

***Before the Board of Supervisors
County of Monterey, State of California***

In the matter of the application of:

HODGE/KEARE (PLN230140)

RESOLUTION NO. 24-153

Resolution by the Monterey County Board of Supervisors to:

- 1) Find that the project qualifies for both a Class 2 Categorical Exemption pursuant to CEQA Guidelines section 15302 and a Class 3 Categorical Exemption pursuant to Guidelines section 15303, and that none of the exceptions to these exemptions set forth in CEQA Guidelines section 15300.2 apply;
- 2) Deny the appeal filed by the Thomas Family challenging the Zoning Administrator's approval of a Combined Development Permit (HCD-Planning File No. PLN230140/Hodge and Keare); and
- 3) Approve a Combined Development Permit consisting of:
 - a. Coastal Administrative Permit and Design Approval to allow the demolition of a 6,256 square foot main residence with an attached guest unit, two-car garage and a 1,476 square foot detached accessory dwelling unit; and the construction of an 8,467 square foot main residence with a 2,723 square foot basement, a 320 square foot pool and associated site improvements;
 - b. Coastal Administrative Permit and Design Approval to allow construction of 960 square foot accessory dwelling unit with an attached three-car garage; and
 - c. Coastal Development Permit for development within 750 feet of known archaeological resources.

[PLN230140 JOHN HODGE/STACEY KEARE,
3406 17 Mile Drive, Pebble Beach, Del Monte
Forest Area Plan, (APN: 008-381-002-000)]

The Appeal filed by the Thomas Family challenging the decision by the Zoning Administrator to find the project categorically exempt and approve a Combined

Development Permit [Hodge John and Keare Stacey – PLN230140] came on for a public hearing before the Monterey County Board of Supervisors on May 14, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, including the conditions of approval and project plans, the Monterey County Board of Supervisors finds and decides as follows:

FINDINGS

- 1. FINDING: PROCESS** – The County has processed the subject Combined Development Permit application [HCD-Planning File No. PLN230140/Hodge and Keare]
- a) On May 12, 2023, pursuant to Monterey County Code (Title 20) section 20.82, Hodge John and Keare Stacey (Applicants) filed an application for a discretionary permit to allow the demolition of a 6,256 square foot main residence with an attached guest unit, two-car garage and a 1,476 square foot detached accessory dwelling unit, and construction of an 8,467 square foot main residence with a 2,723 square foot basement, a 320 square foot pool, and a 960 square foot accessory dwelling unit with an attached three-car garage, associated site improvements, and development within 750 feet of known archaeological resources on a project site located at 3406 17 Mile Drive, Pebble Beach, (APN: 008-381-002-000) Del Monte Forest Area Plan, Coastal Zone.
 - b) The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC, at a duly noticed public meeting at which all persons had the opportunity to be heard, reviewed the proposed project on October 5, 2023. See Finding No. 2 (Consistency), Evidence “1”.
 - c) The Monterey County Zoning Administrator held a duly noticed public hearing on the Hodge/Keare application on January 25, 2024. Notices for public hearing we published in the Monterey County Weekly on January 11, 2024; posted at and near the project site on January 11, 2024; and mailed to vicinity property owners and interested parties on January 8, 2024.
 - d) On January 25, 2024, after review of the application and submitted documents, and a duly noticed public hearing at which all persons had the opportunity to be heard, the Zoning Administrator found the project categorically exempt and approved a Combined Development Permit to allow the proposed development (Monterey County Zoning Administrator Resolution No. 24-003).
 - e) The Thomas Family (Appellants), pursuant to Title 20 section 20.86.030.C, timely appealed the Zoning Administrator’s January 25, 2024 decision. Appellants contend that the findings and decision of the Zoning Administrator’s approval was not supported by the evidence, the decision was contrary to law, and there was a lack of fair and impartial hearing. Appellants also allege inconsistencies with Policies in the Del Monte Forest Land Use Plan, Del Monte Forest Coastal Implementation Plan, Title 20, Coastal Act and General Plan. See Finding No. 8

(Appeal) for the text of the Appellants' specific contentions and the County's responses.

- f) Pursuant to Title 20 sections 20.86.030.C and E, an appeal shall be filed with the Clerk of the Board of Supervisors within 10 days after written notice of the decision of the Appropriate Authority (i.e., Monterey County Zoning Administrator Resolution No. 24-003) has been mailed to the Applicant, and no appeal shall be accepted until the notice of decision has been given (i.e., mailed). The County mailed the written notice of the decision on February 2, 2024, and said appeals were filed with the Clerk of the Board of Supervisors on February 9, 2024, within the 10-day timeframe. The appeal hearing before the Board of Supervisors is de novo. A complete copy of the appeal, including the additional contentions, is on file with the Clerk of the Board, and is attached to the May 14, 2024, staff report to the Board of Supervisors as Exhibit B.
- g) On February 12, 2024, staff received correspondence from the applicant requesting a 30-day extension of the Board hearing to allow time to resolve issues with the appellant. Staff received correspondence from the appellant's attorney agreeing to extend the 60-day requirement to consider the appeal and render a decision by an additional 30 days.
- h) 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 No. PLN230140; Clerk of the Board of Supervisors' file(s) related to the appeals

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

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

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

No conflicts were found. Communications were received during the course of review of the project claiming that the project, if approved, would be inconsistent with the text, policies, and regulations in these documents. These comments have been considered and are responded to in Finding 8 below.

- b) The project involves demolition of a 6,256 square foot, two-story single-family dwelling with an attached guest house and two-car garage, and a 1,476 square foot detached accessory dwelling unit; and construction of an 8,467 square foot single-family dwelling and a 960 square foot two-story detached accessory dwelling unit (ADU) and garage. Site improvements include removal of approximately 15,000 square feet of impermeable hardscape, and re-landscaping to include

additional planting of 19 new Coast live oak trees, native plantings throughout landscaping and associated excavation for a 2,723 square foot basement, a 320 square foot pool, and hot tub resulting in a total of 7,500 cubic yards of cut and 1,000 yards of fill (6,000 cubic yards of net export).

- c) Allowed Use. The property is at 3406 17 Mile Drive, Pebble Beach, in the Del Monte Forest LUP, in unincorporated Monterey County. The parcel is zoned as Low Density Residential, 1.5 acres per unit with a Design Control overlay, coastal zone or “LDR/1.5-D(CZ)”, which allows a single family dwelling, accessory dwelling units, and accessory structures. Therefore, the project is an allowed land use for this site.
- d) Lot Legality. The 2.347-acre lot is shown in its current size and configuration as Lot 8-B in Block 129 on Book 8, page 38 Map of El Pescadero. Therefore, the County recognizes it as a legal lot of record.
- e) Development Standards – Setbacks and Height. Development standards for the LDR zoning district are identified in Title 20 section 20.14.060.C.1. The required structure setbacks for the subject property are 30 feet (front), 20 feet (side) and 20 feet (rear). The replacement single-family dwelling will be located primarily within the same footprint as the existing residence and will have a front setback of over 100 feet, a rear setback of 84 feet, and side setbacks of 36 feet 11 inches at the southeast side and 135 feet 4 inches at the northwest side. The maximum allowed height for main structures in the LDR zoning district is 30 feet above average natural grade. The existing residence to be demolished is 25 feet 3 inches above average natural grade, and the proposed residence is 26 feet 1 inch above natural grade. The required setbacks for the habitable structures (such as ADUs) are 50 feet (front) and 6 feet (side and rear), and the minimum distance between the main structure and accessory structures is 10 feet. The proposed ADU has a front setback of 145 feet, and both the sides and rear setbacks are over 6 feet. The distance between the main dwelling and ADU is over 10 feet. The height requirement for ADUs is 16 feet above average natural grade, and the proposed ADU height is 14 feet 6 inches. Therefore, as proposed, the project meets all required development standards.
- f) Development Standards – Impervious Surface Coverage. The subject property is located within the Carmel Bay Area of Special Biological Significance (ASBS) and shall be limited to 9,000 square feet of impervious site coverage pursuant to the Del Monte Forest LUP Policy No. 77. The property is 2.34 acres (102,235 square feet). The property is currently developed with a 4,305 square foot main house and a 1,476 square foot accessory dwelling unit, along with 15,007 of impermeable hardscape, constituting a total of 20,803 square feet of existing lot coverage. The proposed development includes 7,117 square foot of impervious surface area for the main house, 960 square feet of impervious surface area for the accessory dwelling unit, 219 square feet for roof overhangs and eaves greater than 30 inches, and 700 square feet of impervious hardscape totaling 8,996 square feet of impervious

coverage. The proposed development will reduce the site coverage to be under the 9,000 square foot maximum allowable site coverage. The remaining developed areas will be returned to oak woodland by planting 19 new Coast live oak trees and native plantings throughout landscaping.

- g) Development Standards – Lot Coverage and Floor Area Ratio (FAR). Pursuant to Title 20 section 20.14.060.E and F, the LDR district allows a maximum lot coverage of 15% and FAR of 17.5%. The proposed lot coverage is 8,296 square feet, or 7.9%, within the requirement. The existing FAR is 7,837 square feet, or 7.7%. The proposed development will be 10,561 square feet, or 10.3%, also within the requirement.
- h) Design. The subject parcel and surrounding area are designated as a Design Control Zoning District (“D” zoning overlay) and pursuant to Title 20 Chapter 20.44, the location, size, configuration, materials, and colors of structures and fences are regulated to assure the protection of the public viewshed and neighborhood character. This project will not have a detrimental effect on either the existing neighborhood character or on the public viewshed. The proposed single-family dwelling is in substantially the same location as the existing single-family dwelling and would therefore not significantly alter the massing of the existing home as to create an adverse visual impact. The project site is within the 17-Mile Drive and Pt. Lobos viewsheds per Figure 3 of the Del Monte Forest Land Use Plan (LUP). However, the proposed development is not visible from Pt. Lobos without aided vision due to distance, topography, and existing mature vegetation, including several trees surrounding the parcel. The project will be screened from the public viewshed by the proposed tree plantings. The Applicant proposes exterior colors and material finishes to include board-formed concrete walls with weathered gray wood siding accent screening, dark bronze metal trellis, dark bronze metal doors and windows, and dark brown flat tile roof. The primary colors and materials are consistent with Coastal Implementation Plan section 20.147.070.B.3; these have an earth tone appearance and harmoniously blend into the site’s surroundings. The fencing will be open to not obstruct views. The fencing at the rear of the property will be split rail and wire. The retaining walls are proposed as stone walls except for the site wall that runs between the main dwelling and ADU, which is proposed as wood. The surrounding neighborhood includes a mix of older, traditional style houses and newer contemporary style houses, all of which are similar in massing and size. Therefore, the architectural style and massing will be consistent with the surrounding residential development. Prior to issuance of building permit(s), the landscape plan and exterior lighting shall be approved by HCD Planning pursuant to Title 20 section 20.14.060 and will be controlled by the County’s standard conditions (Condition No. 4 and Condition No. 6).
- i) Biological Resources. The California Natural Diversity Data Base (CNDDB) identifies the potential for native plant communities

including Maritime Chaparral, Monterey Pine Forest, Monterey Cypress Forest, Coast Live Oak Forest, Grasslands, and Dune Habitat in the vicinity of the project site. A Biological Assessment (LIB230228 – see Finding 2, Evidence “b”) was prepared by Fred Ballerini, who confirmed that the project site has been altered to the point that the parcel lacks significant native habitat within the proposed areas of construction. During the site visit, several bird and mammal species were observed on neighboring parcels containing adequate vegetative cover. The recommendation to implement a native oak woodland grassland restoration plan will greatly enhance the habitat values of the parcel. Ballerini recommended implementation of an invasive species eradication plan, installation of temporary perimeter exclusionary fencing to allow for native grasses to become established, and ceasing irrigation of existing Coast live oak trees within the critical root zones to minimize potential spread of soil fungus to the trees. These recommendations have been incorporated as part of the project’s preliminary landscape plan. They will be implemented by Condition No. 4. In accordance with the Migratory Bird Treaty Act, a pre-construction nesting survey is required by Condition No. 5.

- j) Cultural Resources. The site is in an area identified in County records as having high archaeological sensitivity. In accordance with CIP section 20.147.080.B, an archaeological report was prepared to analyze the potential of the project to impact archaeological resources. A Phase I Archaeological Report (LIB230227 – see Finding 2, Evidence “b”) was prepared by Achasta Archaeological Services (Achasta) in January 2022. The assessment included a records search that identified several known resources within 750-feet of the proposed development. The assessment also included a field survey of the subject property and archival research to determine if resources extend into the project site. Achasta’s pedestrian survey of the Project Area produced negative results and indicated that significant cultural materials are not located within the project area. Their analysis also indicated the proposed renovations would not affect a historical resource. No further archeological investigation was recommended. The County reviewed the report and agreed with its conclusions. However, due to the site’s high archaeological sensitivity and the proximity of known resources, a standard condition of approval has been incorporated, Condition No. 3, which requires the applicant to stop work if any cultural resources or human remains are identified during grading and construction.
- k) Historical Resources. The existing dwelling on the property was built in 1928 for Edward S. Hunter and his son, Robert Hunter, who he passed the property to upon his death. Robert Hunter may be considered an important figure in California history as the owner of a well-known brokerage firm; however, although a building at his San Francisco office location, the Hunter-Dunlin Building, is in the National Registry, it is more closely associated with Hunter. Hunter engaged architect Wallace Neff to design his vacation home in Del Monte Forest, which was

constructed in 1928. The vacation home also has the potential to be significant as an example of the Spanish Colonial Revival architecture that Neff was known for. The Hunter vacation house has multi-leveled roof lines and balconies, decorative tiles, an elaborate chimney cap, and an enclosed courtyard with a fountain. However, starting in 1953, the house underwent several alterations over two decades. The alterations included replacing three pairs of French doors in the sun porch with three sliding-glass doors, relocating the fireplace from the south end to the west side of the living room and adjoining the room to the sunroom and verandah, installing two enormous windows at the south end overlooking the 13th hole, and drastically altering the south side of the house. A one-story addition to the east wing was added and a chimney was removed. At an unknown date, possibly in the 1960s or 1970s, all the original wood-sash windows were replaced with vinyl-sash windows, altering the character of the house. A Phase I Historical Assessment (LIB230226– see Finding 2, Evidence “b”) prepared by Anthony Kirk concludes that due to the significant changes, the house has lost its historic integrity and is no longer able to convey its original character. A Peer Review Letter provided by Meg Clovis (LET_CLOVIS – see Finding 2, Evidence “b”) agrees with Anthony Kirk’s assessment that the house has lost its historical integrity and is not a historic resource.

- l) Land Use Advisory Committee (LUAC) Review. County staff referred the project to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Staff received and forwarded a letter from a neighbor to the LUAC prior to the public meeting. The letter requested the LUAC consider that the proposed location of the house does not extend past the neighbor’s house. The LUAC reviewed the project at a duly noticed public meeting on October 5, 2023. The neighbor was in attendance at the meeting and made a public comment addressing her concerns regarding the location. The neighbor requested to move the house two feet further back, to which the Agent agreed to explore the opportunity to re-site the house with the Applicants. Subsequent to the LUAC meeting, several attempts were made to set up a meeting between the neighbors and Applicants, and an agreement has not been reached. The proposed project meets all of the setback requirements. The LUAC voted 6-0 to support the project as proposed with the recommendation that the neighbors meet to resolve issues.
- m) The project planner reviewed the project via the County’s GIS records, and conducted a site visit on October 5, 2023, to verify that the proposed project conforms to the applicable plans and Monterey County Code.
- n) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230140.

3. 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, HCD-Engineering Services, HCD-Environmental Services, the Environmental Health Bureau, and Pebble Beach Community Services District. County staff reviewed the application materials and plans to verify that the project will conform 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. Staff has incorporated recommended conditions into the project Conditions of Approval.
 - b) The following reports have been prepared:
 - “Biological Assessment” (LIB230228) prepared by Fred Ballerini, Pacific Grove, CA, June 29, 2023.
 - “Geotechnical Report” (LIB230229) prepared by Greg Bloom, PE, GE, Butano Geotechnical Engineering, Inc., Watsonville, CA, June 20, 2023.
 - “Phase I Archaeological Assessment” (LIB230227) prepared by Susan Morley, M.A., RPA, Achasta Archaeological Services, Marina, CA, January 2022 (revised August 2023).
 - “Supplemental Memorandum” (LET_MORLEY) prepared by Susan Morley, M.A., RPA, Achasta Archaeological Services, Marina, CA, September 28, 2023.
 - “Phase I Historical Assessment” (LIB230226) prepared by Anthony Kirk, Ph.D., Santa Barbara, CA, August 6, 2021.
 - “Peer Review” (LET_CLOVIS) prepared by Margaret Clovis, M.A., Salinas, CA, September 16, 2021.Staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.
 - c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230140.

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

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach Community Services District. 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) Necessary public facilities are available to serve the proposed development. The original fixture count has been reduced. Water will

be provided by CalAm, as managed by the Monterey Peninsula Water Management District with no proposed increase to the water service. Sewer will be provided by the Carmel Area Wastewater District through the Pebble Beach Community Services District. Service for the project will be provided through the same connections used by the existing development.

- c) The project is located on 17 Mile Drive, a frequently traveled road for tourism. To minimize the overall construction impacts to the neighborhood, approval and implementation of a Construction Management Plan is required (Condition No. 7). The Construction Management Plan will limit parking areas, hours of construction, and identify haul routes for grading exports.
- d) Staff conducted a site inspection on October 5, 2023, to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230140.

5. **FINDING:** **NO VIOLATIONS** – The subject property complies with all rules and regulations pertaining to zoning uses, subdivisions, and any other applicable provisions of the County’s zoning ordinance. No violations exist.

- EVIDENCE:**
- a) Staff reviewed County of Monterey HCD-Planning and HCD-Building Services records and is not aware of any violations on the subject property.
 - b) Staff conducted a site inspection on October 5, 2023, and researched County records for possible violations on the property. None were found.
 - c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230140.

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

- EVIDENCE:**
- a) The project is categorically exempt from environmental review pursuant CEQA Guidelines section 15302, Replacement. The project consists of demolition and re-construction of a single-family dwelling and accessory dwelling unit that will be located on the same site, and will have substantially the same capacity and purpose as the structure being replaced.
 - b) The project is also categorically exempt from environmental review pursuant to CEQA Guidelines section 15303, New Construction. The proposed project is the construction of a single-family residence in a residential zone.
 - c) None of the exceptions under CEQA Guidelines section 15300.2 apply. CEQA section 15302 is not qualified by consideration of the project location; section 15303 does qualify by consideration of the project

location, however, the project does not impact environmental resources of hazardous or critical concern where designated (see Findings 2 and 3, and supportive evidence); the project does not contribute to any cumulative environmental effects (see Finding 2, Evidence “i” and Finding 3, and supportive evidence); there is no reasonable possibility that the project would cause an impact due to unusual circumstances (see Findings 2 and 3, and supportive evidence); based on the project location, and its topographical relationship to visual public access points in the area, the proposed development will not interfere with visual access along 17-Mile Drive, is not visible from Point Lobos or Carmel Beach without aided vision due to distance, topography, and existing mature vegetation, including several trees that are surrounding the parcel, will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity; is not a hazardous waste site or any list compiled pursuant to Government Code section 65962.5; and does not involve any identified historical resources (see Finding 2, Evidence “k”).

- d) No adverse environmental effects were identified during staff review of the development application during a site visit on October 5, 2023.
- e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230140.

7. FINDING:

PUBLIC ACCESS – The project conforms with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with section 30200 of the Public Resources Code) and applicable Local Coastal Program policies. Further, it will not interfere with any historic public use or trust rights.

EVIDENCE:

- a) No access is required, so the project will have no substantial adverse impact on access, either individually or cumulatively. The requirements of DMF CIP, section 20.147.130 have been met.
- b) Staff has investigated, but has found no evidence or documentation of a historic public use or trust rights over this property.
- c) The subject property is not in an area in which the Local Coastal Program requires physical public access (Figure 8, Major Public Access and Recreational Facilities, in the DMF LUP).
- d) The subject project site is not in an area in which the Local Coastal Program requires visual public access (Figure 3, Visual Resources, in the DMF LUP).
- e) The parcel is located within the 17-Mile Drive and Pt. Lobos viewsheds (see Finding 2, Evidence “h”). Based on the project location, and its topographical relationship to visual public access points in the area, the proposed development will not interfere with visual access along 17-Mile Drive. The proposed development is not visible from Point Lobos or Carmel Beach without aided vision due to distance, topography, and existing mature vegetation, including several trees surrounding the parcel. Consistent with DMF LUP Policies 123 and 137, the proposed development will not block significant public views toward the ocean or

adversely impact the public viewshed or scenic character in the project vicinity.

- f) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN230140.

8. FINDING: **APPEAL** – the Board of Supervisors has considered the contentions made in the appeal and all other documentary, oral and written evidence. After review of this evidence, the Board responds as follows to the Appellant’s contentions:

- EVIDENCE:** a) The Appellants (The Thomas Family), pursuant to Title 20 section 20.86.030.C, timely filed as appeal from the January 25, 2024, decision of the Zoning Administrator (see also Finding No. 1, Process). The appeal challenged the Zoning Administrator’s approval of the Hodge/Keare Permit contending that the findings were not supported by the evidence and the decision was contrary to law.

In summary, the Notice of Appeals submitted on February 9, 2024, contend that there was a lack of fair or impartial hearing; there are inconsistencies with Policies contained in the Del Monte Forest Land Use Plan such as visual impacts in the public viewshed and development within environmentally sensitive habitat areas.

The contentions in the appeal are responded to in as follows:

- b) **Appellant’s Contention 1:** *“The applicant argued points made by the Thomas family members at the Del Monte Forest Land Use Advisory Committee (LUAC) indicating they requested the residence be moved back two (2) feet. The representation was not made by Thomas Family members, they have requested it be moved back six (6) feet.”*

During the January 25, 2024 hearing, the Zoning Administrator received testimony that the proposed design of the house includes preserving and showcasing an existing oak tree located along the south elevation. If the house is moved further away from the ocean by more than two feet, a significant redesign of the house would need to be completed to preserve the existing tree at its current location. Because of this constraint, the Zoning Administrator approved the project contingent on updating Condition No. 1 to include the following sentence: “The County shall allow flexibility to re-site the main dwelling up to two feet toward 17 Mile Drive.” The Applicant agreed to this condition.

- c) **Appellant’s Contention 2:** *“The findings are replete with statements that are not supported by substantial evidence. For example:”*
d) **Appellant’s Contention 2a:** *“Contrary to the findings, the site is not suitable for the project. The project site is in an archaeological resource. The site is in an area identified in County records as having high archaeological sensitivity pursuant to “Phase I Archaeological*

Assessment” (LIB230227) prepared by Susan Morely (SIC) revised August 2023.”

Pursuant to the DMF LUP Policy 58, a Phase 1 Archaeological Survey prepared by Susan Morley, M.A., RPA, Achasta Archaeological Services, was conducted on the proposed project site yielding negative results. Potential for impacts to archaeological resources are described in Findings 2 and 3 above.

- e) **Appellant’s Contention 2b:** *“Contrary to the findings, his site is not suitable for the project. The project site has been identified within the regional area through the California Natural Diversity Data Base for various native plants including but not limited to Maritime Chapparral, Monterey Pine Forest, Monterey Cypress Forest, Coast Live Oak Forest, Grasslands, and Dune Habitat pursuant to Biological Assessment” (LIB230228) prepared by Fred Ballerini June 29, 2023.”*

A Biological Assessment was conducted on the project site by a qualified biologist, Fred Ballerini. The assessment found that the project site is void of any significant native habitat community due to the site being heavily altered throughout the years. The assessment did not yield evidence of special status wildlife species or vegetation due to the lack of suitable habitat on the project site.

The proposed project includes removing the existing manicured lawn and returning the project site to native oak woodland and prairie grassland habitat. A non-standard Restoration Condition has been included in the Conditions of Approval to ensure the establishment of native plantings, success criteria, ongoing monitoring, and the eradication of invasive species. The proposed construction project will have a less than significant impact on special natural communities.

- f) **Appellant’s Contention 3:** *“The findings are not supported by substantial evidence.”*
- g) **Appellant’s Contention 4:** *“The project is inconsistent with the Del Monte Forest Land Use Plan; Del Monte Forest Coastal Implementation Plan, Title 20, Coastal Act, and General Plan in that it:”*
- h) **Appellant’s Contention 4a:** *“Approves demolition of a 6,256 square foot, two-story single-family dwelling with an attached guest house and two-car garage and construction of an 8,467 square foot single-family dwelling and a 960 square foot two-story detached assessor (SIC) dwelling unit in a highly sensitive archaeological location.”*

The Del Monte Forest Land Use Plan Policy No. 58 states: “Whenever development is proposed, it shall be determined whether the affected property has received an archaeological survey... The survey should describe the sensitivity of the site and make appropriate recommendations concerning needed protection of the resource.”

A Phase 1 archaeological survey report (LIB230227) was prepared in January 2022. The report identified known resources in the vicinity through a records check with the Northwest Information Center at Sonoma State. The archaeologist conducted a survey of the site and found no evidence of potentially cultural materials in the project area (see Finding 2, Evidence “j”). Additionally, the proposed development of the main dwelling, detached accessory dwelling unit, and associated site improvements are within the same footprint as the previous residence, driveway, and landscaping that has been heavily developed.

- i) **Appellant’s Contention 4b:** *“Approves a house on 17 Mile Drive in conflict with the Design Control District (Title 20 Section 20.44.010) and Policies 51, 56, and 57 of the Del Monte Forest Land Use Plan which call for new development to be compatible with the neighborhood and for protection of the public viewshed.”*

The DMF LUP Policy 51 states “Live tree removal shall be prohibited in undeveloped areas unless it is consistent with all other LUP policies and any Forest Management Plan applicable to the area in question.” The proposed project does not include removal of trees.

The DMF LUP Policy 56 states that new development including ancillary structures between 17-Mile Drive and the sea shall be designed and sited to minimize obstruction of views of the sea. The proposed main dwelling is within the height limitations of Title 20 section 20.14.060.C.1. The proposed height is 26 feet 1 inch, while the maximum height is 30 feet. The topography of the parcel slopes downward to the west and will not obstruct the ocean views along 17-Mile Drive. The proposed fencing is open-spaced to allow for unobstructed viewing along 17-Mile Drive (see Finding 2, Evidence “h”). Proposed landscaping includes the planting of Coast live oak trees to be strategically placed to provide privacy while leaving open views of the sea.

The DMF LUP Policy 57 states “the timely identification and evaluation of archaeological, historical, and paleontological resources, and coordination with applicable Native American representatives, is encouraged, so that these resources are given full consideration during the conceptual design phase of land use planning for project development.” As described in this Resolution, archaeological investigations and historic resource evaluations have been conducted and no potentially significant impacts to such resources are anticipated. This project is categorically exempt pursuant to CEQA. No official consultation with Native American tribes is required.

The proposed project is similar in design with other residential homes found throughout Pebble Beach and along 17-Mile Drive. The design was reviewed and unanimously approved for recommendation by the DMF

LUAC at a duly noticed meeting on October 5, 2023. The design was also reviewed and approved by the Zoning Administrator at a duly noticed public hearing on January 25, 2024. The approved project is consistent with the Design Control District (Title 20 section 20.44.010).

- j) **Appellant's Contention 4c:** *"Ignores the fact that the current home is a Spanish Colonial Revival home Wallace Neff was known for designing. The proposed new home is an incompatible development with the surrounding coastline as is not consistent with the surrounding development along 17 Mile Drive and does not compliment the natural scenic assets of this area such as the ocean view and view of Point Lobos."*

A Phase 1 Historical Assessment (LIB230226) conducted by Anthony Kirk acknowledges the contributions of Wallace Neff, however, the main dwelling has lost its historical integrity due to significant alterations over the years (see Finding 2, Evidence "k"). A Peer Review provided by Meg Clovis (LET_CLOVIS) concurs with Kirk's assessment that the residence no longer conveys its original character and has lost its historical integrity.

The proposed design is consistent with other residential homes in the neighborhood and meets the standards as set forth in Title 20 section 20.44.010 (see Finding 2, Evidence "h"). Based on the project location, and its topographical relationship to visual public access points in the area, the development proposal will not interfere with visual access along 17-Mile Drive. The proposed development is not visible from Point Lobos without aided vision due to distance, topography, and existing mature vegetation, including several trees that are surrounding the parcel. Consistent with DMF LUP Policies 123 and 137, the proposed development will neither block significant public views toward the ocean nor adversely impact the public viewshed or scenic character in the project vicinity.

- k) **Appellant's Contention 4d:** *"Ignores the fact that the location of the proposed modern residence in direct contrast with the current Spanish Colonial Revival home is in the direct viewshed of the appellant. It has been requested the residence be set back an additional six (6) feet. The proposed location of the residence will sit directly in front of appellant's residence and is hedging closer and closer to the ocean, significantly interfering with their views of Point Lobos, the ocean and Pebble Beach Golf Links. Moreover by placing a residence six (6) feet in front of the adjoining property coupled with permitting a swimming pool and hot tub in such close proximity to an established residence will create a precedent allowing each new development to move closer to the golf course that will increase the hazard for public walking or golfing on the Pebble Beach Golf Links."*

All proposed development including ancillary development and design control meets the development standards within Title 20 section 20.14

(see Finding 2, Evidence “e”) and DMF LUP Policy 58 (see Finding 8, Evidence “j”). Views from private property are not protected in the Del Monte Forest Land Use Plan area.

- l) **Appellant’s Contention 4e:** *“Ignores the fact that the establishment, maintenance and operation of this project under the circumstances of this particular case will be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing in the neighborhood.”*

As demonstrated in the preceding and subsequent findings, the project will not be detrimental to health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood, as well as the general visitor serving public. There is no evidence that the replacement of a single-family dwelling and accessory dwelling unit on a residential lot that conforms to the applicable regulations would be detrimental to health, safety, peace, morals, comfort or welfare of persons in the neighborhood.

- m) **Appellant’s Contention 4f:** *“The project as proposed includes a large swimming pool that encroaches a few feet within the eastern property line’s twenty (20) foot set back and the hot tub and swimming pool are located directly adjacent to the southeast corner of the applicant’s residence and are basically as close as possible to the appellant’s residence. The swimming pool and hot tub are basically as close to the appellant’s property as possible. It should be noted that it is not the custom, pattern and practice for parcels located on the Pebble Beach Golf Links to have swimming pools on the golf course greens and in using Google Earth not one other swimming pool is shown on the course. Swimming pools this close in proximity to one of the most prestigious golf courses in the world are detrimental to not only the safety of those swimming, but the comfort and general warfare of those travelling the course. See attached photos of the proposed location of the swimming pool in relation to the golf course (13th hole) and the appellant’s residence.*

It is unclear how a private pool along a golf course would create a health or safety impact other than from the potential for errant golf balls present along a golf course irrespective of the presence of a pool. As demonstrated in the preceding and subsequent findings, the project will not be detrimental to safety, comfort, and general welfare of the persons residing or working in the neighborhood, as well as the general visitor serving public and those travelling the golf course.

- n) **Appellant’s Contention 4g:** *“Approves a development in conflict with Policy 64 of the Del Monte Forest Land Use Plan which states that no development proposals with the potential to damage an archaeologically sensitive area shall be categorically exempt from environmental review.”*

DMF LUP Policy 64 states, “Development and use of the land, whether public or private, shall conform to the policies and shall meet resource

protection requirements as set forth in this LUP. This includes development on legal lots of record as well as new subdivisions.” Potential hazards to biological resources, cultural resources, and historical resources were identified during Staff’s review of the proposed development. Assessments were conducted (see Finding 3, Evidence “b”) to verify that the project conforms to the applicable policies and regulations. Recommended conditions have been incorporated. The proposed development is consistent with the text, policies, and regulations in the 1982 Monterey County General Plan, Del Monte Forest LUP, Del Monte Forest CIP, and Title 20 (See Finding 2). Categorical Exemptions are found within CEQA policies. They are not addressed within the DMF LUP, CIP or Title 20.

- o) **Appellant’s Contention 5:** *“The project as proposed is not categorically exempt from CEQA for the below reasons”:*
- p) **Appellant’s Contention 5a:** *“The project site is environmentally sensitive in specified respects pursuant to the following reports submitted with the application:*
 - **“Biological Assessment”** (LIB230228)
 - **“Geotechnical Assessment”** (LIB230229)
 - **“Phase 1 Archaeological Assessment”** (LIB230229)

The Biological Assessment states that the proposed construction project will have no impacts on special natural communities (see Finding 2, Evidence “i” and Finding 8, Evidence “e”).

There were no hazards or concerns addressed within the Geotechnical Assessment. The site is suitable for residential development from a geotechnical perspective.

The Phase 1 Archaeological Assessment uncovered no archaeological or cultural resources (see Finding 2, Evidence “j” and Finding 8, Evidence “h”).

- q) **Appellant’s Contention 5b:** *“The project may result in damage to scenic resources.”*

As demonstrated in preceding and subsequent findings (also, see Finding 2, Evidence “h”; Finding 6, Evidence “c”; Finding 7, Evidence “e”; and Finding 8, Evidence “i”), the project will not damage scenic resources.

- r) **Appellant’s Contention 5c:** *“The project and successive projects of the same time in the same place will result in cumulative impacts.”*

As demonstrated in preceding and subsequent findings (also, see Finding 6, Evidence “c”; Finding 2, Evidence “i”; and Finding 3, and supportive evidence), the project will not cause cumulative impacts. This project involves replacement of a single-family dwelling and accessory structure in a residential area.

9. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the California Coastal Commission.
- EVIDENCE:** a) Title 20 section 20.86.080.A.3 of the Monterey County Zoning Ordinance (Title 20), the project is appealable to the California Coastal Commission, as it involves non-exempt development requiring a Coastal Development Permit pursuant to Title 20 section 20.14.030.F (development within 750 feet of a known archaeological site), and is therefore conditionally allowable development under the base zoning.

DECISION

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

- 1) Find that the project qualifies for both a Class 2 Categorical Exemption pursuant to CEQA Guidelines section 15302 and a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and none of the exceptions to these exemptions set forth in CEQA Guidelines section 15300.2 apply;
- 2) Deny the appeal filed by the Thomas Family challenging the Zoning Administrator's approval of a Combined Development Permit (HCD-Planning File No. PLN230140/Hodge and Keare); and
- 3) Approve the Combined Development Permit consisting of:
 - a. Coastal Administrative Permit and Design Approval to allow the demolition of a 6,256 square foot main residence with an attached guest unit, two-car garage and a 1,476 square foot detached accessory dwelling unit; and the construction of an 8,467 square foot main residence with a 2,723 square foot basement, a 320 square foot pool and associated site improvements;
 - b. Coastal Administrative Permit and Design Approval to allow construction of 960 square foot accessory dwelling unit with an attached three-car garage; and
 - c. Coastal Development Permit for development within 750 feet of known archaeological resources.

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

PASSED AND ADOPTED on this 14th day of May 2024, by roll call vote:

AYES: Supervisors Alejo, Church, Lopez, Askew, and Adams

NOES: None

ABSENT: None

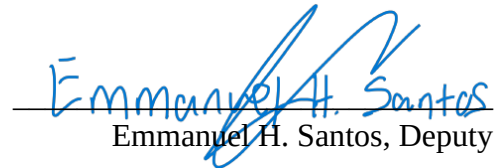
I, Valerie Ralph, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 82 for the meeting on May 14, 2024.

Dated: May 17, 2024

File ID: RES 24-082

Agenda Item No. 12

Valerie Ralph, Clerk of the Board of Supervisors
County of Monterey, State of California


Emmanuel H. Santos, Deputy

County of Monterey HCD Planning

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

PLN230140

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

**Condition/Mitigation
Monitoring Measure:**

This Combined Development Permit (PLN230140) allows the demolition of a 6,256 square foot main residence with an attached guest unit, two-car garage and a 1,476 square foot detached accessory dwelling unit; and the construction of an 8,467 square foot main residence with a 2,723 square foot basement, a 960 square foot detached accessory dwelling unit with an attached garage, 320 square foot pool and associated site improvements. The property is located at 3406 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-381-002-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. The County shall allow flexibility to re-site the main dwelling up to two feet toward 17 Mile Drive. 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 The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A Combined Development Permit (Resolution Number 24-153) was approved by the Board of Supervisors for Assessor's Parcel Number 008-381-002-000 on May 14, 2024. The permit was granted subject to 11 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

Condition/Mitigation If, during the course of construction, cultural, archaeological, historical or
Monitoring Measure: paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a 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 The Owner/Applicant shall adhere to this condition on an on-going basis.

Monitoring
Action to be Prior to the issuance of grading or building permits and/or prior to the recordation of the
Performed: 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. PD0012(D) - LANDSCAPE PLAN AND MAINTENANCE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, an electronic copy of the final landscaping plan shall be submitted to HCD - Planning. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The landscaping plan shall balance the proposed oak woodland planting to preserve ocean views and not overwhelm the public viewshed. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to Monterey County HCD- Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD- Planning)

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

Owner/Applicant/Agent/Contractor shall submit to HCD- Planning approved landscape plans, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval prior to issuance of Building Permits.

5. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Any tree removal or construction 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/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.

6. 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 applicant shall submit an electronic copy 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: The lighting shall be installed and maintained in accordance with the approved plan.

Compliance or Monitoring Action to be Performed: Owner/Applicant/Agent shall submit an electronic copy of the lighting plans to HCD - Planning for review and approval prior to the issuance of building permits. Approved lighting plans shall be incorporated into final building plans.

7. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

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

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

8. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of the 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 or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final/parcel map, whichever occurs first and as applicable.

Owner/Applicant/Agent shall submit signed and notarized Indemnification Agreement to the Director of HCD – Planning for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to HCD – Planning.

9. 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.

10. PD016 - NOTICE OF REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A biological report has been prepared for this parcel by Fred Ballerini, dated June 29, 2023, and is on record in Monterey County HCD-Planning, Library No. 230228. All development shall be in accordance with this report."

Compliance or Monitoring Action to be Performed: Submit proof that all development has been implemented in accordance with the report to HCD-Planning for review and approval.

Submit signed and notarized document to the HCD-Planning for review and signature by the County.

11. RESTORATION AND MONITORING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall submit a restoration plan in accordance with the recommendations contained in the Biological Assessment (LIB230228) to HCD-Planning for review and approval. The restoration plan shall include the following: use local plant sources for seed and container plant revegetation material, removal of exotic species, revegetation, success criteria, yearly monitoring, establishment of a monitoring program to track the success of non-native vegetation control and establishment of native species, and establishment of an ongoing maintenance program for non-native plant control and other actions noted during monitoring. Quarterly monitoring of the restoration area will occur during the first year and then yearly for the following 3 years.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction or grading permits from Building Services, the Owner/Applicant shall submit a restoration plan detailing the recommendations of LIB230228 and this condition to HCD-Planning for review and approval.

Prior to issuance of construction or grading permits from Building Services, the Owner/Applicant shall submit to HCD-Planning a copy of a contract between the owner/applicant and a qualified biologist indicating that the restoration plan and monitoring program will be implemented.

Prior to final inspection, the Project Biologist shall prepare and submit to HCD-Planning for review and approval, a report confirming that exotic species have been removed, and all replanting and revegetation activities have successfully occurred.

On an ongoing basis for the duration of the required monitoring period, annual reports shall be submitted to HCD-Planning for review and approval detailing compliance the approved restoration plan.

GENERAL NOTES

- COORDINATION
- IF THESE DRAWINGS ARE NOT **24" x 36"** THEY HAVE BEEN REDUCED OR ENLARGED
 - THE STANDARD A.I.A. GENERAL CONDITIONS ARE HEREBY MADE A PART OF THESE DRAWINGS
 - ALL WORK SHALL COMPLY w/ THE 2022 CALIFORNIA BUILDING CODE (2022 CABC), 2022 CALIFORNIA PLUMBING CODE (2022 CPC), CALIFORNIA MECHANICAL CODE (2022 CMC), CALIFORNIA ELECTRICAL CODE (2022 CEC), AND THE 2021 NFPA 101 LIFE SAFETY CODE; AND ALL OTHER APPLICABLE STATE & LOCAL CODES, RULES, AND REGULATIONS**
 - ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED
 - DO NOT SCALE DRAWINGS FOR DIMENSIONS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS
 - DISCREPANCIES BETWEEN THESE DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK

- CONTRACTOR DUTIES
- THE CONTRACTOR SHALL:
 - FURNISH, PAY FOR, AND FILE ALL NECESSARY PERMITS, FEES, INSPECTIONS, ETC. EXCEPT FOR PLAN CHECK, ZONING, AND SCHOOL FEES WHICH WILL BE PAID FOR BY THE OWNER
 - GUARANTTEE ALL WORK FOR ONE YEAR AS EVIDENCED BY THE DATE OF THE FINAL CERTIFICATE OF PAYMENT
 - PROVIDE RELEASE OF ALL SUBCONTRACTOR AND SUPPLIER LIENS BEFORE FINAL PAYMENT IS MADE
 - FILE WORKMAN'S COMPENSATION
 - ARRANGE FOR ALL INSPECTIONS AS CALLED FOR IN SECTION 108.4 OF THE 2010 CABC
 - CONTRACTOR SHALL INSTALL ALL MATERIALS AND EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND ALL APPLICABLE CODES
 - CONTRACTOR SHALL PROTECT EXISTING VEGETATION AND ADJACENT SITE IMPROVEMENTS FROM DAMAGE DURING THE COURSE OF THE WORK
 - CONTRACTOR SHALL BRACE STRUCTURE AS REQUIRED DURING CONSTRUCTION
 - CONTRACTOR SHALL PROVIDE STRICT CONTROL OF JOB CLEANUP TO REMOVE DUST AND DEBRIS FROM CONSTRUCTION AREA
 - ALL SPECIAL INSPECTION AGENCIES, INDIVIDUALS, AND SHOP FABRICATORS SHALL BE APPROVED BY THE BUILDING DEPARTMENT PRIOR TO ANY WORK BEING PERFORMED. CONTRACTOR SHALL SUBMIT ALL DOCUMENTATION FOR APPROVAL
 - CONTRACTOR SHALL PROVIDE PLANS OF GAS LINE SIZING TO THE BUILDING INSPECTION OFFICE PRIOR TO CALLING FOR INSPECTION

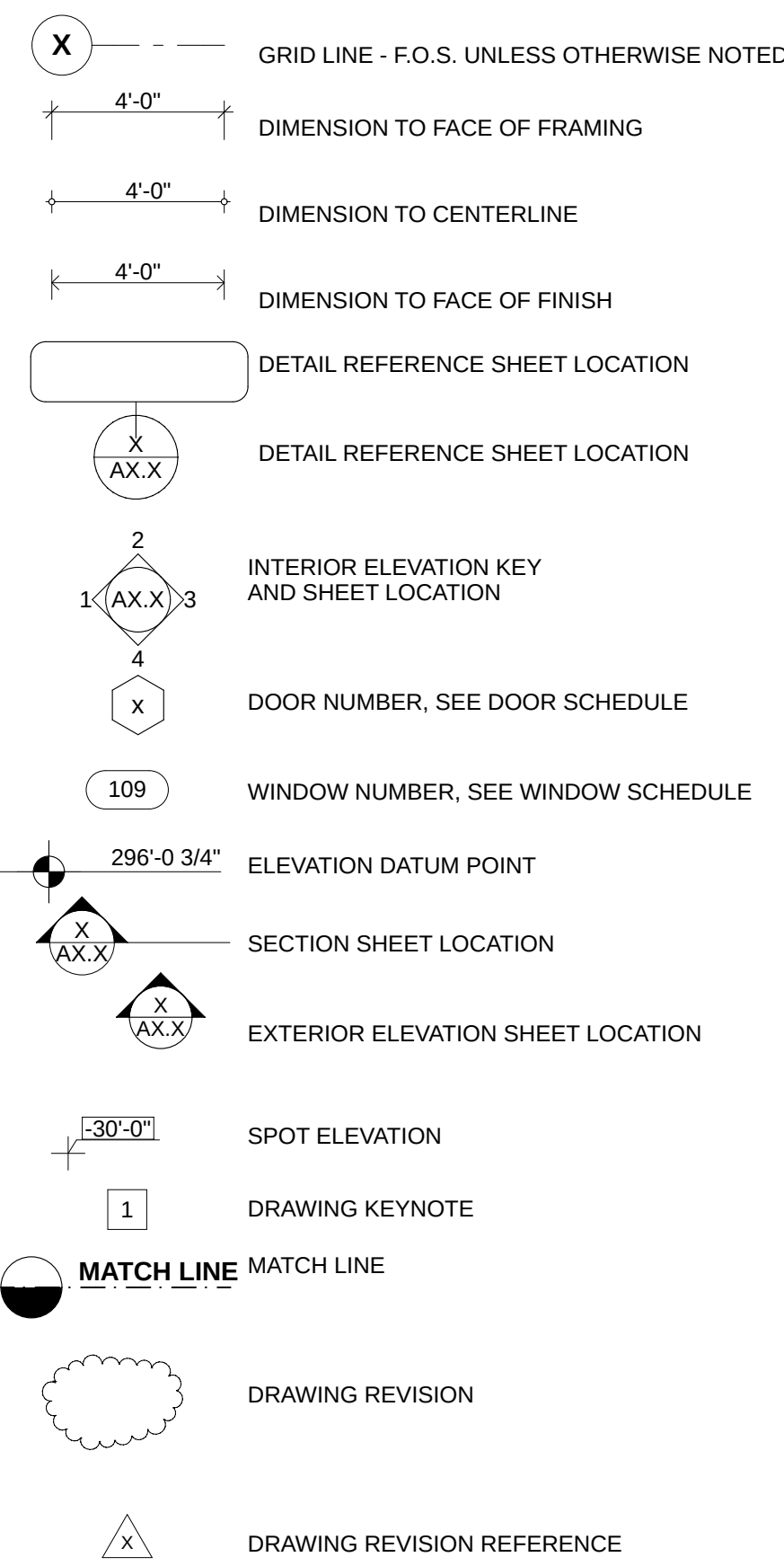
- GENERAL
- ALL STAIRS WITH MORE THAN THREE RISERS SHALL HAVE ONE (1) 1-1/4" - 2" DIAMETER HANDRAIL w/ 1-1/2" CLEARANCE FROM THE WALL. ALL RAILS SHALL BE BETWEEN 34" AND 38" ABOVE NOSING OF THE TREAD AND BE CONTINUOUS FROM THE TOP RISER TO THE BOTTOM RISER -- 2022 CABC SEC.1011
 - REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER - 2022 CRC SEC. R312
 - FIREBLOCKING AND DRAFTSTOPPING SHALL BE PROVIDED IN ALL LOCATIONS IN ACCORDANCE w/ 2022 CABC SEC. 718
 - HEARTH'S SHALL EXTEND 20" IN FRONT AND 12" BEYOND EACH SIDE OF FIREPLACE OPENING
 - FIREPLACE SHALL HAVE TIGHT FITTING METAL OR GLASS DOOR AND OUTSIDE AIR INTAKE WITH DAMPER AND CONTROL
 - ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED -- 2022 CABC SEC. 2406

- ENERGY
- THIS BUILDING MEETS THE ENERGY BUILDING DESIGN REQUIREMENTS OF TITLE 24 PART 6. SEE **SHEET #** FOR CERTIFICATE OF COMPLIANCE.
 - ALL WINDOWS AND DOORS SHALL BE DOUBLE GLAZED U.O.N.
 - INSULATION SHALL MEET THE CALIFORNIA ENERGY COMMISSION (C.E.C.) QUALITY STANDARDS AND BE CERTIFIED BY THE MANUFACTURER.
 - ALL FREEZERS, REFRIGERATORS, AND FLUORESCENT LAMP BALLASTS SHALL BE CERTIFIED BY THE C.E.C.
 - ALL HVAC EQUIPMENT, WATER HEATERS, FAUCETS, AND SHOWER HEADS SHALL BE CERTIFIED BY THE C.E.C.
 - ALL TOILETS ARE TO BE ULTRA LOW FLOW 1.6 GALLONS MAXIMUM FLUSH CAPACITY
 - THERMOSTATS SHALL BE OF A PROGRAMMABLE DUAL SET BACK TYPE.
 - WATER HEATER SHALL BE INSULATED WITH R-12 BLANKET AND PIPES WITHIN FIRST FIVE FEET OF TANK WITH R-4
 - ALL GENERAL LIGHTING SHALL BE HIGH EFFICACY & COMPLY w/ TITLE 24 CALCULATIONS -- 2022 CEC TABLE 150.0-A

- LIFE SAFETY
- BUILDINGS TO BE FULLY SPRINKLERED IN ACCORDANCE w/ 2022 CRC SEC. 313 AND NFPA 101 13D. DRAWINGS TO BE SUBMITTED FOR PERMIT BY DESIGN/BUILD SUBCONTRACTOR
 - SMOKE DETECTORS SHALL BE HARD-WIRED IN CEILINGS AND EQUIPPED w/ A BATTERY BACKUP. SEE REFLECTED CEILING AND MECHANICAL PLANS FOR EXACT LOCATIONS -- 2022 CABC SEC. 907
 - ALL SMOKE DETECTORS TO BE WIRED FOR 24 HOUR MONITORING BY REMOTE ANSWERING STATION PER NFPA 72

- MEP
- ALL GAS APPLIANCES SHALL HAVE GAS IGNITER TYPE PILOTS AND INTERMITTENT IGNITION DEVICES
 - CLOTHES DRYERS SHALL BE VENTED TO THE OUTSIDE. PROVIDE BACKDRAFT DAMPER
 - WATER HEATERS SHALL BE SECURELY FASTENED TO PREVENT OVERTURNING -- 2022 CPC SEC. 507.2
 - ALL HOT WATER FAUCETS WITH 10 FEET OR MORE OF PIPE BETWEEN FAUCET AND WATER HEATER ARE TO BE EQUIPPED WITH HOT WATER RECIRCULATING SYSTEM
 - ALL SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE
 - ALL HOSE BIBBS SHALL HAVE APPROVED NON-REMOVABLE BACK FLOW PREVENTION DEVICES -- 2022 CPC CHAPTER 6
 - DUCTS SHALL BE CONSTRUCTED, INSTALLED AND INSULATED PER 2022 CMC
 - EXHAUST SYSTEMS SHALL HAVE DAMPER CONTROLS
 - ALL ELECTRICAL OUTLETS IN EXTERNAL WALLS SHALL HAVE INSULATING GASKETS
 - NO LIGHT FIXTURES IN CLOTHES CLOSETS SHALL BE CLOSER THAN 12" TO COMBUSTIBLE STORAGE ITEMS -- 2022 CEC ARTICLE 410
 - ALL 120V / 1-PH / 15- & 20- AMP BRANCH CIRCUITS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER -- 2022 CEC ARTICLE 210.12

SYMBOLS



ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR	K.D.	KILD DRIED
A.B.	ANCHOR BOLT	L.H.	LEFT HAND
ABV.	ABOVE	LAV.	LAVATORY
A.C.	AIR CONDITIONING	LIGHT	LIGHT
ADJ.	ADJUSTABLE	MAX.	MAXIMUM
ALUM.	ALUMINUM	MED.	MEDIUM
ASPH.	ASPHALT	MFR.	MANUFACTURER
B.O.	BOTTOM OF	MIN.	MINIMUM
B.U.R.	BUILT-UP ROOFING	MIR.	MIRROR
BD	BOARD	MOUNTED	MOUNTED
BLDG.	BUILDING	MTL.	METAL
BLKG.	BLOCKING	(N)	NEW
BLW.	BELOW	N.T.S.	NOT TO SCALE
BM.	BEAM	NIC	NOT IN CONTRACT
BRZ.	BRONZE	O	OVER
BTW.	BETWEEN	O.C.	ON CENTER
C.I.	CAST IRON	OPG.	OPENING
C.I.P.	CAST IN PIPE	P.T.	PRESSURE TREATED
C.O.	CLEAN OUT	PL.	PLATE
CAB.	CABINET	PLAM.	PLASTIC LAMINATE
CL	CENTER LINE	PLYWD.	PLYWOOD
CLG.	CEILING	PNL.	PANEL
CLO.	CLOSET	PR.	PAIR
CLR.	CLEAR	PTD.	PAINTED
CMU	CONCRETE MASONRY UNIT	R	RISER
COL.	COLUMN	R.H.	RIGHT HAND
CONC.	CONCRETE	R.O.	ROUGH OPENING
CONT.	CONTINUOUS	R.W.L.	RAIN WATER LEADER
CSK.	COUNTERSINK	RAD. / R.	RADIUS
CSMT.	CASEMENT	REINF.	REINFORCED
CTR.	CENTER	REQ'D	REQUIRED
CW	COLD WATER	RESIL.	RESILIENT
DF	DOUGLAS FIR	RM.	ROOM
DH	DOUBLE HUNG	RWD.	REDWOOD
DIA.	DIAMETER	S.A.D.	SEE ARCHITECTURAL DRAWINGS
DIM.	DIMENSION	S.C.	SOLID CORE
DISP.	GARBAGE DISPOSAL	S.C.D.	SEE CIVIL DRAWINGS
DN.	DOWN	S.L.D.	SEE LANDSCAPE DRAWINGS
DR.	DOOR	S.P.	SOLID PIPE
DTL	DETAIL	S.S.	STAINLESS STEEL
DW	DISHWASHER	S.S.D.	SEE STRUCTURAL DRAWINGS
DWG.	DRAWING	S.T.	STEEL TROWEL
DWR.	DRAWER	SH.	SHelf
(E)	EXISTING	SHWR.	SHOWER
EA.	EACH	SIM.	SIMILAR
EL.	ELEVATION	SPK.	SPEAKER
ELEV.	ELEVATOR (OR ELEVATION)	STL.	STEEL
EQUAL	EQUAL	STLN.	STAIN
EXP.	EXPOSED	T&G	TONGUE & GROOVE
EXT.	EXTERIOR	T	TREAD
F.G.	FINISHED GRADE / FIXED GLASS	T.O.	TOP OF
F.O.C.	FACE OF CONCRETE	T.O.C.	TOP OF CONCRETE
F.O.F.	FACE OF FINISH	T.O.P.	TOP OF PLATE
F.O.S.	FACE OF STUD	T.O.S.	TOP OF STEEL / SLAB
FD	FLOOR DRAIN	T.O.W.	TOP OF WALL
FDN.	FOUNDATION	T.S.	TUBE STEEL
FIN.	FINISH	THK.	THICKNESS
FLR.	FLOOR	TKP.	TYPICAL
FRFR.	FIREPROOFING	U.O.N.	UNLESS OTHERWISE NOTED
FTG.	FOOTING	V.I.F.	VERIFY IN FIELD
G.I.	GALVANIZED IRON	V.T.R.	VENT THROUGH ROOF
G.W.B.	GYPsum WALLBOARD	V.P.	VENT PIPE
GA.	GAUGE	W.O.	WHERE OCCURS
GL.	GLASS	W.P.	WATERPROOFING
H.C.	HOLLOW CORE	W.S.	WEATHER STRIPPING
H.W.	HOT WATER	W/	WITH
HB	HOSEBIB	WC	WATER CLOSET
HDR.	HEADER	WD.	WOOD
HOR.	HORIZONTAL	WNDW.	WINDOW
HT	HEIGHT	WH	WATER HEATER
HTR.	HEATER		
I.D.	INSIDE DIAMETER		
INS.	INSULATION		
INT.	INTERIOR		
J.H.	JOIST HANGER		
JB	JUNCTION BOX		
JST.	JOIST		
JT	JOINT		

DIRECTORY

OWNER:	HODGE/KEARE FAMILY TRUST 3406 17 MILE DRIVE PEBBLE BEACH, CA 93953
ARCHITECT:	WALKER WARNER ARCHITECTS 353 FOLSOM STREET, SAN FRANCISCO, CA 94105 TEL: 415-318-8900 EMAIL: GWARNER@WALKERWARNER.COM
GENERAL CONTRACTOR:	STOCKER & ALLAIRE 21 MANDEVILLE COURT MONTEREY, CA 93940 CONTACT: DAVID STOCKER TEL: 831-375-1890 EMAIL: DSTOCKER@STOCKERLLAIRE.COM
LANDSCAPE ARCHITECT:	LUTSKO ASSOCIATES 3295 MISSION ST SAN FRANCISCO, CA 94110 CONTACT: MYRA MESSNER TEL: 415-914-7124 EMAIL: MYRA@LUTSKOASSOCIATES.COM
STRUCTURAL ENGINEER:	STRANDBERG ENGINEERING 1511 15TH STREET SAN FRANCISCO, CA 94103 CONTACT: JOYCE FENG TEL: 415-906-2438 EMAIL: JOYCE@STRANDBERGENG.COM
CIVIL ENGINEER:	SHERWOOD DESIGN ENGINEERS 625 2ND STREET, SUITE 202 PETALUMA, CA 94952 CONTACT: CHRISTINA NICHOLSON TEL: 707-773-7829 EMAIL: CNICHOLSON@SHERWOODENGINEERS.COM
M/E/P ENGINEERS:	AXIOM ENGINEERS + COLEBREIT ENGINEERING 22 LOWER RAGSDALE DR, SUITE A MONTEREY, CA 93940 CONTACT: BILL ESTES TEL: 831-649-8000 EMAIL: BILLE@AXIOMENGINEERS.COM
GEOTECHNICAL ENGINEER:	BUTANO GEOTECHNICAL ENGINEERING, INC. 231 GREEN VALLEY RD FREEDOM, CA 95019 TEL: 831-724-2612
LIGHTING DESIGNER:	VITA PEHAR DESIGN 10005 BODEGA HIGHWAY SEBASTOPOL, CA 95472 CONTACT: VITA PEHAR TEL: 707-829-6363

PROJECT DATA

LOCATION:	3406 17 MILE DRIVE PEBBLE BEACH CA 93953
APN:	008-381-002
LOT SIZE:	102,107 sq. ft.
ZONING:	LDR/1.5-D (CZ)
BLDG USE:	SINGLE FAMILY RESIDENTIAL
OCC. GROUP:	R-3
CONST. TYPE:	TYPE V
CLIMATE ZONE:	3
GENERAL PLAN LAND USE DESIGNATION:	DEL MONTE FOREST LAND USE PLAN
WATER PROVIDER:	CALIFORNIA-AMERICAN WATER
SEWER PROVIDER:	PEBBLE BEACH CSD
BLDG. CODE:	2022 CA RESIDENTIAL BUILDING CODE (CRC) 2022 CA MECHANICAL CODE (CMC) 2022 CA ELECTRICAL CODE (CEC) 2022 CA PLUMBING CODE (CPC) 2022 CA ENERGY CODE (CEC) 2022 CA GREEN BUILDING CODE (CGBC) 2021 NFPA 101 LIFE SAFETY CODE ALL OTHER APPLICABLE STATE & LOCAL RULES AND REGULATIONS
FIRE SPRINKLERS:	NFPA 13D COMPLIANT
PROJECT SCOPE:	REPLACE EXISTING SINGLE FAMILY RESIDENCE, DETACHED ACCESSORY DWELLING UNIT AND ASSOCIATED SITE WORK WITH NEW MAIN RESIDENCE AND DETACHED 2-CAR GARAGE WITH ACCESSORY DWELLING UNIT ABOVE. NEW MAIN RESIDENCE TO INCLUDE A BASEMENT STORAGE AREA (FULLY BELOW GRADE), NEW POOL AND SPA AND ASSOCIATED SITE WORK.

PROPOSED CUT	6,000	cubic yds
PROPOSED FILL	1,500	cubic yds

LOT SIZE:	102,107	sq. ft.
MAX. ALLOWABLE FLOOR AREA:	17,868	sq. ft.
PROPOSED FLOOR AREA:		
SECOND FLOOR	1,524	sq. ft.
FIRST FLOOR	7,117	sq. ft.
ACCESSORY DWELLING UNIT	960	sq. ft.
GARAGE	960	sq. ft.
PROPOSED BUILDING FLOOR AREA:	10,561	sq. ft. (10.3%)
BASEMENT (FULLY BELOW GRADE)	2,723	sq. ft.
CRAWL SPACE	4,373	sq. ft.

LOT SIZE:	102,107	sq. ft.
MAX. ALLOWABLE BSC PERCENTAGE:	15.0%	
MAX. ALLOWABLE BSC:	15,317	sq. ft.
PROPOSED BSC:		
BUILDING	8,077	sq. ft.
TERRACES OVER 24" ABOVE NAT. GRADE	0	sq. ft.
EAVES & AWNINGS OVER 30" DEEP	219	sq. ft.
PROPOSED BUILDING SITE COVERAGE:	8,296	sq. ft. (7.9%)

MAXIMUM ALLOWED:	9,000	sq. ft.
EXISTING:		
(E) MAIN HOUSE:	4,305	sq. ft.
(E) ACCESSORY DWELLING UNIT:	1,386	sq. ft.
(E) SHED:	105	sq. ft.
(E) HARDSCAPE:	15,007	sq. ft.
(E) IMPERMEABLE LOT COVERAGE:	20,803	sq. ft.
PROPOSED:		
MAIN HOUSE:	7,117	sq. ft.
GARAGE / ACCESSORY DWELLING UNIT:	960	sq. ft.
HARDSCAPE:	700	sq. ft.
DECKS & TERRACES >24" HIGH:	0	sq. ft.
ROOF OVERHANGS & EAVES >30":	219	sq. ft.
PROPOSED IMPERMEABLE LOT COVERAGE:	8,996	sq. ft.
PROPOSED PERMEABLE LOT COVERAGE:	18,573	sq. ft.

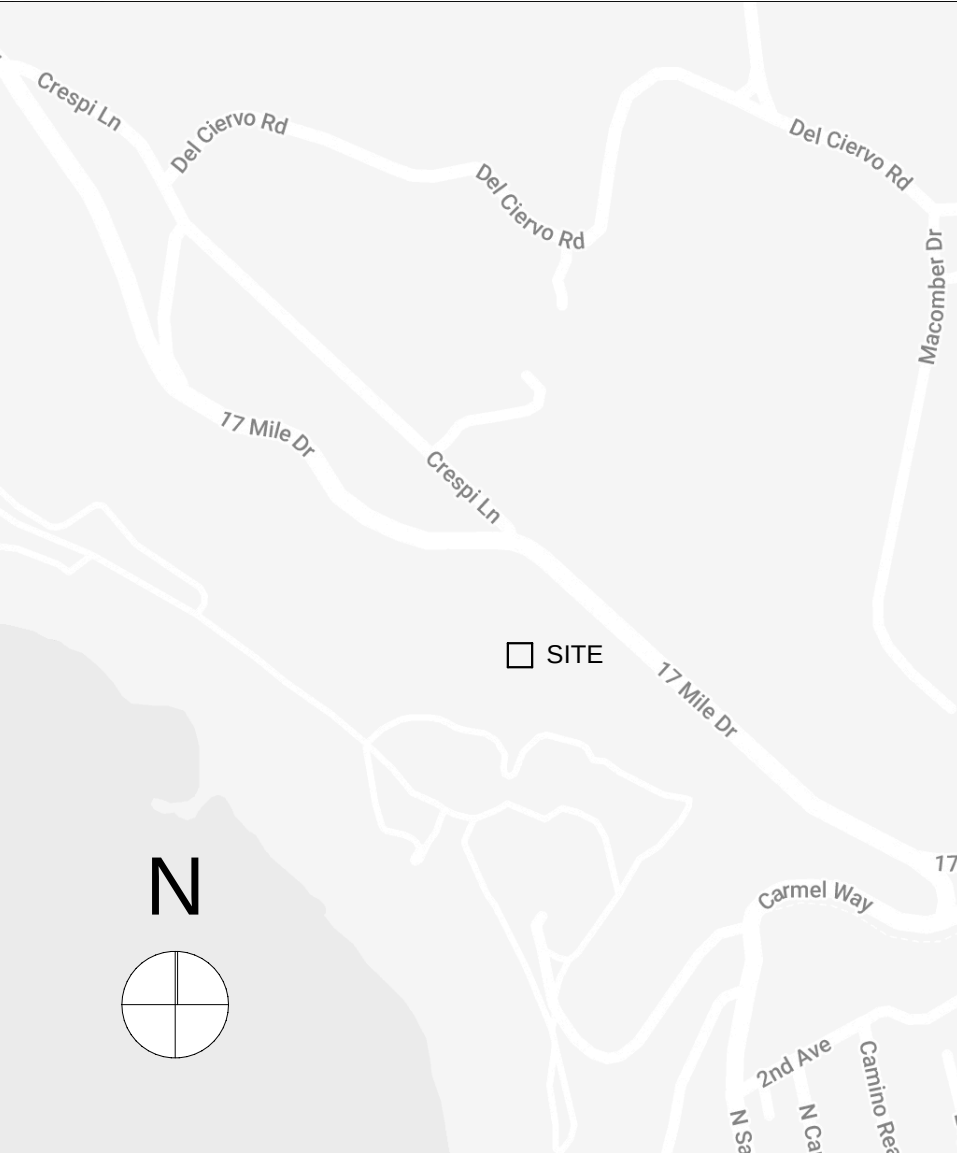
EXISTING MAIN HOUSE:		
AVERAGE NATURAL GRADE:	109.06'	
EXISTING BUILDING HEIGHT:	25'-8" (134.72')	
EXISTING ADU:		
AVERAGE NATURAL GRADE:	114.95'	
EXISTING BUILDING HEIGHT:	14'-9" (129.7')	
PROPOSED MAIN HOUSE:		
AVERAGE NATURAL GRADE:	109'-8" (109.67')	
ALLOWABLE BUILDING HEIGHT:	+30'-0" (139.67')	
PROPOSED BUILDING HEIGHT:	26'-1" (135.75')	
PROPOSED GARAGE/ADU:		
AVERAGE NATURAL GRADE:	122'-8" (122.63')	
ALLOWABLE BUILDING HEIGHT:	+15'-0" (137.63')	
PROPOSED BUILDING HEIGHT:	14'-6" (137.13')	

DRAWING INDEX

ARCHITECTURAL	
A0.0	COVER SHEET
A0.1	COLOR & MATERIAL PALETTE
A0.2	COLOR & MATERIAL PALETTE
A0.3	PROPOSED FLOOR AREA & BUILDING CALCULATIONS
A0.4	PROPOSED HARDSCAPE REDUCTION PLAN
A0.5	SITE SURVEY
A1.0	PROPOSED SITE PLAN
AA2.0	MAIN HOUSE - BASEMENT
AA2.1	MAIN HOUSE - FIRST FLOOR
AA2.2	MAIN HOUSE - SECOND FLOOR, LOW ROOF & DECK
AA2.3	MAIN HOUSE - HIGH ROOF & TRELLIS
AA3.0	MAIN HOUSE - ELEVATIONS
AA3.1	MAIN HOUSE - ELEVATIONS
AA4.0	MAIN HOUSE - SECTIONS
AA4.1	MAIN HOUSE - SECTIONS
AB2.0	GARAGE/ADU - PLANS
AB3.0	GARAGE/ADU - ELEVATIONS/SECTIONS

LANDSCAPE	
L1.1	LANDSCAPE SITE PLAN
L2.1	STREET ELEVATIONS
L3.1	PLANTING PLAN
L3.2	PLANTING SCHEDULE AND NOTES
L4.1	LANDSCAPE LIGHTING PLAN
L4.2	LANDSCAPE LIGHTING SPECIFICATIONS

VICINITY MAP



WALKER WARNER ARCHITECTS

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415.318.8900

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APN : 008-381-002

HODGE PEBBLE BEACH

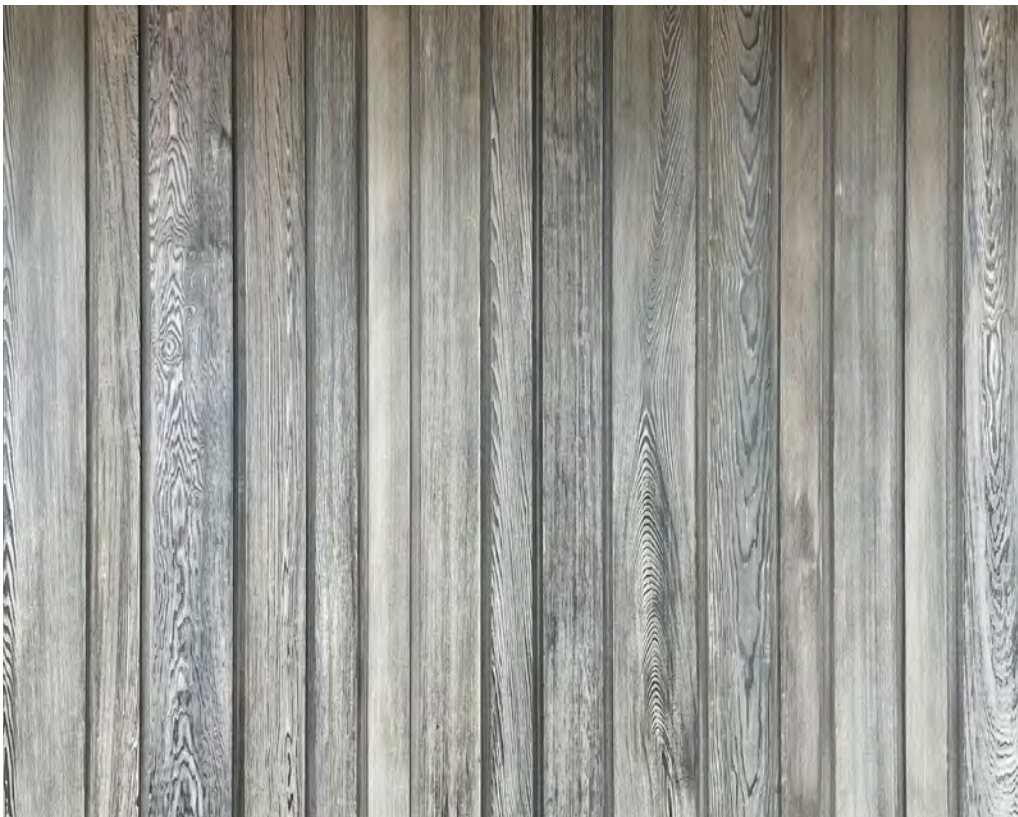
3406 17 MILE DRIVE,
PEBBLE BEACH CA, 93953

ISSUED:	
PLANNING SUBMITTAL	2023-08-04
PLANNING RE-SUBMITTAL	2024-01-09

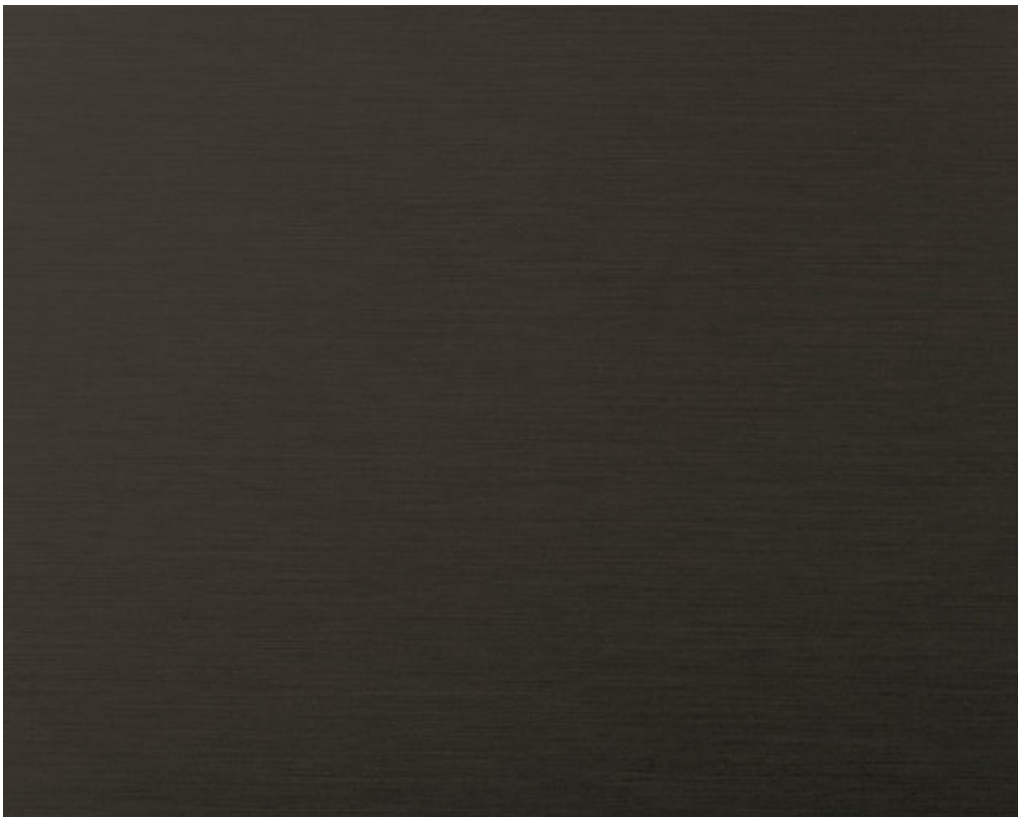
COVER SHEET	
SCALE :	AS NOTED
JOB NUMBER :	2022_07
SHEET :	A0.0



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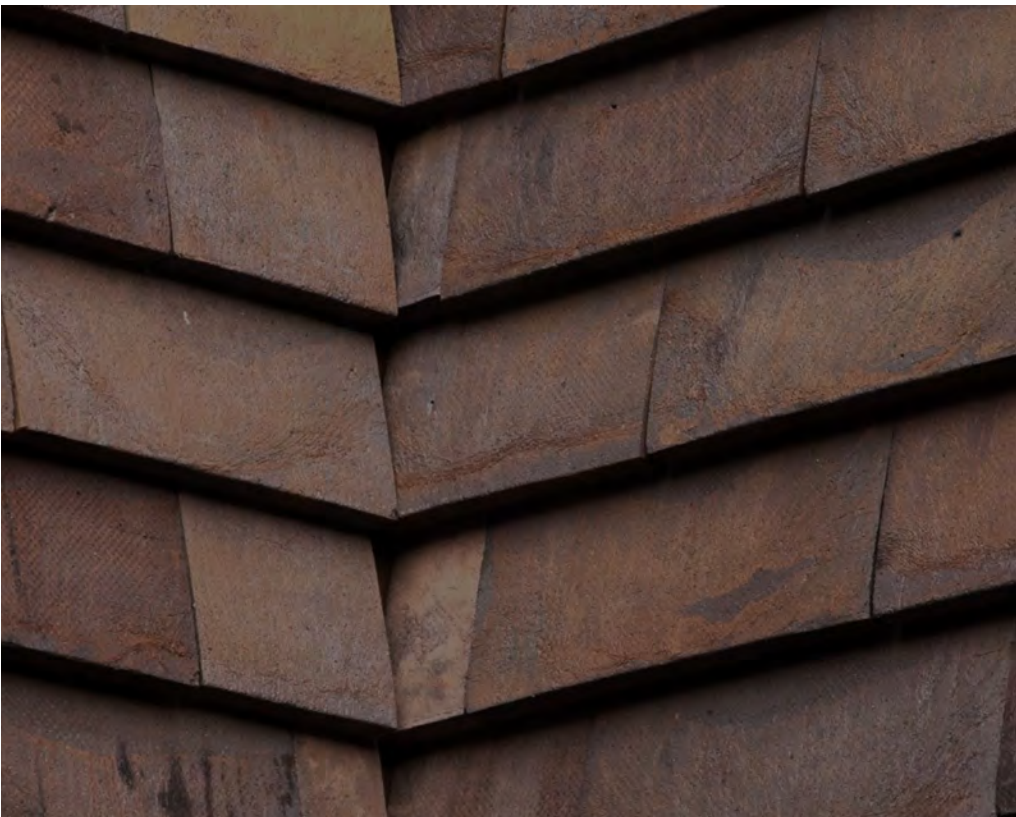
2. WOOD



3. METAL



4. OPENINGS



5. TILE

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HODGE PEBBLE BEACH

3406 17 MILE DRIVE,
PEBBLE BEACH CA, 93953

ISSUED:

PLANNING SUBMITTAL 2023-08-04
PLANNING RE-SUBMITTAL 2024-01-09

COLOR & MATERIAL
PALETTE

SCALE : AS NOTED

JOB NUMBER : 2022_07

SHEET : A0.1

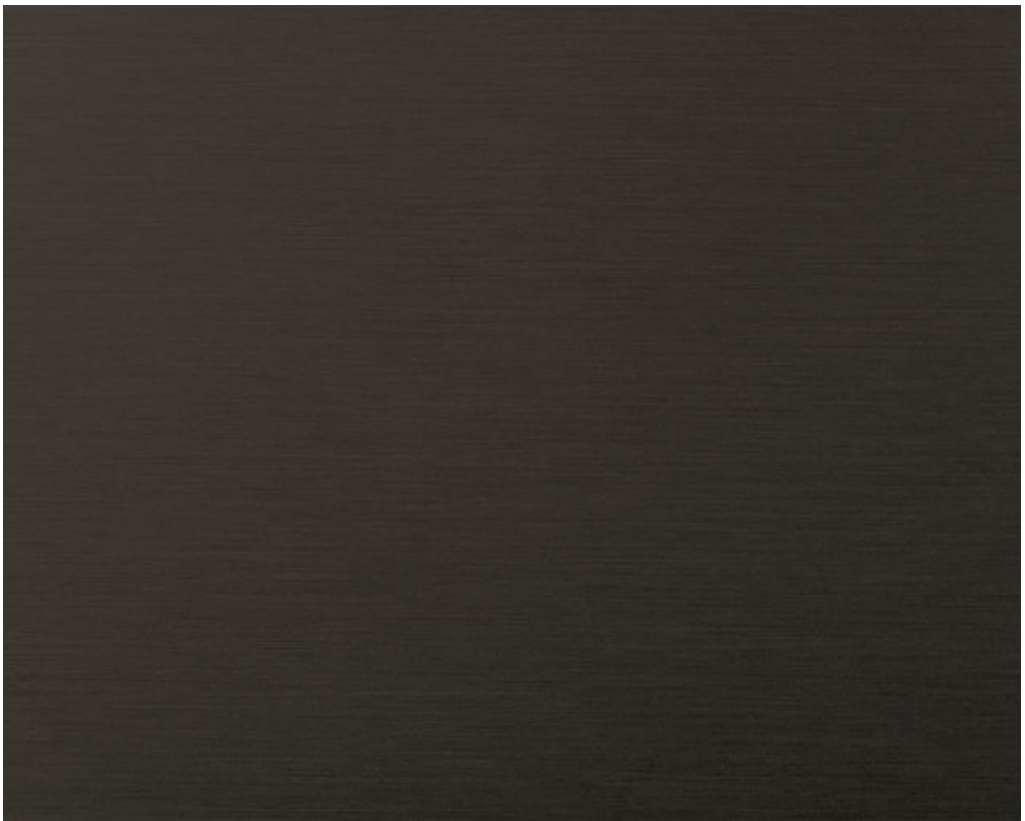
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1. CONCRETE



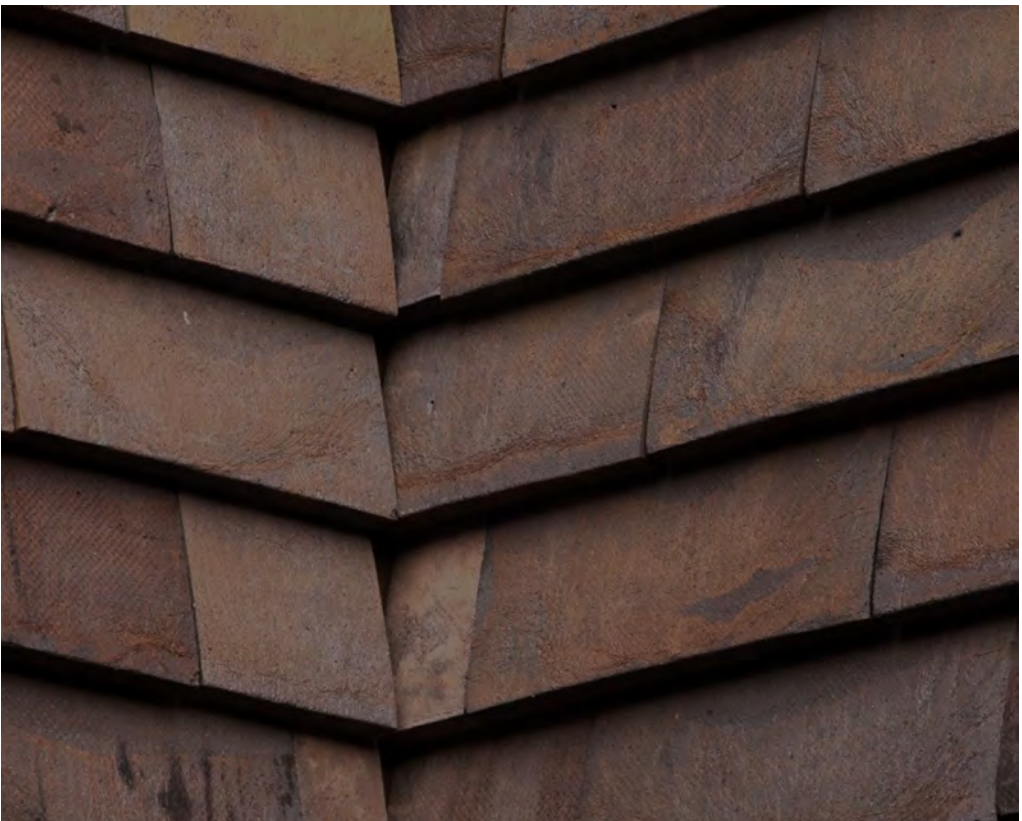
2. WOOD



3. METAL



4. OPENINGS



5. TILE



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HODGE PEBBLE BEACH

3406 17 MILE DRIVE,
PEBBLE BEACH CA, 93953

ISSUED:

PLANNING SUBMITTAL 2023-08-04
PLANNING RE-SUBMITTAL 2024-01-09

COLOR & MATERIAL
PALETTE

SCALE : AS NOTED

JOB NUMBER : 2022_07

SHEET : A0.2

NOTES - PROPOSED FLOOR AREA:

FLOOR AREA

(N) MAIN HOUSE:
SECOND FLOOR: 1,524 sq ft
FIRST FLOOR: 7,117 sq ft
SUB-TOTAL: 8,641 sf ft

(N) ADU: 960 sq ft
(N) GARAGE: 960 sq ft
TOTAL FLOOR AREA: 10,561 sq ft

BASEMENT (FULLY BELOW GRADE)

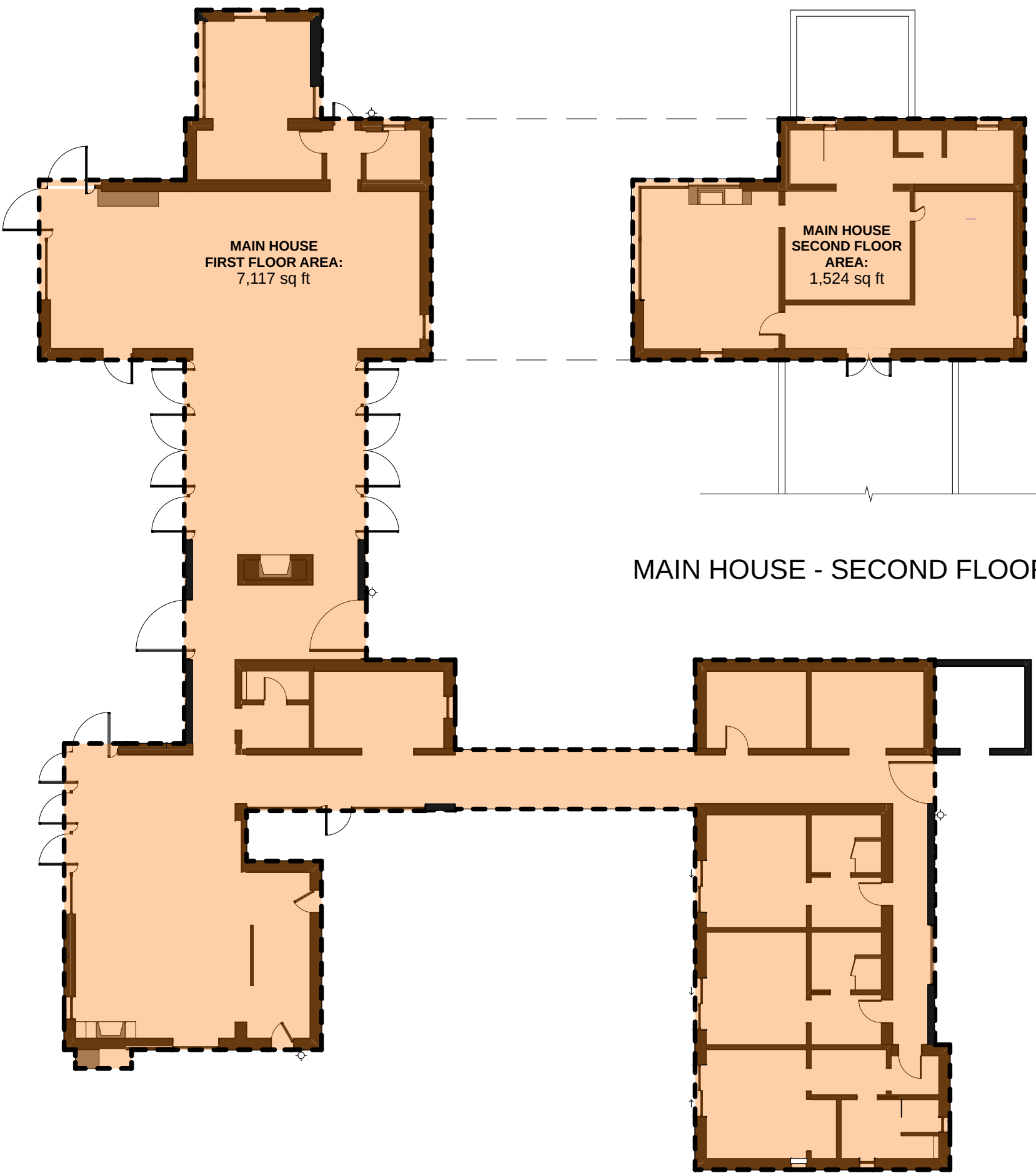
(N) MAIN HOUSE: 2,723 sq ft

CRAWL SPACE AREA

(N) MAIN HOUSE: 4,373 sq ft

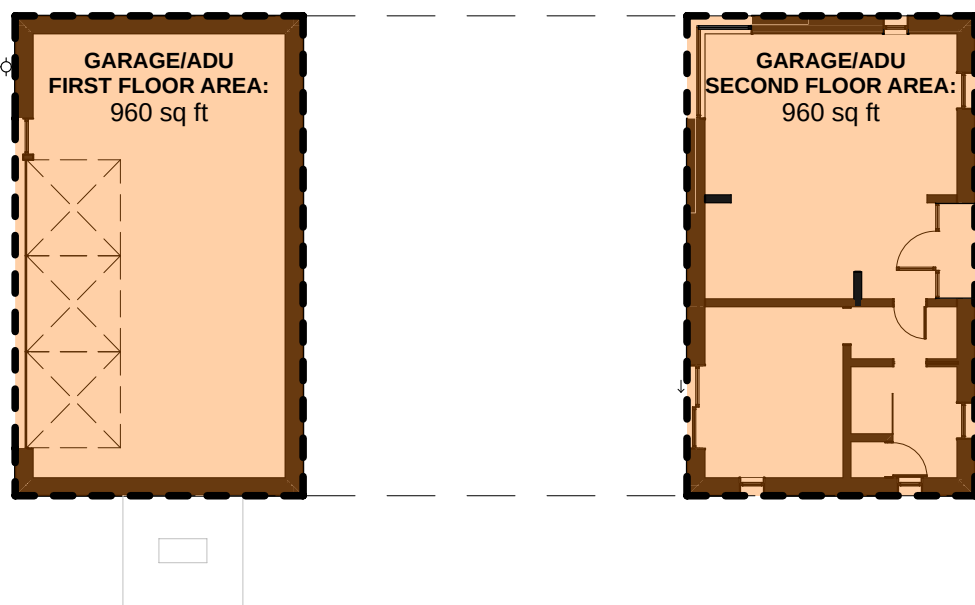
LEGEND - FLOOR AREA

- FLOOR AREA
- BASEMENT FLOOR AREA
- CRAWLSPACE FLOOR AREA

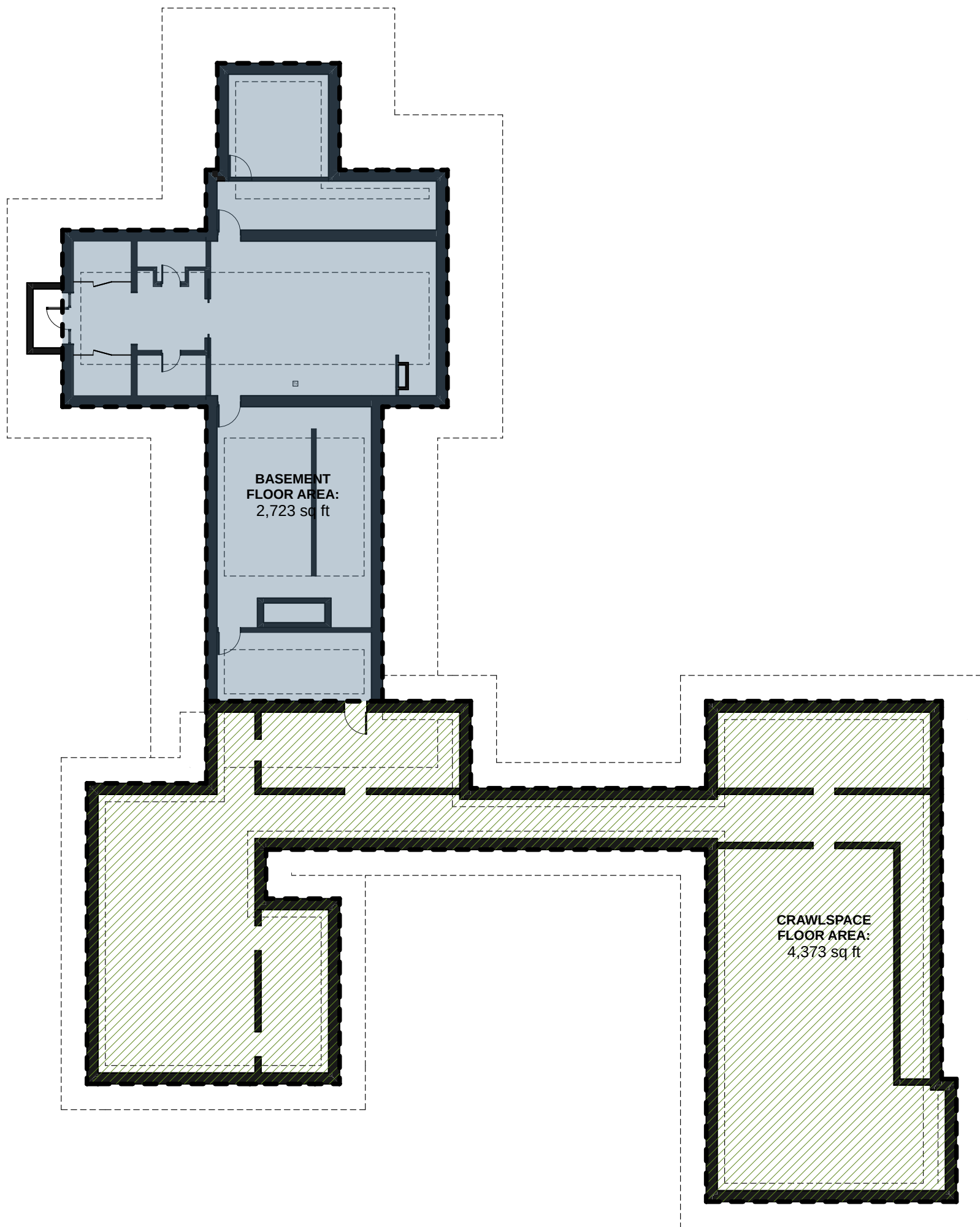


MAIN HOUSE - SECOND FLOOR

MAIN HOUSE - FIRST FLOOR



GARAGE/ADU - FIRST FLOOR GARAGE/ADU - SECOND FLOOR



MAIN HOUSE - BASEMENT

CRAWLSPACE FLOOR AREA:
4,373 sq ft

ISSUED:

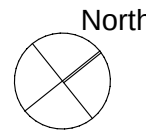
PLANNING SUBMITTAL 2023-08-04
PLANNING RE-SUBMITTAL 2024-01-09

PROPOSED FLOOR AREA & BUILDING CALCULATIONS

SCALE : AS NOTED

JOB NUMBER : 2022_07

SHEET : A0.3



NOTES - LOT COVERAGE:

EXISTING LOT COVERAGE:

(E) MAIN HOUSE COVERAGE:	4,305 sq. ft.
(E) ACCESSORY DWELLING UNIT:	1,386 sq. ft.
(E) SHED	105 sq. ft.
(E) HARDSCAPE:	15,007 sq. ft.

EXISTING LOT COVERAGE TOTAL: 20,803 sq. ft.

PROPOSED LOT COVERAGE (IMPERMEABLE):

PROPOSED HOUSE COVERAGE:	7,117 sq. ft.
PROPOSED ADU COVERAGE:	960 sq. ft.
PROPOSED HARDSCAPE:	700 sq. ft.
DECKS & TERRACES >24" HIGH:	0 sq. ft.
ROOF OVERHANGS & EAVES >30":	219 sq. ft.

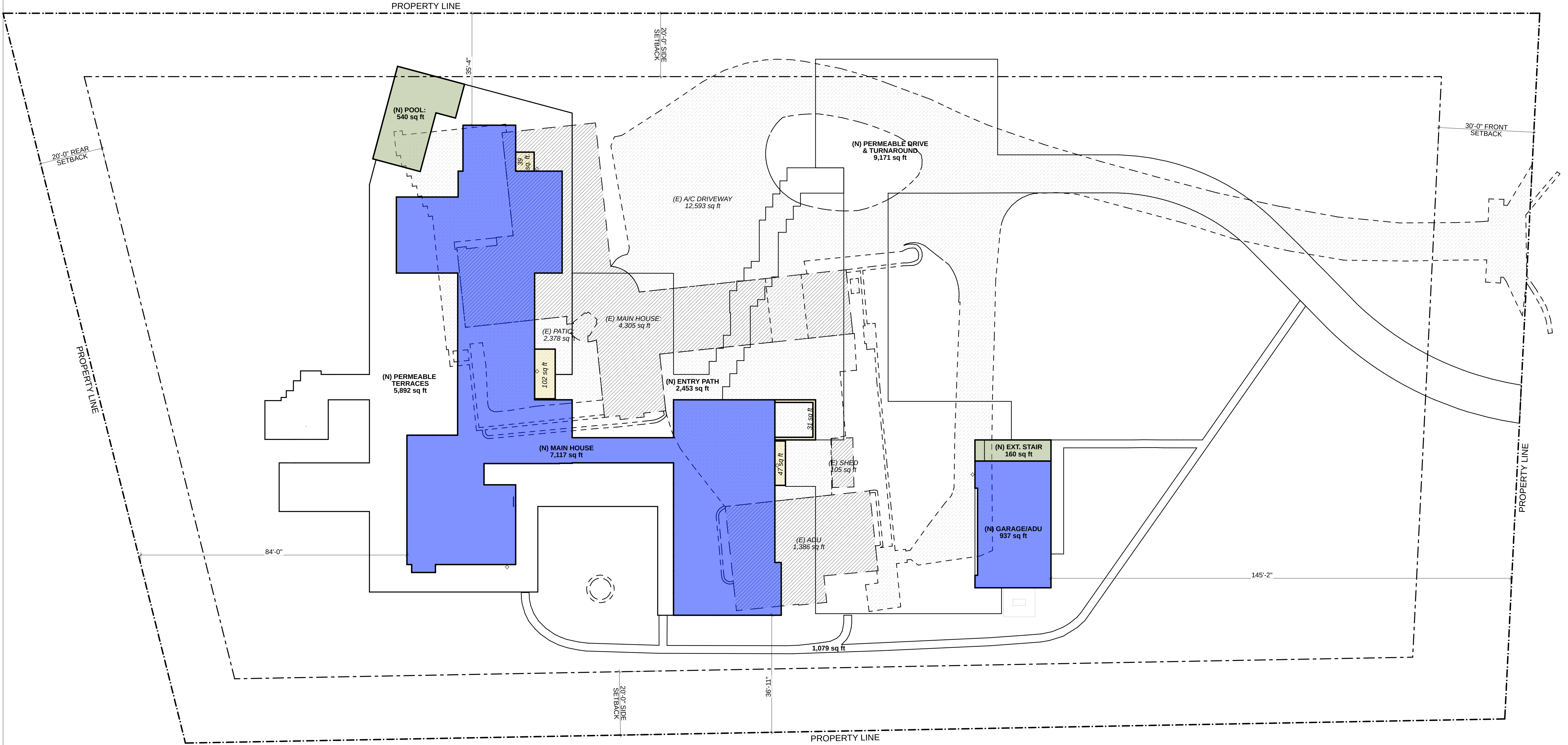
PROPOSED LOT COVERAGE TOTAL: 8,996 sq. ft.

PROPOSED LOT COVERAGE (PERMEABLE):

PROPOSED LOT COVERAGE TOTAL: 18,573 sq. ft.

LEGEND - LOT COVERAGE:

	EXISTING BUILDING COVERAGE
	EXISTING HARDSCAPE/DEVELOPED AREA
	PROPOSED BUILDING COVERAGE
	PROPOSED BUILDING COVERAGE - ROOF OVERHANGS
	PROPOSED HARDSCAPE
	PROPOSED PERMEABLE PAVING



ISSUED:

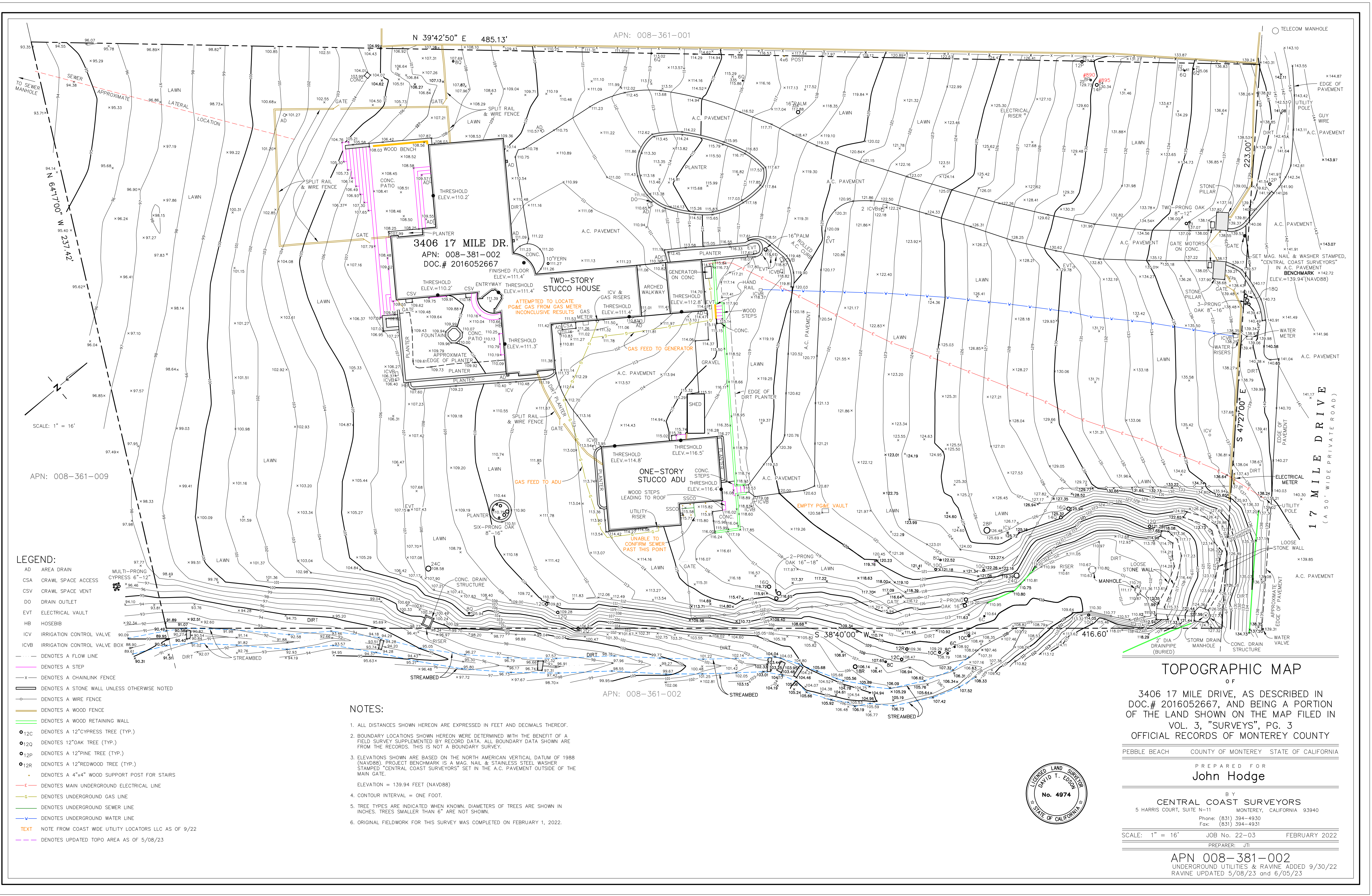
PLANNING SUBMITTAL	2023-08-04
PLANNING RE-SUBMITTAL	2024-01-09

PROPOSED HARDSCAPE
REDUCTION PLAN

SCALE: AS NOTED

JOB NUMBER: 2022_07

SHEET: A0.4



NOTES - SITE PLAN:

- EXISTING CONTOURS ARE SHOWN. S.C.D. FOR PROPOSED FINISH GRADING
- S.C.D. FOR DRAINAGE INFORMATION
- NOT USED
- NOT USED

LEGEND - SITE PLAN:

- PROPERTY LINE
- SETBACK LINE
- EXISTING CONTOURS
- (N) STRUCTURES
- (N) HARDSCAPE, SEE SITE COVERAGE PLAN
- LOW WATTAGE, DOWN-LIT EXTERIOR LIGHT FIXTURE PER SPECIFICATION
- (E) TREE TO REMAIN
- (N) TREE

EXTERIOR FIXTURE SPECIFICATION:

HAMMERTONSTUDIO



TORRENT OUTDOOR SCONCE

\$995 - \$1,295

CONFIGURE YOUR PRODUCT

Size

24" W

Finish

Argento Grey

Quantity

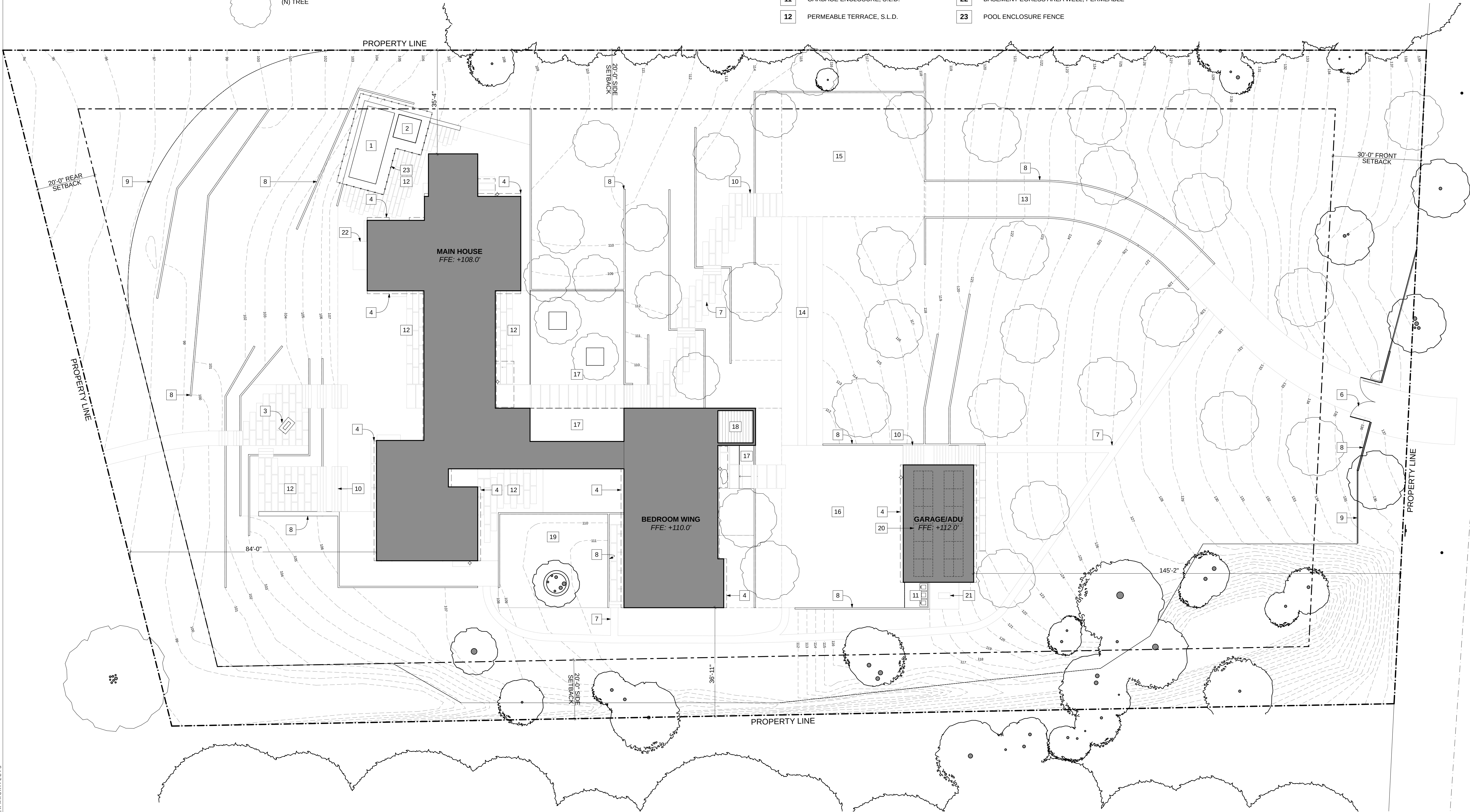
SKU: CD08082-02 AG-CA-L2

This clean lined outdoor sconce design casts light downward on both sides through sparkling textured glass that's kiln-fused by Hammerstudio artisans. Aluminum construction, marine grade pre-treatment and AAMA 2604 powder coat finishes ensure long lasting beauty in all climates.

The Torrent sconce has been certified as Dark Sky compliant by the International Dark Sky Association.

KEYNOTES - SITE PLAN:

- | | | | |
|----|---------------------------|----|---|
| 1 | POOL | 13 | PERMEABLE PAVED DRIVEWAY, S.L.D. |
| 2 | HOT TUB | 14 | PERMEABLE GRASSCRETE DRIVEWAY, S.L.D. |
| 3 | FIREPLACE, S.L.D. | 15 | PERMEABLE PAVED HAMMERHEAD TURNAROUND, S.L.D. |
| 4 | LINE OF OVERHANG ABOVE | 16 | PERMEABLE PAVED AUTOCOURT, S.L.D. |
| 6 | GATE, S.L.D. | 17 | GRAVEL ZEN GARDEN, S.L.D. |
| 7 | PATH, S.L.D. | 18 | OUTDOOR WASH, PERMEABLE |
| 8 | SITE WALL, S.L.D. | 19 | OAK GARDEN |
| 9 | FENCE, S.L.D. | 20 | ROOFTOP SOLAR PANEL ARRAY |
| 10 | STAIR, S.L.D. | 21 | EMERGENCY BACK-UP GENERATOR |
| 11 | GARBAGE ENCLOSURE, S.L.D. | 22 | BASEMENT EGRESS AREA WELL, PERMEABLE |
| 12 | PERMEABLE TERRACE, S.L.D. | 23 | POOL ENCLOSURE FENCE |



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HODGE PEBBLE BEACH

3406 17 MILE DRIVE,
PEBBLE BEACH CA, 93953

ISSUED:

PLANNING SUBMITTAL 2023-08-04
PLANNING RE-SUBMITTAL 2024-01-09

PROPOSED SITE PLAN

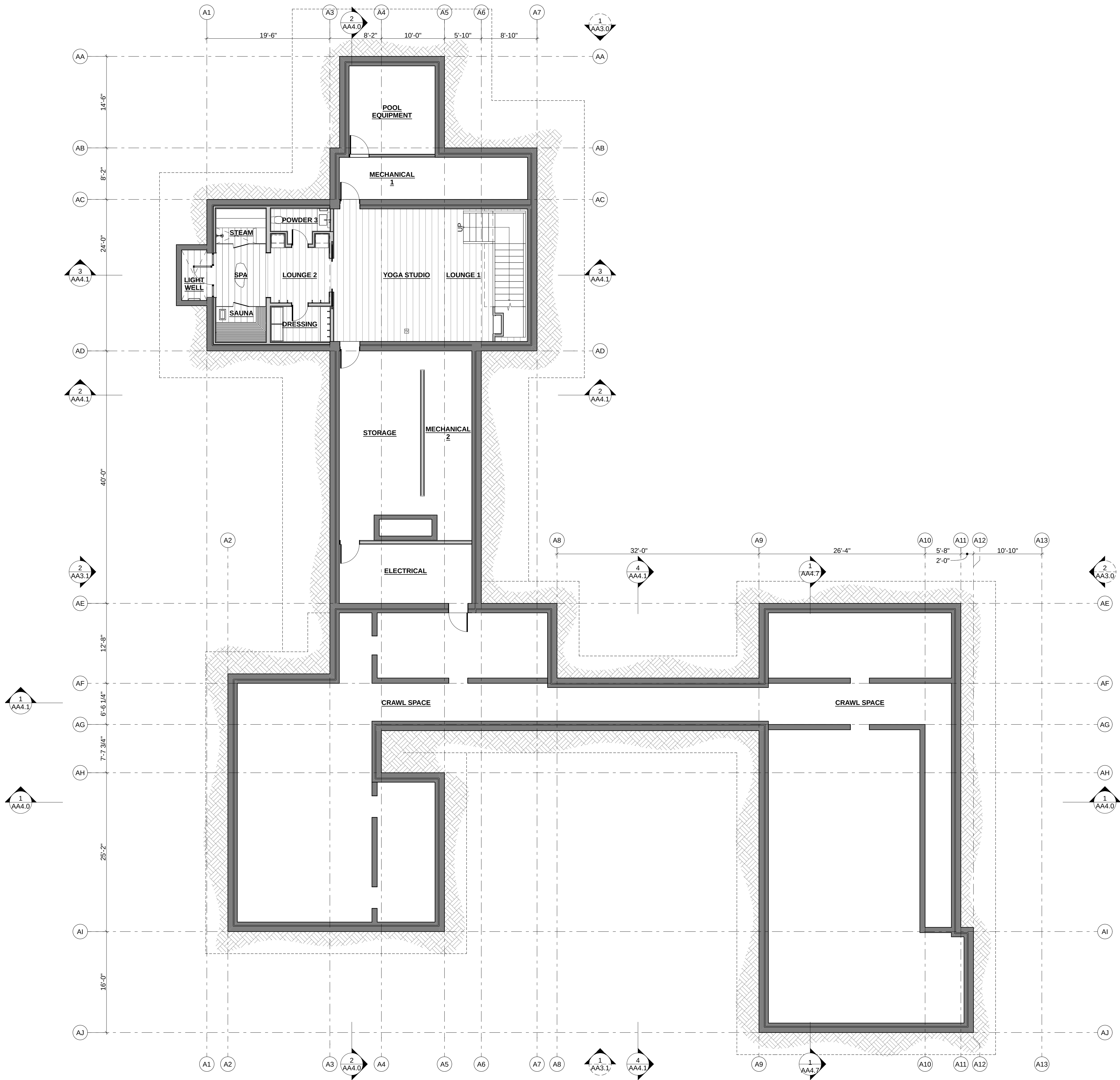
SCALE: AS NOTED

JOB NUMBER: 2022_07

SHEET: A1.0

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1
AA2.0

MAIN HOUSE - BASEMENT

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

GENERAL NOTES - LAYOUT PLAN

- ALL GRIDLINES ARE TO FACE OF CONCRETE, U.O.N.
- ALL DIMENSIONS TO FACE OF STUD OR FACE OF CONCRETE, U.O.N. SEE DIMENSION SYMBOLS ON COVER SHEET
- SEE SITE PLANS FOR ADDITIONAL HARDSCAPE INFORMATION
- NOT USED

LEGEND - LAYOUT PLAN:

- PROPOSED 2X WOOD FRAMED WALL
- PROPOSED CONCRETE WALL, S.S.D.

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HODGE PEBBLE BEACH

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ISSUED:

PLANNING SUBMITTAL 2023-08-04
PLANNING RE-SUBMITTAL 2024-01-09

MAIN HOUSE - BASEMENT

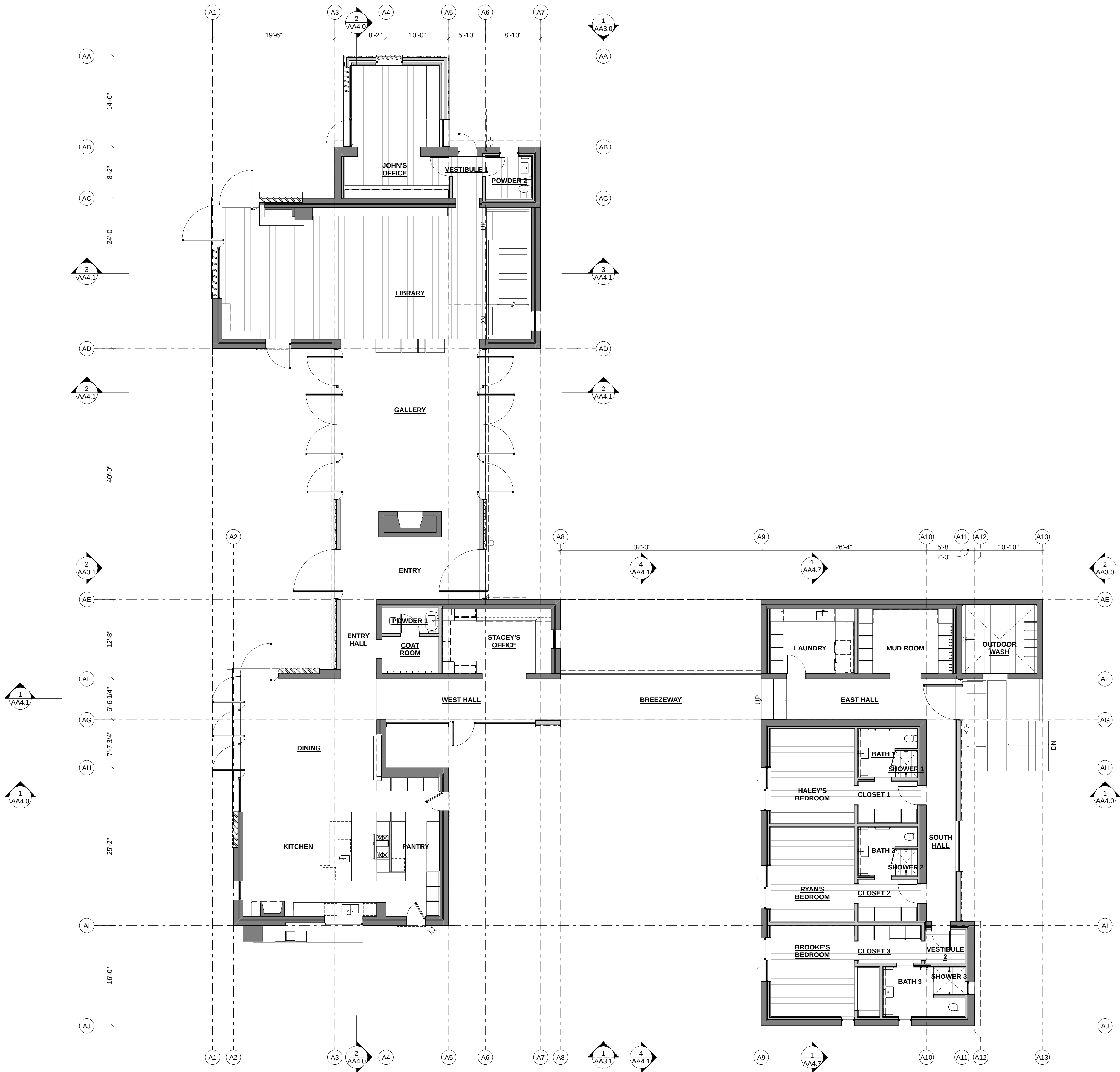
SCALE: AS NOTED

JOB NUMBER: 2022_07

SHEET: **AA2.0**

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1
AA2.1
MAIN HOUSE - FIRST FLOOR

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

GENERAL NOTES - LAYOUT PLAN

- ALL GRIDLINES ARE TO FACE OF CONCRETE, U.O.N.
- ALL DIMENSIONS TO FACE OF STUD OR FACE OF CONCRETE, U.O.N. SEE DIMENSION SYMBOLS ON COVER SHEET
- SEE SITE PLANS FOR ADDITIONAL HARDSCAPE INFORMATION
- NOT USED

LEGEND - LAYOUT PLAN:

- PROPOSED 2X WOOD FRAMED WALL
- PROPOSED CONCRETE WALL, S.S.D.

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APN: 008-381-002
HODGE PEBBLE BEACH
3406 17 MILE DRIVE,
PEBBLE BEACH CA, 93953

ISSUED:

PLANNING SUBMITTAL 2023-08-04
PLANNING RE-SUBMITTAL 2024-01-09

MAIN HOUSE - FIRST FLOOR

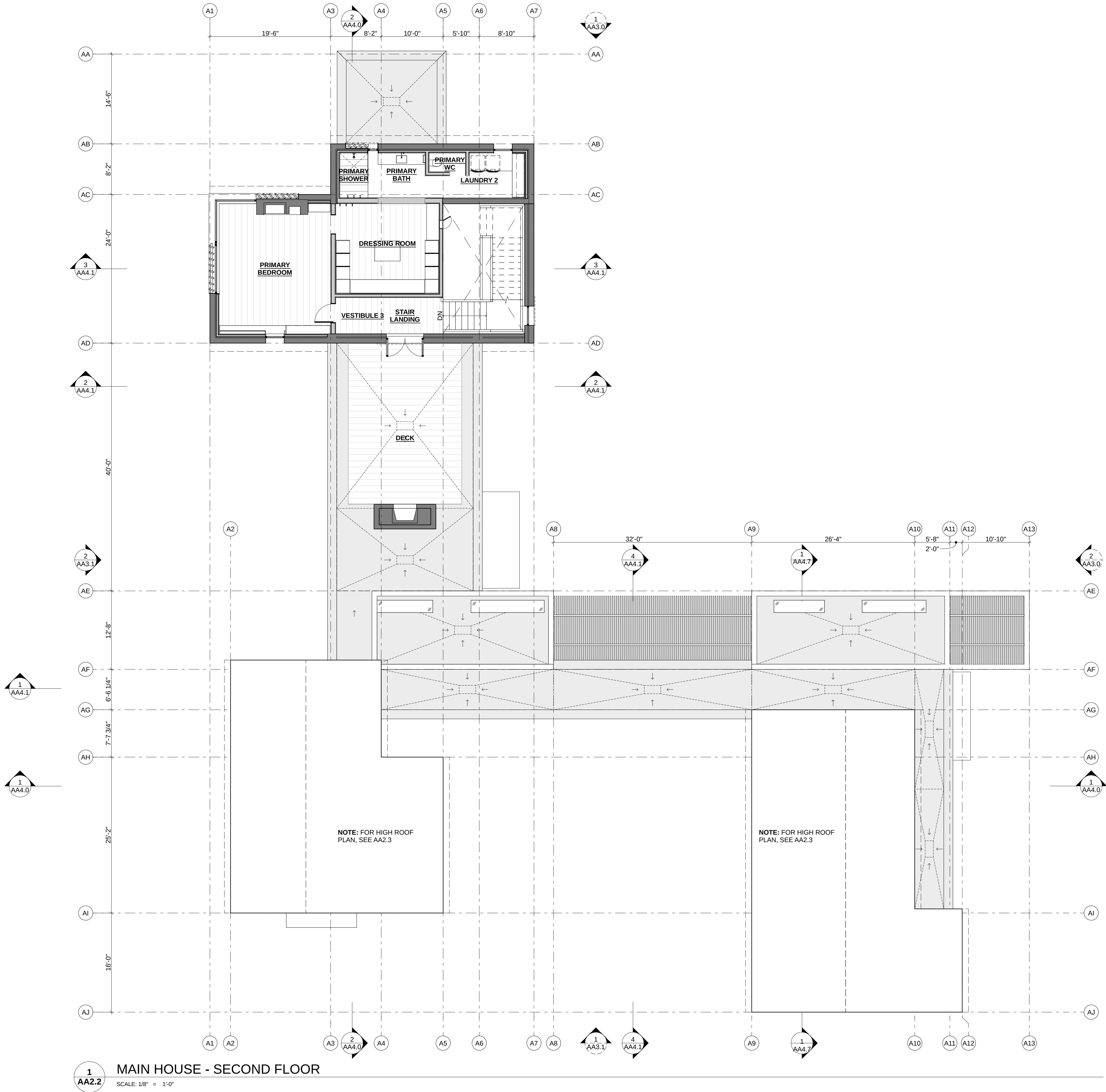
SCALE: AS NOTED

JOB NUMBER: 2022_07

SHEET: AA2.1

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GENERAL NOTES - LAYOUT PLAN

- ALL GRIDLINES ARE TO FACE OF CONCRETE, U.O.N.
- ALL DIMENSIONS TO FACE OF STUD OR FACE OF CONCRETE, U.O.N. SEE DIMENSION SYMBOLS ON COVER SHEET
- SEE SITE PLANS FOR ADDITIONAL HARDSCAPE INFORMATION
- NOT USED

LEGEND - LAYOUT PLAN:

- PROPOSED 2X WOOD FRAMED WALL
- PROPOSED CONCRETE WALL, S.S.D.

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WARNER
ARCHITECTS

353 Folsom Street
San Francisco, California 94105
415.318.8900
www.walkerwarner.com

APN: 008-381-002
HODGE PEBBLE BEACH
3406 17 MILE DRIVE,
PEBBLE BEACH CA, 93953

ISSUED:

PLANNING SUBMITTAL 2023-08-04
PLANNING RE-SUBMITTAL 2024-01-09

MAIN HOUSE - SECOND
FLOOR, LOW ROOF & DECK

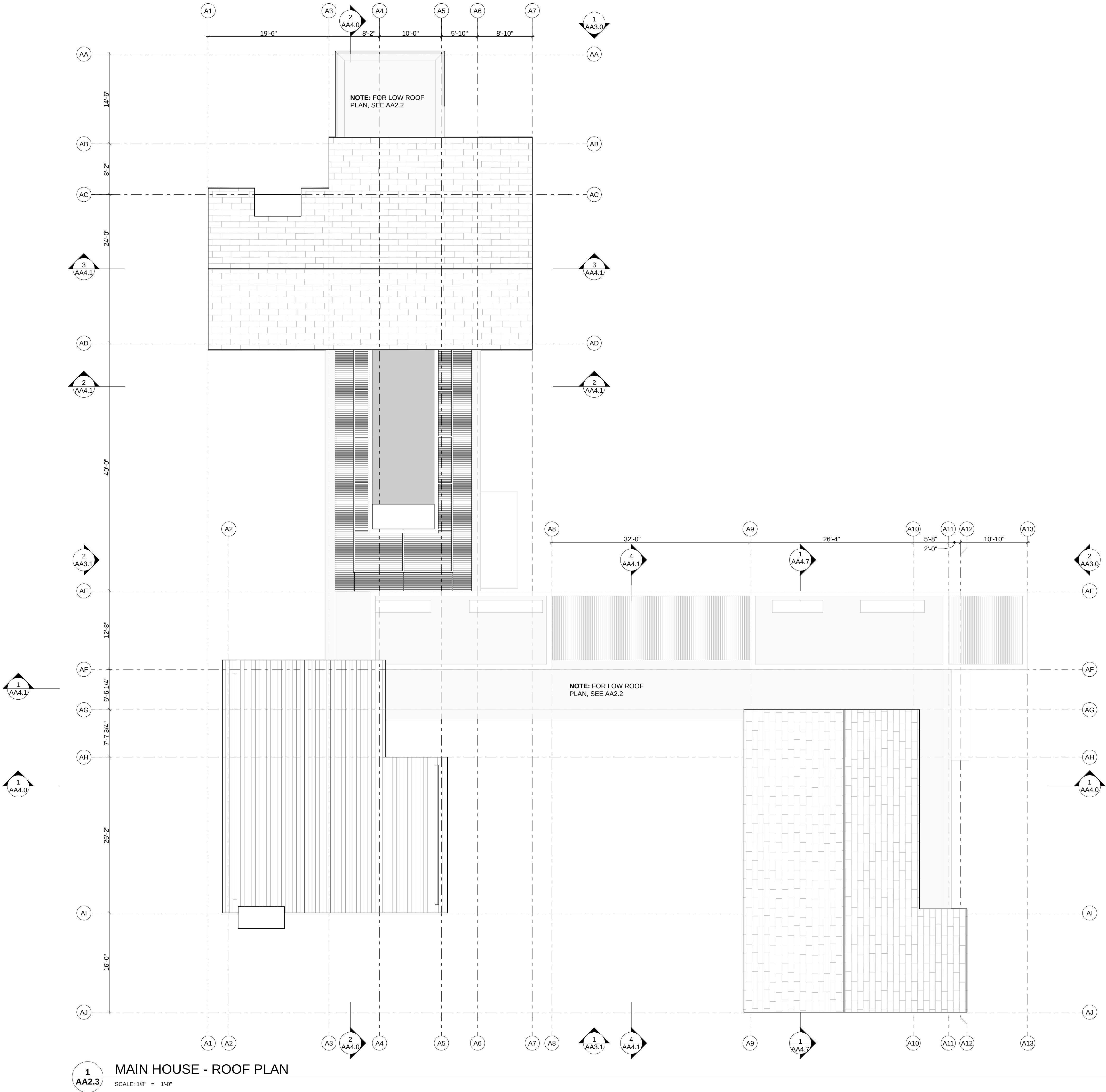
SCALE: AS NOTED

JOB NUMBER: 2022_07

SHEET: AA2.2

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1
AA2.3 MAIN HOUSE - ROOF PLAN

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

GENERAL NOTES - LAYOUT PLAN

- ALL GRIDLINES ARE TO FACE OF CONCRETE, U.O.N.
- ALL DIMENSIONS TO FACE OF STUD OR FACE OF CONCRETE, U.O.N. SEE DIMENSION SYMBOLS ON COVER SHEET
- SEE SITE PLANS FOR ADDITIONAL HARDSCAPE INFORMATION
- NOT USED

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ISSUED:

PLANNING SUBMITTAL 2023-08-04
PLANNING RE-SUBMITTAL 2024-01-09

**MAIN HOUSE - HIGH ROOF
& TRELLIS**

SCALE: AS NOTED

JOB NUMBER: 2022_07

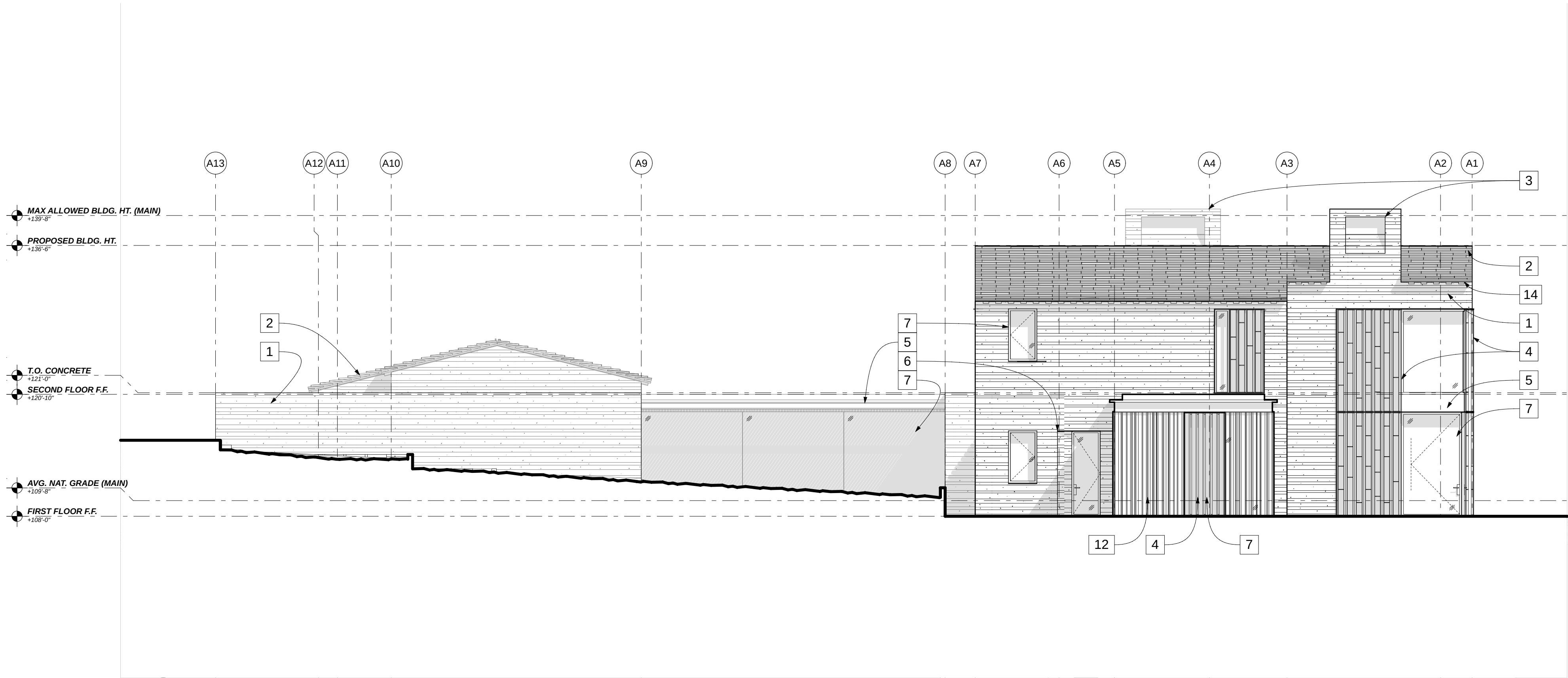
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NOTES - ELEVATION / SECTION:

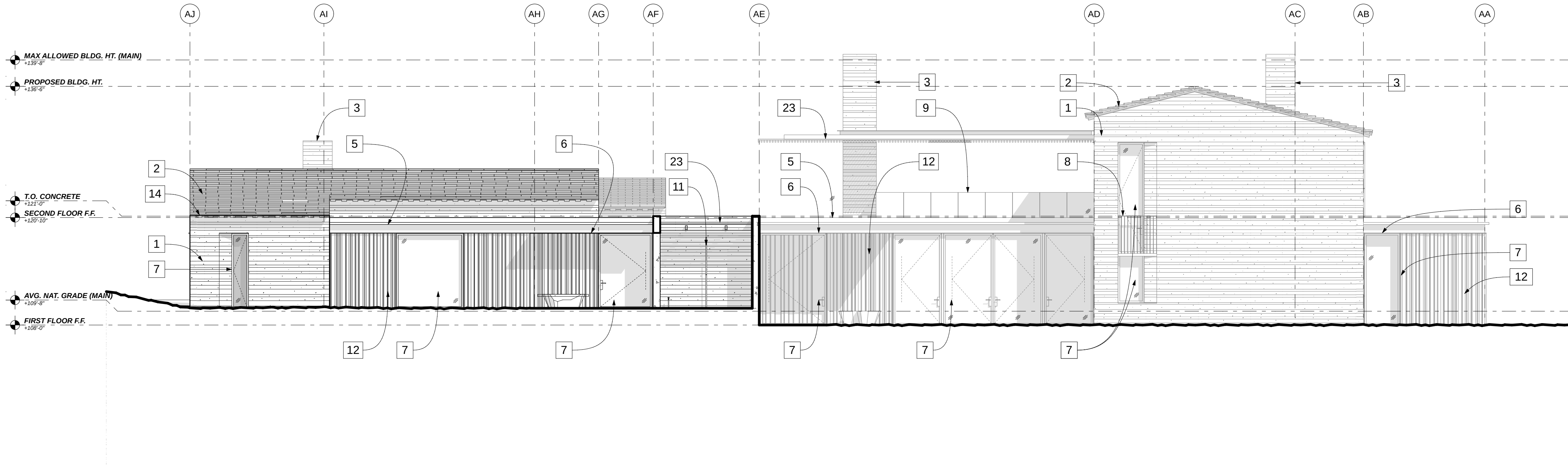
- S.C.D. FOR DRAINAGE INFORMATION
- NOT USED
- NOT USED

KEYNOTES - ELEVATION / SECTION:

- 1 CONCRETE WALL
- 2 CLAY ROOF TILE
- 3 CONCRETE CHIMNEY W/ CUSTOM MTL. MESH SPARK ARRESTOR
- 4 OPERABLE WOOD LOUVERS SET IN SLIDING METAL FRAME
- 5 METAL FASCIA
- 6 METAL AWNING
- 7 METAL DOOR OR WINDOW SYSTEM
- 8 METAL GUARDRAIL @ 42" A.F.F.
- 9 GLASS GUARDRAIL @ 42" A.F.F.
- 10 OVERHEAD GARAGE DOOR
- 11 OUTDOOR WASH
- 12 EXT. WOOD WALL CLADDING
- 13 BUILT-IN BBQ
- 14 EXPOSED ROOF RAFTER
- 15 ROOF STRUCTURE
- 16 LOW SLOPE MEMBRANE ROOF
- 17 NOT USED
- 18 SLAB ON GRADE, S.S.D.
- 19 RAT SLAB, S.S.D.
- 20 INT. DROPPED CEILING ASSEMBLY
- 21 FIREPLACE W/ HEARTH
- 22 FIXED SKYLIGHT O/ CURB & FLASHING
- 23 WOOD & METAL. TRELLIS
- 24 SITE WALL
- 25 LINE OF EXISTING GRADE
- 26 CONCRETE FOOTING, S.S.D.
- 27 TRASH ENCLOSURE



1 MAIN HOUSE - NORTH ELEVATION - 1/8"
AA3.0 SCALE: 1/8" = 1'-0"



2 MAIN HOUSE - EAST ELEVATION - 1/8"
AA3.0 SCALE: 1/8" = 1'-0"

ISSUED:

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PLANNING RE-SUBMITTAL 2024-01-09

MAIN HOUSE - ELEVATIONS

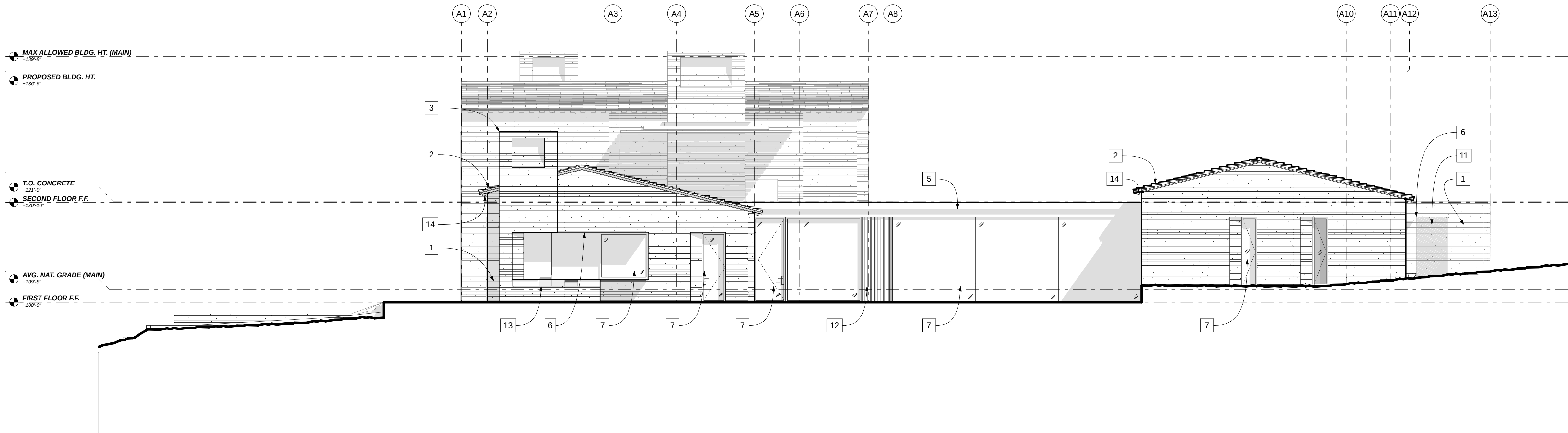
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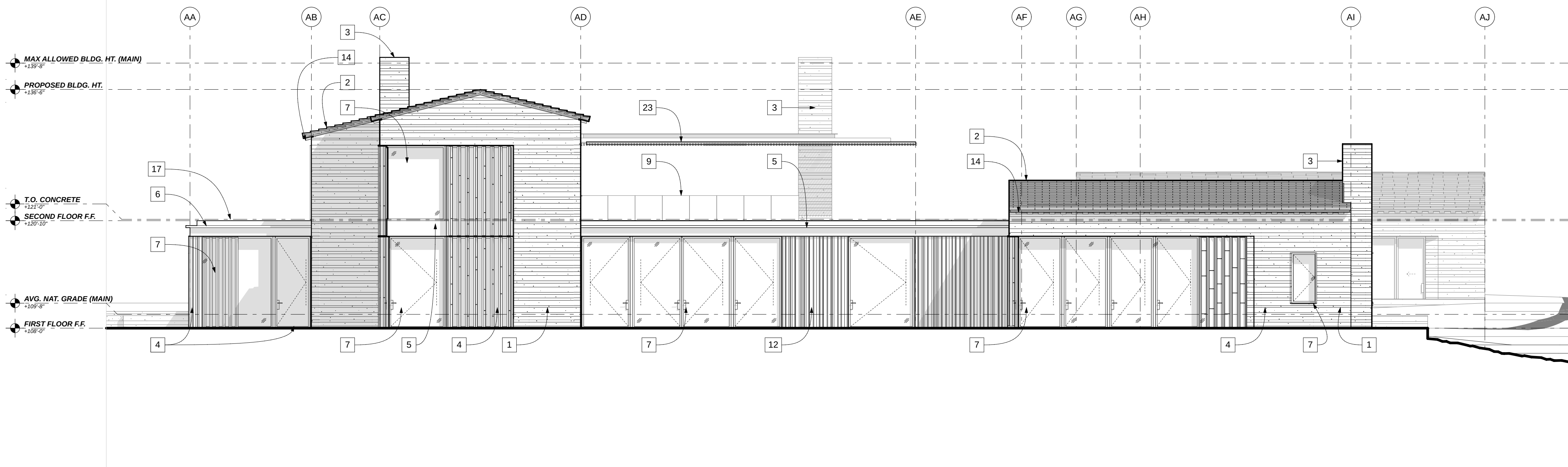
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1
AA3.1 MAIN HOUSE - SOUTH ELEVATION - 1/8"
SCALE: 1/8" = 1'-0"



2
AA3.1 MAIN HOUSE - WEST ELEVATION - 1/8"
SCALE: 1/8" = 1'-0"

NOTES - ELEVATION / SECTION:

- S.C.D. FOR DRAINAGE INFORMATION
- NOT USED
- NOT USED

KEYNOTES - ELEVATION / SECTION:

- 1 CONCRETE WALL
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- 3 CONCRETE CHIMNEY W/ CUSTOM MTL. MESH SPARK ARRESTOR
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- 15 ROOF STRUCTURE
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ISSUED:

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MAIN HOUSE - ELEVATIONS

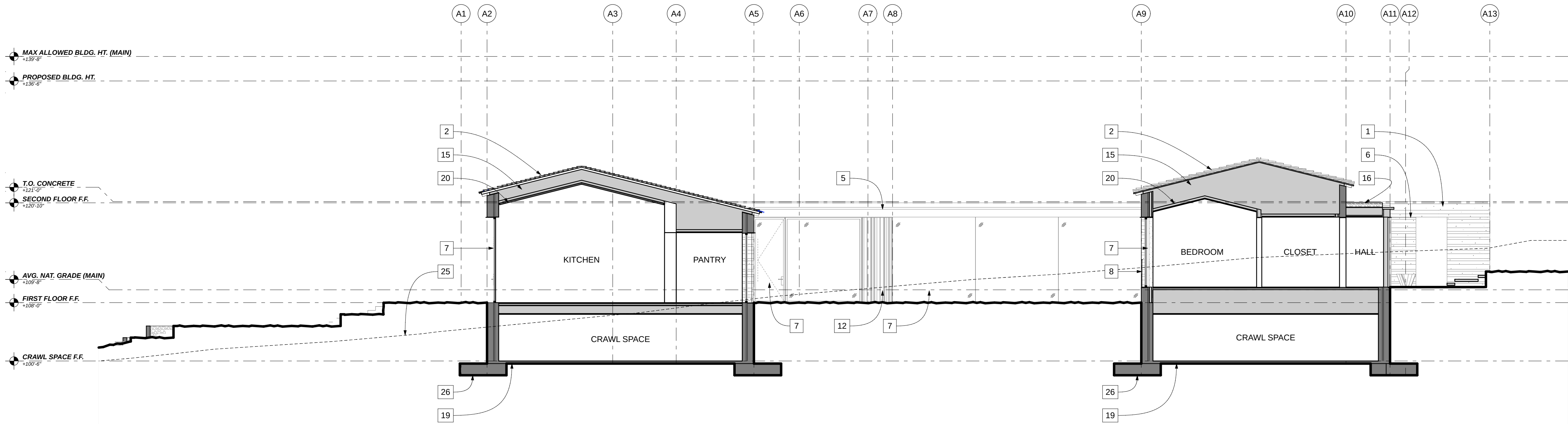
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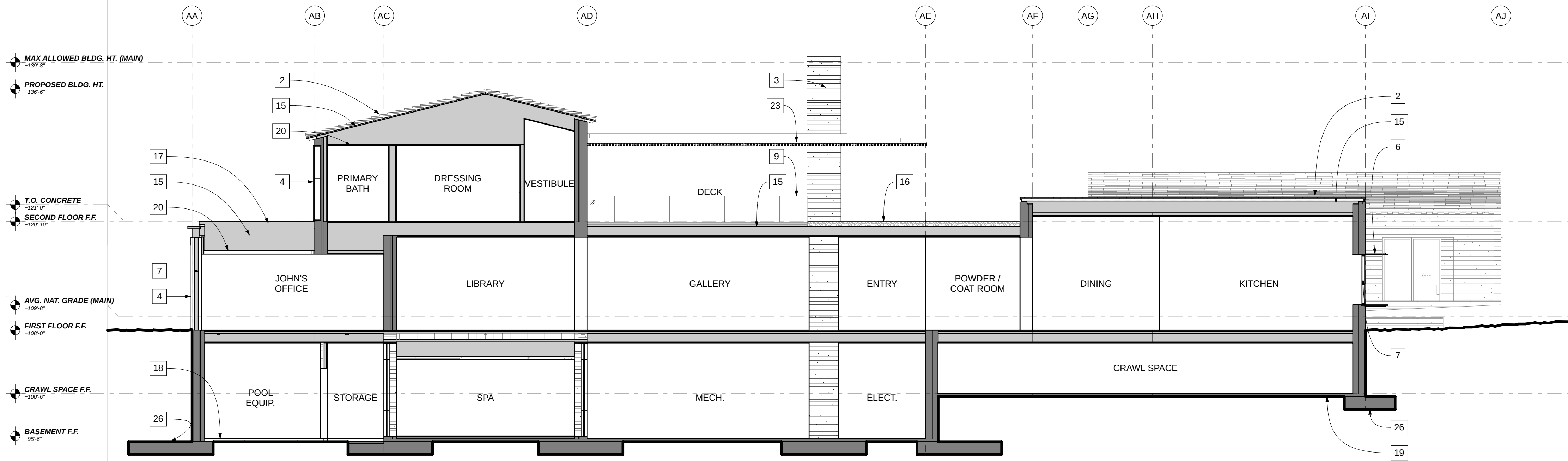
SHEET : AA3.1

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1 MAIN HOUSE - E/W SECTION (KITCHEN/BEDROOM)
AA4.0 SCALE: 1/8" = 1'-0"



2 MAIN HOUSE - N/S SECTION (OFFICE/KITCHEN)
AA4.0 SCALE: 1/8" = 1'-0"

NOTES - ELEVATION / SECTION:

- S.C.D. FOR DRAINAGE INFORMATION
- NOT USED
- NOT USED

KEYNOTES - ELEVATION / SECTION:

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A P N : 0 0 8 - 3 8 1 - 0 0 2

HODGE PEBBLE BEACH

3406 17 MILE DRIVE,
PEBBLE BEACH CA, 93953

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MAIN HOUSE - SECTIONS

SCALE : AS NOTED

JOB NUMBER : 2022_07

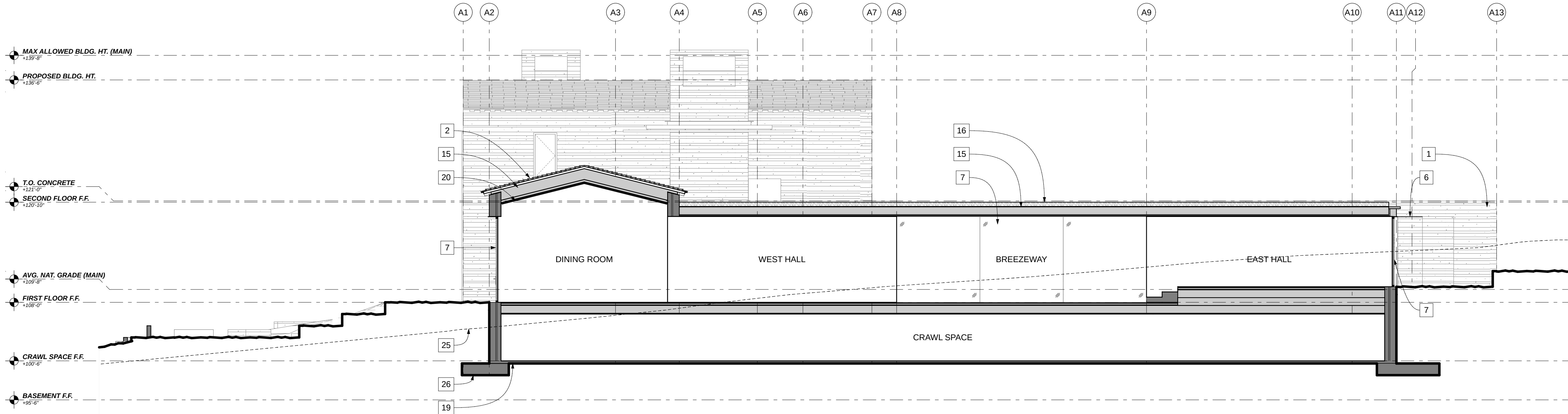
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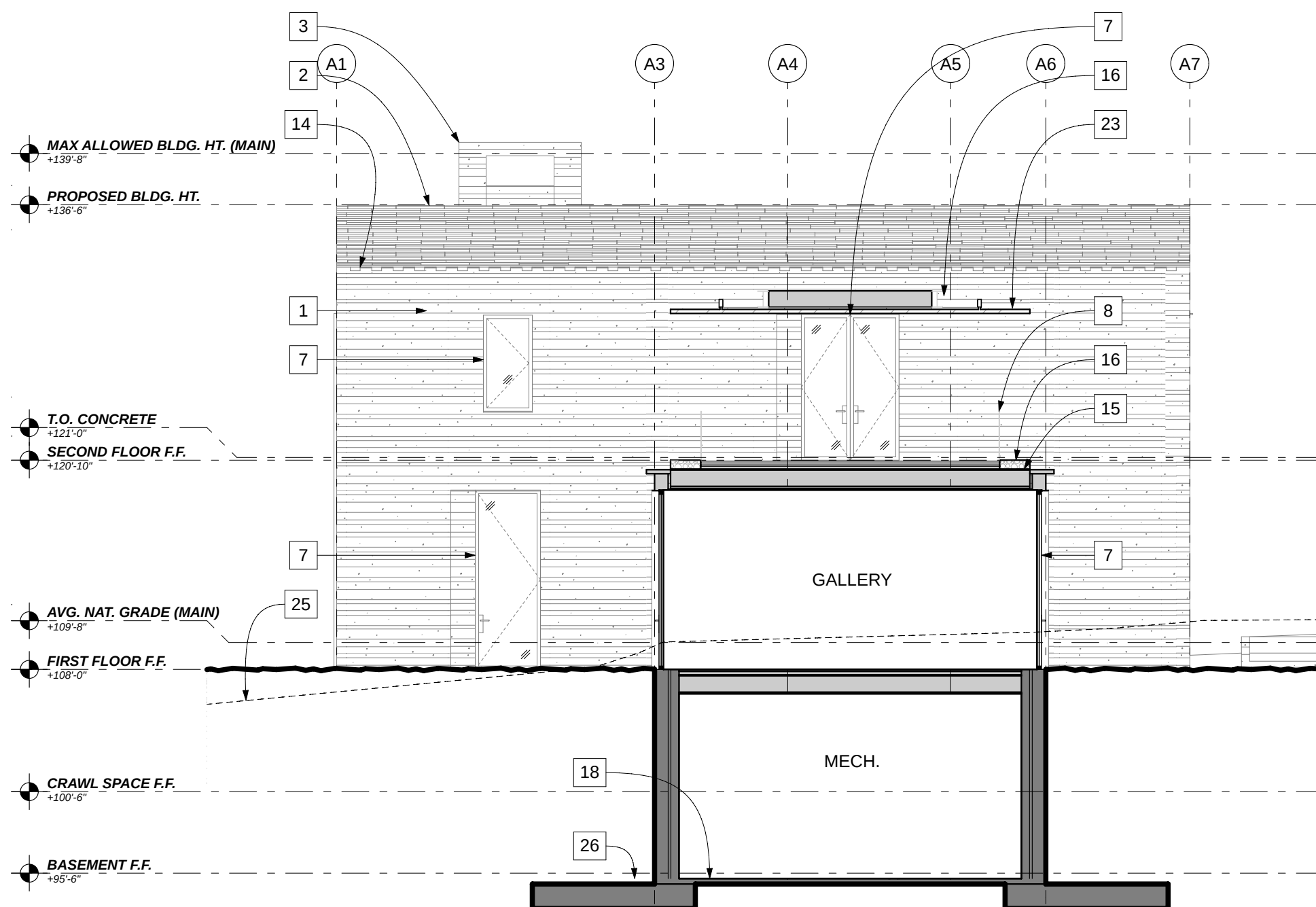
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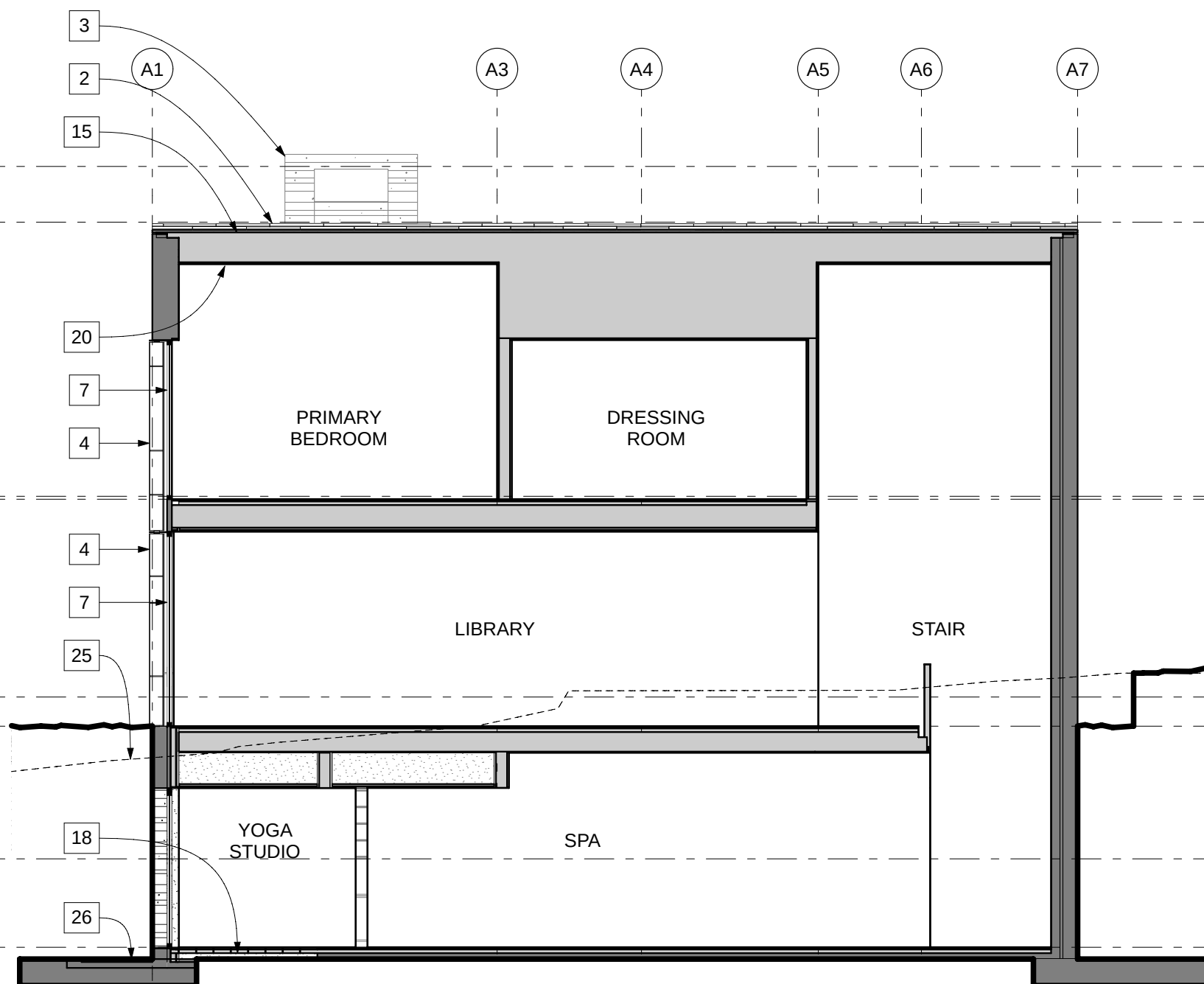
- CONCRETE WALL
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- OPERABLE WOOD LOUVERS SET IN SLIDING METAL FRAME
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- TRASH ENCLOSURE



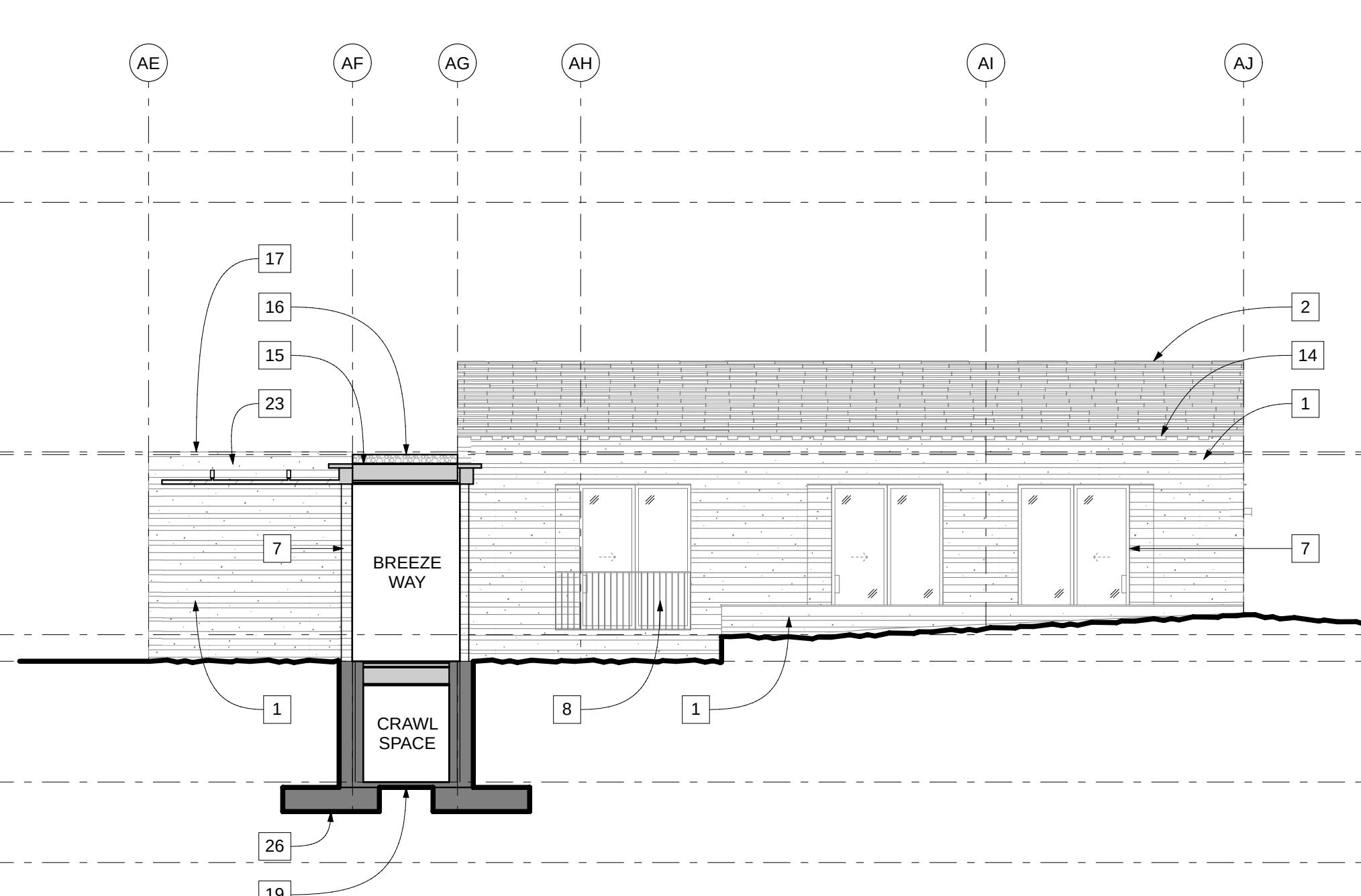
1 MAIN HOUSE - E/W SECTION (DINING/BREEZEWAY)
SCALE: 1/8" = 1'-0"



2 MAIN HOUSE - E/W SECTION (GALLERY)
SCALE: 1/8" = 1'-0"



3 MAIN HOUSE - E/W SECTION (THE ROOM)
SCALE: 1/8" = 1'-0"



4 MAIN HOUSE - N/S SECTION (HALLWAY)
SCALE: 1/8" = 1'-0"

ISSUED:
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MAIN HOUSE - SECTIONS

SCALE: AS NOTED

JOB NUMBER: 2022_07

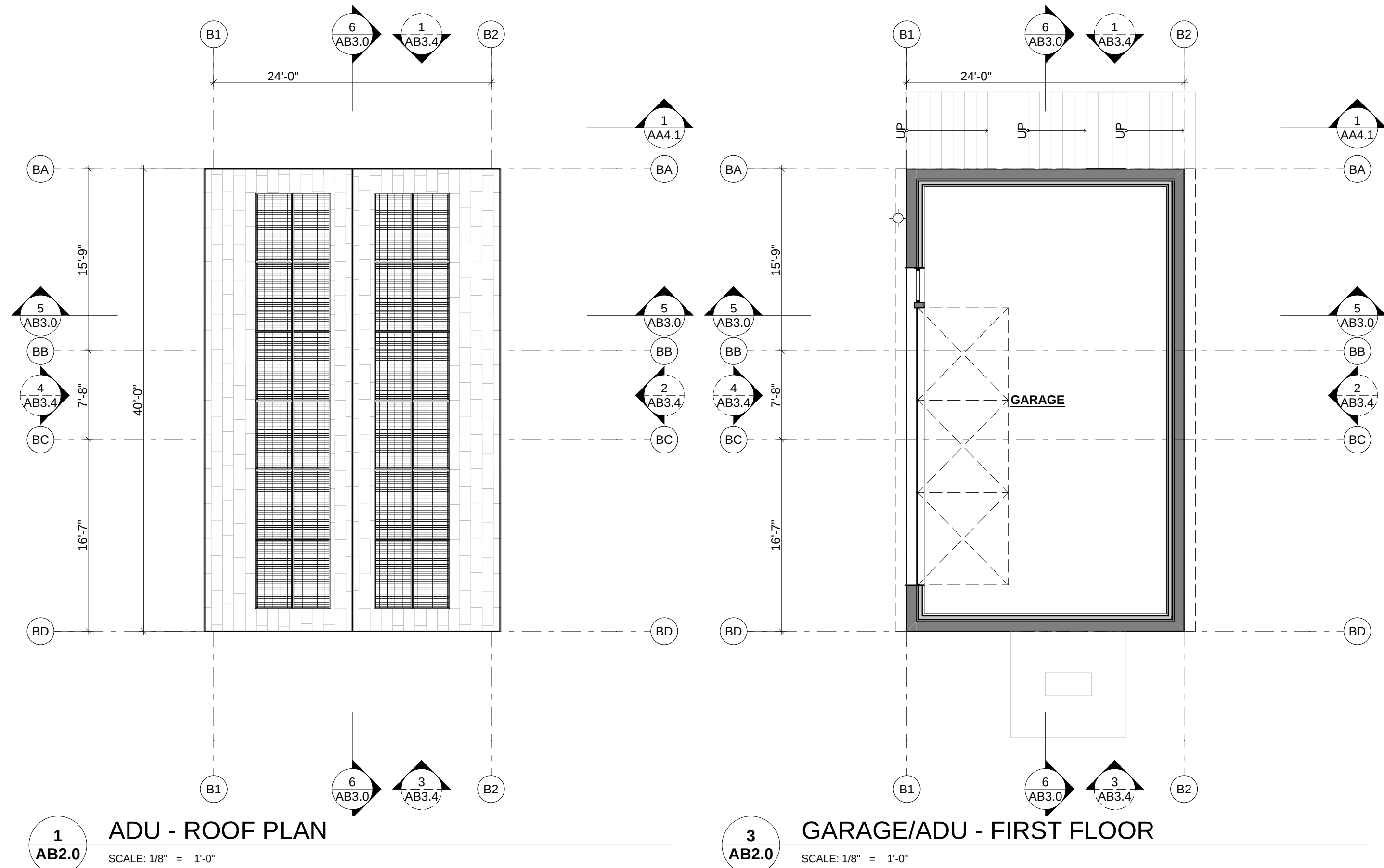
SHEET: AA4.1

GENERAL NOTES - LAYOUT PLAN

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- ALL DIMENSIONS TO FACE OF STUD OR FACE OF CONCRETE, U.O.N. SEE DIMENSION SYMBOLS ON COVER SHEET
- SEE SITE PLANS FOR ADDITIONAL HARDSCAPE INFORMATION
- NOT USED

LEGEND - LAYOUT PLAN:

- PROPOSED 2X WOOD FRAMED WALL
- PROPOSED CONCRETE WALL, S.S.D.

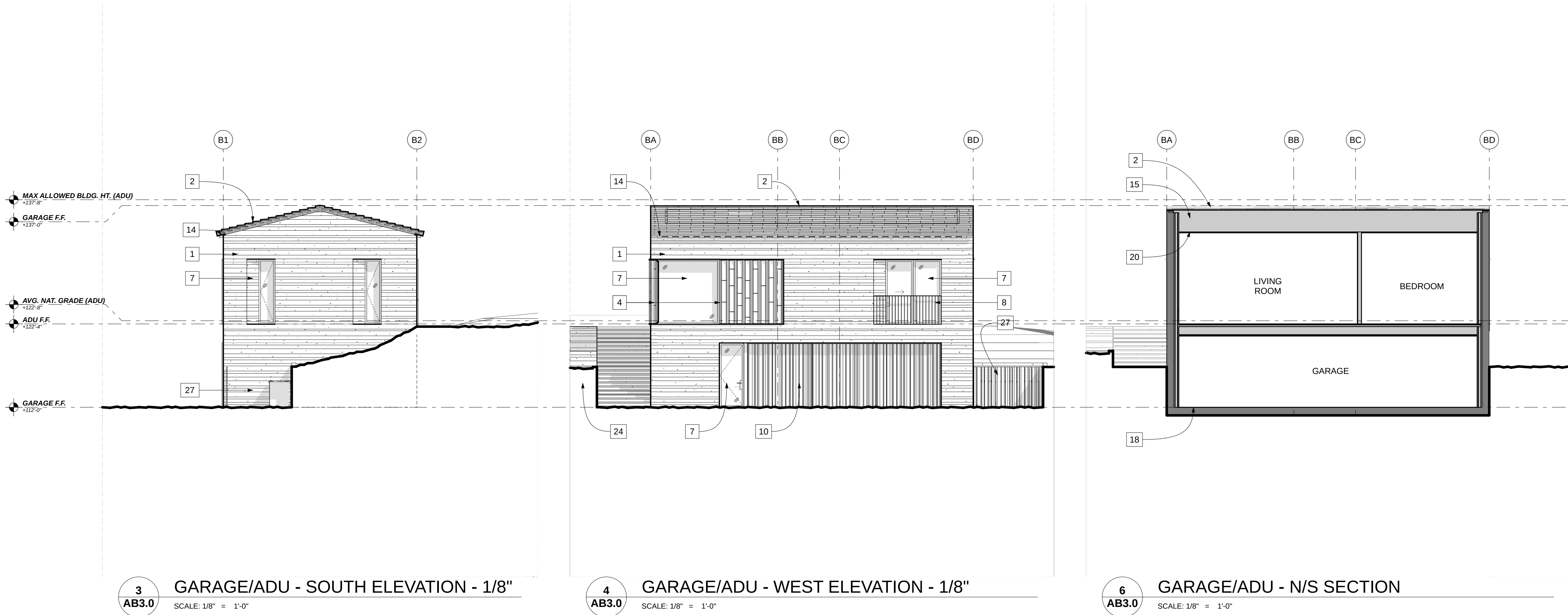
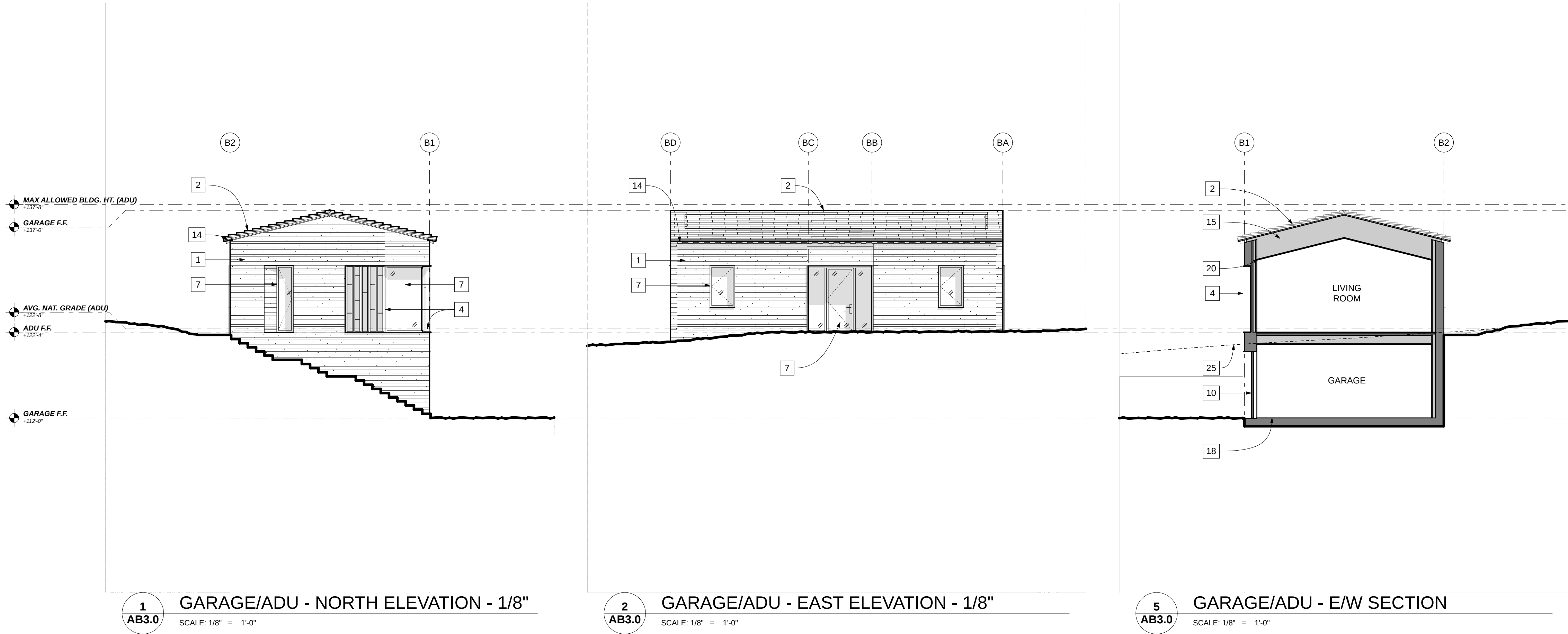


NOTES - ELEVATION / SECTION:

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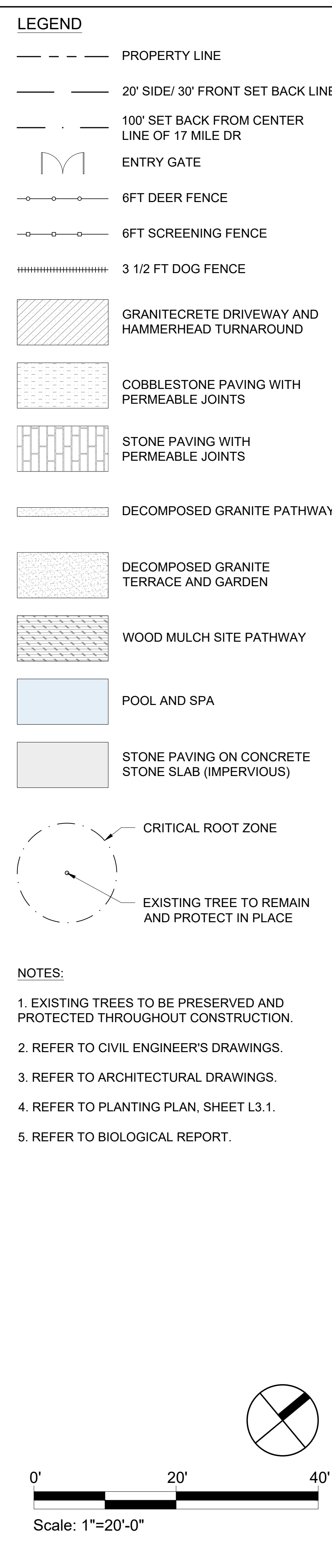
ISSUED:
PLANNING SUBMITTAL 2023-08-04
PLANNING RE-SUBMITTAL 2024-01-09

GARAGE/ADU -
ELEVATIONS/SECTIONS

SCALE : AS NOTED

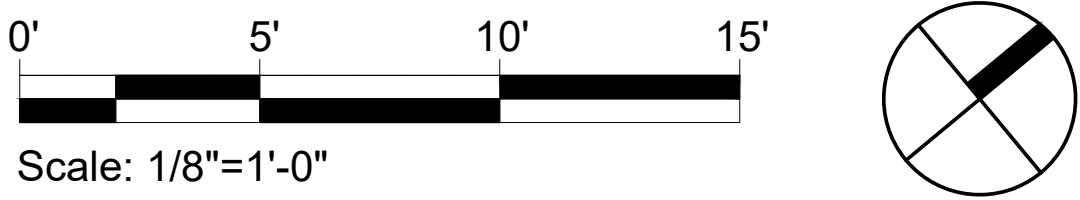
JOB NUMBER : 2022_07

SHEET : AB3.0



sheet: **L1.1**

NOT FOR CONSTRUCTION



LUTSKO ASSOCIATES <i>landscape</i>	
3295 Mission Street San Francisco, CA 94110-2002 t: 415.920.2800	
Consultant:	
Stamp: 	
Project Name: Pebble Beach Residence	
3406 17 Mile Drive, Pebble Beach, California	
Sheet Title: Fence Elevations	
Submittal: Planning Application	Date: 08-01-2023
Revision:	Date:
scale: as noted	
sheet: L2.1	

EXISTING FENCING - VIEW A



RENDERED VIEWSHED FENCING - VIEW A



EXISTING FENCING - VIEW B



RENDERED VIEWSHED FENCING - VIEW B

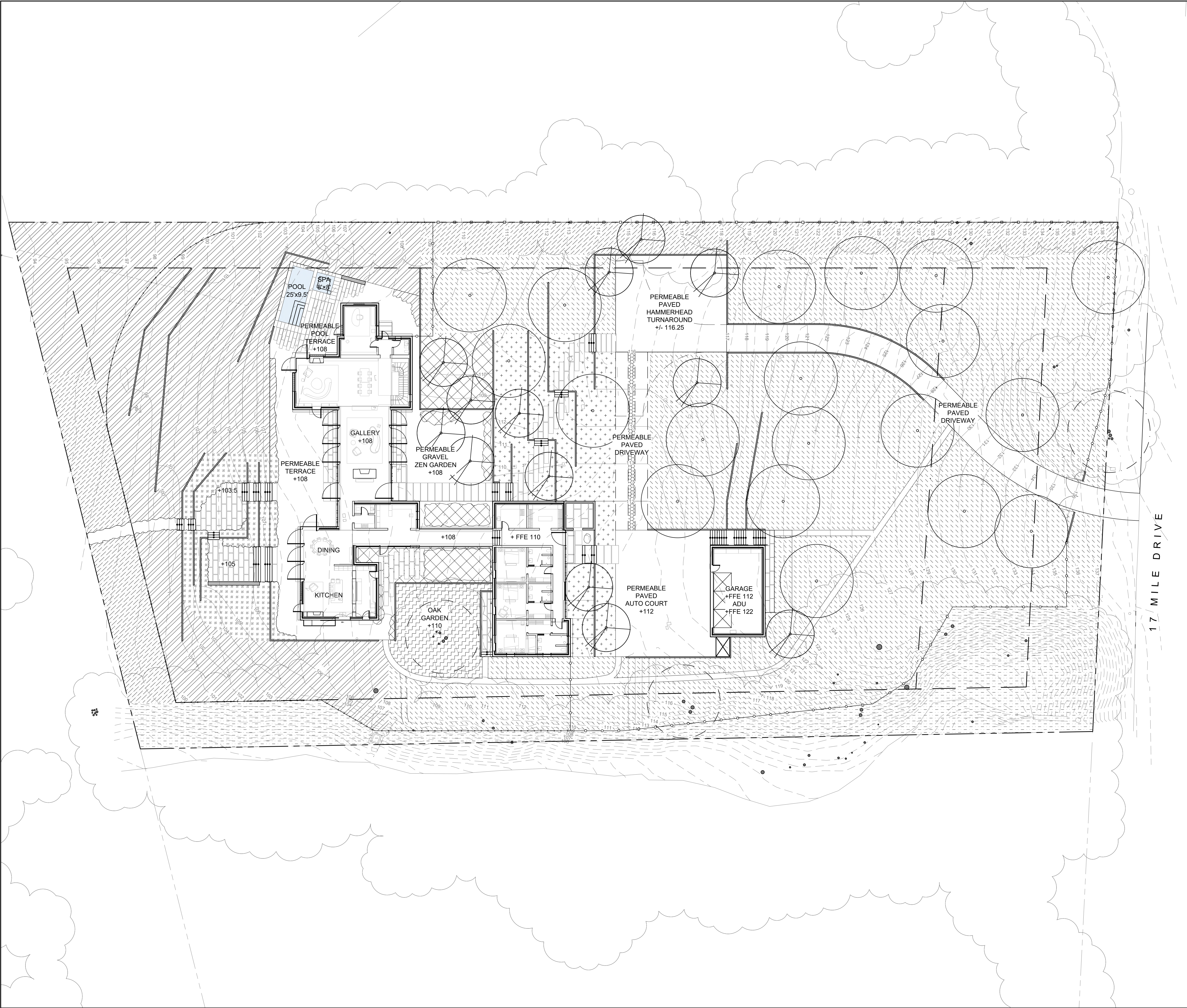


EXISTING FENCING - VIEW C



RENDERED VIEWSHED FENCING - VIEW C



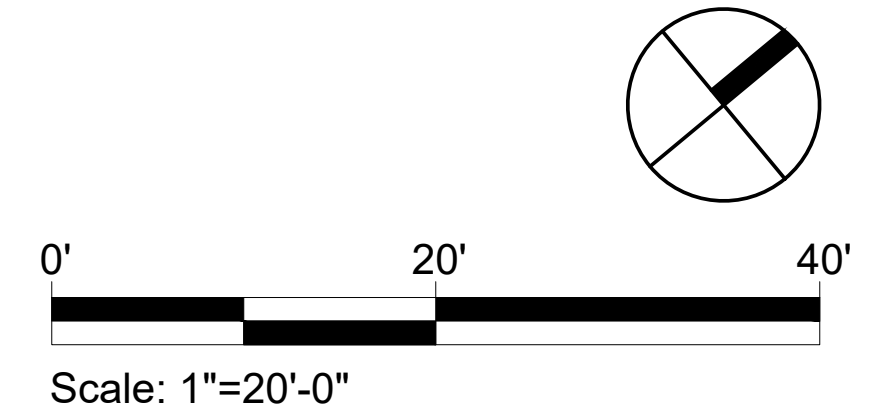


LEGEND

- PROPERTY LINE
- MEDITERRANEAN CLIMATE ORNAMENTAL GARDEN
- ORNAMENTAL GARDEN-OAK WOODLAND TRANSITION
- ORNAMENTAL GARDEN-COASTAL SCRUB TRANSITION
- NATIVE SCREENING SHRUBS
- NATIVE SEDGE GROUNDCOVER DRIVEWAY
- COAST LIVE OAK WOODLAND
- SPECIMEN COAST LIVE OAK GARDEN
- COASTAL SCRUB
- WEED CONTROL + RE-VEGETATION

- CRITICAL ROOT ZONE
- EXISTING TREE TO REMAIN AND PROTECT IN PLACE
- NEW TREES- QUERCUS AGRIFOLIA
- NEW TREES- CERCIS OCCIDENTALIS

PLANTING NOTES:
1. When applicable, native remnant plant species on site shall be salvaged and propagated by a contract-to-grow nursery for replanting grassland areas.
2. All seed collection areas shall be reviewed with biologist and landscape architect prior to collecting.
3. Documentation of seed source location shall be recorded and reviewed with biologist and landscape architect.



LUTSKO ASSOCIATES
landscape

3295 Mission Street
San Francisco, CA 94110-2002
t: 415.920.2800

Consultant:

Stamp:



Project Name:

**Pebble
Beach
Residence**

3406 17 Mile Drive,
Pebble Beach, California

Sheet Title:

Planting Plan

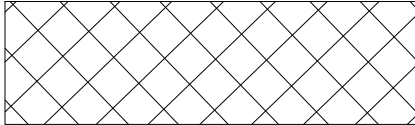
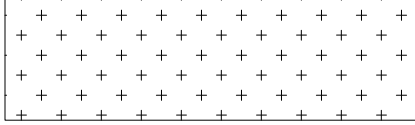
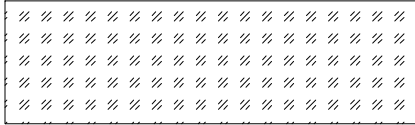
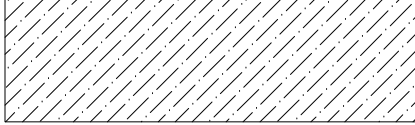
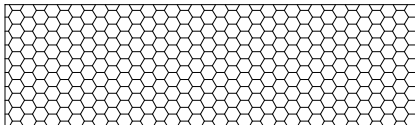
Submittal: Planning Application Date: 08-01-2023

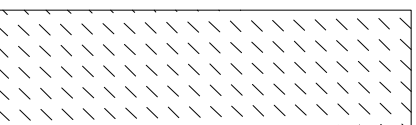
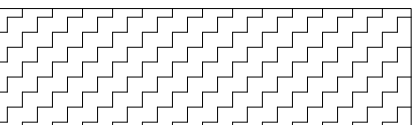
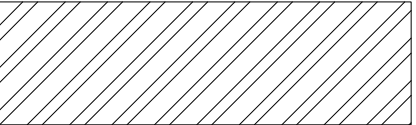
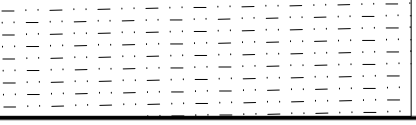
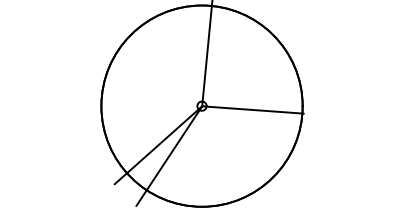
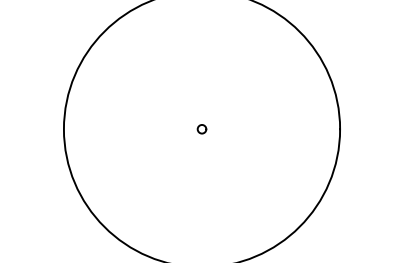
Revision: Date:

scale: as noted

sheet: **L3.1**

NOT FOR CONSTRUCTION

PLANT SCHEDULE				
MEDITERRANEAN CLIMATE ORNAMENTAL GARDEN	BOTANICAL NAME	COMMON NAME	SIZE	WUCOL
	<i>Deschampsia cespitosa</i>	Tufted Hairgrass	1gallon	Low
	<i>Epilobium canum</i>	California Fuchsia	1gallon	Low
	<i>Festuca rubra</i>	Creeping Red Fescue	1gallon	Low
	<i>Grevillea 'Kings Fire'</i>	Kings Fire Grevillea	1gallon	Low
	<i>Leucospemum 'Maui Magic'</i>	Maui Magic Pincushion	1gallon	Low
	<i>Lobostemon frutescens</i>	Cape Rain Daisy	1gallon	Unknown
	<i>Perovskia atriciplifolia</i>	Russian Sage	1gallon	Low
	<i>Phlomis purpurea</i>	Jerusalem Sage	1gallon	Low
	<i>Salvia clevelandii 'Winifred Gilman'</i>	Winifred Gilman Cleveland Sage	1gallon	Low
	<i>Salvia x 'Costa Rica Blue'</i>	Costa Rica Blue Sage	1gallon	Low
	<i>Salvia leucantha 'Velour White'</i>	Velour White Mexican Bush Sage	1gallon	Low
	<i>Salvia leucophylla 'Amethyst Bluff'</i>	Amethyst Bluff Purple Sage	1gallon	Low
	<i>Stipa lepida</i>	Foothill Needlegrass	1gallon	Very Low
	<i>Stipa pulchra</i>	Purple Needlegrass	1gallon	Very Low
	<i>Tagetes lemmonii</i>	Copper Canyon Daisy	1gallon	Low
ORNAMENTAL GARDEN-OAK WOODLAND TRANSITION	BOTANICAL NAME	COMMON NAME	SIZE	WUCOL
	<i>Deschampsia cespitosa</i>	Tufted Hairgrass	1gallon	Low
	<i>Festuca rubra</i>	Creeping Red Fescue	1gallon	Low
	<i>Lavandula stoechas 'Leucantha'</i>	Spanish Lavender	1gallon	Low
	<i>Phlomis 'Ed Bowles'</i>	Ed Bowles Phlomis	1gallon	Low
	<i>Galvezia speciosa</i>	Island Snapdragon	1gallon	Low
	<i>Salvia clevelandii 'Winifred Gilman'</i>	Winifred Gilman Cleveland Sage	1gallon	Low
	<i>Stipa lepida</i>	Foothill Needlegrass	1gallon	Very Low
	<i>Stipa pulchra</i>	Purple Needlegrass	1gallon	Very Low
ORNAMENTAL GARDEN-COASTAL SCRUB TRANSITION	BOTANICAL NAME	COMMON NAME	SIZE	WUCOL
	<i>Artemesia 'Powis Castle'</i>	Powis Castle Wormwood	1gallon	Low
	<i>Convolvulus cneorum</i>	Silver Bush Morning Glory	1gallon	Low
	<i>Erigeron glaucus</i>	Seaside Daisy	1gallon	Low
	<i>Euphorbia rigida</i>	Gopher Spurge	1gallon	Low
	<i>Galvezia speciosa</i>	Island Snapdragon	1gallon	Low
	<i>Lavandula stoechas 'Leucantha'</i>	Spanish Lavender	1gallon	Low
	<i>Phlomis 'Ed Bowles'</i>	Ed Bowles Phlomis	1gallon	Low
	<i>Salvia chamaedryoides</i>	Germander Sage	1gallon	Low
NATIVE SCREENING SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOL
	<i>Quercus agrifolia</i>	Coast Live Oak	1gallon	Very Low
	<i>Ceanothus 'Concha'</i>	Concha California Lilac	1gallon	Low
	<i>Garrya elliptica</i>	Coast Silk Tassel	1gallon	Low
	<i>Heteromeles arbutifolia</i>	Toyon	1gallon	Low
	<i>Rhamnus californica</i>	California Coffeeberry	1gallon	Low
NATIVE SEDGE GROUNDCOVER DRIVEWAY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOL
	<i>Carex praegracilis</i>	Clustered Field Sedge	1gallon	Moderate

PLANT SCHEDULE				
COAST LIVE OAK WOODLAND	BOTANICAL NAME	COMMON NAME	SIZE	WUCOL
	<i>Deschampsia cespitosa</i>	Tufted Hairgrass	1gallon	Low
	<i>Festuca rubra</i>	Creeping Red Fescue	1gallon	Low
	<i>Holodiscus discolor</i>	Cream Bush	1gallon	Low
	<i>Iris douglasiana</i>	Douglas Iris	1gallon	Low
	<i>Mimulus aurantiacus</i>	Sticky Monkeyflower	1gallon	Very Low
	<i>Muhlenbergia rigens</i>	Deergrass	1gallon	Low
	<i>Rhamnus cal. 'Eve Case'</i>	California Coffeeberry 'Eve Case'	1gallon	Low
	<i>Ribes sangiuneum var. glutinosum</i>	Pink-Flowering Currant	1gallon	Low
	<i>Ribes malvaceum</i>	Chaparral Currant	1gallon	Very Low
	<i>Salvia spathacea</i>	Hummingbird Sage	1gallon	Low
	<i>Sisyrinchium bellum</i>	Blue-eyed Grass	1gallon	Very Low
	<i>Stipa lepida</i>	Foothill Needlegrass	1gallon	Very Low
	<i>Stipa pulchra</i>	Purple Needlegrass	1gallon	Very Low
SPECIMEN COAST LIVE OAK GARDEN	BOTANICAL NAME	COMMON NAME	SIZE	WUCOL
	<i>Iris douglasiana</i>	Douglas Iris	1gallon	Low
	<i>Polypodium californicum</i>	California Polypody	1gallon	Very Low
	<i>Salvia spathacea</i>	Hummingbird Sage	1gallon	Low
	<i>Satureja douglasiana</i>	Yerba Buena	1gallon	Low
COASTAL SCRUB	BOTANICAL NAME	COMMON NAME	SIZE	WUCOL
	<i>Achillea millefolium</i>	Yarrow	1gallon	Low
	<i>Arctostaphylos pumila</i>	Sandmat Manzanita	1gallon	Low
	<i>Artemisia californica</i>	California Sagebrush	1gallon	Low
	<i>Artemisia pcynocephala</i>	Beach Sagebrush	1gallon	Low
	<i>Baccharis pilularis</i>	Coyote Brush	1gallon	Low
	<i>Ceanothus dentatus</i>	Sandscrub Ceanothus	1gallon	Low
	<i>Deschampsia cespitosa</i>	Tufted Hairgrass	1gallon	Low
	<i>Erigeron glaucus</i>	Seaside Daisy	1gallon	Low
	<i>Eriogonum parvifolium</i>	Seacliff Buckwheat	1gallon	Low
	<i>Eriophyllum staechadifolium</i>	Lizard Tail	1gallon	Low
	<i>Festuca rubra</i>	Creeping Red Fescue	1gallon	Low
	<i>Garrya elliptica</i>	California Christmas Berry	1gallon	Low
	<i>Grindelia stricta var. platyphylla</i>	Coastal Gum Plant	1 gallon	Low
	<i>Iris douglasiana</i>	Douglas Iris	1gallon	Low
	<i>Mimulus aurantiacus</i>	Sticky Monkeyflower	1gallon	Very Low
	<i>Salvia mellifera</i>	Black Sage	1gallon	Low
	<i>Scrophylaria californica</i>	California Bee Plant	1gallon	Low
	<i>Stipa lepida</i>	Foothill Needlegrass	1gallon	Very Low
	<i>Stipa pulchra</i>	Purple Needlegrass	1gallon	Very Low
WEED CONTROL+RE-VEGETATION	Creek Erosion Control Mix, species TBD			
				
TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOL
	<i>Cercis occidentalis</i>	Western Redbud	1gallon	Very Low
	<i>Quercus agrifolia</i>	Coast Live Oak	1gallon	Very Low

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Sheet Title:

Planting Schedule and Notes

Submittal: Planning Application Date: 08-01-2023

Revision: Date:

scale: as noted

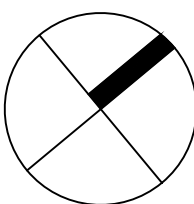
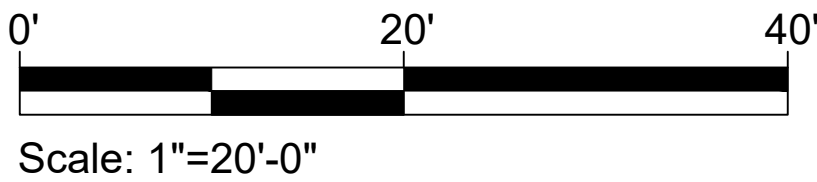
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PLAN NOTES LEGEND

- 1 APPROXIMATE LOCATION OF EXISTING DOMESTIC WATER METER SHOWN FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR EXACT LOCATION.
- 2 APPROXIMATE ROUTING OF DOMESTIC WATER LINE TO BUILDING SHOWN FOR REFERENCE ONLY. REFER TO CIVIL/PLUMBING DRAWINGS FOR EXACT ROUTING.
- 3 1" STUB-OUT AND GATE VALVE FOR IRRIGATION FROM DOMESTIC WATERLINE TO BUILDING TO BE PROVIDED BY PLUMBING CONTRACTOR. MAXIMUM IRRIGATION DEMAND: 18 GPM AT 70 PSI STATIC PRESSURE AT STUB-OUT LOCATION. IF PRESSURE EXCEEDS MORE THAN 75 PSI, INSTALL A PRESSURE REDUCING VALVE. SET DISCHARGE PRESSURE AT PRESSURE REDUCING VALVE TO 65 PSI PRESSURE UNDER A MAXIMUM FLOW CONDITION.
- 4 INSTALL A 1" SUB-METER FOR IRRIGATION AT THIS APPROXIMATE LOCATION.
- 5 INSTALL A 1" BACKFLOW PREVENTER FOR IRRIGATION AT THIS APPROXIMATE LOCATION.
- 6 INSTALL A MASTER VALVE AND FLOW SENSOR FOR IRRIGATION AT THIS APPROXIMATE LOCATION.
- 7 IRRIGATION CONTROLLER "C". MOUNT ON INTERIOR WALL AT THIS LOCATION AS DETAILED AND AS DIRECTED BY ARCHITECT. CONNECT TO 120 VOLT A.C. ELECTRICAL SERVICE INSTALLED AT THIS LOCATION UNDER ELECTRICAL CONTRACT. IRRIGATION CONTRACTOR SHALL COORDINATE LOCATION OF ELECTRICAL SERVICE PRIOR TO CONSTRUCTION.
- 8 WIRELESS WEATHER SENSOR AND RAIN SENSOR. MOUNT ON EAVE OF BUILDING. INSTALL SENSOR OPEN TO THE SKY. COORDINATE AND CONFIRM EXACT LOCATION WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

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**IRRIGATION
PLAN**

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NOT FOR CONSTRUCTION

IRRIGATION NOTES

1. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED. INVESTIGATE THE STRUCTURAL AND FINISHED CONDITION AFFECTING THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.
2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE; THE UNIFORM PLUMBING CODE, PUBLISHED BY THE WESTERN PLUMBING OFFICIALS ASSOCIATION; AND OTHER STATE OR LOCAL LAWS OR REGULATIONS. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES OR REGULATIONS. THE CONTRACTOR SHALL FURNISH WITHOUT ANY EXTRA CHARGE, ANY ADDITIONAL MATERIAL AND LABOR WHEN REQUIRED BY THE COMPLIANCE WITH THESE CODES AND REGULATIONS.
3. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LAYOUT AND INSTALLATION OF THE PLANT MATERIALS TO INSURE THAT THERE WILL BE COMPLETE AND UNIFORM IRRIGATION COVERAGE OF PLANTING IN ACCORDANCE WITH THESE DRAWINGS, AND CONTRACT DOCUMENTS. THE IRRIGATION LAYOUT SHALL BE CHECKED BY THE CONTRACTOR AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION TO DETERMINE IF ANY CHANGES, DELETIONS, OR ADDITIONS ARE REQUIRED. IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO INSTALLATION OF PLANT MATERIAL.
4. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
5. IT IS THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER(S) TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS, SLOPES, SUN, SHADE AND WIND EXPOSURE.
6. IT IS THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR TO PROVIDE 120 VOLT A.C. (2.5 AMP DEMAND PER CONTROLLER) ELECTRICAL SERVICE TO THE CONTROLLER LOCATION(S). IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE THE ELECTRICAL SERVICE STUB-OUT TO THE CONTROLLER(S). PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH LOCAL CODES.
7. INSTALL NEW BATTERIES IN THE IRRIGATION CONTROLLER(S) TO RETAIN PROGRAM IN MEMORY DURING TEMPORARY POWER FAILURES. USE QUANTITY, TYPE AND SIZE REQUIRED AS PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.
8. SCHEDULE A MEETING WHICH INCLUDES REPRESENTATIVES OF THE IRRIGATION CONTROLLER MANUFACTURER, THE MAINTENANCE CONTRACTOR, THE OWNER AND THE IRRIGATION CONTRACTOR AT THE SITE FOR INSTRUCTION ON THE PROPER PROGRAMMING AND OPERATION OF THE IRRIGATION CONTROLLER.
9. PROVIDE EACH IRRIGATION CONTROLLER WITH ITS OWN INDEPENDENT LOW VOLTAGE COMMON GROUND WIRE.
10. IRRIGATION CONTROL WIRES: SOLID COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND. COMMON GROUND WIRE: SIZE #12-1 WIRE WITH A WHITE INSULATING JACKET. CONTROL WIRE SERVICING REMOTE CONTROL VALVES: SIZE #14-1 WIRE WITH INSULATING JACKET OF COLOR OTHER THAN WHITE. SPLICES SHALL BE MADE WITH 3M-DBY SEAL PACKS OR APPROVED EQUAL.
11. INSTALL TWO SPARE CONTROL WIRES OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.

12. SPLICING OF LOW VOLTAGE WIRES IS PERMITTED IN VALVE BOXES ONLY. LEAVE A 36" LONG, 1" DIAMETER COIL OF EXCESS WIRE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE WIRES TOGETHER EVERY TEN FEET. DO NOT TAPE WIRES TOGETHER WHERE CONTAINED WITHIN SLEEVING OR CONDUIT.
13. INSTALL BLACK PLASTIC VALVE BOXES WITH BOLT DOWN, NON HINGED COVER MARKED "IRRIGATION CONTROL VALVE". BOX BODY SHALL HAVE KNOCK OUTS. ACCEPTABLE VALVE BOX MANUFACTURER'S INCLUDE NDS, CARSON OR APPROVED EQUAL.
14. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, INSTALL EACH BOX AN EQUAL DISTANCE FROM THE WALK, CURB, BUILDING OR LANDSCAPE FEATURE AND PROVIDE 12" BETWEEN BOX TOPS. ALIGN THE SHORT SIDE OF RECTANGULAR VALVE BOXES PARALLEL TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE.
15. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS (AVOID LAWN AREAS WHERE POSSIBLE).
16. THE CONTRACTOR SHALL LABEL CONTROL LINE WIRE AT EACH REMOTE CONTROL VALVE WITH A 2 1/4" X 2 3/4" POLYURETHANE I.D. TAG, INDICATING IDENTIFICATION NUMBER OF VALVE (CONTROLLER AND STATION NUMBER). ATTACH LABEL TO CONTROL WIRE. THE CONTRACTOR SHALL PERMANENTLY STAMP ALL VALVE BOX LIDS WITH APPROPRIATE IDENTIFICATION AS NOTED IN CONSTRUCTION DETAILS.
17. FLUSH AND ADJUST IRRIGATION OUTLETS AND NOZZLES FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. SELECT THE BEST DEGREE OF THE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH CONTROL ZONE.
18. SET SPRINKLER HEADS PERPENDICULAR TO FINISH GRADE.
19. LOCATE EMITTER OUTLETS ON UPHILL SIDE OF PLANT OR TREE.
20. LOCATE BUBBLERS ON UPHILL SIDE OF PLANT OR TREE.
21. INSTALL A HUNTER HCV SERIES, KBI CV SERIES, OR APPROVED EQUAL SPRING LOADED CHECK VALVE IN SPRINKLER RISER ASSEMBLIES WHERE LOW OUTLET DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.
22. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE CAUTION TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATE BY HAND IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR. BACK FILL TRENCHES ADJACENT TO TREE WITHIN TWENTY-FOUR (24) HOURS. WHERE THIS IS NOT POSSIBLE, SHADE THE SIDE OF THE TRENCH ADJACENT TO THE TREE WITH WET BURLAP OR CANVAS.
23. NOTIFY LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
24. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
25. IRRIGATION DEMAND: REFER TO PLANS.
26. PIPE SIZING SHOWN ON THE DRAWINGS IS TYPICAL. AS CHANGES IN LAYOUT OCCUR DURING STAKING AND CONSTRUCTION THE SIZE MAY NEED TO BE ADJUSTED ACCORDINGLY.
27. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL #5.
28. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES IN THE IRRIGATION LAYOUT DUE TO OBSTRUCTIONS NOT SHOWN ON THE IRRIGATION DRAWINGS SUCH AS LIGHTS, FIRE HYDRANTS, SIGNS, ELECTRICAL ENCLOSURES, ETC.
29. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CHANGES IN THE IRRIGATION LAYOUT AND VALVE ZONING DUE TO VARIATIONS IN THE EXISTING SITE CONDITIONS SUCH AS EXPOSURE FROM BUILDINGS, TRELLISES, TREES, ETC., AS WELL AS SLOPE AND SOIL CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF THE PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.

30. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE IRRIGATION SYSTEM DESIGN IF THE PLANTING DESIGN CHANGES FROM THE ORIGINAL PLAN AND NEEDS TO ADAPT TO THE NEW PLANTING DESIGN. THE LANDSCAPE CONTRACTOR NEEDS TO NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.
31. WHEN WORK OF THIS SECTION HAS BEEN COMPLETED AND SUCH OTHER TIMES AS MAY BE DIRECTED, REMOVE ALL TRASH, DEBRIS, SURPLUS MATERIALS AND EQUIPMENT FROM SITE.
32. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLEMENTAL HAND WATERING OF ALL PLANT MATERIAL WITHIN DRIPLINE AREAS UNTIL THE PLANTS ARE SUFFICIENTLY ESTABLISHED.
33. VERIFY LOCATIONS OF ALL IRRIGATION COMPONENTS INSTALLED WITHIN A VALVE BOX WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. DO NOT INSTALL UNTIL LANDSCAPE ARCHITECT PROVIDES ACCEPTABLE LOCATIONS.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	NOZZLE GPM	OPERATING PSI	OPERATING RADIUS (FEET)
	PROS-06-PRS40-CV/MP1000-90	HUNTER POP-UP SPRAY SPRINKLER WITH MP ROTATOR NOZZLE (TURF)	0.37,0.19	40	12-14
	PROS-06-PRS30-CV/MP1000-90	HUNTER POP-UP SPRAY SPRINKLER WITH MP ROTATOR NOZZLE (TURF)	0.32	30	10-12
	PROS-06-PRS40-CV/MP800SR-90	HUNTER POP-UP SPRAY SPRINKLER WITH MP ROTATOR NOZZLE (TURF)	0.42,0.23	40	8-10
	PROS-06-PRS40-CV/MPLCS515 OR MPRCS515	HUNTER POP-UP SPRAY SPRINKLER WITH MP ROTATOR NOZZLE (TURF)	0.22	30	5 x 15
	PCB-25	HUNTER BUBBLER (SHRUB)	0.25	30	TRICKLE
	PCB-25	HUNTER BUBBLER (TREE)	0.25	30	TRICKLE
	T-DPC04-MA-BLK-S	TORO NGE EMITTER	1 GPH	30	DRIP
	T-DPC08-MA-RED-S	TORO NGE EMITTER	2 GPH	30	DRIP
	T-FJQ16	TORO FIGURE-EIGHT END CLAMP			
	ECO-ID	HUNTER ECO-INDICATOR			
	PGV-101G	HUNTER REMOTE CONTROL VALVE			
	PCZ-101-40	HUNTER REMOTE CONTROL DRIP KIT WITH 40 PSI REGULATOR			
	T-FP600A-LF-1"	NIBCO 1" BRASS BALL VALVE			
	975XL2SEU-1"/PBB-20	WILKINS REDUCED PRESSURE BACKFLOW ASSEMBLY WITH FREEZE BLANKET.			
	M70-100LNSX-HL	BADGER RECORDALL 1" WATER METER			
	500XLHLR-1"	WILKINS PRESSURE REDUCING VALVE			
	3100100	SUPERIOR MASTER VALVE-1" (NORMALLY OPEN)			
	HC-100-FLOW	HUNTER 1" FLOW SENSOR (0.3 - 30 GPM)			
	MS	HUNTER SOIL CLIK SENSOR AND RECEIVER.			
	A2C-1200M/A2M-600 (4)	HUNTER ACC 12 STATION CONTROLLER WITH 4 - 6 STATION PLUG IN MODULES FOR 36 STATION TOTAL IN A METAL WALL MOUNTED ENCLOSURE.			
	WSS-SEN	HUNTER WIRELESS SOLAR SENSOR SYSTEM AND RECEIVER UNIT.			
		CONTROLLER AND STATION NUMBER			
		REMOTE CONTROL VALVE SIZE (IN INCHES)			
		FLOW (GPM)			
		WATER USE CLASSIFICATION OF ZONE			
		APPLICATION RATE (IN/HR) or DRIPLINE SPACING			
		AREA (SQ. FT.)			
		ASSOCIATED REMOTE CONTROL VALVE			
		MAIN LINE: 1.5" THROUGHOUT: 1 1/2"-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.			
		LATERAL LINE: 3/4" AND LARGER: 1 1/2"-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.			
		DRIPLINE LATERAL LINE: 3/4" AND LARGER: 1 1/2"-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.			
		SLEEVING: SCHEDULE 40 PVC PLASTIC PIPE. COVER TO BE AS INDICATED IN SPECIFICATIONS OR AS INDICATED ABOVE FOR PIPE DEPTH OF COVER.			
		STATION # PVC LATERAL DRIPLINE REMOTE CONTROL VALVE SCH 40 PVC PIPE FROM DRIP REMOTE CONTROL VALVE TRANSITION POINT FROM SCH 40 PVC TO DRIP TUBING DRIP FLUSH VALVE TORO BLUE STRIPE TUBING EXTEND OF DRIP EMITTER AREA. TORO BLUE STRIPE DRIP TUBING ROUTED THROUGH PLANTS WITH TORO NGE PUNCH-IN EMITTERS. DO NOT EXCEED 250 FEET OR 3 GPM PER SINGLE LINE OF TUBING. SEE EMITTER SCHEDULE FOR NUMBER OF EMITTERS PER PLANT. INSATLL FLUSH VALVES AT END OF EACH ZONE			

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IRRIGATION NOTES AND LEGEND

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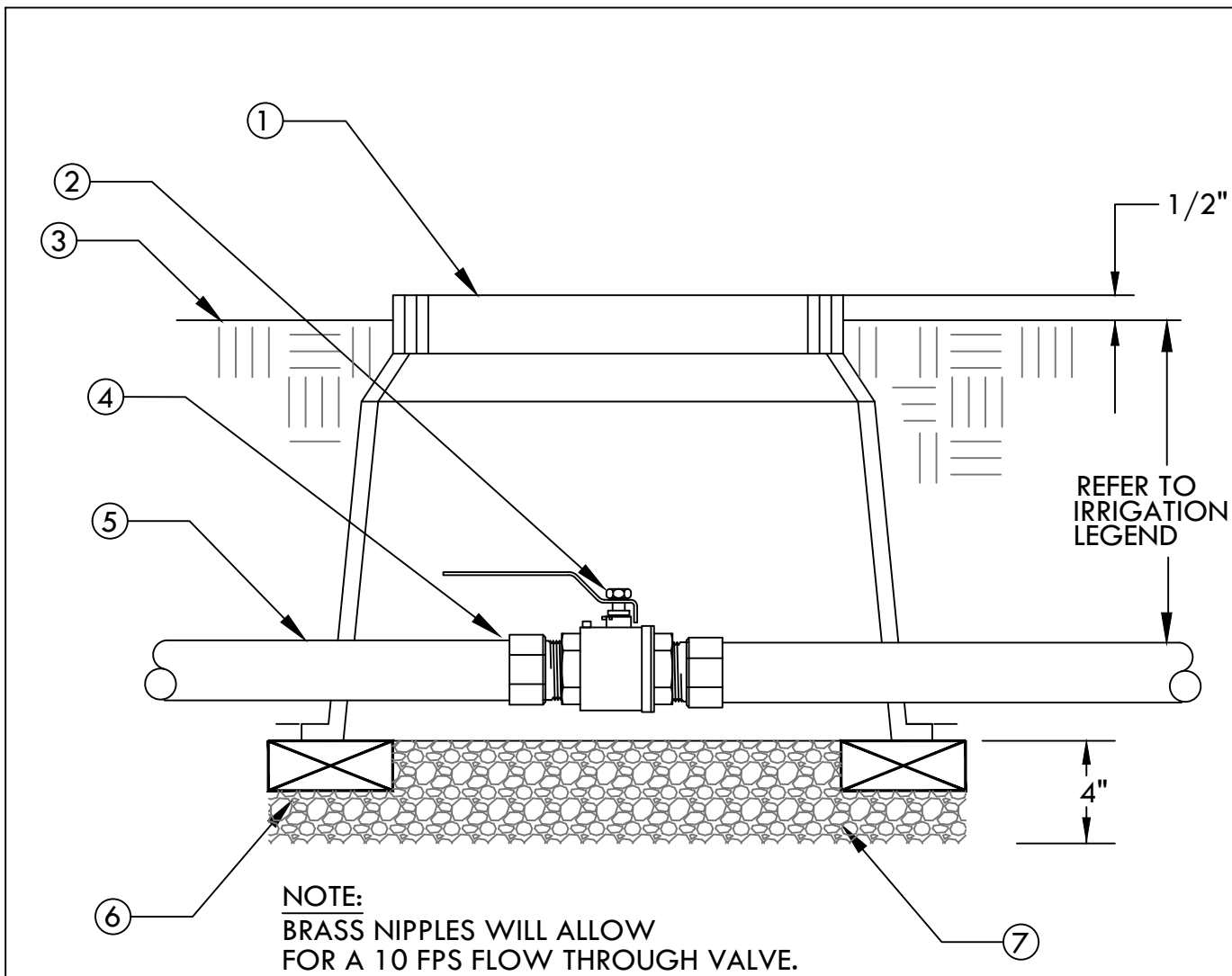
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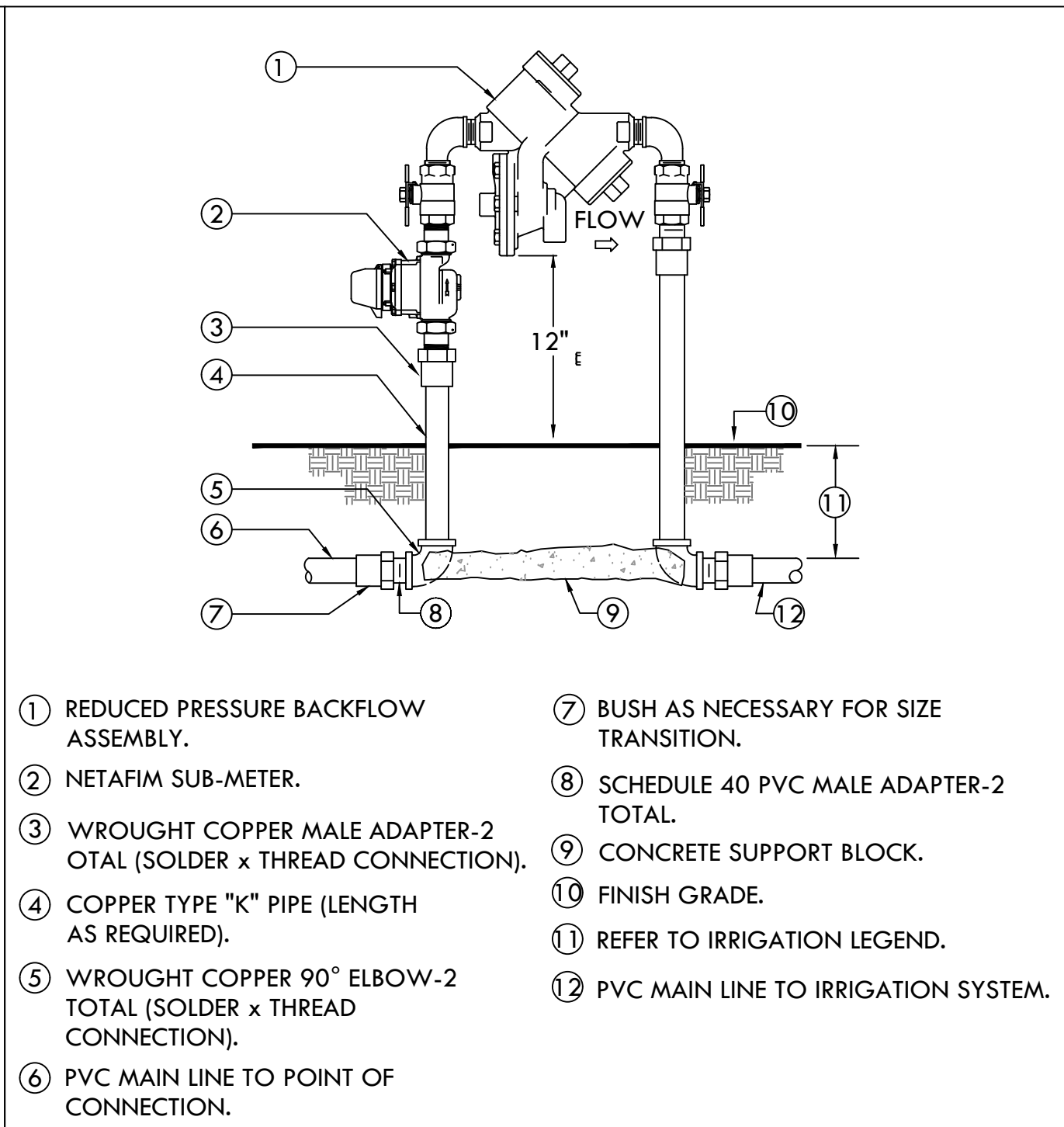
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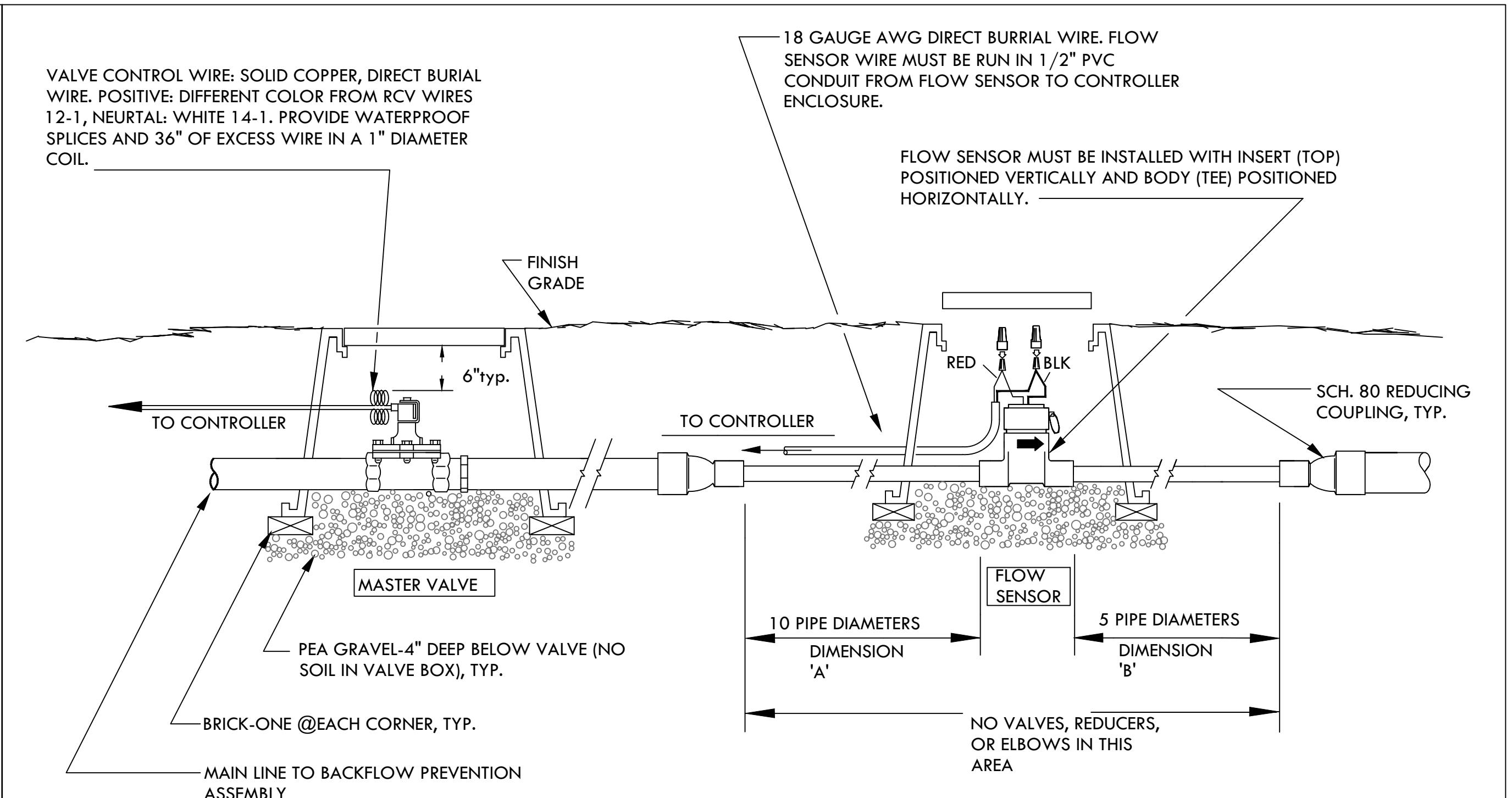
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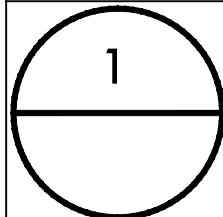
- 1 10" ROUND X 12" DEEP PLASTIC VALVE BOX
2 BRASS BALL VALVE
3 FINISH GRADE
4 MALE ADAPTER. REFER TO LEGEND FOR FITTING TYPE.
5 PVC MAIN LINE
6 COMMON BRICK, TWO TOTAL-180° APART
7 PEA GRAVEL (NO SOIL IN VALVE BOX)



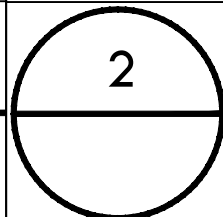
- 1 REDUCED PRESSURE BACKFLOW ASSEMBLY.
2 NETAFIM SUB-METER.
3 WROUGHT COPPER MALE ADAPTER-2 OTAL (SOLDER x THREAD CONNECTION).
4 COPPER TYPE "K" PIPE (LENGTH AS REQUIRED).
5 WROUGHT COPPER 90° ELBOW-2 TOTAL (SOLDER x THREAD CONNECTION).
6 PVC MAIN LINE TO POINT OF CONNECTION.
7 BUSH AS NECESSARY FOR SIZE TRANSITION.
8 SCHEDULE 40 PVC MALE ADAPTER-2 TOTAL.
9 CONCRETE SUPPORT BLOCK.
10 FINISH GRADE.
11 REFER TO IRRIGATION LEGEND.
12 PVC MAIN LINE TO IRRIGATION SYSTEM.



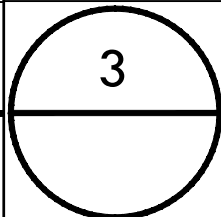
- 1 VALVE CONTROL WIRE: SOLID COPPER, DIRECT BURIAL WIRE. POSITIVE: DIFFERENT COLOR FROM RCV WIRES 12-1, NEURTAL: WHITE 14-1. PROVIDE WATERPROOF SPLICES AND 36" OF EXCESS WIRE IN A 1" DIAMETER COIL.
2 18 GAUGE AWG DIRECT BURIAL WIRE. FLOW SENSOR WIRE MUST BE RUN IN 1/2" PVC CONDUIT FROM FLOW SENSOR TO CONTROLLER ENCLOSURE.
3 FLOW SENSOR MUST BE INSTALLED WITH INSERT (TOP) POSITIONED VERTICALLY AND BODY (TEE) POSITIONED HORIZONTALLY.
4 SCH. 80 REDUCING COUPLING, TYP.
5 10 PIPE DIAMETERS DIMENSION 'A'
6 5 PIPE DIAMETERS DIMENSION 'B'
7 NO VALVES, REDUCERS, OR ELBOWS IN THIS AREA
8 MASTER VALVE
9 PEA GRAVEL-4" DEEP BELOW VALVE (NO SOIL IN VALVE BOX), TYP.
10 BRICK-ONE @EACH CORNER, TYP.
11 MAIN LINE TO BACKFLOW PREVENTION ASSEMBLY
12 FINISH GRADE



BALL VALVE-BRASS
SCALE: NONE

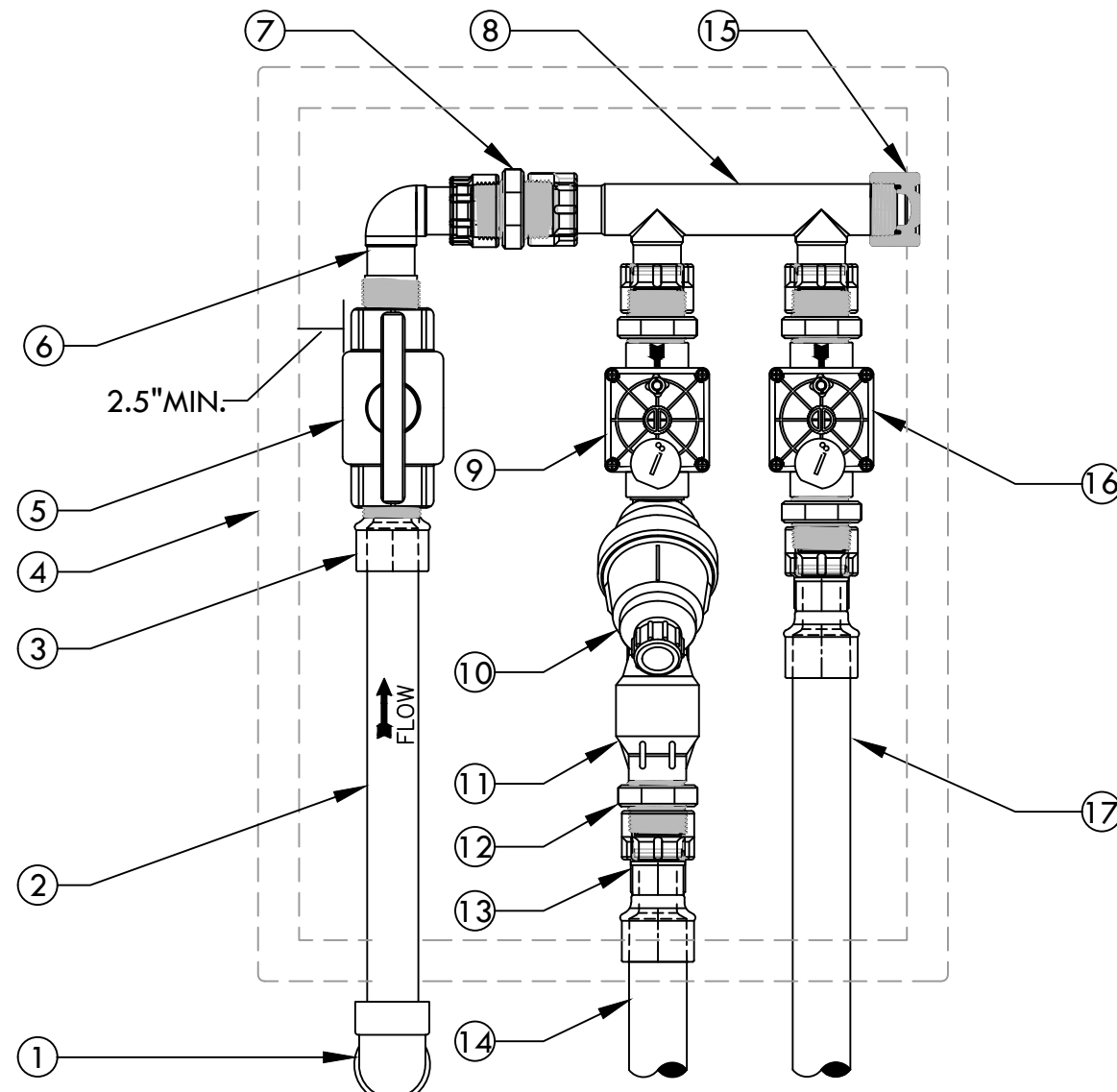


REDUCED PRESSURE BACKFLOW ASSEMBLY
SCALE: NONE



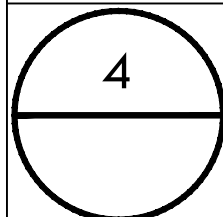
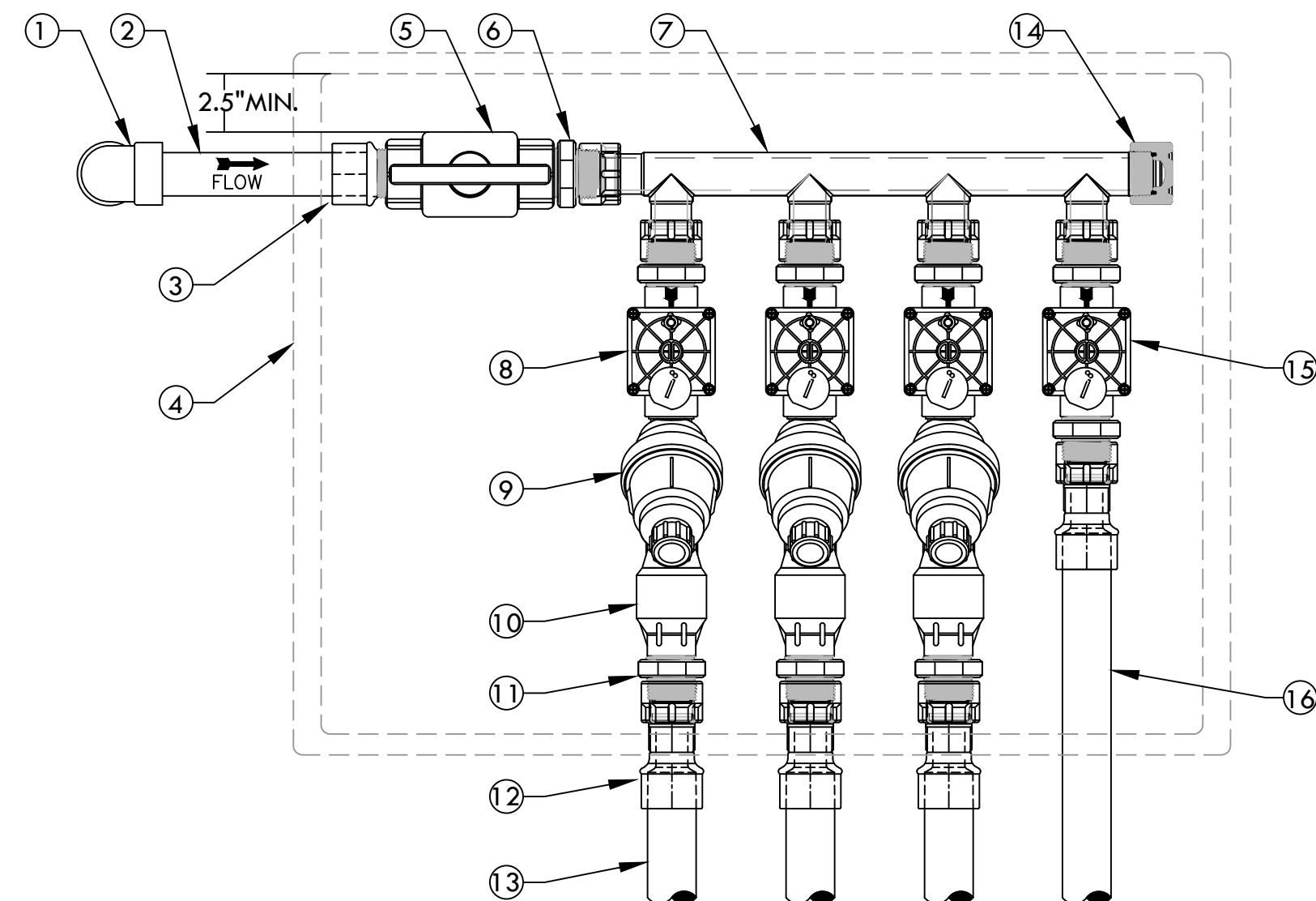
INSTALLATION DETAIL - MASTER VALVE/FLOW SENSOR
SCALE: NONE

- 1 SCH 40 PVC 90° ELBOW (SxS) FROM PVC MAIN LINE BELOW.
2 SCH 40 PVC PIPE. LENGTH AS REQUIRED.
3 SCH 80 PVC MALE ADAPTER.
4 CARSON 1220 RECTANGULAR PLASTIC VALVE BOX WITH LID. INSTALL PER REMOTE CONTROL VALVE DETAIL.
5 NDS 1"LO-TORQ BALL VALVE THREADED (PART #LT-1000-T)
6 DURA 1" MPT x 1" SWIVEL 90° (PART #306-009)
7 DURA 1"x1" THREADED ADAPTER (PART #08303) 4 TOTAL.
8 DURA 1" MULTI-PORT MANIFOLD (PART #301-010-2)
9 DRIP REMOTE CONTROL VALVE. REFER TO LEGEND FOR MODEL.
10 FILTER. REFER TO LEGEND FOR MODEL.
11 40 PSI REGULATOR. REFER TO LEGEND FOR MODEL.
12 DURA 1" x 3/4" MALE ADAPTER (PART #08303-131). ONLY REQUIRED WITH 3/4" OUTLET REGULATORS. USE 1"x1" DURA THREAD ADAPTER ON 1" REGULATORS

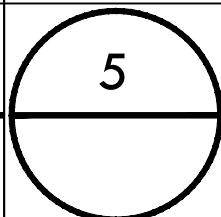


- 13 DURA 1" SLIP X 1" SWIVEL (PART #329-011) 2 TOTAL.
14 SCHEDULE 40 PVC LATERAL TO DRIP IRRIGATION
15 DURA 1" CAP (PART #348-010)
16 BUBBLER OR SPRINKLER REMOTE CONTROL VALVE. REFER TO LEGEND FOR MODEL.
17 SCHEDULE 40 PVC LATERAL TO BUBBLER OR SPRAY IRRIGATION.

- 1 SCH 40 PVC 90° ELBOW (SxS) FROM PVC MAIN LINE BELOW.
2 SCH 40 PVC PIPE. LENGTH AS REQUIRED.
3 SCH 80 PVC MALE ADAPTER.
4 CARSON 1220 RECTANGULAR PLASTIC VALVE BOX WITH LID. INSTALL PER REMOTE CONTROL VALVE DETAIL.
5 NDS 1"LO-TORQ BALL VALVE THREADED (PART #LT-1000-T)
6 DURA 1"x1" THREADED ADAPTER (PART #08303) 6 TOTAL.
7 DURA 1" MULTI-PORT MANIFOLD (PART #301-010-4)
8 DRIP REMOTE CONTROL VALVE. REFER TO LEGEND FOR MODEL.
9 FILTER. REFER TO LEGEND FOR MODEL.
10 40 PSI REGULATOR. REFER TO LEGEND FOR MODEL.
11 DURA 1" x 3/4" MALE ADAPTER (PART #08303-131) 3 TOTAL. ONLY REQUIRED WITH 3/4" OUTLET REGULATORS. USE 1"x1" DURA THREAD ADAPTER ON 1" REGULATORS



TWO REMOTE VALVE MANIFOLD DETAIL (1" VALVES ONLY)
SCALE: NONE

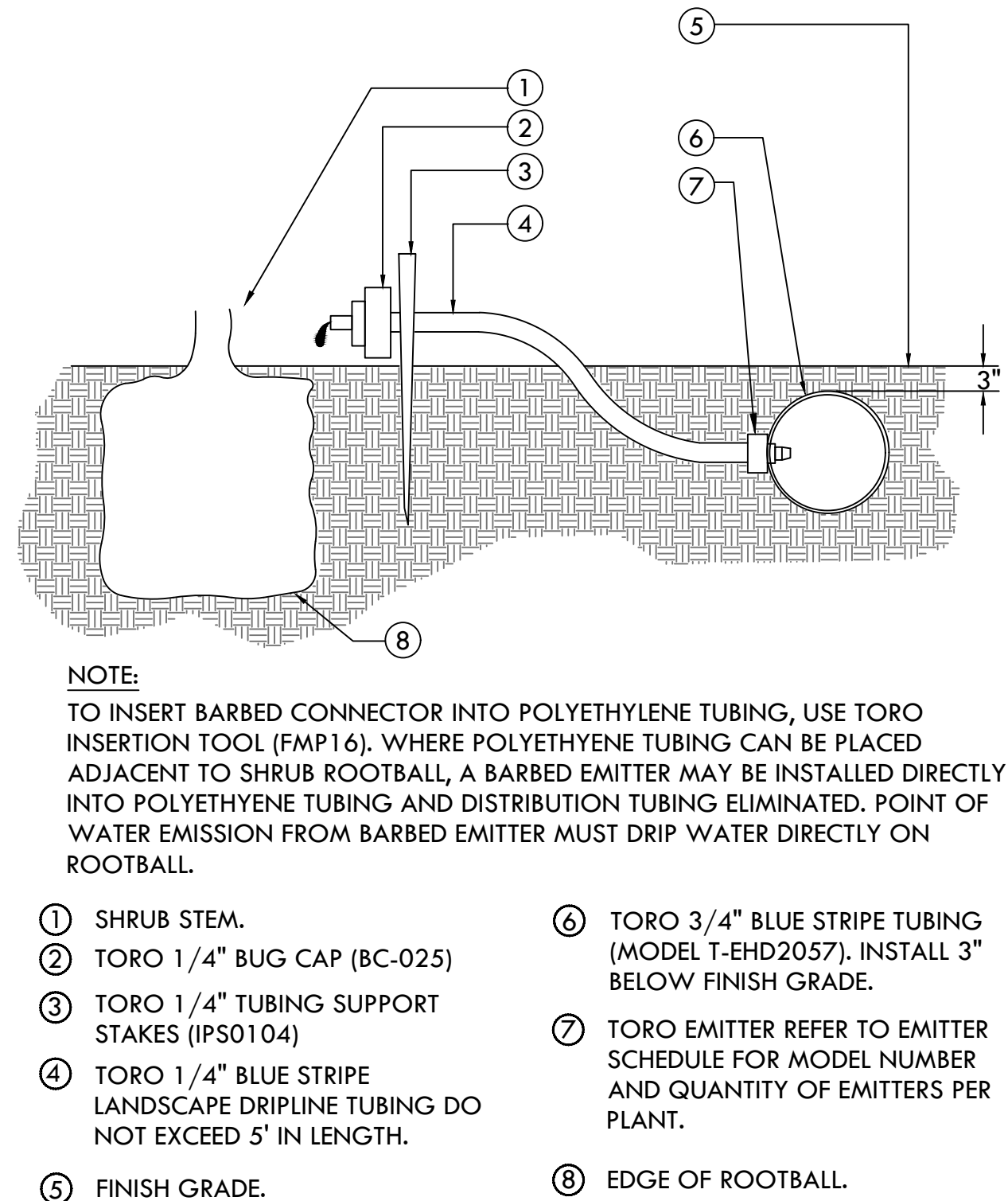
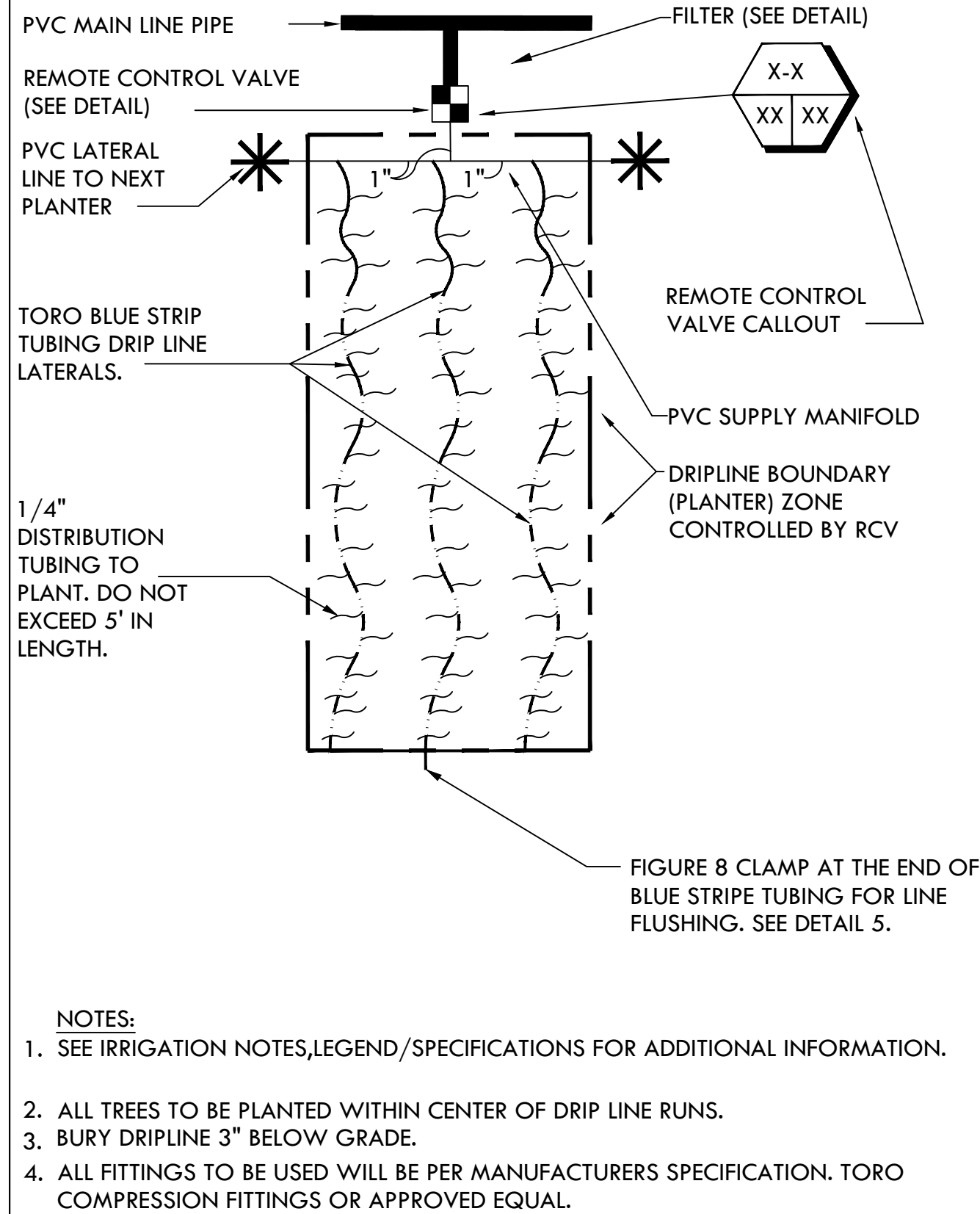
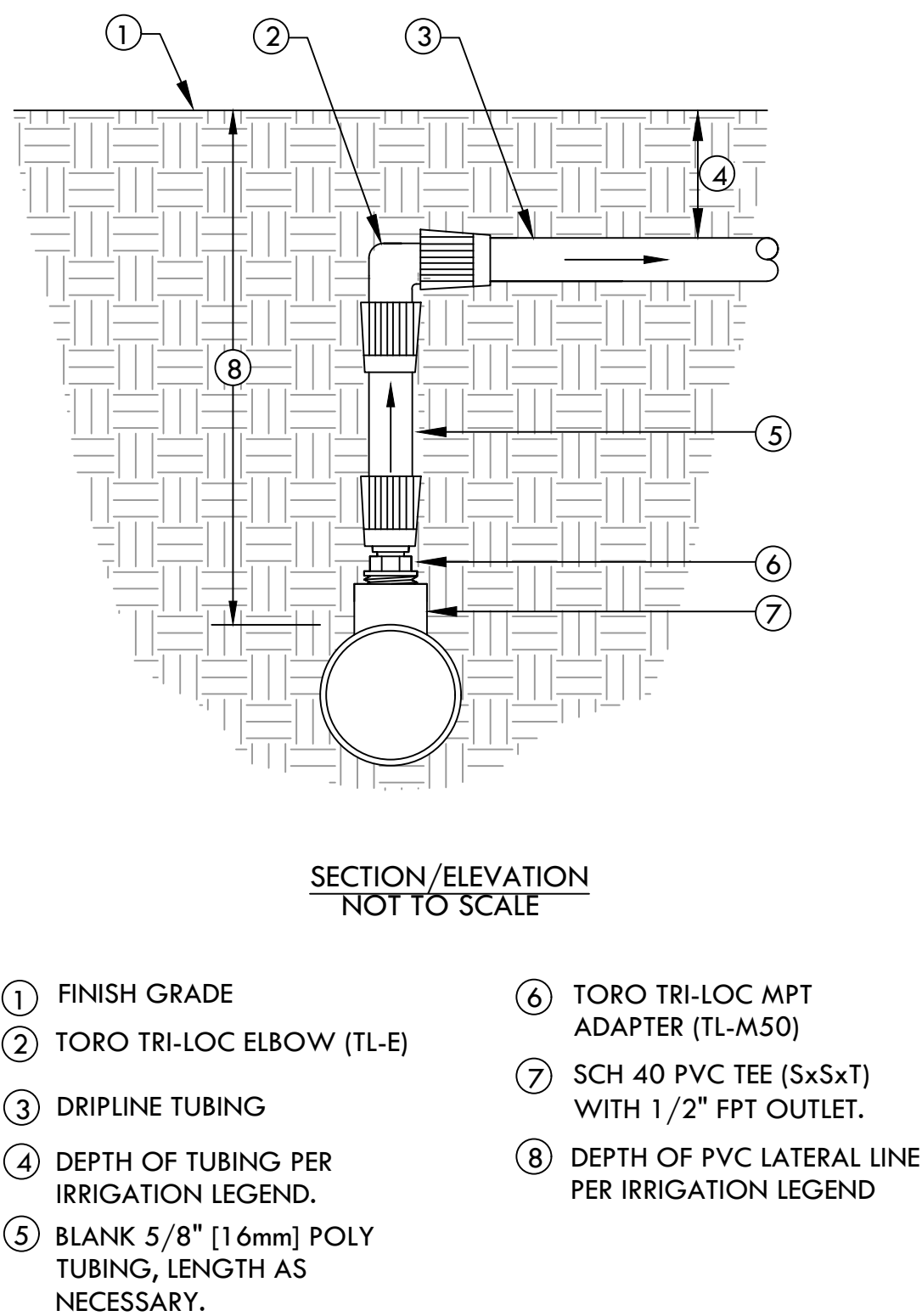
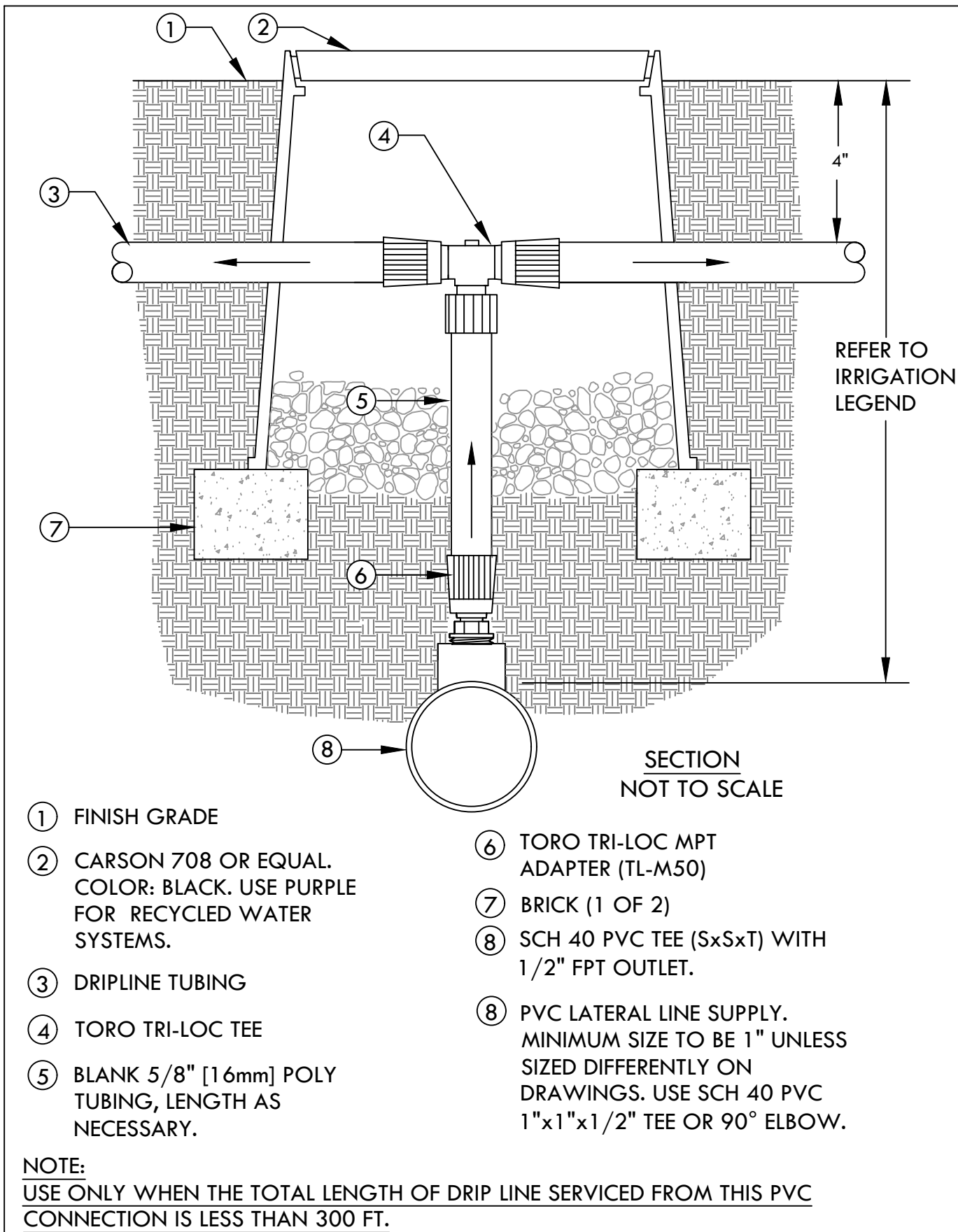


FOUR REMOTE VALVE MANIFOLD DETAIL (1" VALVES ONLY)
SCALE: NONE



NOTE: INSTALL ALL WIRING PER LOCAL CODE. 1 WEATHERTRAK LC+ CENTRAL AUTOMATIC IRRIGATION CONTROLLER SECURED TO WALL WITH APPROPRIATE FASTENERS. 2 120 VOLT ELECTRICAL POWER WIRES WITH GROUND WITHIN CONDUIT FOR AUTOMATIC CONTROLLER. SIZE AND INSTALL PER CODE. 3 1", 1-1/2" AND 2" PVC CONDUIT-SIZE AS REQUIRED. 4 CONTROL WIRING TO ELECTRIC CONTROL VALVES. 5 PVC ELECTRICAL SWEEP ELL-SAME SIZE AS CONTROL WIRE CONDUIT. 6 FINISH GRADE. 7 WALL 8 SECURE CONDUIT TO WALL WITH 'C' OR 'U' CLAMP. SIZE AS REQUIRED. 9 3/4" CONDUIT WITH #6 BARE COPPER WIRE TO GROUND ROD OR GROUND PLATE. 10 RAIN SENSOR PER SPECS. (WIRELESS SHOWN)		NOTE: MAXIMUM LINE OF SIGHT FROM RAIN SENSOR TO RECEIVER IS 300 FT. DISTANCE IS LESS IF OBSTRUCTIONS EXIST. SENSOR MUST BE INSTALLED IN "CLEAR SPACE" WHERE IT IS EXPOSED TO UNOBSTRUCTED RAINFALL AND IS CLEAR OF IRRIGATION SPRAY. 1 WIRELESS RAIN SENSOR TRANSMITTER (GUTTER MOUNTED) 2 MOUNT RAIN SENSOR ON GUTTER/EVE 3 GUTTER 4 CONTROLLER 5 RAIN SENSOR RECEIVER		1 CARSON 1220 RECTANGULAR VALVE BOX FOR FOUR VALVES OR CARSON 1419 FOR TWO VALVES 2 FINISH GRADE 3 19 GAUGE 1/2" SQUARE WIRE MESH. WRAP UP THE SIDES OF THE BOX 4 BRICK-1 EACH CORNER 5 PEA GRAVEL OR 3/4" DRAIN ROCK- 4" DEEP BELOW VALVE (NO SOIL IN VALVE BOX) 6 REMOTE CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED. REFER TO TWO OR FOUR VALVE MANIFOLD DETAIL FOR INSTALLATION INSTRUCTIONS 7 VALVE CONTROL WIRE- PROVIDE 3M-DBY SEAL PACKS AT ALL SPLICES AND 24" OF EXCESS UF WIRE IN A 1" DIAMETER COIL 8 SCH 40 PVC LATERAL LINE TO BUBBLERS OR SPRAY 9 VALVE I.D. TAG (WITH CONTROL AND STATION NUMBER).		1 CARSON 1220 RECTANGULAR VALVE BOX FOR FOUR VALVES OR CARSON 1419 FOR TWO VALVES 2 FINISH GRADE 3 19 GAUGE 1/2" SQUARE WIRE MESH. WRAP UP THE SIDES OF THE BOX 4 BRICK-1 EACH CORNER 5 PEA GRAVEL OR 3/4" DRAIN ROCK- 4" DEEP BELOW VALVE (NO SOIL IN VALVE BOX) 6 SCH 40 PVC LATERAL LINE TO DRIPLINE OR DRIP. 7 DRIP FILTER AND REGULATOR 8 REMOTE CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED. REFER TO TWO OR FOUR VALVE MANIFOLD DETAIL FOR INSTALLATION INSTRUCTIONS 9 VALVE CONTROL WIRE- PROVIDE 3M-DBY SEAL PACKS AT ALL SPLICES AND 24" OF EXCESS UF WIRE IN A 1" DIAMETER COIL 10 VALVE I.D. TAG (WITH CONTROL AND STATION NUMBER).
3 CONTROLLER OUTDOOR WALL MOUNT - WeatherTRAK LC+ SCALE: NONE		2 WIRELESS RAIN SENSOR-GUTTER MOUNT SCALE: NONE		3 BUBBLER OR SPRAY REMOTE CONTROL VALVE IN TWO OR FOUR VALVE MANIFOLD SCALE: NONE		4 DRIP REMOTE CONTROL VALVE IN TWO OR FOUR VALVE MANIFOLD SCALE: NONE
INSTRUCTIONS: 1. CENTER VALVE BOX OVER REMOTE CONTROL VALVES TO FACILITATE SERVICING VALVE. 2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA. 3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN. 4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC. 5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES. 6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.		NOTE: MAXIMUM # OF WIRES PER CONNECTOR: • 3-#14 GAUGE • 2-#12 GAUGE INSTRUCTIONS: 1. STRIP WIRES APPROXIMATELY 1/2" FROM ENDS TO EXPOSE WIRE. 2. TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT, DO NOT OVERTIGHTEN. 3. INSERT WIRE ASSEMBLY TO BOTTOM OF GEL-FILLED TUBE. CHECK TO MAKE SURE CONNECTOR HAS BEEN PUSHED PAST LOCKING FINGERS AND IS SEATED AT THE BOTTOM OF THE TUBE. 4. PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND CLOSE CAP UNTIL IT SNAPS. 5. INSPECT FINAL SPLICE ASSEMBLY THAT IT IS SECURED.		1 POP-UP LAWN SPRAY SPRINKLER. 2 WALL, WALK, CURB OR BUILDING. 3 PVC LATERAL LINE. 4 UPC APPROVED SCHEDULE 40 PVC TEE OR ELBOW. 5 FINISH GRADE. 6 1/2" [13mm] SCHEDULE 80 PVC THREADED NIPPLE (LENGTH AS REQUIRED - TYPICAL). 7 1/2" [13mm] SCHEDULE 40 PVC THREADED 90° ELL. 8 1/2" [13mm] FLEXIBLE IPS HOSE 6" [150mm] LONG WITH MALE ADAPTERS OR 1/2" x 6" [13mm x 150mm] FLEXIBLE SWING JOINT WITH A MINIMUM PRESSURE RATING OF 100 PSI [690kPa] 9 1/2" [13mm] SCHEDULE 40 PVC STREET ELL.		NOTE: SUGGESTED QUANTITY OF BUBBLERS PER TREES AND SHRUBS SIZE: • SHRUBS = 1 BUBBLER • 15 GAL OR 24" BOX = 2 BUBBLERS • 36" OR 48" BOX = 4 BUBBLERS TREE BUBBLER PLACEMENT EXAMPLES 1 BUBBLER (TO BE INSTALLED ON TOP OF ROOTBALL). 2 1/2" SCH. 40 MALE ADAPTER (2 TOTAL). 3 6" STAPLE. 4 FINISH GRADE. 5 TREE OR SHRUB ROOTBALL. 6 1/2" IPS FLEXIBLE PVC. USE WELD-ON 795 SOLVENT CEMENT OR EQUAL WHEN BONDING PVC HOSE TO FITTINGS. 7 PVC TEE (SST), ELBOW (ST) OR FEMALE ADAPTER. 8 PVC LATERAL LINE. 9 TREE STAKES. 10 TREE OR SHRUB. 11 EDGE OF ROOTBALL (TYPICAL).
5 VALVE BOX INSTALLATION SCALE: NONE		6 WEATHERPROOF WIRE SPLICE ASSEMBLY SCALE: NONE		7 POP-UP SPRAY SPRINKLER - TURF SCALE: NONE		8 TREE AND SHRUB BUBBLER SCALE: NONE



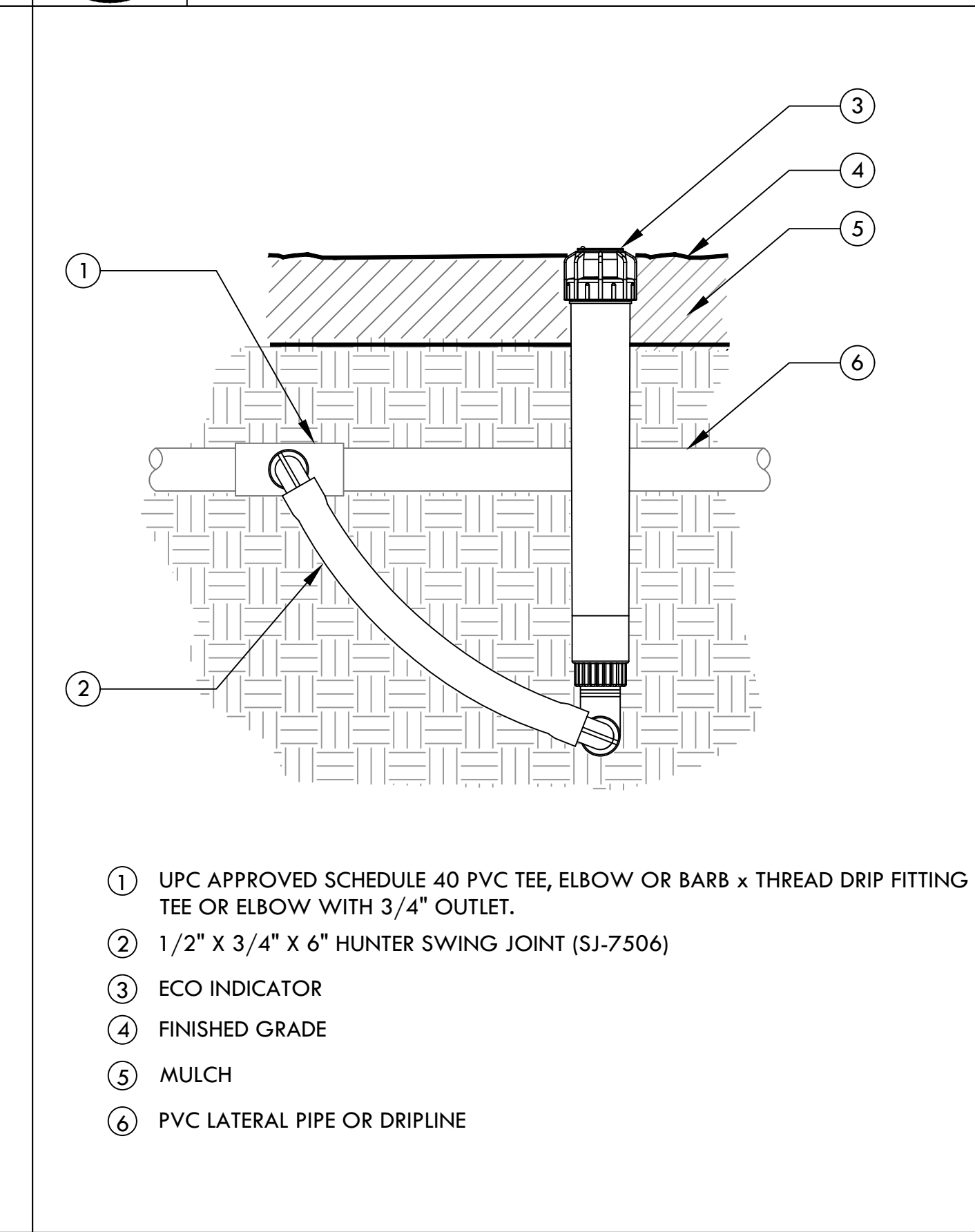
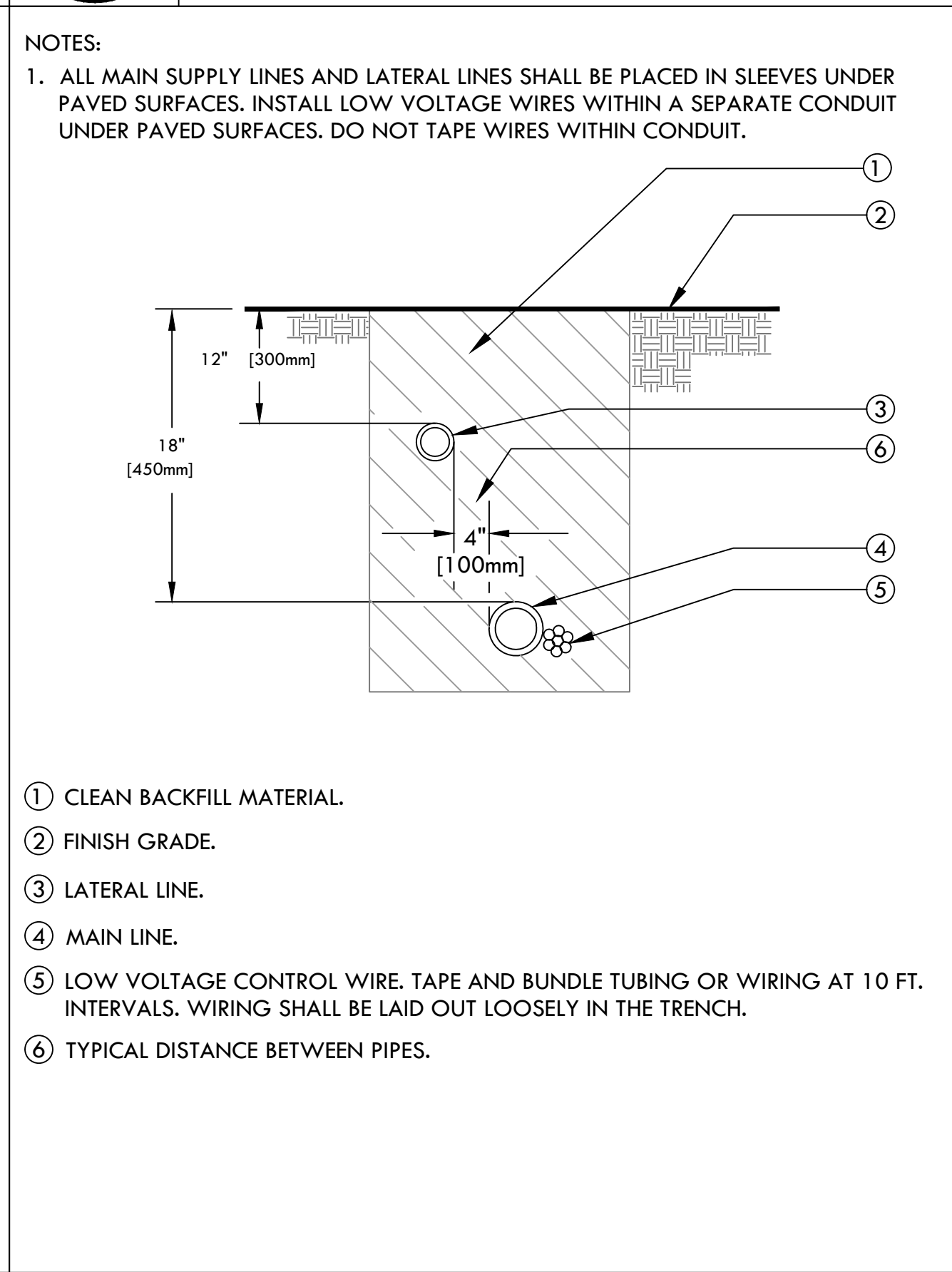
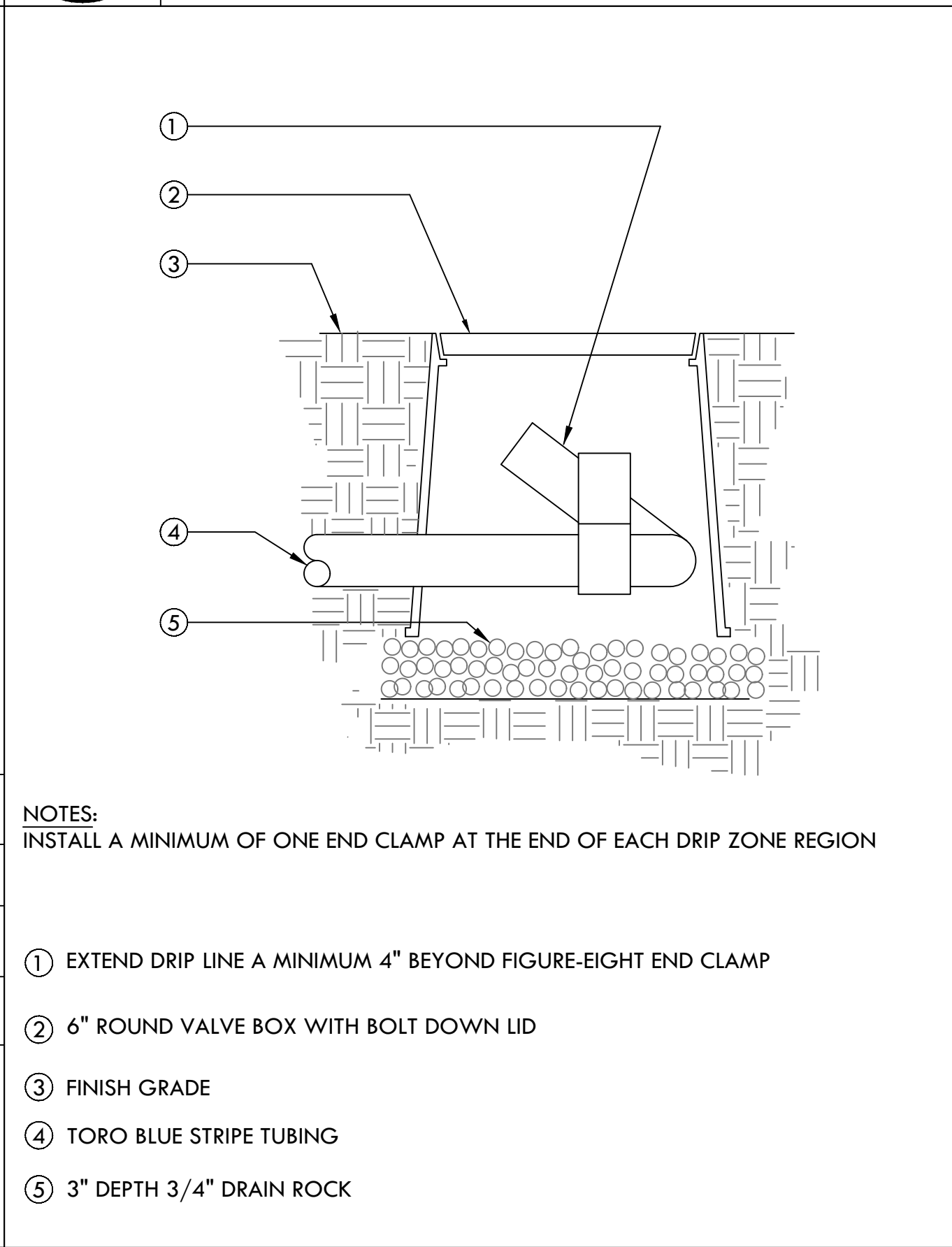
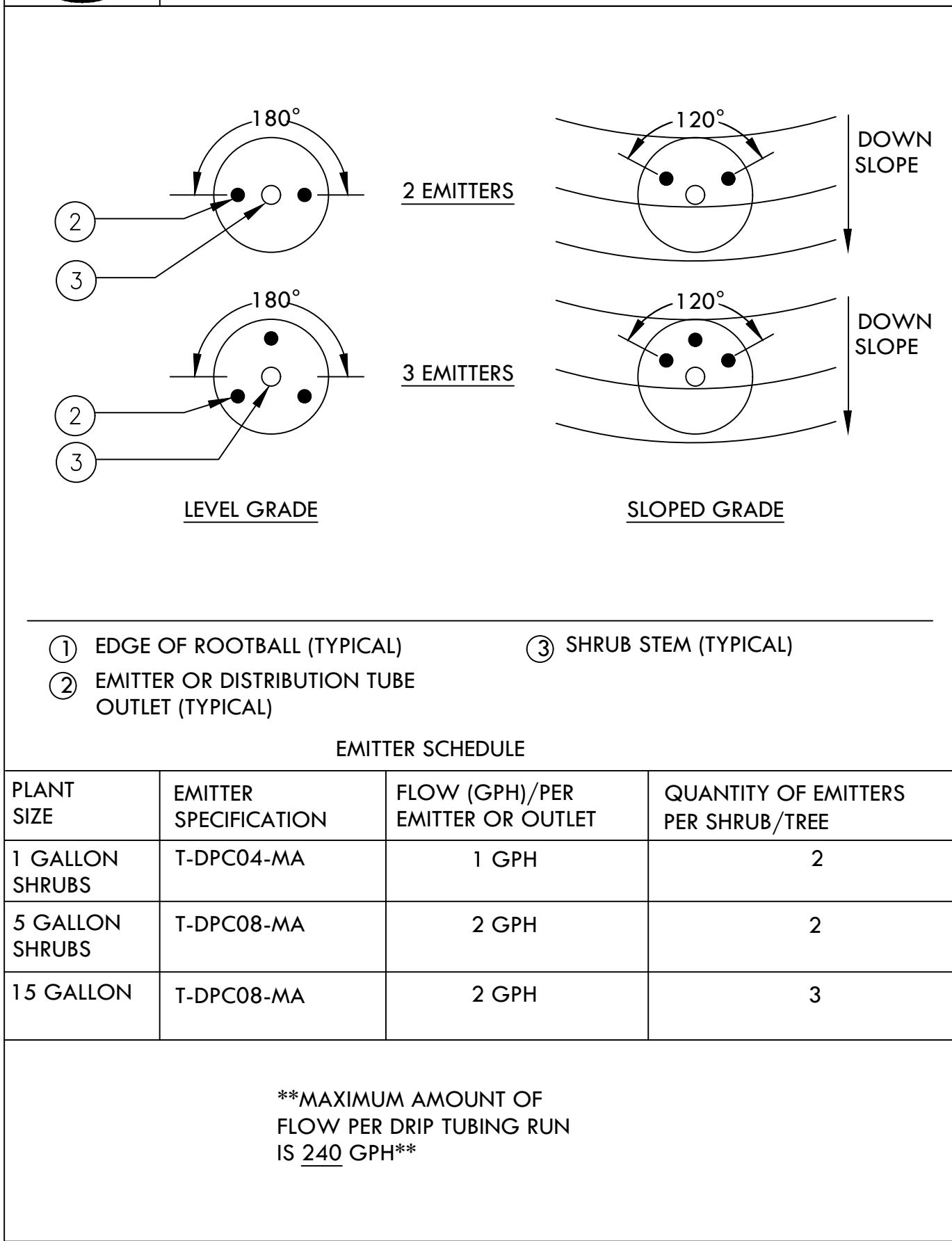


1 DRIPLINE TO PVC CONNECTION-SINGLE SOURCE DRIP AREAS ONLY
SCALE: NONE

2 DRIPLINE MANIFOLD TO ELBOW CONNECTION
SCALE: NONE

3 TORO BLUE STRIP TUBING DRIP ZONE SAMPLE LAYOUT
Scale: NONE
DET: 153

4 TORO EMITTER AND DRIP INSTALLATION WITHIN DRIPZONE
SCALE: NONE
DET:

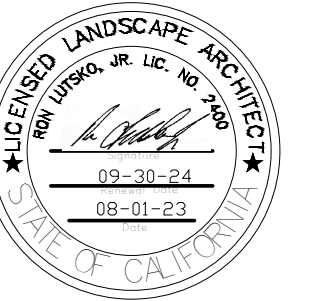


5 TORO EMITTER PLACEMENT AND SCHEDULE
SCALE: NONE
DET: EMITTER-PL/SCH

6 TORO DRIP ZONE FIGURE EIGHT END CLAMP
SCALE: NONE
DET: ----

7 TRENCHING
SCALE: NONE

8 DRIPLINE OPERATION INDICATOR
SCALE: NONE



IRRIGATION WATER USE CALCULATIONS

WATER USE ESTIMATION

WATER TYPE		POTABLE
SITE ETO=		35.9

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/E)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
1	SHRUBS/GC	LOW	0.3	DRIP	0.81	0.37	21,014	7,783	173,233	0.53	231.60	27%
2	SHRUBS/GC	LOW	0.3	SPRAY	0.75	0.40	15,797	6,319	140,644	0.43	188.03	20%
3	TREES	LOW	0.3	BUBBLER	0.81	0.37	2,560	948	21,104	0.06	28.21	3%
4	GRASSES	MOD	0.5	SPRAY	0.75	0.67	4,064	2,709	60,304	0.19	80.62	5%
5	WOODLAND	LOW	0.3	SPRAY	0.75	0.40	34,807	13,923	309,894	0.95	414.30	44%
6	POOL/SPA	HIGH	0	-	-	1.00	301	301	6,700	0.02	8.96	0%
TOTALS							78,242	31,682	705,179	2.16	942.75	100%

HYDROZONE #	HYDROZONE NAME											
-				1								0%
				TOTALS		0						0%

MAWA	GALLONS/YR	957,831
	ACRE FEET/YR	2.94
	HCF/YR	1,280.52

MAWA FORMULA	
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR	
MAWA = (ETO)(0.62)/[(LA x 0.55) + (0.45 x SLA)]	
ETO = REFERENCE EVAPOTRANSPIRATION	
0.45= ET ADJUSTMENT FACTOR	
LA=LANDSCAPED AREA (SQUARE FEET)	
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)	

ETWU FORMULA	
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR	
ETWU= ((ETO)(.62)(ETAF x LA))	
ETO = REFERENCE EVAPOTRANSPIRATION	
PF = PLANT FACTOR FOR HYDROZONES	
HA = HYDROZONE AREA (SQ.FT)	
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)	
IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP	
IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY	

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
76.8%	0.31	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	31,682
TOTAL AREA	78,242
AVG. ETAF	40.49%

LUTSKO ASSOCIATES
landscape

3295 Mission Street
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Consultant:

Stamp:



Project Name:

Pebble Beach Residence

3406 17 Mile Drive,
Pebble Beach, California

Sheet Title:

IRRIGATION WATER USE CALCULATIONS

Submittal: Date:
Planning Application 08-01-2023

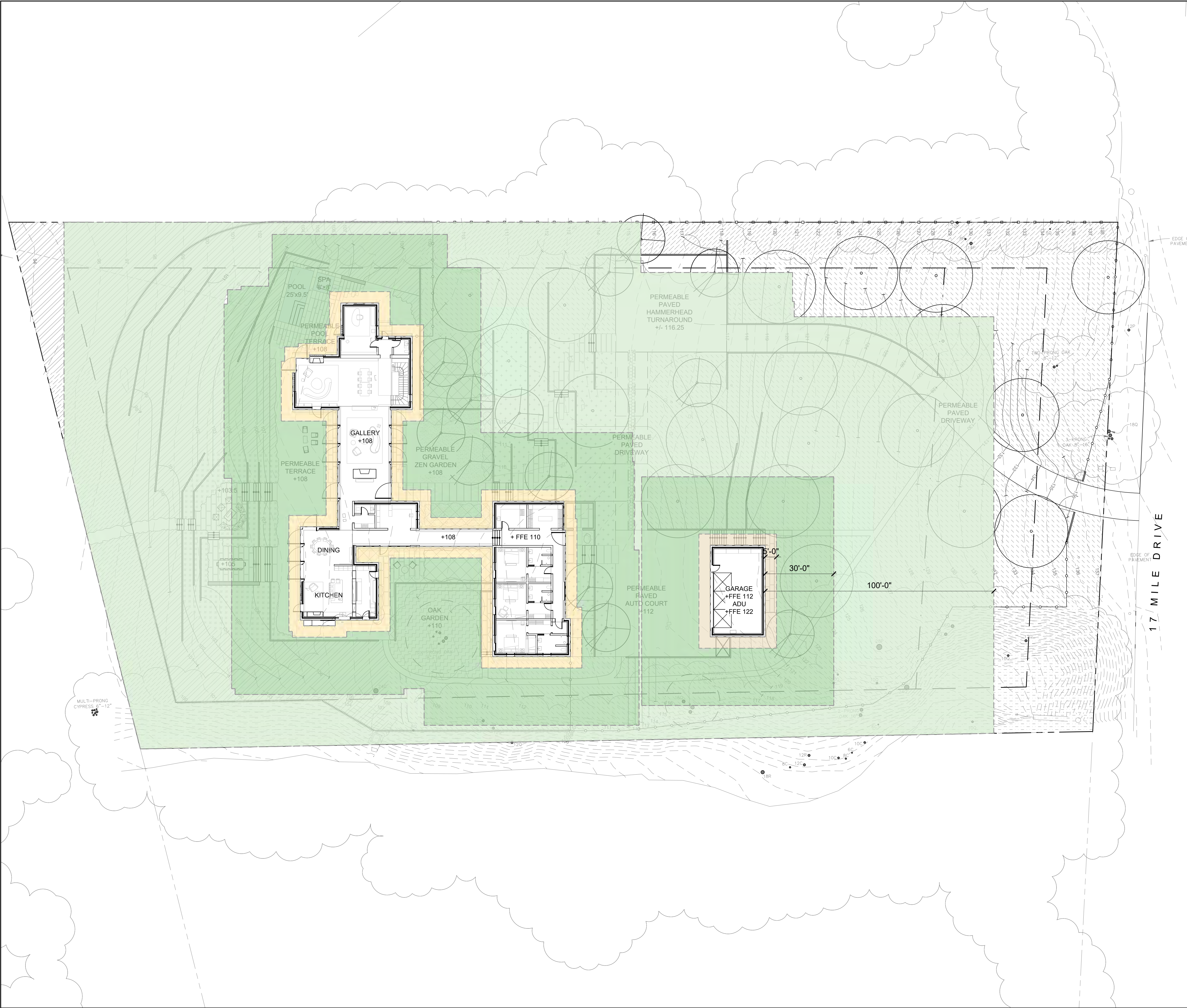
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scale: as noted

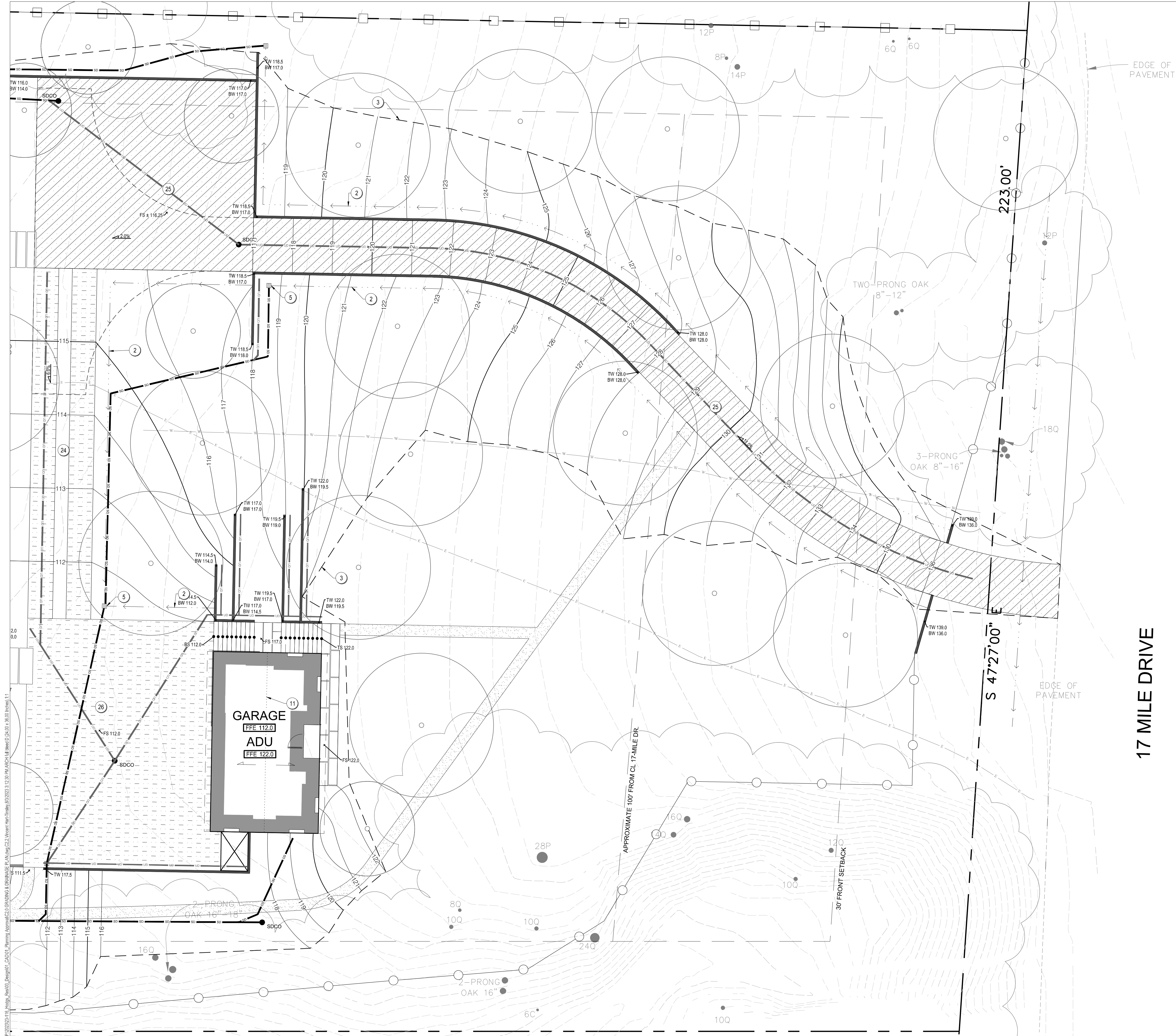
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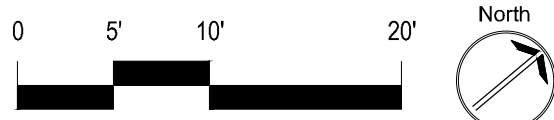


FUEL MANAGEMENT ZONES I. NON-COMBUSTIBLE ZONE (0 - 5 FEET) THE NON-COMBUSTIBLE ZONE SHOULD BE MAINTAINED WITHIN A BUFFER OF 5-FEET AROUND THE EDGE OF ALL STRUCTURES. HARDSCAPE SURFACES INCLUDING GRAVEL, STONE PAVERS, DECOMPOSED GRANITE, AND BARE SOILS ARE ALL APPROVED NON-COMBUSTIBLE SURFACES. THE FINAL LANDSCAPE PLAN SHALL CONFORM TO A DESIGN STANDARD THAT ENSURES THERE IS ADEQUATE SPACE WITHIN THE STRUCTURE BOUNDARY TO MAINTAIN A 5-FOOT NON-COMBUSTIBLE ZONE. NO WOODEN TRELLIS, CLIMBING VINES, TREES, OR SHRUB MATERIALS SHOULD BE INTEGRATED AGAINST THE STRUCTURES. 2 RESTORATION/LANDSCAPE ZONES (5 - 30 FEET) THE RESTORATION AND LANDSCAPE ZONES INCORPORATES EIGHT PLANTING TYPES AS DESCRIBED BELOW. ALL ZONES ARE PROPOSED WITH FIRE-APPROPRIATE PLANT MATERIALS AND SPACING. THE PROPOSED MEDITERRANEAN CLIMATE ORNAMENTAL ZONE PLANT MATERIALS WILL BE UTILIZED IN THE CENTRAL PORTION OF THE SITE. THESE PLANTINGS WILL CONSIST OF HERBACEOUS GROUNDCOVER, NATIVE GRASSES AND SHRUB COMPONENTS SPACED TO DECREASE RATE OF POTENTIAL FIRE SPREAD AND SITED AWAY FROM EXISTING OAK TREES TO PREVENT LADDER FUELS. SHRUBS SHOULD BE PRUNED AND MAINTAINED YEARLY TO REMOVE DEAD WOOD AND ENCOURAGE FRESH GROWTH. THE PROPOSED OAK WOODLAND AND ORNAMENTAL GARDEN-OAK WOODLAND TRANSITION PLANT ZONES WILL BE UTILIZED IN AREAS ALONG NORTH AND SOUTH PORTIONS OF THE MAIN BUILDING AND THE EASTERN PORTIONS OF THE PROPERTY. THESE PLANTINGS WILL BE A MIX OF HERBACEOUS GROUNDCOVER, NATIVE GRASSES AND SHRUB COMPONENTS, SPACED TO DECREASE RATE OF POTENTIAL FIRE SPREAD AND SITED AWAY FROM EXISTING OAK TREES TO PREVENT LADDER FUELS. SHRUBS SHOULD BE PRUNED AND MAINTAINED YEARLY TO REMOVE DEAD WOOD AND ENCOURAGE FRESH GROWTH. THE PROPOSED COASTAL SCRUB AND ORNAMENTAL GARDEN-COASTAL SCRUB TRANSITION ZONES WILL BE UTILIZED ALONG THE WESTERN PORTION OF THE SITE. PLANT MATERIALS ARE MIXED DROUGHT TOLERANT FORBS, SHRUBS AND GROUNDCOVER SPECIES SELECTED FOR LOW HAZARDOUS FUELS AND DESIGNED TO BE INSTALLED IN DISCONTINUOUS GROUPINGS. DISTANCE BETWEEN GROUPINGS TO BE AT LEAST 2 TIMES THE HEIGHT OF THE TALLEST SHRUB SPECIES. SHRUBS SHOULD BE PRUNED AND MAINTAINED YEARLY TO REMOVE DEAD WOOD AND ENCOURAGE FRESH GROWTH. THE PROPOSED SPECIMEN COAST LIVE OAK GARDEN LOCATED IN A CENTRAL PORTION OF THE SITE CONSISTS OF LOW NATIVE HERBACEOUS PERENNIALS AND GROUNDCOVERS. SPECIES ARE SELECTED TO BE OF LOW FIRE HAZARD, TO BE LOW HEIGHT, AND TO PROVIDE AN UNDERSTORY BENEFICIAL TO OAK ROOT HEALTH. THE PROPOSED NATIVE SCREENING SHRUB ZONE PLANT MATERIALS ARE UTILIZED ALONG NORTHERN AND WESTERN PORTIONS OF THE PROPERTY. PLANT SPECIES ARE DROUGHT TOLERANT NATIVE SHRUBS THAT WILL BE MAINTAINED TO PREVENT BUILDUP OF DEAD WOOD AND WILL BE SPACED AS DESCRIBED ABOVE. THE PROPOSED NATIVE SEDGE GROUNDCOVER DRIVEWAY PLANT MATERIALS WILL BE UTILIZED ALONG THE DRIVEWAY. SPECIES ARE 12" OR LESS IN HEIGHT. MAINTENANCE IN ALL RESTORATION + LANDSCAPE ZONES TO INCLUDE DEAD WOOD REMOVAL AND MAINTENANCE OF SPACING BETWEEN PLANT GROUPINGS. GRASS SPECIES IN ALL ZONES SHOULD BE CUT AFTER THE END OF NESTING SEASON (SEPTEMBER 15) TO REMOVE THATCH LAYER OF DRY INFLORESCENCE AND LEAVES. 3. FUEL REDUCTION ZONE (30-100 FEET) FUEL REDUCTION ZONES (30 TO 100 FEET) WILL BE EXTENSIONS OF THE RESTORATION ZONES AS DETAILED ABOVE. THE GOAL OF THE FUEL MODIFICATION IN THESE OUTER AREAS IS TO FIND AN EQUILIBRIUM BETWEEN FUEL REDUCTION, HABITAT RESTORATION, AND EROSION CONTROL. SHRUBS SHOULD BE PRUNED AND MAINTAINED YEARLY TO REMOVE DEAD WOOD AND ENCOURAGE FRESH GROWTH, AS DESCRIBED ABOVE. TALLER (>18") AND WOODY SUB-SHRUB OR GRASS SPECIES WILL REQUIRE PERIODIC MANAGEMENT THROUGH PRUNING TO REDUCE FUEL LOADS. THE RESTORED SHRUB SPECIES CAN TOLERATE HEAVY PRUNING OF LONGER WOODY OR DEAD LIMBS AND WILL RESPOND WITH VIGOROUS STUMP-SPROUTING. THE RETENTION OF ROOT STRUCTURES IS CRITICAL TO SOIL STABILIZATION. GRASS SPECIES SHOULD BE CUT AFTER THE END OF NESTING SEASON (SEPTEMBER 15) TO REMOVE THATCH LAYER OF DRY INFLORESCENCE AND LEAVES. DEAD LIMBS AND WOODY DEBRIS SHOULD BE REMOVED FROM SCREENING SHRUBS AND TREES IN ALL ZONES LISTED ABOVE. REMOVE ALL EXOTIC SPECIES PER THE RECOMMENDATIONS OF THE BIOLOGICAL ASSESSMENT. THE PROPOSED WEED CONTROL+RE-VEGETATION ZONE IS LOCATED ALONG SOUTHERN PORTIONS OF THE PROPERTY AT THE EXISTING RAVINE EDGE. PLANT SPECIES SHALL BE DROUGHT TOLERANT NATIVE GRASSES AND FORBS THAT PROVIDE EROSION CONTROL AND SPECIES HABITAT. GRASS AND FORB SPECIES SHOULD BE CUT REGULARLY AS DESCRIBED ABOVE.			FUEL MANAGEMENT - INTRODUCTION THIS FUEL MANAGEMENT PLAN HAS BEEN PREPARED AS A GUIDELINE FOR THE IMPLEMENTATION OF DEFENSIBLE SPACE VEGETATION MANAGEMENT FOR THE FIRE SAFETY AROUND THE RESIDENCE, GARAGE AND ACCESSORY DWELLING UNIT (ADU) AT 3406 SEVENTEEN MILE DRIVE IN PEBBLE BEACH. CALIFORNIA PUBLIC RESOURCE CODE 4291 REQUIRES LAND OWNERS TO MAINTAIN DEFENSIBLE SPACE OF 100-FEET FROM EACH SIDE OF STRUCTURES, WITH THE AMOUNT OF FUEL MODIFICATION SPECIFIC TO THE FLAMMABILITY OF THE STRUCTURES AS AFFECTED BY BUILDING MATERIAL, BUILDING STANDARDS, LOCATION AND VEGETATION TYPE. FUELS ARE TO BE MAINTAINED IN A CONDITION SO THAT A WILDFIRE BURNING UNDER AVERAGE WEATHER CONDITIONS WOULD BE UNLIKELY TO IGNITE THE STRUCTURE. THE INTENSITY OF FUELS MANAGEMENT VARIES WITHIN THE 100-FOOT PERIMETER OF THE STRUCTURE, WITH MORE INTENSE FUEL REDUCTIONS REQUIRED BETWEEN 5 AND 30 FEET AROUND THE STRUCTURE, AND AN EMBER-RESISTANT ZONE BEING REQUIRED WITHIN 5 FEET OF THE STRUCTURES. SITE SPECIFIC RECOMMENDATIONS FOR THE VARIOUS MANAGEMENT ZONES BASED ON THE RESTORED NATURAL VEGETATION COMMUNITIES OF THE PARCEL AND TREE LOCATIONS ARE INCLUDED BELOW TO COMPLY WITH STATE AND COUNTY DEFENSIBLE SPACE GUIDELINES. THE FUEL MANAGEMENT ZONES ARE SPECIFIC TO THE AREAS WHERE VEGETATION HAS BEEN REMOVED, RESTORED OR MODIFIED IN A MANNER THAT INCREASES THE LIKELIHOOD THAT STRUCTURES WILL SURVIVE WILD FIRES, IMPROVE THE DEFENSIBLE SPACE AROUND THE STRUCTURE NEEDED FOR FIREFIGHTING ACTIVITIES, AND PREVENTS DIRECT FLAME CONTACT WITH STRUCTURES. FUEL MANAGEMENT ZONES ARE CREATED TO PROTECT STRUCTURES FROM WILDFIRE BY REDUCING THE AMOUNT OF FUEL AVAILABLE FOR A WILDFIRE. THE REDUCTION IN AVAILABLE FUEL AFFECTS THE FLAME LENGTHS AND AMOUNT OF HEAT PRODUCED BY THE FIRE, AS WELL AS ELIMINATING THOSE AREAS IN LANDSCAPE WHERE EMBERS CAN IGNITE VEGETATION. TREE PRUNING MOST EXISTING TREES ON SITE ARE LOCATED AT THE PERMIMETER OF THE PROPERTY. RESTORATION AND LANDSCAPE ZONES WILL INCLUDE NEW TREE PLANTINGS. 1. WITHIN 30 FEET OF THE STRUCTURES, COAST LIVE OAK TREE BRANCHES UNDER 3 INCHES IN DIAMETER SHOULD BE REMOVED UP TO 8 FEET ABOVE THE GROUND OR PROVIDE A VERTICAL CLEARANCE OF 3 TIMES THE HEIGHT OF UNDERSTORY PLANTINGS, WHICHEVER IS GREATER TO REDUCE POTENTIALLY HAZARDOUS LADDER FUELS. 2. ALL DEAD BRANCHES SMALLER THAN 3 INCHES IN DIAMETER SHOULD BE REMOVED. 3. DEAD LIMBS GREATER THAN 3 INCHES IN DIAMETER SHALL BE REMOVED AT THE DISCRETION OF THE PROJECT ARBORIST IF SUCH LIMBS ARE DEEMED HAZARDOUS FOR HUMAN SAFETY. 4. INITIAL PRUNING SHOULD BE FOLLOWED WITH A YEARLY INSPECTION AND INTERVAL PRUNING AS NEEDED TO MAINTAIN VERTICAL CLEARANCE AND DEAD LIMB REMOVAL, ESPECIALLY WITH ANY TREE ADJACENT TO THE RESIDENCE THAT OVERHANGS THE ROOF. 5. ALL PRUNING SHOULD BE CONDUCTED OUTSIDE OF THE NESTING WINDOW (FEBRUARY 1 -SEPTEMBER 15) IN ORDER TO AVOID IMPACTS TO POTENTIAL NESTING SPECIES THAT MAY INCLUDE MIGRATORY, RAPTORS, OR OTHER LISTED SPECIES. 6. OAK WOOLAND UNDERSTORY PLANTS UNDER THE SHADOW OF OAK CANOPIES ARE GENERALLY A MATRIX OF NATIVE SHRUBS, GRASSES AND GROUNDCOVER HERBACEOUS SPECIES SUCH AS CREAM BUSH, DOUGLAS IRIS, STICKY MONKEY FLOWER, CALIFORNIA COFFEEBERRY, CHAPARRAL CURRRANT, HUMMINGBIRD SAGE, AND NATIVE GRASSES. THESE LOW-GROWING, SITE SPECIFIC INDIGENOUS, GROUNDCOVER PLANTS WILL BE UTILIZED FOR RESTORATION PLANTINGS WITH GROUPINGS OF PLANTS SPACED SO BARE OR MULCHED SOILS ARE DISTANCED AT LEAST 2 TIMES THE HEIGHT OF THE TALLEST SHRUB SPECIES. 6. NATURAL PLANT RECRUITMENT SHOULD BE ENCOURAGED BY REMOVING DEAD TREE LIMB OR OTHER ORGANIC DEBRIS ON THE GROUND (EXCLUDING MULCHING), THINNING AND/OR SPACING OF ANY LARGE NATIVE SHRUBS, AND SYSTEMATIC REMOVAL OF ANY INVASIVE SPECIES THAT MAY ENCROACH THE SITE. DRIVEWAY DRIVEWAY CLEARANCE IS REQUIRED TO MAINTAIN SAFE PASSAGE AND PROVIDE SAFE INGRESS/EGRESS FOR FIRE SAFETY EQUIPMENT AND PERSONNEL. 1. ALL TREE BRANCHES EXTENDING OVER DRIVEWAY SURFACE SHOULD BE PRUNED TO A MINIMUM 13 FOOT CLEARANCE TO ENSURE VERTICAL CLEARANCE IS MAINTAINED FOR FIRE TRUCK EQUIPMENT AND PERSONNEL. 2. LARGE TREES OR SHRUB SPECIES SHOULD BE EXCLUDED ALONG THE DRIVEWAY EDGES IN ORDER TO MINIMIZE FUEL LOADS ALONG THE ACCESS ROUTE. 3. RESTORATION SPECIES AS SPECIFIED ON THE LANDSCAPE PLAN ARE TO BE USED TO RESTORE AREAS ALONG THE DRIVEWAY WHERE INVASIVE SPECIES HAVE BEEN REMOVED. 4. MAINTENANCE OF DEAD WOODY DEBRIS/LIMBS FROM SHRUB MATERIALS SHOULD BE FLUSH CUT TO LIVE TISSUES OR PLANT BURLS.	STRUCTURES AND SITE MAINTENANCE FUEL MANAGEMENT PLANS ARE NOT STATIC AS THE LANDSCAPE AND NATURAL VEGETATION WILL CONTINUE TO CHANGE OVER TIME. LONG-TERM MAINTENANCE IS REQUIRED TO ENSURE THAT DEFENSIBLE SPACE IS MAINTAINED AND SHOULD INCLUDE VEGETATION AND STRUCTURAL MANAGEMENT. IN ADDITION TO THE PRESCRIPTIONS DESCRIBED ABOVE, THE FOLLOWING GUIDELINES WILL ASSIST IN MAINTAINING COMPLIANCE WITH DEFENSIBLE SPACE MANDATES: 1. SITE AND BUILDING MAINTENANCE TO DECREASE POTENTIAL FIRE FUELS BY MAINTAINING SURFACE LITTER INCLUDING DEAD/FALLEN OAK TREE LIMBS, AND TWIG DEBRIS. FALLEN OAK LEAF LAYER SHALL STAY IN PLACE AS A NATURAL MULCHING AND OAK ACORNS SHALL REMAIN ON SITE AS PART OF THE MULCHING TO ALLOW FOR NEXT GENERATION PIONEERING OF INDIGENOUS COAST LIVE OAK TREES. 2. REMOVAL OF DEAD, WOODY DEBRIS AND OTHER LANDSCAPE MAINTENANCE TYPE GREEN WASTE PILES. 3. RELOCATE STACKED FIREWOOD PILES TO A FIRESAFE LOCATION (NOT UNDER OAK TREE CANOPIES, AGAINST OAK TRUNKS OR WITHIN 5 FEET OF THE ADU OR RESIDENTIAL STRUCTURES) 4. PROVIDE SUFFICIENT HORIZONTAL AND VERTICAL SPACING BETWEEN VARIOUS VEGETATION TYPES AND MAINTAINED BY REMOVING DEAD AND UNHEALTHY COMBUSTIBLE MATERIALS. 5. MAINTAIN ROOF AND GUTTERS OF THE STRUCTURES FREE OF LEAVES OR OTHER DEAD VEGETATIVE GROWTH. 6. MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING THE RESIDENCE OR GUESTHOUSE FREE OF DEAD WOOD. 7. TRIM TREE LIMBS THAT EXTEND WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVE PIPE. 8. INSTALL AND MAINTAIN AT ALL TIMES A SCREEN OVER THE OUTLET OF EVERY CHIMNEY OR STOVEPIPE THAT IS ATTACHED TO A FIREPLACE, STOVE OR OTHER DEVICE THAT BURNS ANY SOLID OR LIQUID FUEL. THE SCREEN SHALL BE CONSTRUCTED OF NON-FLAMMABLE MATERIAL AND OPENINGS NOT TO EXCEED ON-HALF INCH IN SIZE. 9. ENSURE HOUSE NUMBERS ARE POSTED PER FIRE DEPARTMENT REQUIREMENTS. 10.ADJACENT PROPERTY OWNERS SHOULD BE APPROACHED TO DISCUSS FUEL MANAGEMENT ON THEIR PROPERTY THAT IS CONSISTENT WITH THE STANDARDS IN THIS FUEL MANAGEMENT PLAN	LUTSKO ASSOCIATES landscape 3295 Mission Street San Francisco, CA 94110-2002 t: 415.920.2800 Consultant: Stamp:  Project Name: Pebble Beach Residence 3406 17 Mile Drive, Pebble Beach, California Sheet Title: Fuel Management Notes Submittal: Planning ApplicationDate: 08-01-2023 Revision:Date: scale: as noted sheet: L5.2
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GRADING LEGEND	
	SPOT ELEVATION
	HARDSCAPE SLOPE
	SOFTSCAPE SLOPE
	FINISH FLOOR ELEVATION
	(P) MAJOR CONTOUR
	(P) MINOR CONTOUR
	(E) MAJOR CONTOUR
	(E) MINOR CONTOUR
	1 (E) FLOWLINE
	2 18" x 3" LANDSCAPE SWALE
	3 LIMIT OF WORK
	(P) GRADE BREAK

STORM DRAIN LEGEND	
	4 (P) AREA DRAIN
	5 (P) DRAIN INLET
	6 (P) TRENCH DRAIN
	(P) SD CLEAN OUT
	(P) DOWNSPOUT
	(P) STORM DRAIN PIPE
	(P) FOUNDATION/FRENCH DRAIN PIPE
	(P) PERIMETER DRAIN PIPE
	(P) UNDER DRAIN PIPE / BACK OF WALL DRAIN PER GEOTECHNICAL REPORT
	(P) ROCK INLET/OUTLET PROTECTION
	7 LEVEL SPREADER
	8 BUILDING OUTLINE
	9 BUILDING OVERHANG
	10 ROOF RIDGELINE ABOVE, SAP
	11 DECK, SAP
	12 PLANTED GREEN ROOF, SAP
	13 LOW SLOPE MEMBRANE ROOF, SAP
	14 WOOD & METAL TRELLIS, SAP
	15 METAL AWNING, SAP
	16 POOL
	17 SPA
	18 OUTDOOR WASH
	19 STONE PAVERS WITH GRAVEL/SAND/GRASS JOINTS
	20 GRAVEL
	21 PERMEABLE GRAVEL ZEN GARDEN
	22 OAK GARDEN
	23 TWO TRACKS OF COBBLE WITH 1/4" SAND-SWEPT JOINTS
	24 MIDDLE STRIP IS PLANTED TERRAPAVE, ORGANIC ROCK, OR SIMILAR
	25 SAND-SET COBBLE WITH 1/4" SAND-SWEPT JOINTS
	26 POOL COPING AND HOUSING, IMPERMEABLE
	27 RETAINING WALL, TYP
	28 (E) CONCRETE DRAIN STRUCTURE
	29 BASEMENT MANIFOLD, DRAIN W/ SUMP PER GEOTECH REPORT

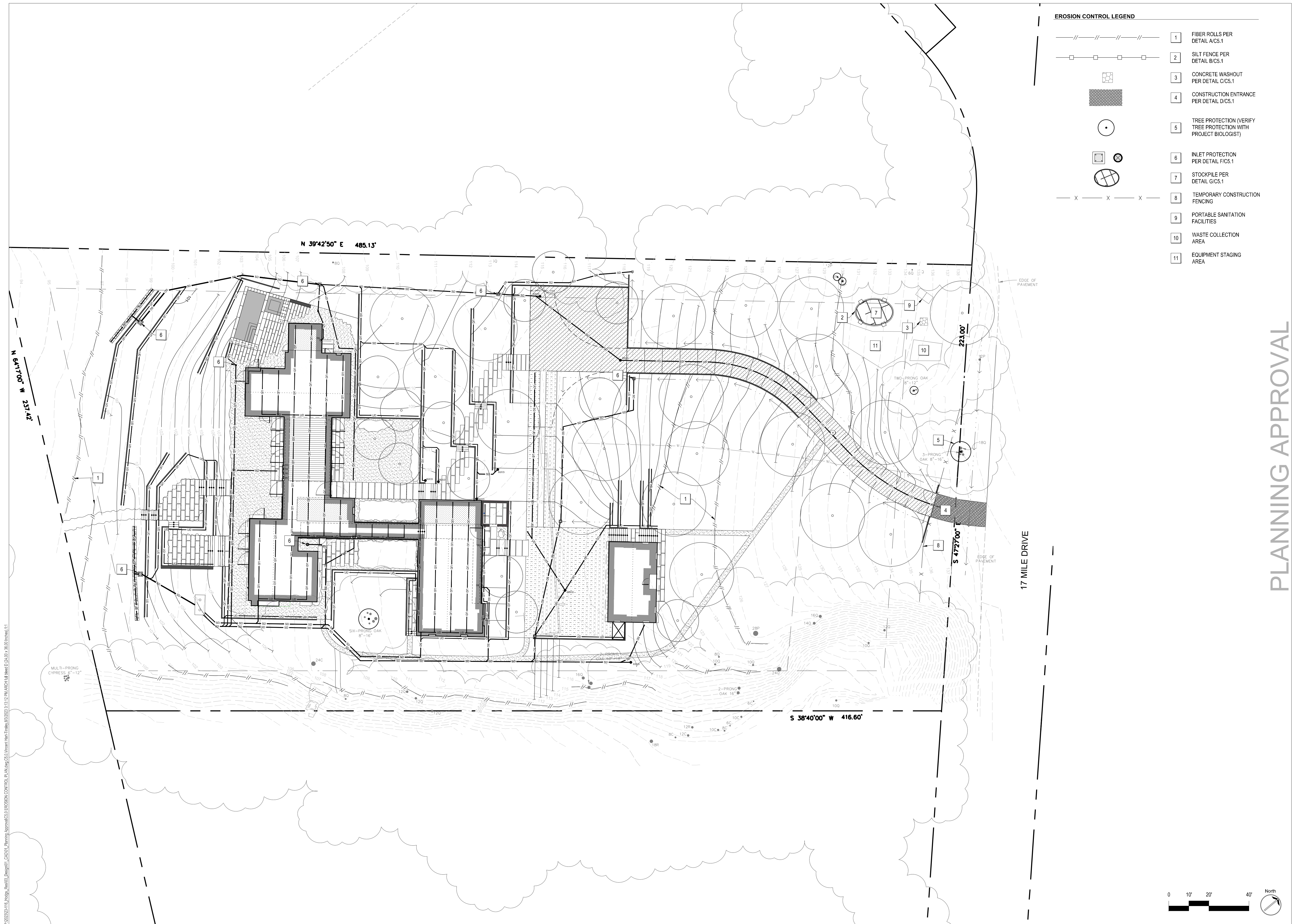


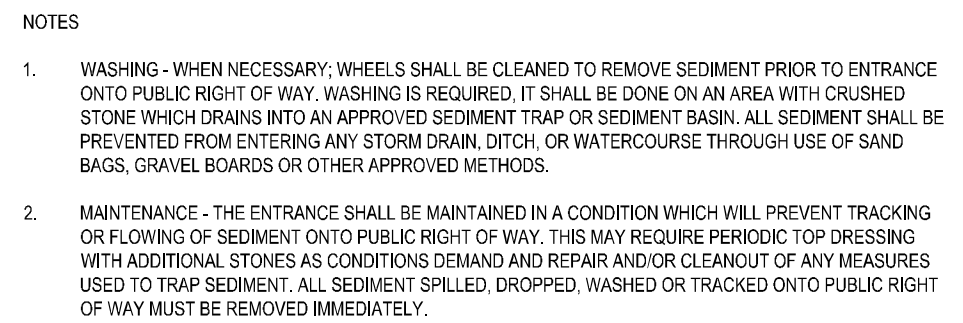
SCALE: 1" = 10'		
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NO.	DATE	REVISION

PROJECT NO. 23-116	
DATE	AUGUST 1, 2023
DRAWN	CKS/VHT
DESIGNED	VHT/DN
CHECKED	DN

HODGE RESIDENCE
HODGE RESIDENCE
3406 17 MILE DRIVE
PEBBLE BEACH CA

DRIVEWAY GRADING
& DRAINAGE PLAN







SCALE: 1" = 20'

0 1"

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NO	DATE	REVISION

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CHECKED	DN

HODGE RESIDENCE
HODGE RESIDENCE
3406 17 MILE DRIVE
PEBBLE BEACH CA

EXISTING SLOPE ANALYSIS

DRAWING NO.

C6.0

6 OF 6

