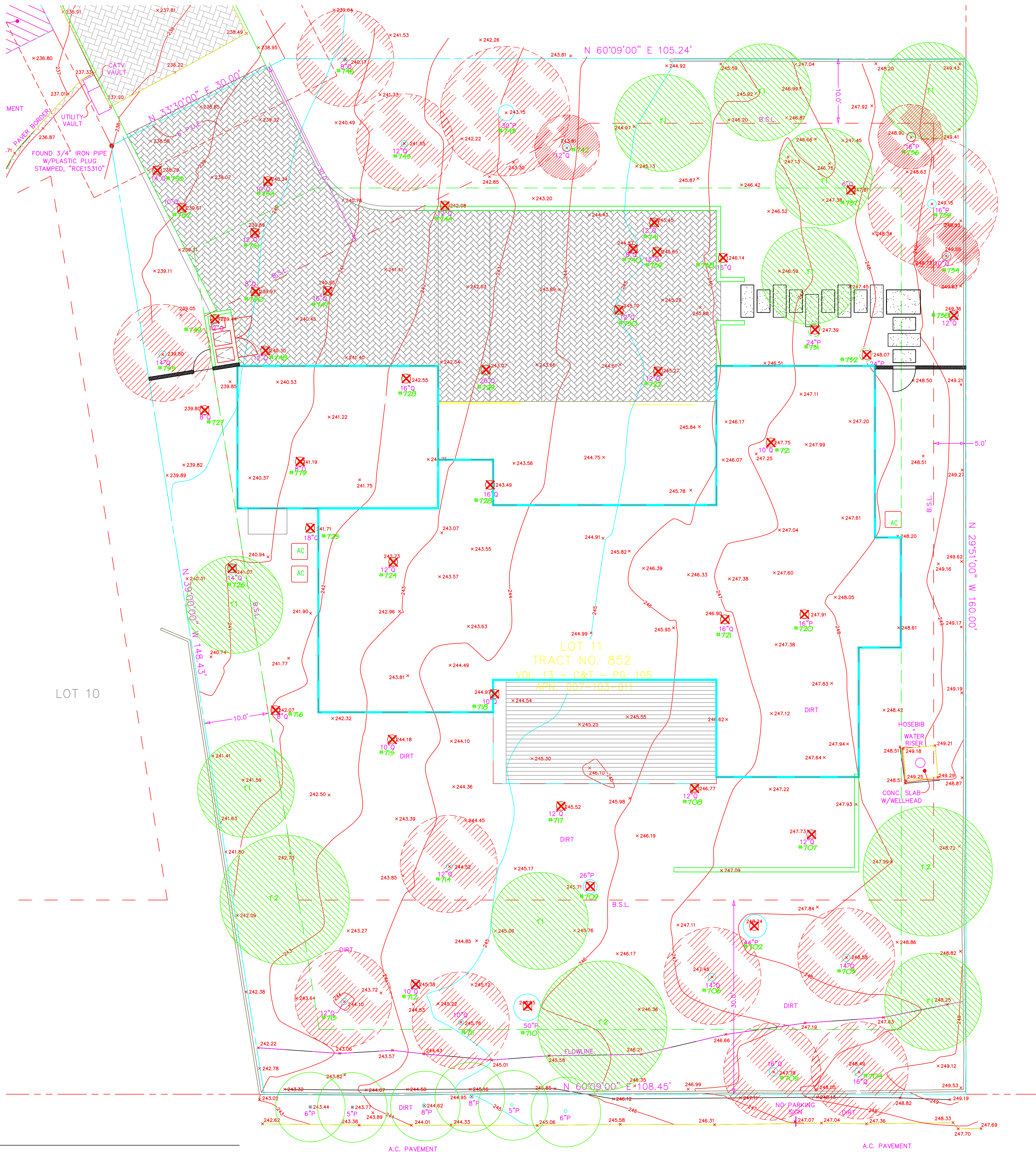
All pruning shall be performed by a qualified arborist or under the supervision of an ISA Certified Arborist or Tree Worker. Arborists are required to have a State of California Contractors License for Tree Service (C-61/ D499) and provide proof of worker's compensation and general liability insurance.

All pruning shall be following the Tree Pruning Guidelines (International Society of Arboriculture) and/ or the ANSI A300 Pruning Standard (American National Standard for Tree Care Operations) and adhere to the most recent edition of ANSI Z39.1.

No more than 20 percent of live foliage shall be removed within the trees.

Brush shall be chipped, and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 6 inches, leaving the trunk clear of mulch.

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



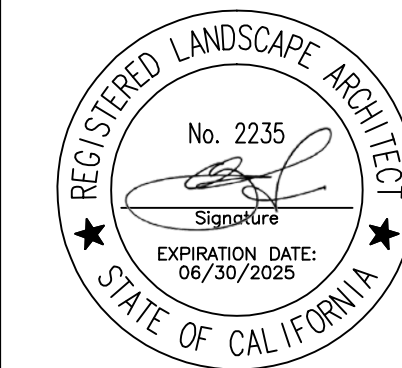
W. Jeffrey Heid
Landscape Architect
C-2235

1465 Winzer Place
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tel 408 691-5207
email wheidslae@gmail.com

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



CHING
RESIDENCE

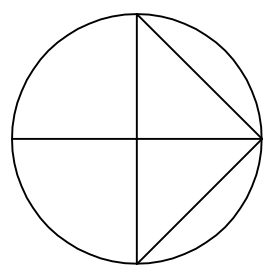
for:
LILLY CHING
2821 CONGRESS ROAD
PEBBLE BEACH, CA. 93955

TREE PLAN

date: 9/9/24
scale: NOTED
drawn by: W.J.H.
job no. 202404
sheet

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of slts



TREE PLAN

1/8" = 1'-0"

Recommendations
Zone O: Ember Resistant Zone
This is the ember resistant zone, which extends 5 feet from buildings, structures, stairs, decks, etc. A properly managed Zone O reduces the likelihood of structure ignition by reducing the potential for flame contact. Flames can be generated from embers that accumulate at the base of a wall and ignite vegetation, vegetative debris, or other combustible materials located close to the structure. Zone O is a critical component of structure defense and, when coupled with Zone 1 and Zone 2, is essential to defensible space. Management of the ember-resistant zone is now required by law (Assembly Bill [AB] 3074) beginning January 1, 2025. This zone includes the area under and around all attached decks and requires the most stringent wildfire fuel reduction. The ember-resistant zone is designed to keep fire or embers from igniting materials that can spread the fire to the home. Packyards are considered Zone O. The following provides maintenance guidance for this zone.

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

Zone 1: Lean, Clean, and Green Zone

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

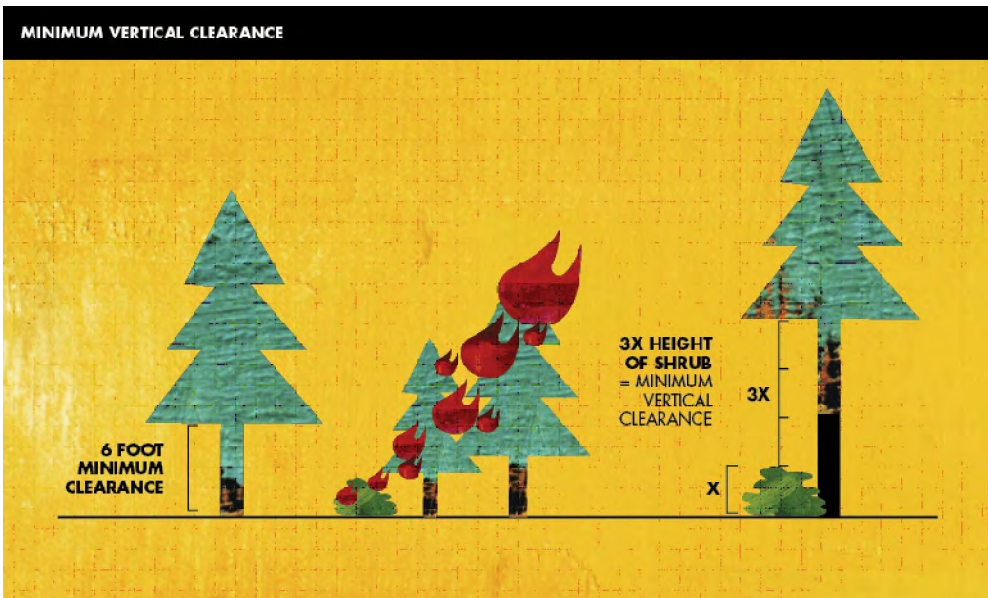
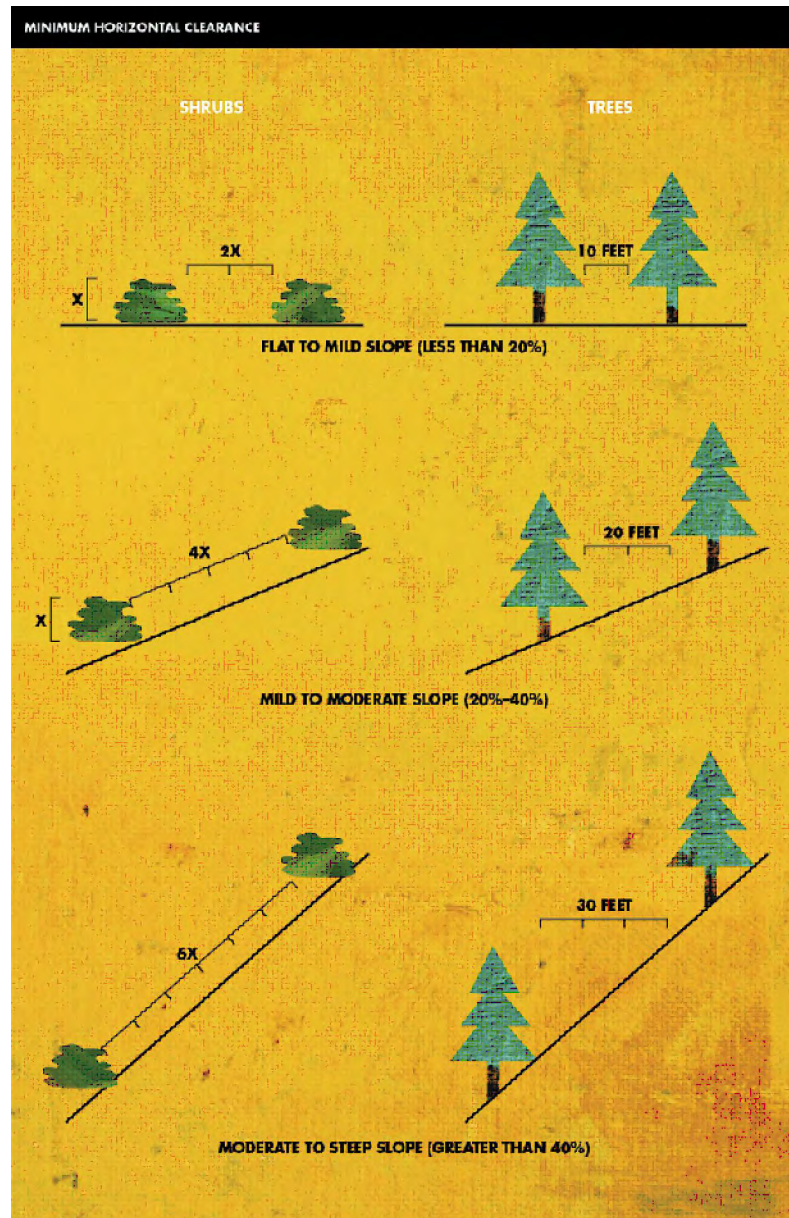
Fuel management in Zone 1 involves moving, removing dead or dying plants, ladder fuels, pruning vegetation, and hauling away all materials. Remove branches that overlap with the roof or are closer than 10 feet from windows and chimneys. Dead vegetation removal includes fallen leaves, needles, twigs,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

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

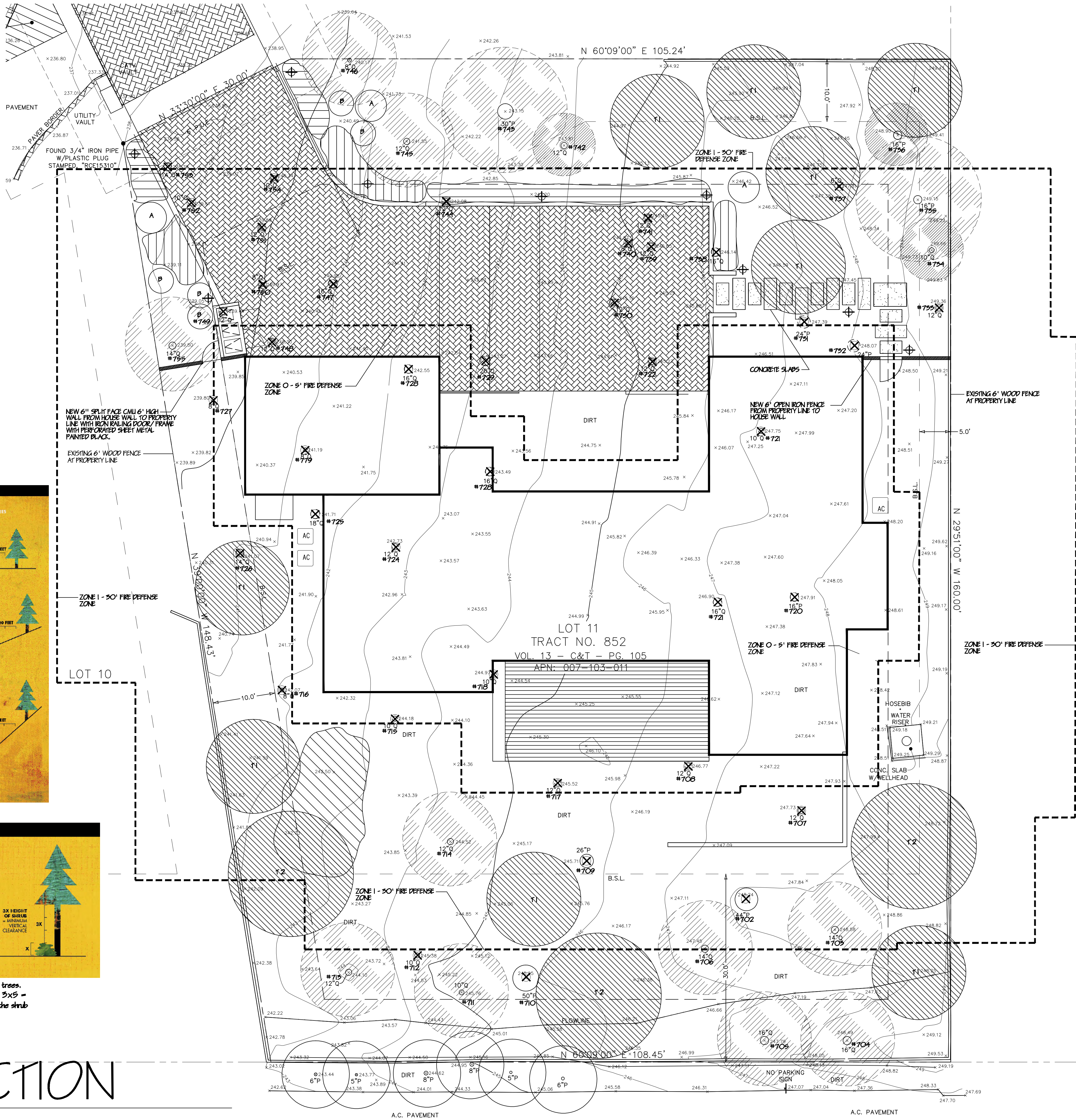
- * Place any woodpiles in Zone 2; establish a 10-foot clearance down to bare mineral soil around woodpiles.
- * Wood mulch is acceptable in Zone 1 if there is a transition from Zone 1 to Zone O and if the vegetation in Zone 1 is grouped/ clumped with the required horizontal distance.

Zone 2: Fuel Reduction Zone

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



Maintain a vertical clearance between shrubs and trees.
Example: A five foot shrub is growing near a tree. 5x5 = 15 feet of clearance needed between the top of the shrub and the lowest tree branch.



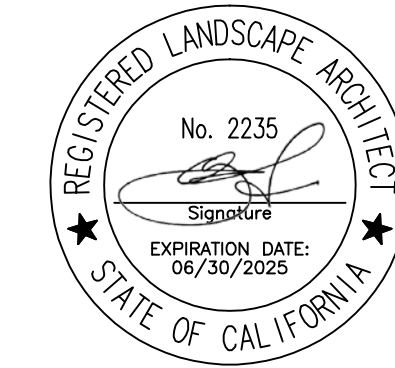
W. Jeffrey Heid
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1465 Winzer Place
Gilroy, Ca. 95020
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email wjeheidasla@gmail.com

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



CHING
RESIDENCE

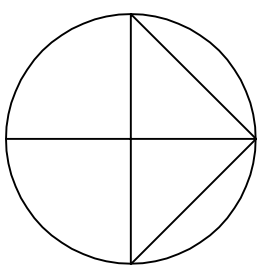
for:
LILLY CHING
2821 CONGRESS ROAD
PEBBLE BEACH, CA. 93955

WILDFIRE
PROTECTION

date: 9/9/24
scale: NOTED
drawn by: W.J.H.
job no. 202404
sheet

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of shfs



WILDFIRE PROTECTION

1/8" = 1'-0"

DAVID AVENUE

Hydrozone #1 | Planning Description e.g.

- 1) Front Lawn
- 2) Low water use plantings
- 3) Medium water use planting

Irrigation Method

- 1) Overhead Sprinkler
- 2) Drip

Irrigation Efficiency

- 1) 0.75 for Overhead Spray
- 2) 0.81 for Drip

ETWU (Annual Gallons Required) =
$$E_{to} \times 0.62 \times ETAF \times A_{rea}$$

Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year

MVA (Annual Gallons Allowed) =
$$(E_{to}) (0.62) (ETAF \times LA + (1-ETAF) \times SLA)$$

Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year. LA is the total regular landscape area in square feet, and SLA is the total irregular landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas

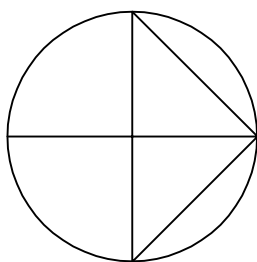
ETAF Calculations	
Regular Landscape Areas	
Total ETAF x Area	916
Total Area	2945
Average ETAF	0.31

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

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



of shits


$$|/\delta^{11} = |^1-O^{11}$$

W. Jeffrey Heid
Landscape Architect
C-2235

1465 Winzer Place
Gilroy, Ca. 95020
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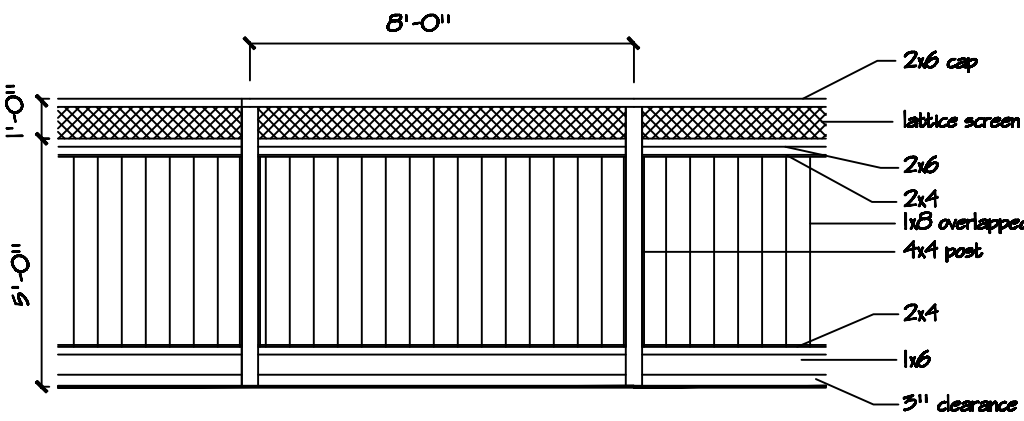
REVISED 5/11/24

REVISED 9/9/24

REVISED 9/20/24

REVISED 11/15/24

REVISED 1/16/25

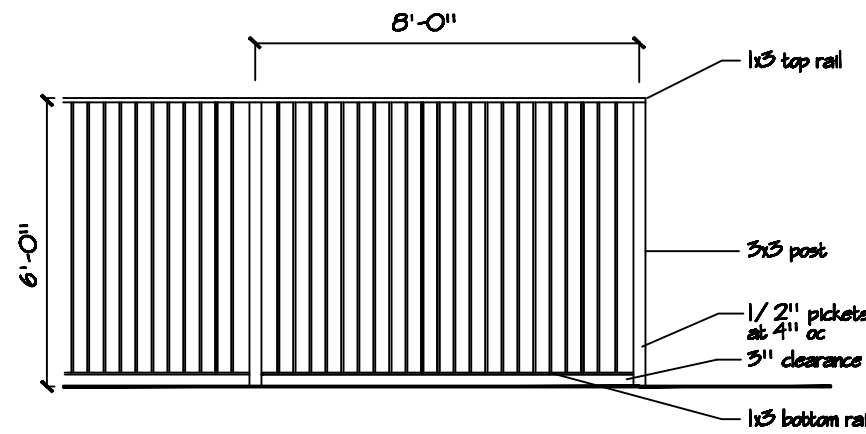


6' GOOD NEIGHBOR FENCE

1/4" = 1'-0"

PROPERTY LINE FENCE

(For any new or replacement fencing)



6' IRON SECURITY FENCE

1/4" = 1'-0"

FENCING ADJACENT TO HOUSE

(For new fencing - black iron)



BELGARD CATALINA GRANA PAVER

(For driveway - in Scandia Gray color)



CHING
RESIDENCE

for:

LILLY CHING
2821 CONGRESS ROAD
PEBBLE BEACH, CA. 93953

DETAILS

date: 3/18/24

scale: NOTED

drawn by: W.J.H

job no. 202404

sheet

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