County of Monterey

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

Meeting Agenda - Final-Revised

Wednesday, September 10, 2025

9:00 AM

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

County of Monterey Planning Commission

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

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

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

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

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

Gracias por su colaboración y esperamos contar con su participación.

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

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

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

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

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

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

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

OR to participate by phone call any of these numbers below:
+ **1 669 900 6833 US (San Jose)**
+ **1 346 248 7799 US (Houston)**
+ **1 312 626 6799 US (Chicago)**
+ **1 929 205 6099 US (New York)**
+ **1 253 215 8782 US**
+ **1 301 715 8592 US**

Enter this Meeting ID number 953 1627 6581 when prompted.

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

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

a. Submit your comment via email by 5:00 p.m. on the Tuesday prior to the Planning Commission meeting. Please submit your comment to the Clerk at pchearingcomments@countyofmonterey.gov . In an effort to assist the Clerk in identifying the agenda item relating to your public comment please indicate in the Subject Line, the meeting body (i.e. Planning Commission Agenda) and item number (i.e. Item No. 10). Your comment will be placed into the record at the meeting.

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

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

Development Office located at 1441 Schilling Place, 2nd Floor, Salinas California. Documents submitted in-person at the meeting, will be distributed to the Planning Commission. All documents submitted by the public at the meeting the day of the Planning Commission must have no less than sixteen (16) copies. Comments received after the agenda item will be made part of the record if received prior to the end of the meeting.

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

INTERPRETATION SERVICE POLICY: The Monterey County Planning Commission invites and encourages the participation of Monterey County residents at its meetings. If you require the assistance of an interpreter, please contact the Monterey County Housing and Community Development Department by phone at (831) 755-5025. The Clerk will make every effort to accommodate requests for interpreter assistance. Requests should be made as soon as possible, and at a minimum 24 hours in advance of any meeting.

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

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

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

O para participar por teléfono, llame a cualquiera de estos números a continuación:
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+ **1 253 215 8782 US**
+ **1 301 715 8592 US**

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

TENGA EN CUENTA: SI TODOS LOS COMISIONADOS ESTÁN PRESENTES EN PERSONA, LA PARTICIPACIÓN PÚBLICA DE ZOOM ES SOLO POR CONVENIENCIA Y NO ES

REQUERIDA POR LA LEY. SI LA TRANSMISIÓN DE ZOOM SE PIERDE POR CUALQUIER MOTIVO, LA REUNIÓN PUEDE PAUSARSE MIENTRAS SE INTENTA UNA SOLUCIÓN, PERO LA REUNIÓN PUEDE CONTINUAR A DISCRECIÓN DEL PRESIDENTE DE LA REUNIÓN.

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

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

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

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

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

POLÍZA DE SERVICIO DE INTERPRETACIÓN: Los miembros de la Comisión de Planificación del Condado de Monterey invita y apoya la participación de los residentes del Condado de Monterey en sus reuniones. Si usted requiere la asistencia de un intérprete, por favor comuníquese con el Departamento de Vivienda y Desarrollo Comunitario localizado en el Centro de Gobierno del Condado de Monterey, (County of Monterey Government Center), 1441 Schilling Place, segundo

piso sur, Salinas – o por teléfono al (831) 755-5025. La asistente hará el esfuerzo para acomodar los pedidos de asistencia de un intérprete. Los pedidos se deberán hacer lo más pronto posible, y no más de lo mínimo de 24 horas de anticipo para cualquier reunión.

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

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

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

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

9:00 A.M. - CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

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

PUBLIC COMMENTS

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

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

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

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

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

9:00 A.M. – SCHEDULED MATTERS

1. **PLN240088 - CHING LILLY**
   Public hearing to consider the construction of a 4,312 square foot single-family dwelling with a 438 square foot attached garage and 726 square feet of porches and patios, and the removal of 27 protected trees.
   Project Location: 2825 Congress Road, Pebble Beach, Greater Monterey Peninsula Area Plan
   Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions under Section 15300.2

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

2. **PLN240207 - REY ERIC J & CLARK HARVEY C (ULLMAN CHAD W TR)**
Public hearing to consider construction of a 5,620 square foot single-family dwelling with an attached 995 square foot three-car garage, 4,800 square foot detached barn, 36,610 square foot uncovered roping arena, and associated site improvements on slopes in excess of 25%. Project includes ridgeline development and 3,500 cubic yards of grading.
Project Location: 27650 Via Quintana, Carmel, Carmel Valley Master Plan
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

Attachments: Staff Report
Exhibit A - Project Data Sheet
Exhibit B - Draft Resolution
Exhibit C - Vicinity Map
Exhibit D - LUAC Minutes dated July 21, 2025
Exhibit E - Visual Simulations
Exhibit F - Carmel Valley Road Vantage Points

3. **Referral 22.2(b) - 2010 General Plan Community Plan and Coastal Land Use Plan Updates**
a. Consider receiving an update regarding the planning status of all Community Areas designated in the 2010 General Plan and the Coastal Land Use Plans updates.
Project Location: County Wide (Unincorporated Inland and Coastal Areas);
Proposed CEQA action: Find the presentation statutorily exempt from CEQA under CEQA Guidelines section 15262 as an early discussion of possible future actions not involving commitment to a project.

Attachments: Staff Report

OTHER MATTERS

ADJOURNMENT

ADDENDUM:

Agenda Item No. 3 - Referral 22.2(b) - 2010 General Plan Community Plan and Coastal Land Use Plan Updates - Correction to include full Staff Report.

Introduced: 8/29/2025 **Current Status:** Agenda Ready

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

PLN240088 - CHING LILLY

Public hearing to consider the construction of a 4,312 square foot single-family dwelling with a 438 square foot attached garage and 726 square feet of porches and patios, and the removal of 27 protected trees.

Project Location: 2825 Congress Road, Pebble Beach, Greater Monterey Peninsula Area Plan

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

RECOMMENDATION:

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

1) Find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and

2) Approve a Combined Development Permit consisting of:

a. A Design Approval to allow the construction of a 4,312 square foot single-family dwelling with a 438 square foot attached garage and 726 square feet of porches and patios; and

b. A Use Permit to allow the removal of 27 protected trees.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**), subject to 11 conditions of approval.

PROJECT INFORMATION:

Agent: Kuan Chang

Property Owner: Lilly Ching

APN: 007-103-009-000

Parcel Size: 16,552 square feet

Zoning: Medium Density Residential with Building Site 6, Design Control, and Recreational Equipment Storage overlays or "MDR/B-6-D-RES"

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: yes

Project Planner: Joseph Alameda, Associate Planner
alamedaj@countyofmonterey.gov, 831-783-7079

SUMMARY/DISCUSSION:

The property is located at 2825 Congress Road, Pebble Beach (Assessor's Parcel Number 007-103-009-000), Greater Monterey Peninsula Area Plan. The parcel is zoned Medium Density Residential with Building Site 6, Design Control, and Recreational Equipment Storage overlays or

"MDR/B-6-D-RES". The proposed project involves the construction of a 4,312 square foot single-family dwelling with a 438 square foot attached garage and 726 square feet of porches and patios. The project also involves the removal of 27 protected trees, which is an allowed use subject to the granting of a Use Permit. Implementation of the project would require 155 cubic yards of cut and 305 cubic yards of fill. Potable water will be provided to the parcel by the Monterey Peninsula Water Management District (MPWMD), and wastewater will be handled by the Pebble Beach Community Services District.

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

Design Review

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

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

Tree Removal

The lot is heavily forested and thus, avoiding tree removal entirely is unfeasible for any reasonable development. The project includes an application for the removal of 27 protected trees. Pursuant to Title 21 section 21.64.260.D.3.a, an Arborist report (County of Monterey Library No. LIB250081; **Exhibit D**) was prepared to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. The Arborist report inventoried a total of 45 trees within the subject property and determined that most of these are in fair or poor condition. Per the project Arborist, the trees in fair condition are in average vigor for the area but are showing signs of California oak worm, pitch canker, oak branch canker, foamy bark canker, oak ambrosia beetles, oak bark beetles, and/or Phytophthora root and crown rot. As proposed, 27 trees would be removed with implementation of this project, including 22 Coast live oaks and 5 Monterey pines. No landmark trees are proposed for removal.

The single-family dwelling is consistent in size with other single-family dwellings within the surrounding neighborhood, which range in size between 4,000 to 6,000 square feet. Eighteen of the trees to be

removed are within the development footprint (structure and driveway). The remaining trees to be removed are either within grading limits or are within close proximity (5-10 feet) to the development, where greater than 50% of their critical root zones will be impacted and are therefore recommended for removal. In addition to being impacted by grading activities, the removal of these trees within close proximity to the development also helps to reduce fuel loads near the proposed residential development, consistent with State fuel management guidelines. Therefore, staff believe that the proposed tree removal is the minimum required under the circumstances of this case.

The Project Arborist concluded that the subject property is already overcrowded and does not have adequate space for the replanting of 27 trees after the construction of the single-family dwelling, while also managing onsite fuel loads. Therefore, the arborist recommends the replanting of two 15-gallon Monterey pines and eight 15-gallon coast live oaks. Replanting only ten trees also ensures the property's fuel loads can be adequately managed. If replanted on a 1:1 ratio, the replanted 15-gallon trees would be unlikely to survive due to the overcrowded condition and being outcompeted by surrounding mature trees. Accordingly, Condition No. 11 requires the applicant to replant two 15-gallon Monterey pine trees and eight 15-gallon coast live oak trees.

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

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

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

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

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

Conditions of approval
Site Plans

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

cc: Front Counter Copy; Planning Commission; Pebble Beach Community Services District (fire);

HCD-Environmental Services; HCD - Engineering Services; Environmental Health Bureau; Joseph Alameda, Project Planner; Fionna Jensen, Principal Planner; Lilly Ching, Property Owner; Kuan Chang, Agent/Architect; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN240088.

County of Monterey
Planning Commission

Agenda Item No.1

Legistar File Number: PC 25-075

Item No.1

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

September 10, 2025

Introduced: 8/29/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

PLN240088 - CHING LILLY
Public hearing to consider the construction of a 4,312 square foot single-family dwelling with a 438 square foot attached garage and 726 square feet of porches and patios, and the removal of 27 protected trees.
Project Location: 2825 Congress Road, Pebble Beach, Greater Monterey Peninsula Area Plan
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions under Section 15300.2

RECOMMENDATION:
It is recommended that the Planning Commission adopt a resolution to:
1) Find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
2) Approve a Combined Development Permit consisting of:
   a. A Design Approval to allow the construction of a 4,312 square foot single-family dwelling with a 438 square foot attached garage and 726 square feet of porches and patios; and
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The attached draft resolution includes findings and evidence for consideration (**Exhibit A**), subject to 11 conditions of approval.

PROJECT INFORMATION:
Agent: Kuan Chang
Property Owner: Lilly Ching
APN: 007-103-009-000
Parcel Size: 16,552 square feet
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Plan Area: Greater Monterey Peninsula Area Plan
Flagged and Staked: yes
Project Planner: Joseph Alameda, Associate Planner
alamedaj@countyofmonterey.gov, 831-783-7079

SUMMARY/DISCUSSION:
The property is located at 2825 Congress Road, Pebble Beach (Assessor's Parcel Number 007-103-009-000), Greater Monterey Peninsula Area Plan. The parcel is zoned Medium Density Residential with Building Site 6, Design Control, and Recreational Equipment Storage overlays or

"MDR/B-6-D-RES". The proposed project involves the construction of a 4,312 square foot single-family dwelling with a 438 square foot attached garage and 726 square feet of porches and patios. The project also involves the removal of 27 protected trees, which is an allowed use subject to the granting of a Use Permit. Implementation of the project would require 155 cubic yards of cut and 305 cubic yards of fill. Potable water will be provided to the parcel by the Monterey Peninsula Water Management District (MPWMD), and wastewater will be handled by the Pebble Beach Community Services District.

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

Design Review

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

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

Tree Removal

The lot is heavily forested and thus, avoiding tree removal entirely is unfeasible for any reasonable development. The project includes an application for the removal of 27 protected trees. Pursuant to Title 21 section 21.64.260.D.3.a, an Arborist report (County of Monterey Library No. LIB250081; **Exhibit D**) was prepared to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. The Arborist report inventoried a total of 45 trees within the subject property and determined that most of these are in fair or poor condition. Per the project Arborist, the trees in fair condition are in average vigor for the area but are showing signs of California oak worm, pitch canker, oak branch canker, foamy bark canker, oak ambrosia beetles, oak bark beetles, and/or Phytophthora root and crown rot. As proposed, 27 trees would be removed with implementation of this project, including 22 Coast live oaks and 5 Monterey pines. No landmark trees are proposed for removal.

The single-family dwelling is consistent in size with other single-family dwellings within the surrounding neighborhood, which range in size between 4,000 to 6,000 square feet. Eighteen of the trees to be

removed are within the development footprint (structure and driveway). The remaining trees to be removed are either within grading limits or are within close proximity (5-10 feet) to the development, where greater than 50% of their critical root zones will be impacted and are therefore recommended for removal. In addition to being impacted by grading activities, the removal of these trees within close proximity to the development also helps to reduce fuel loads near the proposed residential development, consistent with State fuel management guidelines. Therefore, staff believe that the proposed tree removal is the minimum required under the circumstances of this case.

The Project Arborist concluded that the subject property is already overcrowded and does not have adequate space for the replanting of 27 trees after the construction of the single-family dwelling, while also managing onsite fuel loads. Therefore, the arborist recommends the replanting of two 15-gallon Monterey pines and eight 15-gallon coast live oaks. Replanting only ten trees also ensures the property's fuel loads can be adequately managed. If replanted on a 1:1 ratio, the replanted 15-gallon trees would be unlikely to survive due to the overcrowded condition and being outcompeted by surrounding mature trees. Accordingly, Condition No. 11 requires the applicant to replant two 15-gallon Monterey pine trees and eight 15-gallon coast live oak trees.

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

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

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

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

The following attachments are on file with the HCD:
Exhibit A - Draft Resolution including:
- Conditions of approval
- Site Plans

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cc: Front Counter Copy; Planning Commission; Pebble Beach Community Services District (fire);

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Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:
CHING LILLY (PLN240088)
RESOLUTION NO. 25-
Resolution by the County of Monterey Planning Commission:

1) Finding the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2; and
2) Approving a Combined Development Permit consisting of:
   a. A Design Approval to allow the construction of a 4,312 square foot single-family dwelling with a 438 square foot attached garage and 726 square feet of porches and patios; and
   b. A Use Permit to allow the removal of 27 protected trees.

[PLN240088, Ching Lilly, 2825 Congress Road, Pebble Beach, Greater Monterey Peninsula Area Plan (APN: (007-103-009-000)]

The CHING LILLY application (PLN240088) came on for public hearing before the County of Monterey Planning Commission on September 10, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

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

EVIDENCE:

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

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) Allowed Use. The property is located at 2825 Congress Road, Pebble Beach (Assessor's Parcel Number 007-103-009-000), Greater Monterey Peninsula Area Plan. The parcel is zoned Medium Density Residential

with Building Site 6, Design Control, and Recreational Equipment Storage overlays or "MDR/B-6-D-RES". MDR zoning allows for the establishment of the first single-family dwelling as a principally allowed use. The Design Control overlay requires the granting of a Design Approval for all structures. The proposed project involves the construction of a 4,312 square foot single family dwelling with a 438 square foot attached garage, and 726 square feet of porches and patios. The project also involves the removal of 27 protected trees, which is an allowed use subject to the granting of a Use Permit. Therefore, the project is an allowed land use for this site.

c) Lot Legality. The subject property is shown in its current configuration (16,552 square feet) as Lot 9 of Tract No.852 on a Final Map entitled "Monterey Peninsula Country Club No. 6", recorded in August of 1978 (Volume 13, Cities & Towns, Page 105). Therefore, the County recognizes the subject properties as legal lots of record.

d) Review of Development Standards. The project meets all required development standards for Medium Density Residential zoning district and B overlay district, which are identified in Title 21 section 21.12.060 and 21.42.030, respectively. Pursuant to Title 21 section 21.14.060.C, development within this district shall meet the required setbacks unless combined with a "B" district. Pursuant to Title 21 section 21.42.030.F, the required setbacks in the B-6 zoning overlay are 30 feet (front), 10 percent (side), and 20 feet (rear), unless otherwise indicated on a final map. In this case, the subject property has an approved Final Map (see Finding No. 1, Evidence "c"), which established setbacks of 30 feet (front), 20 feet (north side), 10 feet (south side), and 10 feet (rear). The proposed single-family dwelling will have setbacks of 40 feet (front), 20 feet (north side), 10 feet (side), and 23 feet (rear). The MDR zoning district allows a maximum height of 30 feet for main structures, and the proposed single-family dwelling will have a height of 25 feet. The MDR zoning district allows a maximum building site coverage of 35%. The proposed project will have a building site coverage of 4,411 square feet or 27%. Therefore, the project meets all required development standards.

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

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

f) Tree Removal. The proposed project involves the removal of 27 protected trees. However, as detailed in Finding No. 6 and supporting evidence, the proposed tree removal is the minimum required under the circumstances, and the removal will not involve a risk of adverse environmental impacts. Therefore, the criteria necessary to grant a Use Permit have been met in this case.

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

h) Land Use Advisory Committee. The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review, on May 15th, 2025. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project involves a Design Approval subject to review by the Planning Commission. The LUAC voted 5-0 to support the project as proposed.

i) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240088.

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

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

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

b) Staff identified potential impacts to Geological Resources (soils), Forest Resources, Biological Resources, and Archaeological Resources. The following reports have been prepared:
   - "Geotechnical Investigation" (County of Monterey Library No. LIB250082), prepared by Wayne Ting, Fremont, CA, August 11th, 2024
   - "Biological Evaluation" (County of Monterey Library No. LIB240282), prepared by LSA, San Luis Obispo, CA, August 2024
   - "Tree Assessment" (County of Monterey Library No. LIB250081), prepared by Denise Duffy and Associates, Monterey, CA, January 16th, 2025
   - Cultural Resources Assessment" (County of Monterey Library No. LIB250222), prepared by LSA, San Luis Obispo, CA, August 2024

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

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

d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN240088.

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

EVIDENCE: a) The project was reviewed by HCD- Planning, Pebble Beach Community Services District (fire), HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) All necessary public facilities will be provided to the proposed single-family dwelling. Potable water will be provided to the parcel by the Monterey Peninsula Water Management District (MPWMD), and

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

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

d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN240088.

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

EVIDENCE:

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

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

c) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN240088.

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

EVIDENCE:

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

b) The proposed project involves construction of a 4,312 square foot single-family dwelling with a 438 square foot attached garage and 726 square feet of porches and patios, and the removal of 27 protected trees. Therefore, the project is consistent with the categorical exemption requirements of CEQA Guidelines section 15303.

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

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

e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240088.

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

EVIDENCE:

a) The project includes application for the removal of 27 protected trees. In accordance with the applicable policies of the Monterey County Zoning Ordinance (Title 21), a Use Permit is required, and the criteria to grant said permit have been met.

b) Pursuant to Title 21 section 21.64.260.D.3.a, an Arborist report (County of Monterey Library No. LIB250081) was prepared to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. The Arborist report inventoried a total of 45 trees within the subject property and determined that most of these are in fair or poor condition. Per the project Arborist, the trees in fair condition are in average vigor for the area but are showing signs of California oak worm, pitch canker, oak branch canker, foamy bark canker, oak ambrosia beetles, oak bark beetles, and/or Phytophthora root and crown rot. As proposed, 27 trees will be removed with implementation of this project, including 22 Coast Live Oaks and 5 Monterey Pines. Eighteen of these trees are within the development footprint, and the other nine trees are either within grading boundaries or are in declining health, with proposed impacts to their critical root zones. No landmark Oaks are proposed for removal.

c) The proposed tree removal is the minimum required under the circumstances of this case. The lot is heavily forested and thus, avoiding tree removal entirely is unfeasible for any reasonable development consistent with the neighborhood. The single-family dwelling is consistent in size with other single-family dwellings within the surrounding neighborhood, which range from approximately 4,000 to 6,000 square feet (see Finding No. 1, Evidence “e”). Eighteen of the trees to be removed are within the development footprint. The remaining trees to be removed are either within grading limits or are within close proximity to the development, where greater than 50% of their critical root zones will be impacted and are therefore recommended for removal. In addition to being impacted by grading activities, the removal of these trees within close proximity to the development also helps to reduce fuel loads near the proposed residential development. Removal of these trees is consistent with the recommendations of the prepared forest management plan and the State’s fuel management requirements and guidelines.

d) Policy OS-5.11 of the 2010 General Plan encourages the conservation of large, continuous expanses of native trees and vegetation to serve as most suitable habitat for maintaining abundant and diverse wildlife. As delineated on the project plans, the trees sited for removal are within the proposed footprint of development, are dead, and/or hazardous to the proposed residence. The project will retain the property’s remaining

trees, which are contiguous with the surrounding forested area of Pebble Beach. Trees to be retained will be protected with implementation of Condition No. 7.

e) Title 21 requires a 1:1 replanting of removed protected trees, unless this requirement would be detrimental to the long-term health of the remaining habitat or the replanted trees. The Project Arborist concluded that the subject property is already overcrowded and does not have adequate space for the replanting of 27 trees after the construction of the single-family dwelling, while also managing onsite fuel loads. Therefore, the arborist recommends the replanting of two 15-gallon Monterey pines and eight 15-gallon coast live oaks. Replanting only ten trees also ensures the property's fuel loads can be adequately managed. trees. If replanted on a 1:1 ratio, the replanted 15-gallon trees would be unlikely to survive due to the overcrowded condition and being outcompeted by surrounding mature trees. Accordingly, Condition No. 11 requires the applicant to replant two 15-gallon Monterey pine trees and eight 15-gallon coast live oak trees.

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

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

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

i) 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 PLN240088.

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

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

DECISION

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

1. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
2. Approve a Combined development Permit consisting of: 1) a Design Approval to allow the construction of a 4,312 square foot single-family dwelling with a 438 square foot attached garage and 726 square feet of porches and patios; and 2) a Use Permit to allow removal of 27 protected trees.

   All of which are in general conformance with the attached sketch and subject to the attached 11 conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 10th day of September, 2025 upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

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

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

NOTES

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

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

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

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

Form Rev. 5-14-2014

County of Monterey HCD Planning

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

PLN240088

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development permit (PLN240088) allows the construction of a 4,312 square foot single-family dwelling with a 438 square foot attached garage and 726 square feet of porches and patios, and the removal of 27 protected trees. The property is located at 2825 Congress Road (Assessor's Parcel Number 007-103-009-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number _____) was approved by the Planning Commission for Assessor's Parcel Number 007-103-009-000 on September 10, 2025. The permit was granted subject to 11 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

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

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

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

4. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

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

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

5. PD055 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall submit a site-specific Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval that describes how the site will be managed during construction to protect onsite and nearby sensitive resources, avoid construction nuisance impacts to nearby properties, and reduce congesting/circulation impacts to the local transportation network. The applicant shall be required to adhere to the approved CMP. The Construction Management Plan shall include the following (as applicable):

- Names and contact information (primary and secondary) of parties responsible for project during construction.
- Summary table including:
- Types of construction vehicles and number of trucks and/or vehicle trips/day.
- Quantity and extent (acreage) of grading per day (Air Quality Management District Standards).
- Hours of operation.
- Project scheduling (dates) and duration of construction.
- Map illustrating:
- Location of project (vicinity map).
- Proposed route for hauling material.
- Location of Sensitive Receptors (schools, hospitals, etc) along haul route.
- Location of stockpiles and parking for construction vehicles.
- Sensitive areas (tree protection zones, drainage, environmentally sensitive habitat, slopes, etc) where no parking, stockpiling, construction will occur.
- The CMP shall:
- Prescribe measures to reduce traffic impacts including but not limited to scheduling hauling and material deliveries off-peak hours and encouraging carpooling
- Prohibit blocking of access roads or driveways.
- Avoid impacting access to private properties by not parking on neighboring properties or impinging on the travel lane of access roads. Construction vehicles shall be encouraged to not park directly in-front of neighboring properties.
- Ensure pedestrian paths of travel are not impeded or that alternative paths of travel are provided.
- Provide adequate storage and staging areas. Staging and storage areas shall be on-site to the maximum extent possible to reduce potential noise, dust, glare, and other impacts to neighboring property.
- If on-site storage and staging areas cannot be accommodated, appropriate best management practices shall be implemented to ensure that off-site storage and staging do not adversely impact access or cause excessive noise, dust, or lighting for neighboring properties.
- The Applicant/Owner may need to obtain separate authorization to utilize off-site storage and staging areas. The owner/applicant shall be responsible for securing this authorization prior to approval of the CMP.
- Prior to the commencement of construction activities, the applicant shall post a publicly visible sign that outlines the specifics of the construction management plan, the telephone number of the on-site contractor, and the telephone number of the person to contact regarding complaints. This contact person shall respond to complaints and take corrective action within 24 hours.
- Recommendations from the project biologist, arborist, archaeologist, and/or other qualified professionals relating to construction activities shall be included in the CMP. (HCD - Planning)

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of a construction permit, the Owner/Applicant/Contractor shall prepare and submit a CMP meeting the requirements of this condition to 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 yes, they of the project.

6. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

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

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

7. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

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

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

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

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

8. PD011(A) - TREE REMOVAL

Responsible Department: Planning

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

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

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

Responsible Department: Planning

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

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

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

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

10. CC01 INDEMNIFICATION

Responsible Department: County Counsel-Risk Management

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

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

(County Counsel-Risk Management)

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

11. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

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

- Replacement ratio recommended by arborist: 2 Monterey Pine and 8 Coast Live Oak

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

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

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

One year after the planting of the replacement tree(s), the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement tree(s) and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

LILY HOUSE 2825
APN: 007-103-009
2825 CONGRESS RD., PEBBLE BEACH, CA 93953

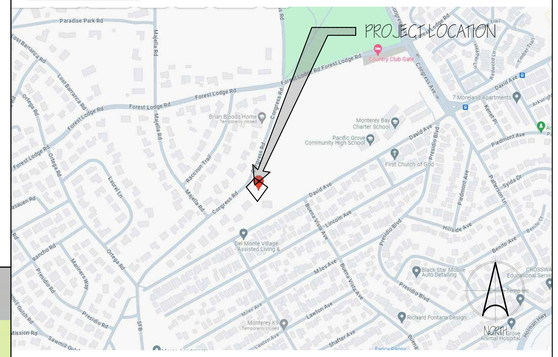
TECTONIC BUILDERS CORPORATION
10118 Bandley Dr. #E,
Cupertino, CA 95014



ASSESSOR PARCEL MAP



VICINITY MAP



SCOPE OF WORK

1. BUILD A NEW GROUND UP TWO STORY SINGLE FAMILY RESIDENCE WITH (2) CAR GARAGE ON A EMPTY LOT
2. REMOVE (29) EXISTING TREES PER FUEL MANAGEMENT PLAN AND BUILDING OUTLINE, DETAILS SEE LANDSCAPE PLANS AND ARBORIST REPORT.

PROJECT DATA

LOT LOCATION:	2825 CONGRESS RD., PEBBLE BEACH, CA 93953
APN:	007-103-009
PLANNING DEPARTMENT:	COUNTY OF MONTEREY 1441 SCHILLING PLACE, SALINAS, CA 93901
OCCUPANCY GROUP:	R-3/ U
CONSTRUCTION TYPE:	TYPE V-B
ZONING DISTRICT:	MDR/ B-6-D-RES
NUMBERS OF STORIES:	2
SITE SIZE (EQUAL TO NET SITE AREA):	16,330 SF
FAR 35% :	5,715 SF
LOT COVERAGE: 35% :	5,715 SF
EXISTING SF:	0 SF (EXISTING EMPTY)
PROPOSED FLOOR AREA SF:	4,312 SF

REQUIRED SETBACKS

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

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

MAIN HOUSE (4 MASTERS W/ 2 CAR GARAGE)
PROPOSED FLOOR AREA SF: 4,312 SF

LOT COVERAGE (35%):	5,715SF
1ST FLOOR:	3,247 SF
GARAGE:	438 SF
PATIO:	400 SF
PORCH:	326 SF
PROPOSED TOTAL: 27%	4,411 SF OK

FAR AREA (35%):	5,715SF
1ST FLOOR:	3,247 SF
GARAGE:	438 SF
2ND FLOOR:	1,065 SF
PROPOSED TOTAL: 29%	4,750 SF OK

WATER SHED CALCULATION:
IMPERVIOUS AREA LIMITATION: 9,000SF

DRIVEWAY PAVER:	2567 SF
WALKWAYS:	52 SF
PATIO:	400 SF
PORCH:	327 SF
EXTERIOR STAIRS:	92 SF
1ST FLOOR:	3,247 SF
GARAGE:	438 SF
2ND FLOOR:	1,065 SF
TOTAL	7,988 SF OK

PROJECT DIRECTORY

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

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

SURVEY: CENTRAL COAST SURVEYORS
5 HARRIS COURT, STE N-11
MONTEREY, CA 93940
650-825-6466
DAVID EDSON DAVE@CCSURVEYORS.COM

CIVIL ENGINEER: C3 ENGINEERING INCORPORATED
126 BONIFACIO PLACE SUITE C
MONTEREY, CA 93940
831-647-1192
JENNIFER P. RUDOLPH, P.E. 050
JRUDOLPH@C3ENGINEERING.NET

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

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

BUILDING CODES

ALL PLANS TO COMPLY WITH THE FOLLOWING:

2

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

SHEET INDEX

ARCHITECTURAL

A0.0 COVER SHEET

SURVEY- TOPO MAP

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

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

L1 PLANTING PLAN
L2 DETAILS
L3 WILDFIRE PROTECTION
L4 HYDROZONE PLAN
L5 DETAILS

LICENSED ARCHITECT
LARRY L. WANG
C-31807
STATE OF CALIFORNIA

PLAN CHECK SET

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DATE: 01/27/2025
DRAWN: KC
CHECKED: LW
REVISIONS BY:
2 2ND PLANNING SUBMITTAL
3 3RD PLANNING SUBMITTAL

RELEASED BY:
2024_03_22_PRELIMINARY_ARB_PLANNING SUBMITTAL
2024_09_26_1ST_PLANNING SUBMITTAL
2025_01_27_2ND_PLANNING_SUBMITTAL
2025_04_28_3RD_PLANNING_SUBMITTAL

JOB NO:

LILLY HOUSE 2825
2825 CONGRESS RD.,
PEBBLE BEACH, CA 93953

JURISDICTION APPROVAL STAMP:

SHEET INFO

COVER SHEET

SHEET NO.

A0.0

OF -- SHEETS

CONGRESS ROAD
(A PRIVATE ROAD WIDTH VARIES)

A.C. CURB

A.C. PAVEMENT

2-WATER METERS

MAILBOX

FOUND 3/4" IRON PIPE W/PLASTIC PLUG STAMPED, "RCE15310"

CONC. PAVERS

KEYPAD

STONE PILLAR

GATE MOTOR

UTILITY POLE

2-4" DIA. DRAIN OUTLETS

DIRT

Δ 9°12'16" L=100.61' R=626.27'

P.U.E.

WROUGHT IRON FENCE

VEHICLE GATE

STONE PILLAR

GATE MOTOR

FOUND 3/4" IRON PIPE W/PLASTIC PLUG STAMPED, "RCE15310"

CENTERLINE OF POSSIBLE 12' WIDE FENCE EASEMENT (SEE NOTE #6)

B.S.L.

20.0'

N 56°30'00" W 130.72'

PARCEL "C"

SET MAG. NAIL IN CONCRETE PAVERS
BENCHMARK
ELEV.=237.00'(APPROX. NAVD88)

6" PINE

POSSIBLE DRIVEWAY EASEMENT (SEE NOTE #7)

CATV VAULT

UTILITY VAULT

PAVER BORDER

FOUND 3/4" IRON PIPE W/PLASTIC PLUG STAMPED, "RCE15310"

LOT 9
TRACT NO. 852
VOL. 13 - C&T - PG. 105
APN: 007-103-009

N 40°24'00" W 146.94'

S 33°30'00" W 140.71'

10.0' P.U.E.

LOT 8

LOT 10

SCALE: 1" = 8'

LEGEND:

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

NOTES:

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

   ELEVATION = 237.00 FEET (APPROX. NAVD88)
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 5" ARE NOT SHOWN.
6. EASEMENTS AS DEPICTED IN EASEMENT AGREEMENT EXECUTED APRIL 20, 2023 WHICH MAY OR MAY NOT HAVE BEEN RECORDED, AND WHICH A CURRENT TITLE REPORT WOULD DISCLOSE.
7. POSSIBLE DRIVEWAY EASEMENT DESCRIBED IN 2022 BUT NOT REFERRED TO IN EASEMENT AGREEMENT CITED IN NOTE 6.

LICENSED LAND SURVEYOR
DAVID L. DOSON
No. 8074
STATE OF CALIFORNIA

TOPOGRAPHIC MAP

OF

LOT 9 IN TRACT NO. 852
AS SHOWN ON THE MAP ENTITLED,
"TRACT NO. 852, MONTEREY PENINSULA COUNTRY CLUB NO. 6..."
FILED IN, VOL. 13 - CAT - PG. 105
OFFICIAL RECORDS OF MONTEREY COUNTY

PEBBLE BEACH COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR
Lily Ching

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

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

APN: 007-103-009

GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

GRADING AND DRAINAGE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

UNDERGROUND UTILITIES

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

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

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

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

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

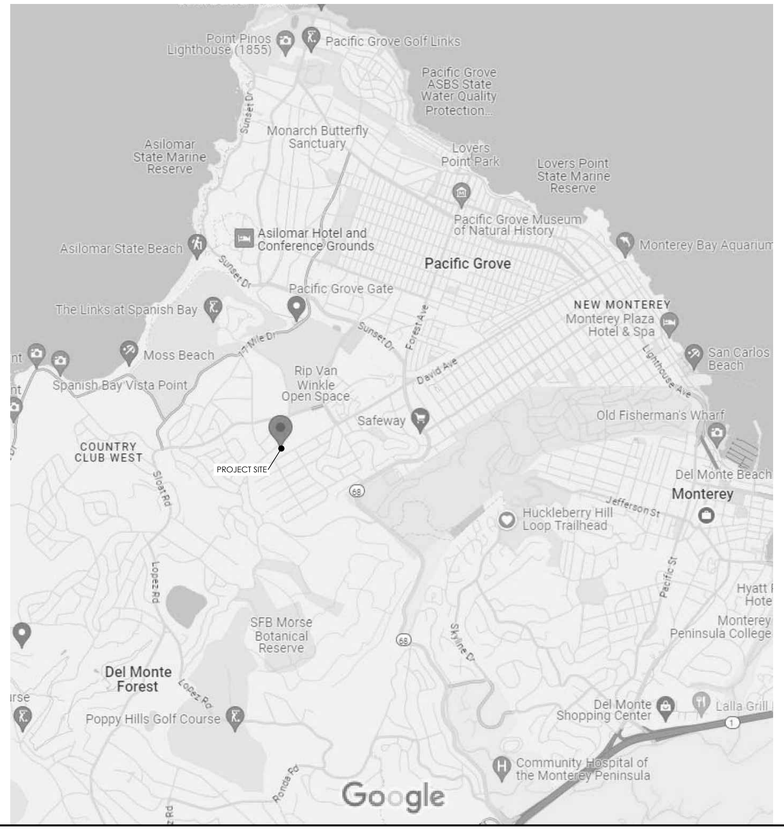
ABBREVIATIONS

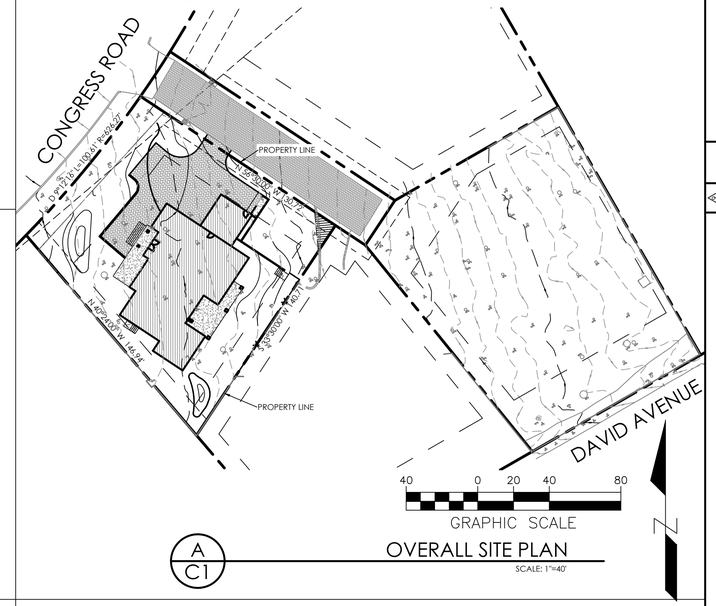
(E)	EXISTING
FG	FINISH GROUND GRADE
FF	FINISH FLOOR
FL	FLOW LINE
FP	FINISH PAVEMENT GRADE
G	GROUND
M.E.	MATCH EXISTING
(N)	NEW
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB GRADE
(TYP)	TYPICAL
W	WATER

SHEET INDEX

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

VICINITY MAP





GRADING AND DRAINAGE PLAN FOR SINGLE FAMILY RESIDENCE

LAND DISTURBANCE

LAND DISTURBANCE AREA = 10,780 SF

GRADING QUANTITIES

EARTHWORK QUANTITIES:

CUT = 70 CY
FILL = 356 CY

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

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	EASEMENT	
	DRAINAGE FLOW LINE	
	SAWCUT	
	GRADE BREAK	
50	MAJOR CONTOUR	50
49	MINOR CONTOUR	49
	RETAINING WALL (BY OTHERS)	
	FOUNDATION DRAINS (PERFORATED)	
	STORM DRAIN	SD
×405.46	SPOT ELEVATION	TC 49.99
	DRAINAGE FLOW	
	PAVERS	
	CONCRETE PAVEMENT	
	BUILDING	

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

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

FOR PLANNING

TITLE SHEET

NEW RESIDENCE FOR:
2825 CONGRESS ROAD
PEBBLE BEACH, CA
APN 007-103-009

SCALE:	AS NOTED
DATE:	1/17/2025
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	C1
OF 4 SHEETS	
PROJECT#	124108

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Drawing file: Z:\Projects\124108 Tectonic–2825 Congress PB\dwg\124108 Grading Plan.dwg
Plotted: Jan 17, 2025 – 2:31pm

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

REV.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
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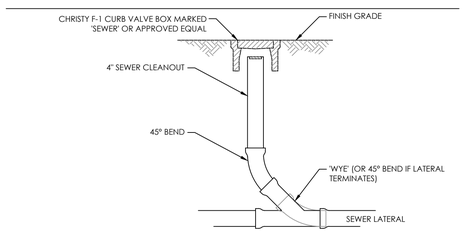
FOR PLANNING

GRADING AND DRAINAGE PLAN

NEW RESIDENCE FOR:
2825 CONGRESS ROAD
PEBBLE BEACH, CA
APN 007-103-009

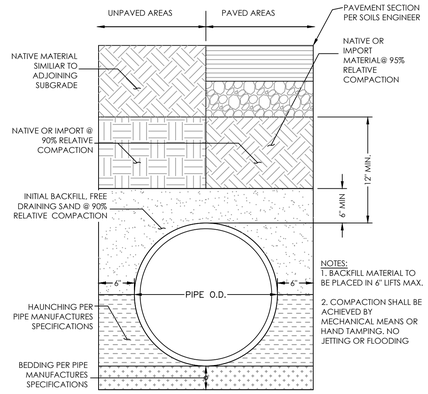
SCALE:	AS NOTED
DATE:	1/17/2025
DESIGN BY:	JPR
DRAWN BY:	JPR
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SHEET NUMBER:	C2
OF 4 SHEETS	
PROJECT#	124108

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Plotted: Jan 17, 2025 – 2:31pm



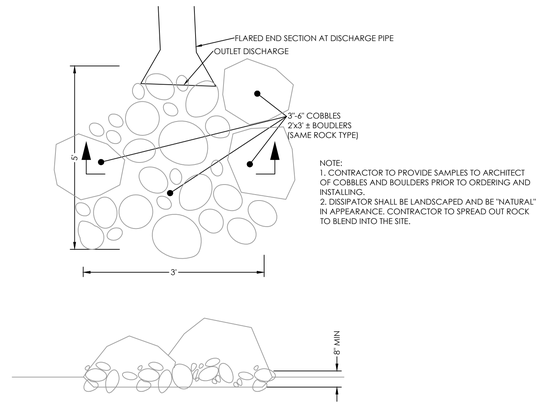
A C3 STORM DRAIN CLEANOUT

NTS



B C3 TRENCH BACKFILL

NTS



C C3 ENERGY DISSIPATOR

NTS

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Drawing file: Z:\Projects\124108 Tectonic-2825 Congress PB\dwg\124108 Grading Plan.dwg
Plotted: Jan 17, 2025 - 2:31pm

BY	DESCRIPTION	DATE	REV.

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

FOR PLANNING

CONSTRUCTION DETAILS

NEW RESIDENCE FOR:
2825 CONGRESS ROAD
PEBBLE BEACH, CA
APN 007-103-009

SCALE:	AS NOTED
DATE:	1/17/2025
DESIGN BY:	JPR
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OF 4 SHEETS	
PROJECT#	124108

GENERAL NOTES

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

MONTEREY COUNTY INSPECTIONS

1. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.
2. DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPS INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION, THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.
3. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT TO ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

GOOD SITE MANAGEMENT "HOUSEKEEPING"

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

WASTE MANAGEMENT POLLUTION CONTROL

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

EROSION CONTROL (SOIL STABILIZATION)

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

SEDIMENT CONTROL

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

TRACKING CONTROL

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

WIND EROSION CONTROL

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

NON-STORMWATER MANAGEMENT POLLUTION CONTROL

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

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Drawing file: Z:\Projects\124108 Tectonic-2825 Congress PB\dwg\124108 Grading Plan.dwg
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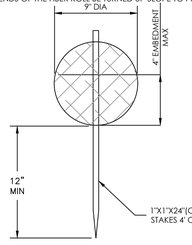
INSTALLATION
1. USE 1"X1"X2' OR 1"X1"X3' WOOD STAKES, DEPENDING ON THE SOIL AND SLOPE CONDITIONS. USE LONGER STAKES IN LOOSE SOIL, SHORTER STAKES IN DENSER SOILS.

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

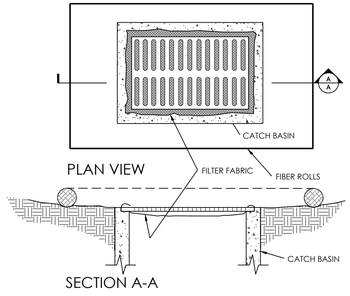
3. PLACE FIBER ROLLS SECURELY IN THE TRENCH SO THAT SILT LADEN RUN-OFF PASSES OVER OR THROUGH, NOT UNDER THE FIBER ROLL.

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

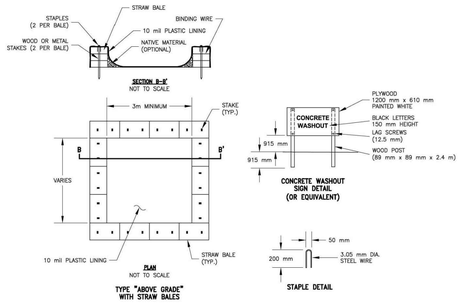
5. CASQA RECOMENDS THE ENDS OF THE FIBER ROLL BE TURNED UP-SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE ROLL.



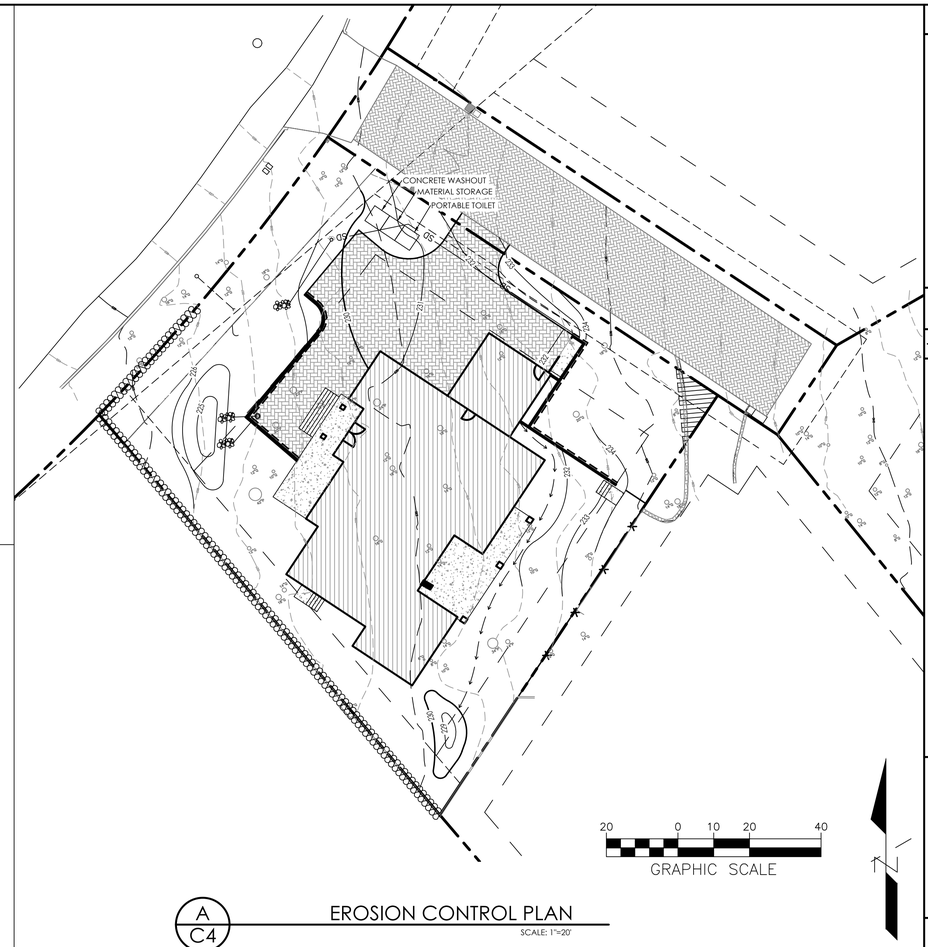
B / C4 — FIBER ROLL
NTS



C / C4 — INLET PROTECTION
NTS



D / C4 — CONCRETE WASHOUT
NTS



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



F / C4 — CONSTRUCTION HAUL ROUTE
NTS

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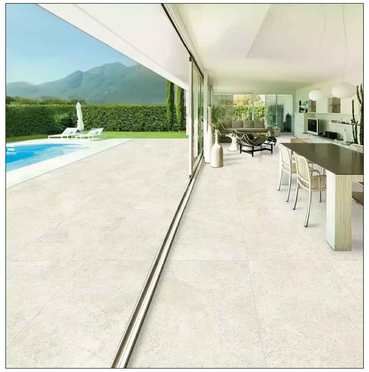
FOR PLANNING

EROSION CONTROL PLAN

NEW RESIDENCE FOR:
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PEBBLE BEACH, CA
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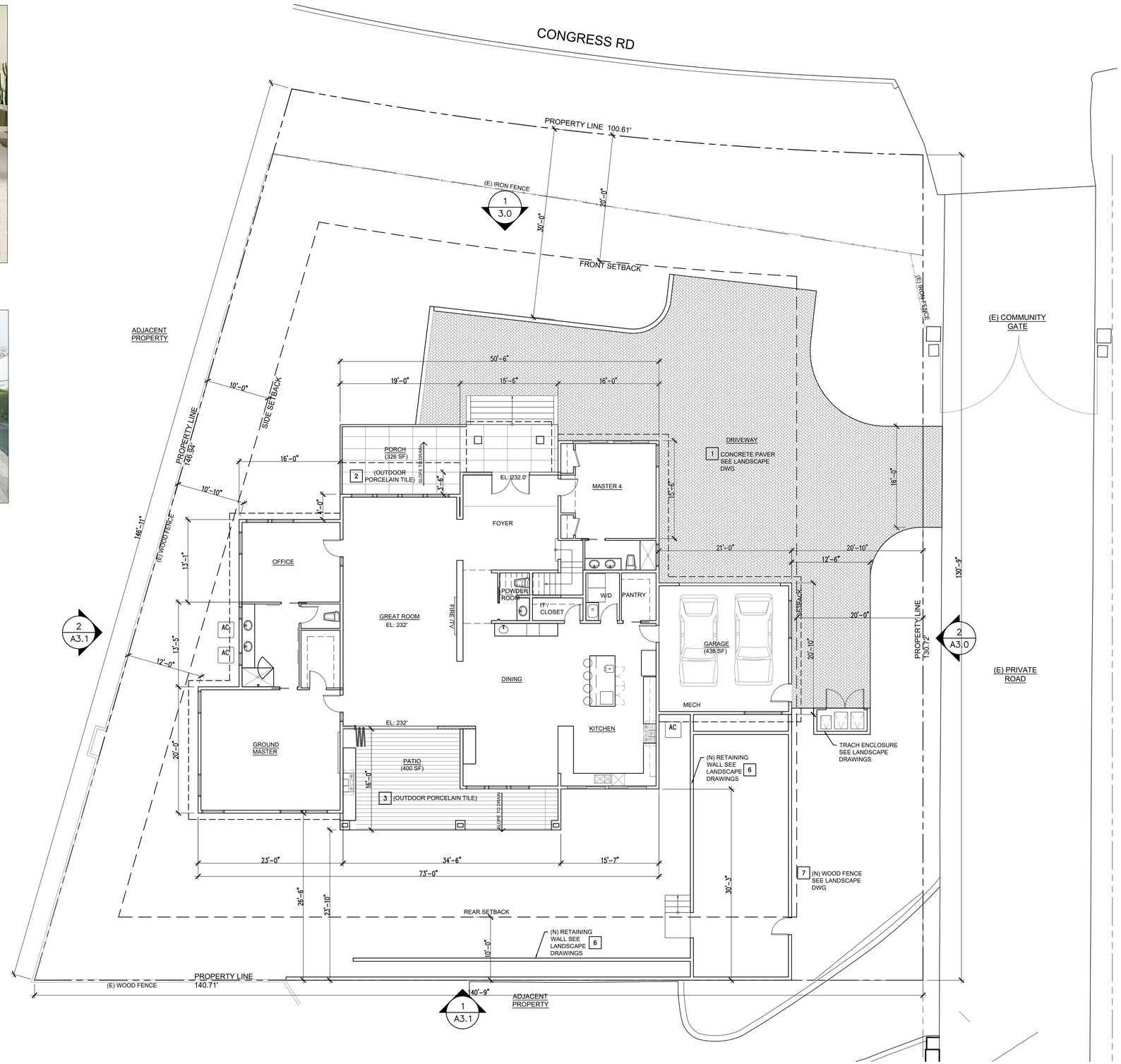
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OF 4 SHEETS
PROJECT# 124108



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



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



MATERIAL LIST

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

PROJECT INFORMATION

LOT:		16,330 SF
FAR:	35%	5,715 SF
LOT COVERAGE	35%	5,715 SF

MAIN HOUSE (4 MASTERS)

LOT COVERAGE	35%	5,715 SF
1ST FLOOR:		3,247 SF
GARAGE:		438 SF
PATIO:		400 SF
PORCH:		326 SF
TOTAL	27%	4,411 SF OK

FAR AREA	35%	5,715 SF
1ST FLOOR:		3,247 SF
GARAGE:		438 SF
2ND FLOOR:		1,065 SF
TOTAL	29%	4,750 SF OK

WATER SHED CALCULATION

IMPERVIOUS AREA MAX.:	9,000SF
DRIVEWAY PAVER:	2,367 SF
WALKWAYS:	52 SF
PATIO:	400 SF
PORCH:	327 SF
EXTERIOR STAIRS:	92 SF
1ST FLOOR:	3,247 SF
GARAGE:	438 SF
TOTAL	6,923 SF OK

CHING RESIDENCE 2825

2825 CONGRESS RD., PEBBLE BEACH, CALIFORNIA

SITE PLAN

SCALE: 1/8" : 1'

N

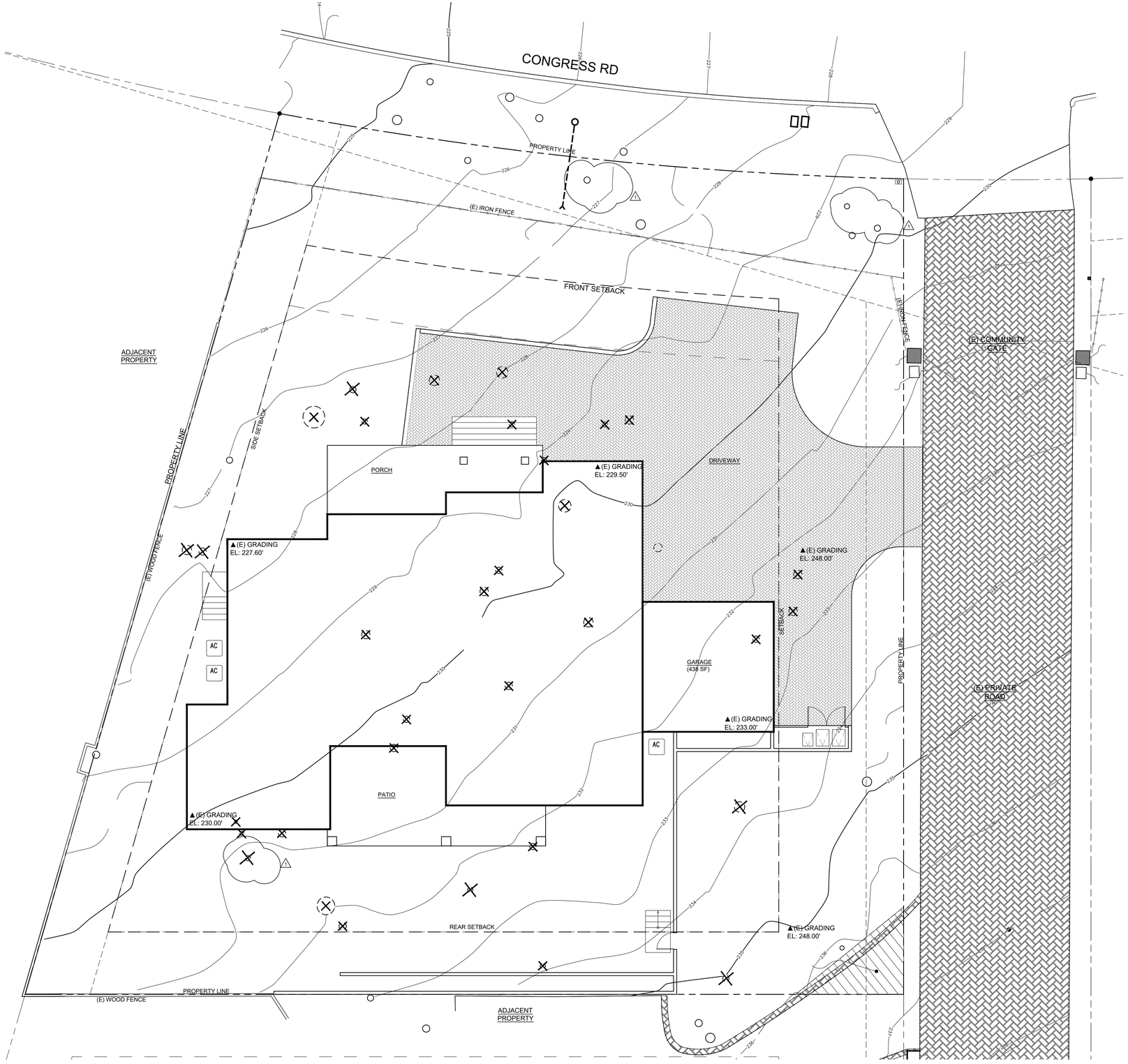
SITE PLAN

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

DATE 01-27-25

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

A1.0



NOTES:

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

AVERAGE (E) GROUND ELEVATION:

WEST	EL: 227.60'
NORTH	EL: 229.50'
EAST	EL: 233.00'
SOUTH	EL: 230.00'
AVERAGE:	EL: 230.02'

LEGEND

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

(E) TREE

CHING RESIDENCE 2825

2825 CONGRESS RD., PEBBLE BEACH, CALIFORNIA

SITE PLAN WITH (E) TOPO

SCALE: 1/8" : 1'

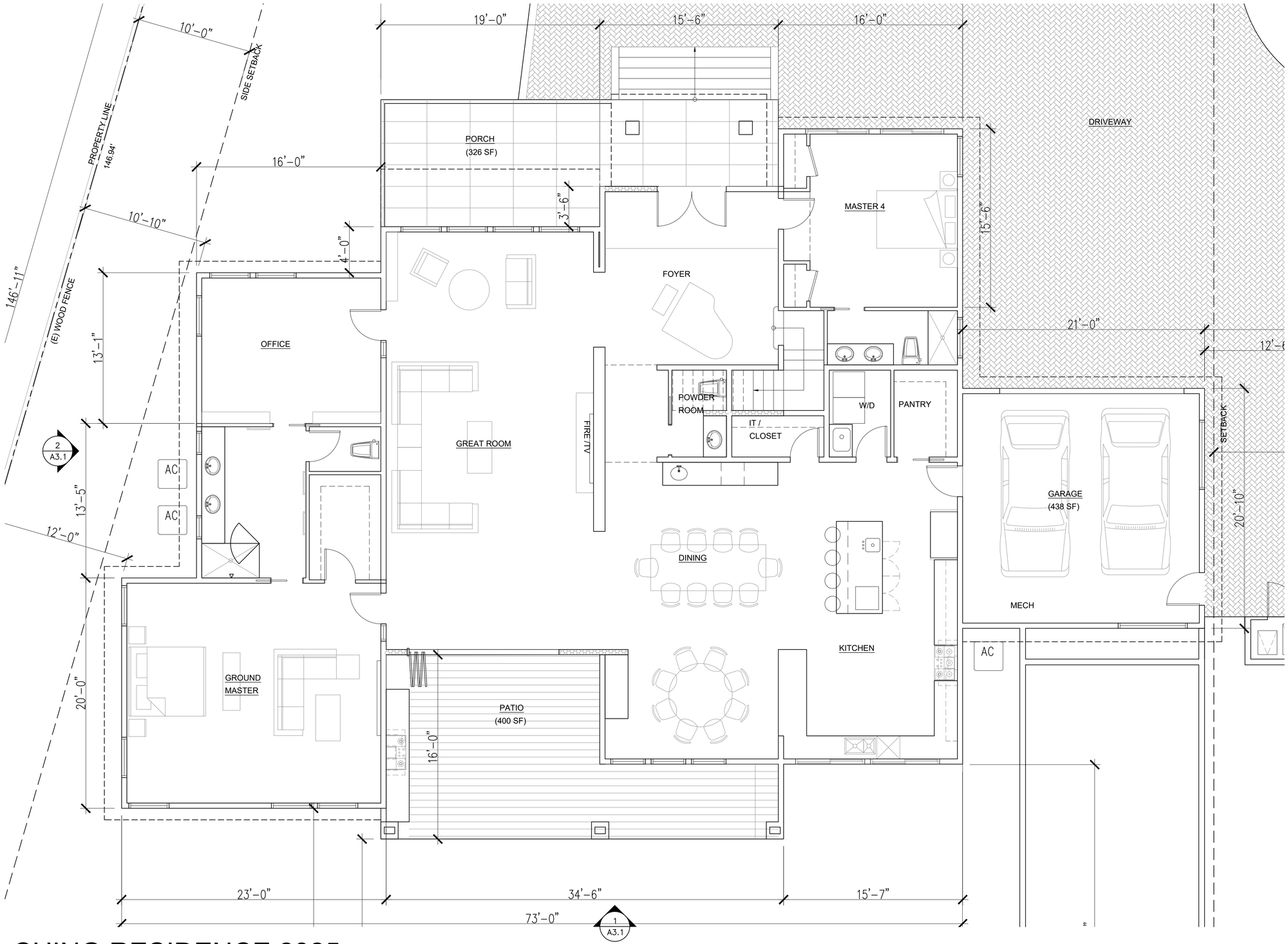
SITE PLAN W/ TOPOGRAPHIC TREE REMOVAL INFO.

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

DATE 01-27-25

Tectonic Architects & Associates
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408-216-0804

A1.1



CHING RESIDENCE 2825

2825 CONGRESS RD., PEBBLE BEACH, CALIFORNIA

GROUND FLOOR PLAN

SCALE: 1/4" : 1'

N

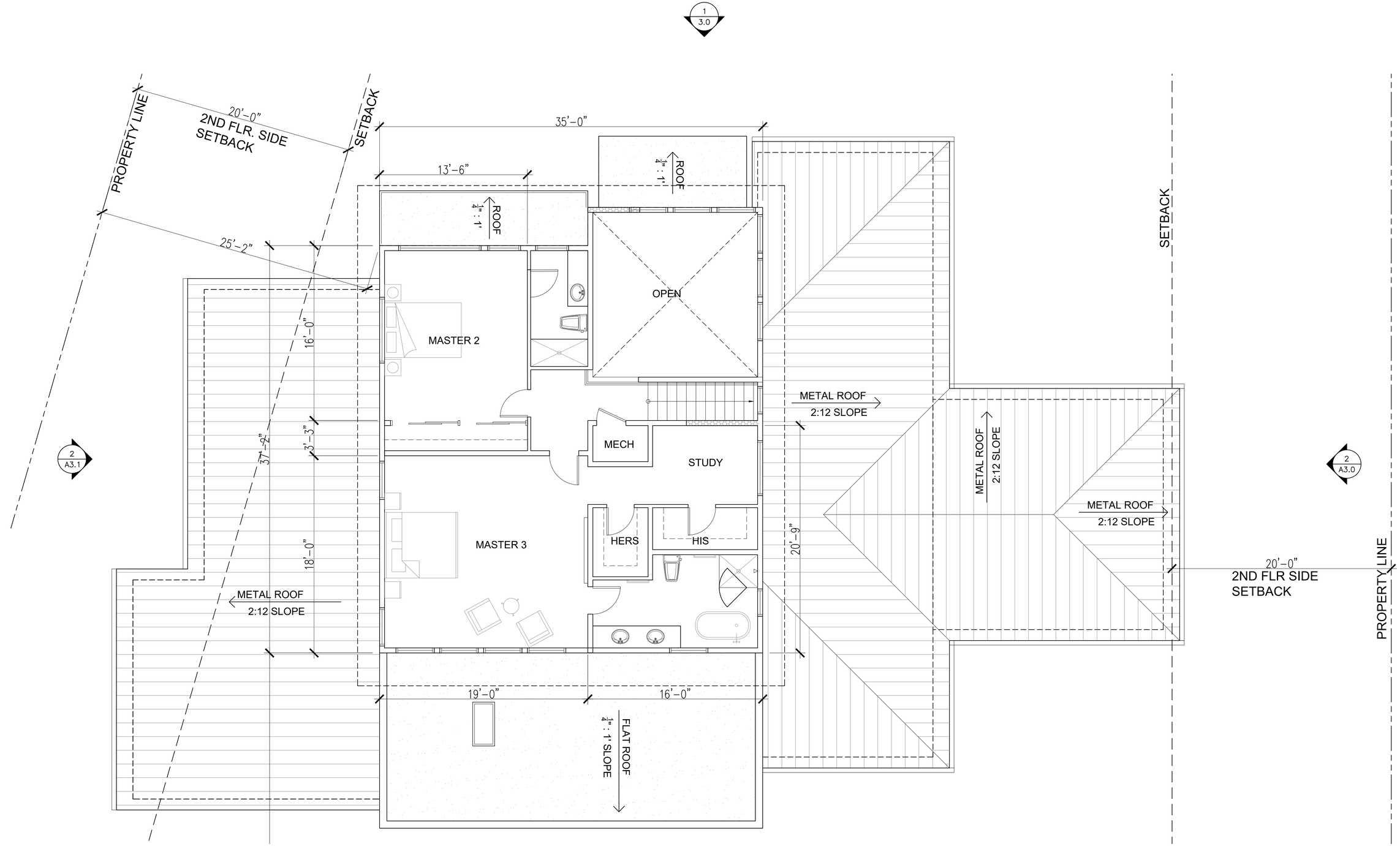
GROUND FLOOR PLAN

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

DATE 01-27-25

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

A2.0



CHING RESIDENCE 2825

2825 CONGRESS RD., PEBBLE BEACH, CALIFORNIA

2ND FLOOR PLAN

SCALE: 1/4" : 1'

N

SECOND FLOOR PLAN

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

1ST PLANNING SUBMITTAL - COUNTY

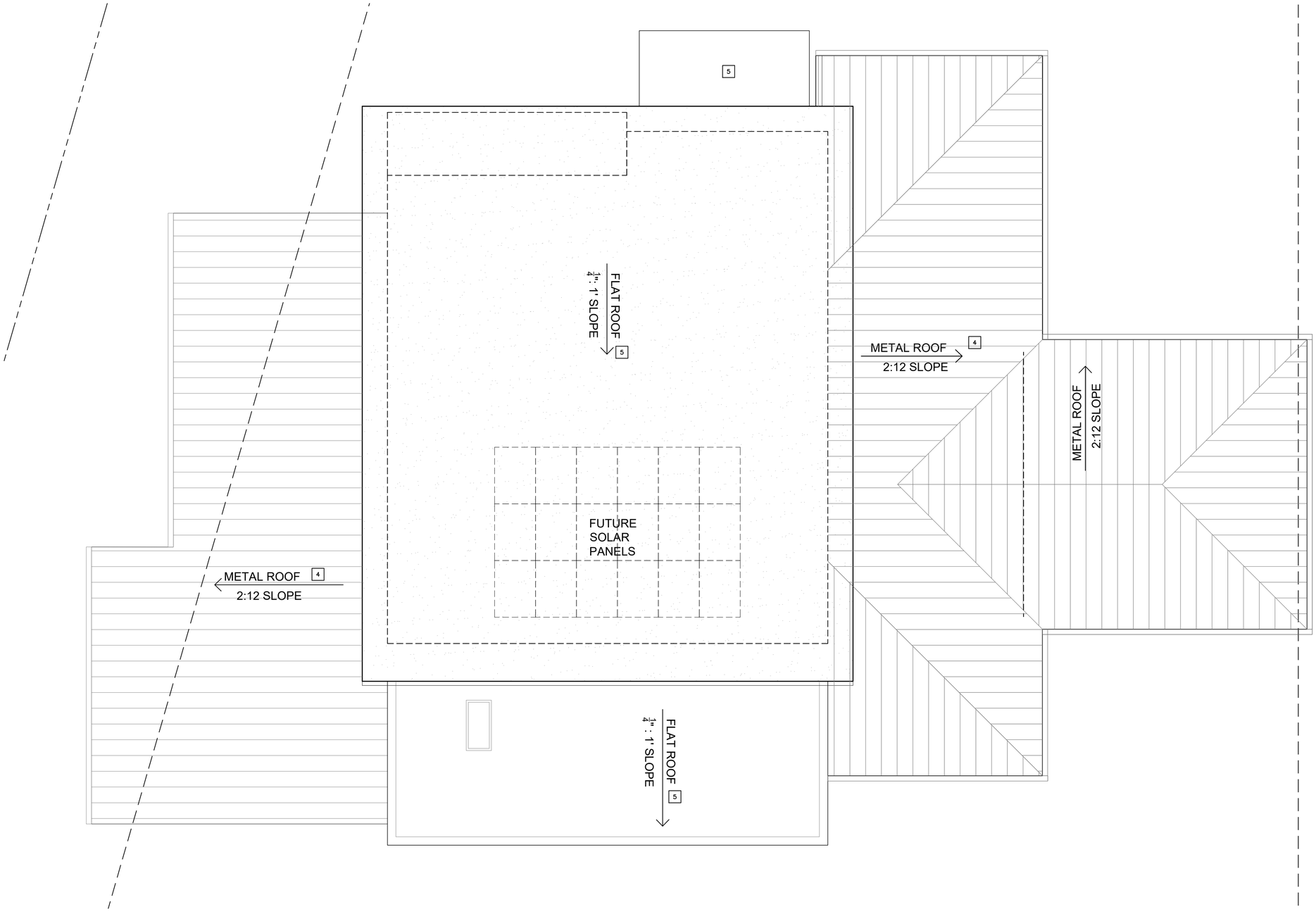
DATE 01-27-25

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

A2.1

MATERIAL LIST

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



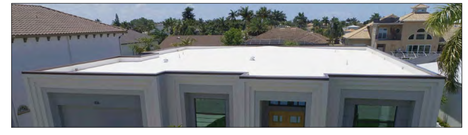
ROOF PLAN

SCALE: 1/4" : 1'









CHING RESIDENCE 2825

2825 CONGRESS RD., PEBBLE BEACH, CALIFORNIA

ROOF PLAN

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

1ST PLANNING SUBMITTAL - COUNTY

DATE 01-27-25

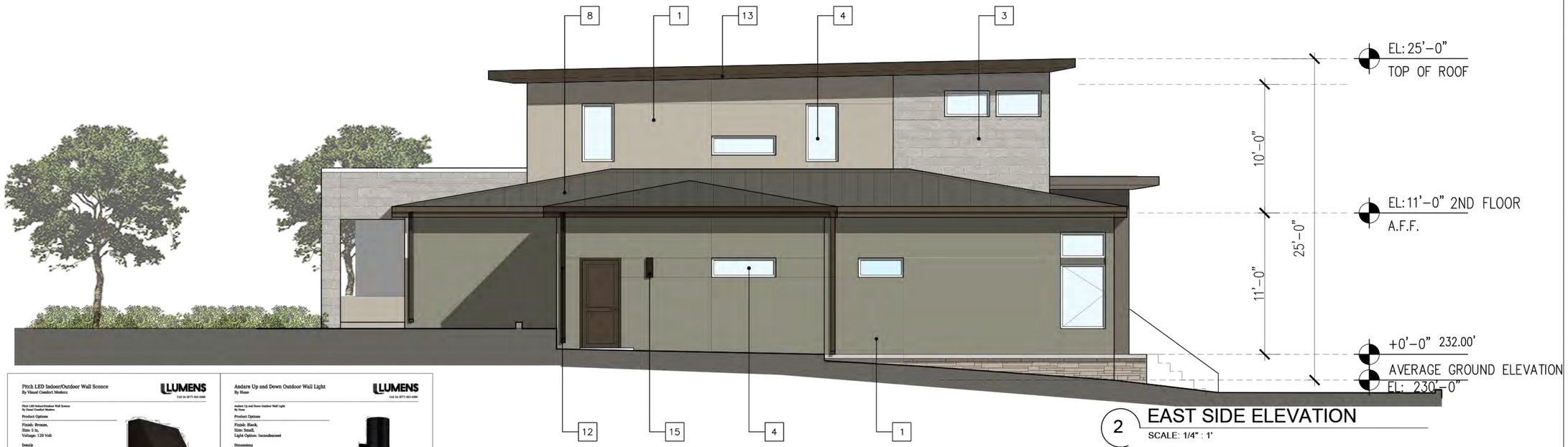
Tectonic Architects & Associates

10118 Bandley Dr. #E

Cupertino, CA 95014

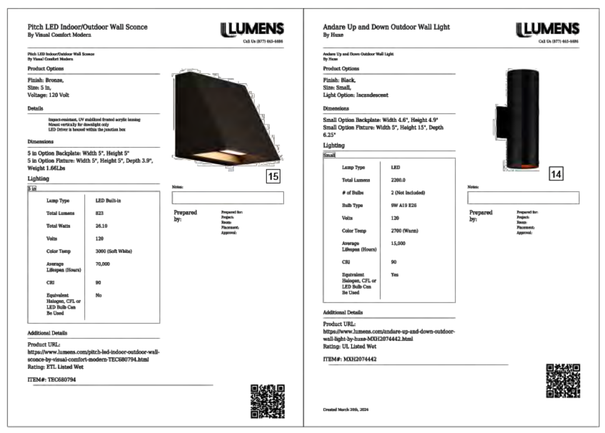
408-216-0804

A2.2



2 EAST SIDE ELEVATION

SCALE: 1/4" : 1'



Pitch LED Indoor/Outdoor Wall Sconce
By Visual Comfort Modern

LUMENS
Call Us (877) 863-6486

Product Options

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

Details

Impact-resistant, UV stabilized frosted acrylic lenses
Mount vertically for downlight only
LED Driver is housed within the junction box

Dimensions

S in Option Backplate: Width 5", Height 5"
S in Option Fixture: Width 5", Height 5", Depth 3.9",
Weight 1.661bs

Lighting

S in

Lamp Type	LED Built-in
Total Lumens	823
Total Watts	26.10
Volts	120
Color Temp	3000 (Soft White)
Average Lifespan (Hours)	70,000
CRI	90
Equivalent Halogen, CFL or LED Bulb Can Be Used	No

Additional Details

Product URL:
https://www.lumens.com/pitch-led-indoor-outdoor-wall-sconce-by-visual-comfort-modern-TEC680794.html
Rating: ETL Listed Wet

ITEM#: TEC680794

15

Notes:

Prepared by:

Request for: Quote, Order, Placement, Approval,

Andara Up and Down Outdoor Wall Light
By Hunz

LUMENS
Call Us (877) 863-6486

Andara Up and Down Outdoor Wall Light
By Hunz

Product Options

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

Dimensions

Small Option Backplate: Width: 4.6", Height: 8.9"
Small Option Fixture: Width 5", Height 15", Depth 8.35"

Lighting

Small

Lamp Type	LED
Total Lumens	2200.0
# of Bulbs	2 (Not Included)
Bulb Type	BW A19 E26
Volts	120
Color Temp	2700 (Warm)
Average Lifespan (Hours)	15,000
CRI	90
Equivalent Halogen, CFL or LED Bulb Can Be Used	Yes

Additional Details

Product URL:
https://www.lumens.com/andara-up-and-down-outdoor-wall-light-by-hunz-MXH2074442.html
Rating: UL Listed Wet

ITEM#: MXH2074442

14

Notes:

Prepared by:

Request for: Quote, Order, Placement, Approval,

Created March 28th, 2024



1 FRONT ELEVATION

SCALE: 1/4" : 1'

MATERIAL LIST

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

STONE 1

STONE TILE 2

PAINT COLOR

A: OLIVER

B: BEIGE

C: LIGHT GRAY

D: DARK BRONZE

CHING RESIDENCE 2825

2825 CONGRESS RD., PEBBLE BEACH, CALIFORNIA

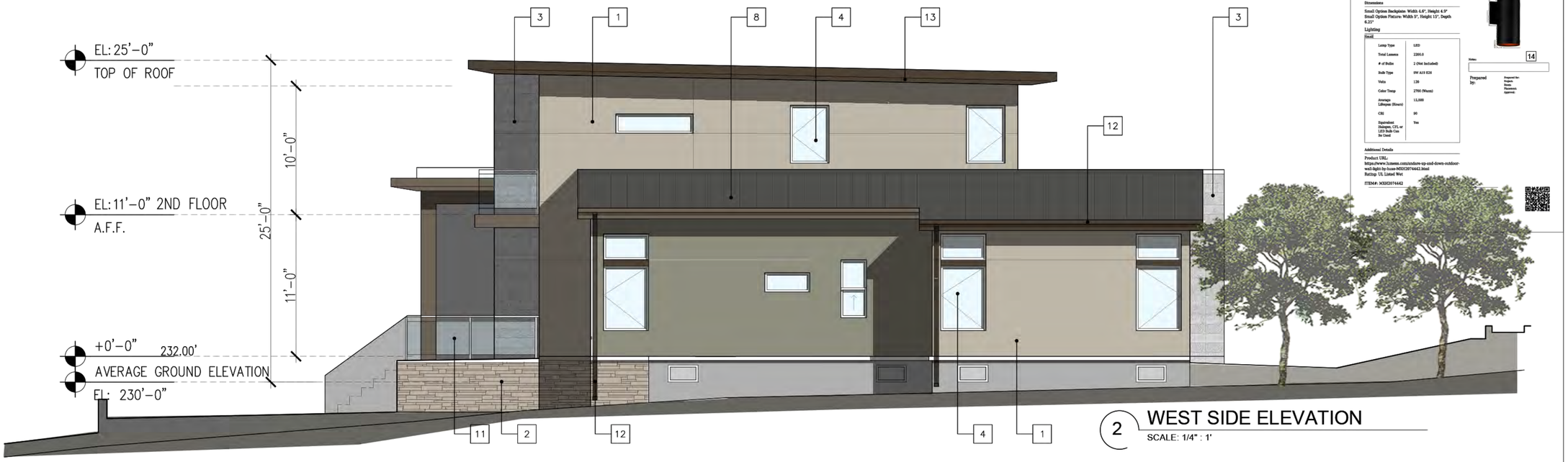
ELEVATIONS

PRELIMINARY SUBMITTAL - ARB & COUNTY

DATE 03-22-24

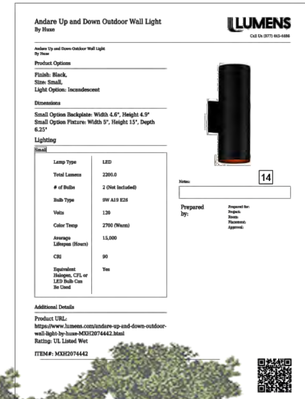
Tectonic Architects & Associates
10118 Bandley Dr. #E
Cupertino, CA 95014
408-216-0804

A3.0



2 WEST SIDE ELEVATION

SCALE: 1/4" : 1'



Andare Up and Down Outdoor Wall Light
By Hune

LUMENS
Call Us (877) 463-6686

Andare Up and Down Outdoor Wall Light
By Hune

Product Options

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

Dimensions

Small Option Backplate: Width 4.6", Height 4.9"
Small Option Fixture: Width 5", Height 15", Depth 6.25"

Lighting

Small	
Lamp Type	LED
Total Lumens	2205.0
# of Bulbs	2 (Not Included)
Bulb Type	8W A19 E26
Volts	120
Color Temp	2700 (Warm)
Average Lifespan (Hours)	15,000
CRI	90
Equivalent Halogen, CFL or LED Bulb Cite Int Used	Yes

Additional Details

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

ITEM#: MDH2074442

14

Notes:

Prepared by:

Assigned for:
Date:
Room:
Placement:
Approval:

MATERIAL LIST

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

STONE 1

STONE TILE 2

PAINT COLOR

A: OLIVER

B: BEIGE

C: LIGHT GRAY

D: DARK BRONZE



1 REAR ELEVATION

SCALE: 1/4" : 1'

CHING RESIDENCE 2825

2825 CONGRESS RD., PEBBLE BEACH, CALIFORNIA

ELEVATIONS

PRELIMINARY SUBMITTAL - ARB & COUNTY

DATE 03-22-24

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

A3.1

PLANT LEGEND AND NOTES

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

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

Proposed new tree as mitigation from removal of protected trees:
From Denise Duffy & Associated, Inc./ Planning and Environmental Consulting - 1/16/25
(21) T1 - Quercus agrifolia/ Coast Live Oak require for mitigation - (8) proposed at 15 gallon
(2) T2 Pinus radiata/ Monterey Pine required for mitigation - (2) proposed at 15 gallon
See report for other mitigation measures.

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

Existing tree to be removed

Existing off site tree to remain



ARCTOSTAPHYLOS ACHILLEA JUNCUS SALVIA RIBES

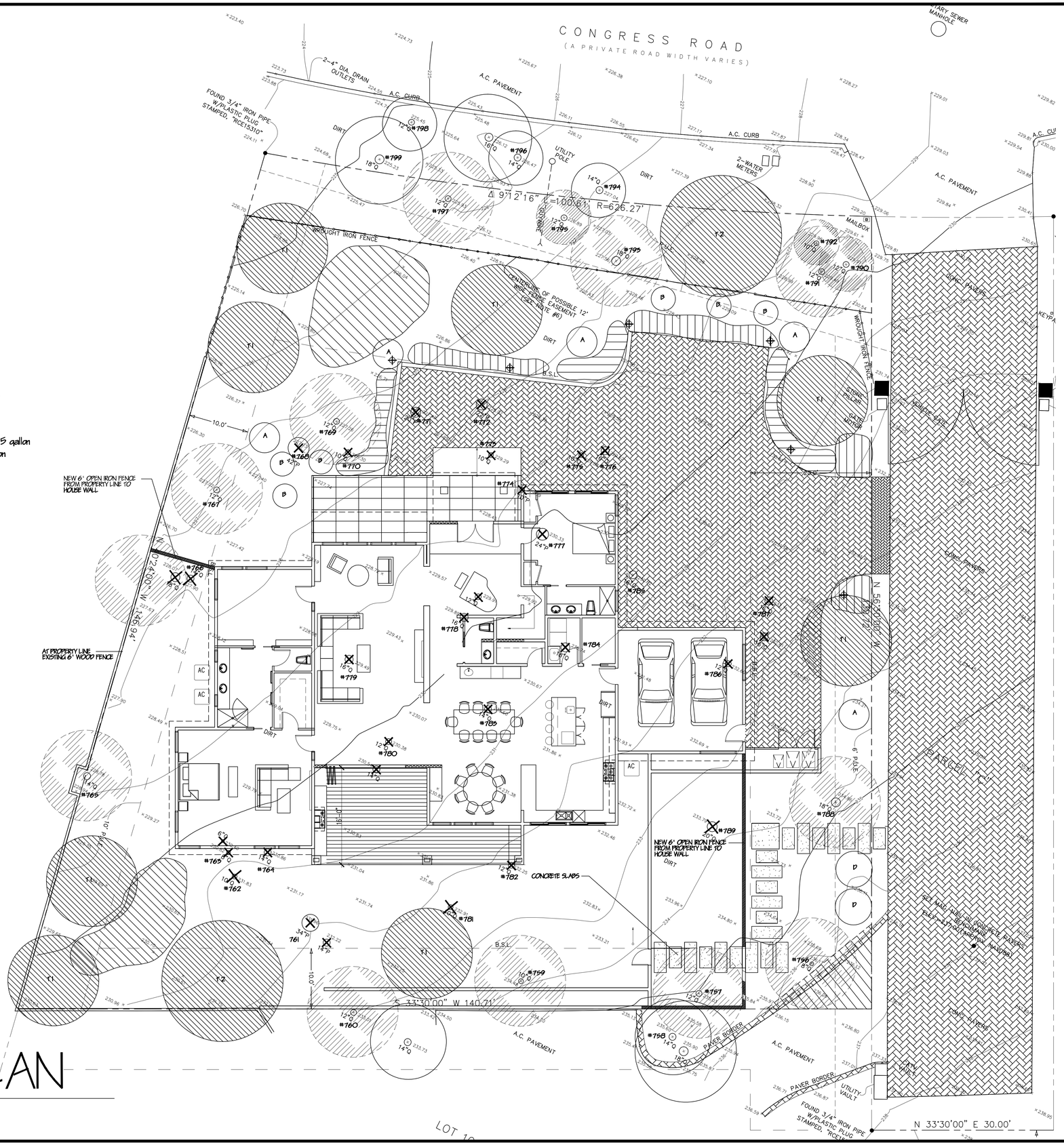


QUERCUS PINUS

LIGHTING LEGEND

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

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



PLANTING PLAN

W. Jeffrey Held
Landscape Architect
C-2235

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

OWNERSHIP AND USE OF DRAWINGS

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

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

CHING RESIDENCE

for:
LILLY CHING
2825 CONGRESS ROAD
PEBBLE BEACH, CA. 93953

PLANTING PLAN

date: 3/16/24
scale: NOTED
drawn by: WJH
job no. 202404
sheet L1
of shts

Proposed new tree as mitigation from removal of protected trees:
From Denise Duffy & Associated, Inc./ Planning and Environmental Consulting - 1/15/25
(21) T1 - Quercus agrifolia/ Coast Live Oak require for mitigation - (8) proposed at 15 gallon
(2) T2 Pinus radiata/ Monterey Pine required for mitigation - (2) proposed at 15 gallon
See report for other mitigation measures.

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

Existing tree to be removed

Existing off site tree to remain

T1	Quercus agrifolia/ Coast Live Oak	15 gallon low	.2
T2	Pinus radiata/ Monterey Pine	15 gallon low	.3



QUERCUS

PINUS

TREE NOTES

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

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

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

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

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

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

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

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

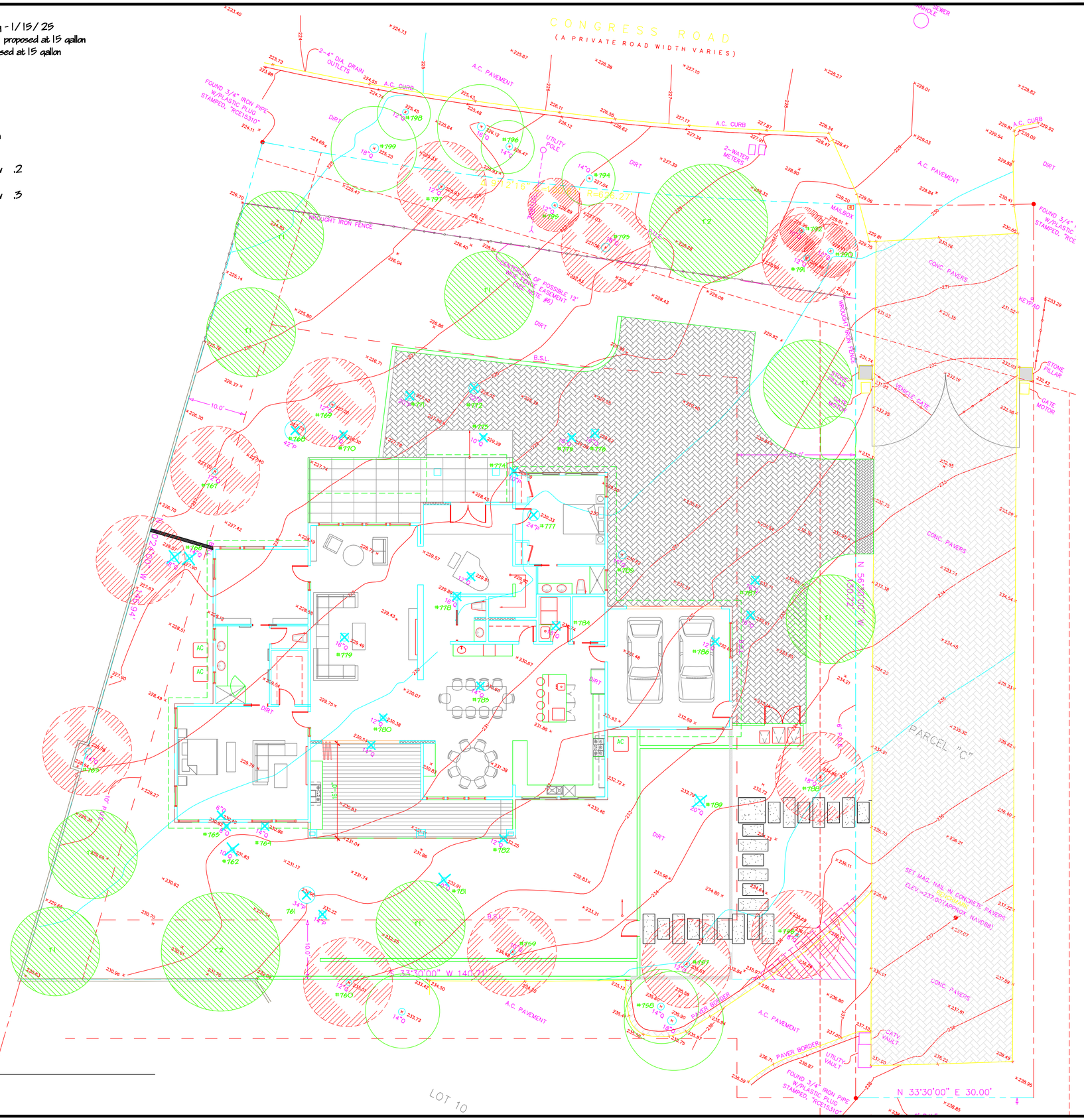
Interior branches shall not be stripped out.

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

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

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

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



TREE PLAN

W. Jeffrey Held
Landscape Architect
C-2235

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

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

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

CHING RESIDENCE

for:
LILLY CHING
2825 CONGRESS ROAD
PEBBLE BEACH, CA. 95953

TREE PLAN

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

Recommendations

Zone 0: Ember Resistant Zone

This is the ember resistant zone, which extends 5 feet from buildings, structures, stairs, decks, etc. A properly managed Zone 0 reduces the likelihood of structure ignition by reducing the potential for flame contact. Flames can be generated from embers that accumulate at the base of a wall and ignite vegetation, vegetative debris, or other combustible materials located close to the structure. Zone 0 is a critical component of structure defense and, when coupled with Zone 1 and Zone 2, is essential to defensible space. Management of the ember-resistant zone is now required by law (Assembly Bill [AB] 3074) beginning January 1, 2023.5 This zone includes the area under and around all attached decks and requires the most stringent wildfire fuel reduction. The ember-resistant zone is designed to keep fire or embers from igniting materials that can spread the fire to the home. Backyards are considered Zone 0. The following provides maintenance guidance for this zone.

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

Zone 1: Lean, Clean, and Green Zone

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

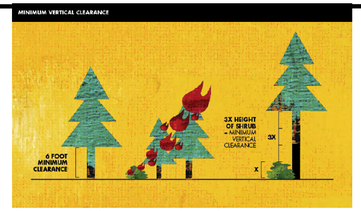
Fuel management in Zone 1 involves mowing, removing dead or dying plants, ladder fuels, pruning vegetation, and hauling away all materials. Remove branches that overlap with the roof or are closer than 10 feet from windows and chimneys. Dead vegetation removal includes fallen leaves, needles, twigs,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

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

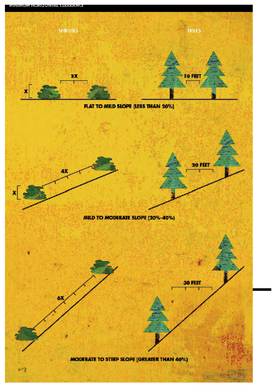
- Place any woodpiles in Zone 2; establish a 10-foot clearance down to bare mineral soil around woodpiles.
- Wood mulch is acceptable in Zone 1 if there is a transition from Zone 1 to Zone 0 and if the vegetation in Zone 1 is grouped/ clumped with the required horizontal distance.

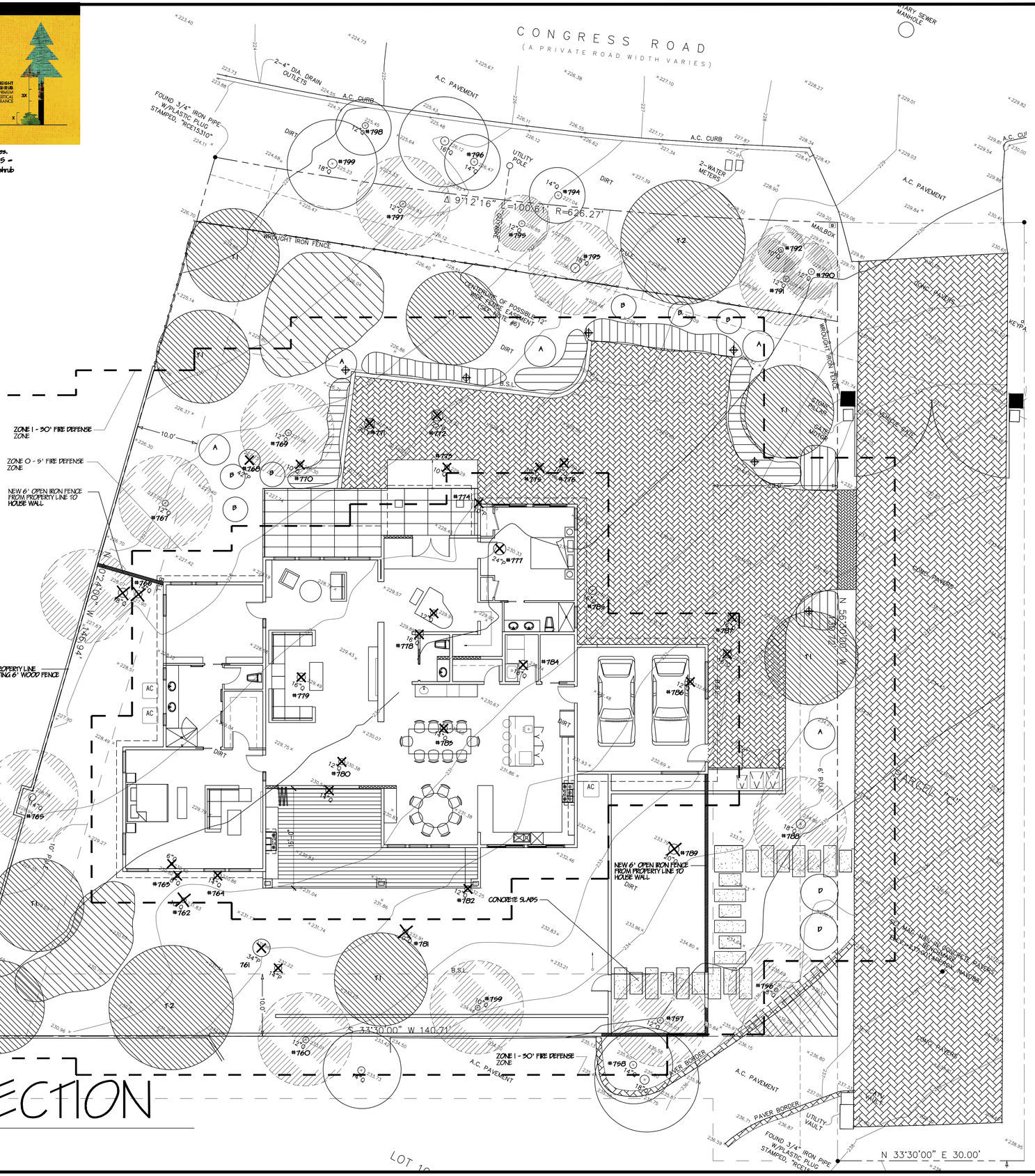
Zone 2: Fuel Reduction Zone

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



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





WILDFIRE PROTECTION

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C-2235

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

REGISTERED LANDSCAPE ARCHITECT
No. 2235
Signature
EXPIRATION DATE: 08/30/2025
STATE OF CALIFORNIA

CHING RESIDENCE

for:
LILLY CHING
2825 CONGRESS ROAD
PEBBLE BEACH, CA. 93953

WILDFIRE PROTECTION

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

California Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET$_o$): 36 | Project Type: Residential | 0.55

Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Tota Water Use (ETWU)[d]
Regular Landscape Areas							
#1 low water	0.3	Drip	0.81	0.37	725	269	5963
#2 low water	0.2	Drip	0.81	0.25	310	77	1708
#3 low water	0.2	Drip	0.81	0.25	155	38	854
#4 low water	0.2	Drip	0.81	0.25	230	57	1268
#5 oak trees low wate	0.2	Drip	0.81	0.25	1160	286	6393
#6 pine trees med wat	0.5	Drip	0.81	0.62	290	179	3996
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			Totals		2870	906	20212
Special Landscape Areas							
[redacted]			1			0	0
			1			0	0
			1			0	0
			1			0	0
			Totals	0	0	0	0
						ETWU Total	20212
					Maximum Allowed Water Allowance (MAWA)[e]		35232

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	906
Total Area	2870
Average ETAF	0.32

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

All Landscape Areas

Total ETAF x Area	906
Total Area	2870
Average ETAF	0.32

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

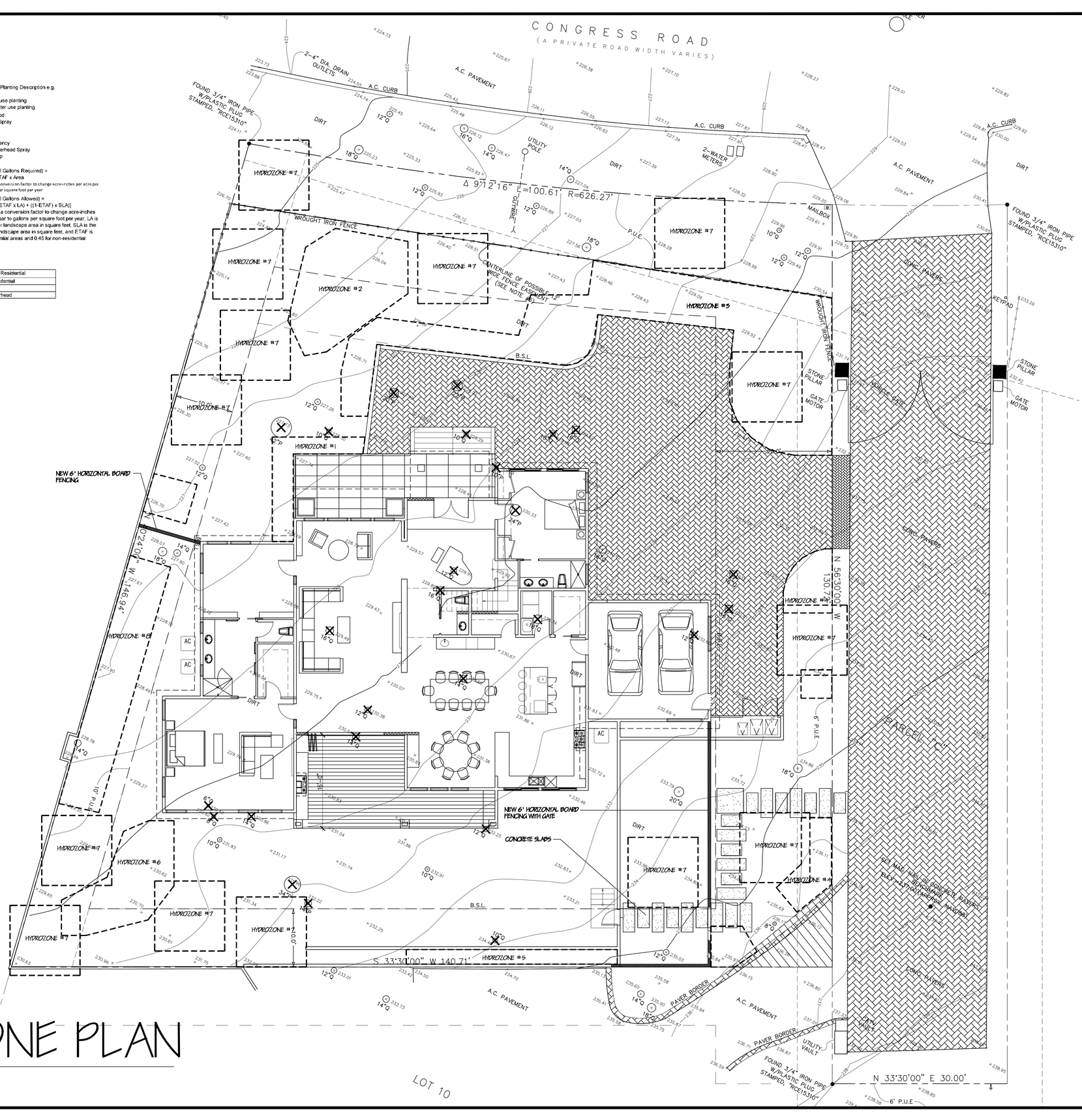
[b] Irrigation Method
1.) Overhead Spray
2.) Drip

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

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

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

0.45	Non-Residential
0.55	Residential
0.81	Drip
0.75	Overhead



HYDROZONE PLAN

1/8" = 1'-0"

W. Jeffrey Held
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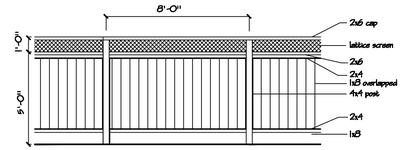
REGISTERED LANDSCAPE ARCHITECT
No. 2235
Signature
EXPIRATION DATE: 08/30/2025
STATE OF CALIFORNIA

CHING RESIDENCE

for:
LILLY CHING
2825 CONGRESS ROAD
PEBBLE BEACH, CA. 93953

HYDROZONE PLAN

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

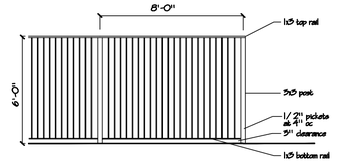


6' GOOD NEIGHBOR FENCE

1/4" = 1'-0"

PROPERTY LINE FENCE

(For new and replacement fencing)



6' IRON SECURITY FENCE

1/4" = 1'-0"

FENCING ADJACENT TO HOUSE

(For new fencing - black iron)



BELGARD CATALINA GRANA PAVER

(For driveway - in Scandia Gray color)

W. Jeffrey Held
Landscape Architect
C-2235

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REVISED 5/11/24
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CHING
RESIDENCE

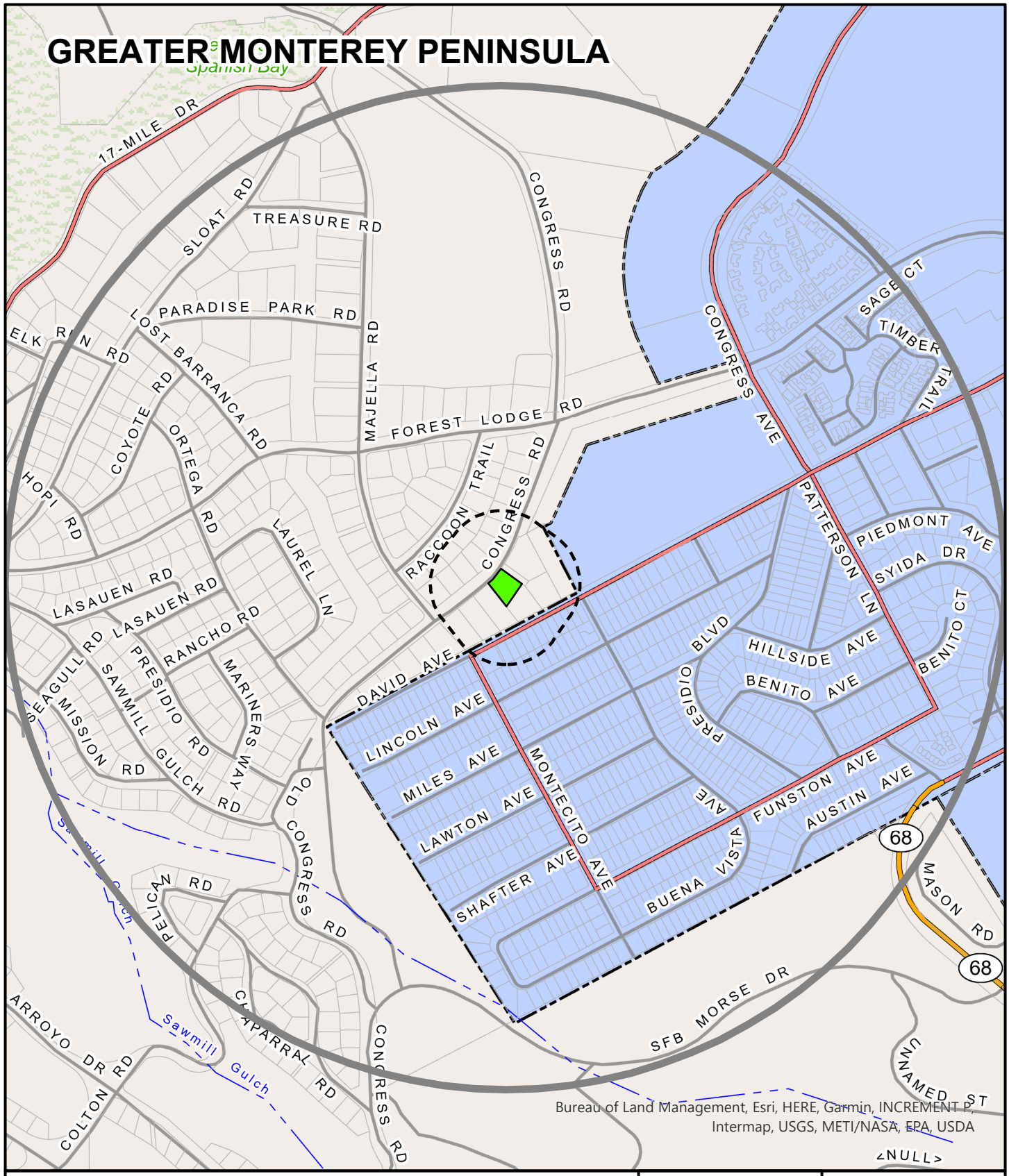
for:
LILLY CHING
2825 CONGRESS ROAD
PEBBLE BEACH, CA. 93953

DETAILS

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

Exhibit B

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APPLICANT: CHING

APN: 007103009000 **FILE #** PLN240088

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: JOSEPH ALAMEDA

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Exhibit C

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

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

2. **Roll Call**

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

Members Absent:
Kamlesh Parikh, Carol Church

3. **Approval of Minutes:**

A. **May 1, 2025** minutes

Motion: Rick verbanec (LUAC Member's Name)

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

Ayes: all

Noes:

Absent: Kamlesh Parikh, Carol Church

Abstain:

4. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

None

5. **Scheduled Item(s)**

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

B) Announcements

None

7. Meeting Adjourned: 3:40 pm

Minutes taken by: Maureen Lyon

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

1.

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

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

(Please include the names of the those present)

Kuang Chang, Architect

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

PUBLIC COMMENT:

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

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
No flagging present at time of meeting		Flagging photos emailed to committee. LUAC asks that flagging remain on property until after property has been reviewed by LUAC.
Emphasis on following construction site plan for parking of construction vehicles.		

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

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

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

X Support Project as proposed

___ Support Project with changes

___ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: all

Noes:

Absent: Kamlesh Parikh, Carol Church

Abstain:

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

2.

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

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

(Please include the names of the those present)

_____

_____

_____

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

PUBLIC COMMENT:

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

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
No flagging present at time of meeting		Flagging photos emailed to committee. LUAC asks that flagging remain on property until after property has been reviewed by LUAC.
Concern on large driveway which seems oversized		Work on minimizing driveway size if possible

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

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

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

X Support Project as proposed

___ Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: all

Noes: _____

Absent: Carol Church, Kamlesh Parikh

Abstain:

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Exhibit D

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FOREST MANAGEMENT PLAN

2825 CONGRESS ROAD RESIDENTIAL PROJECT

PEBBLE BEACH, CALIFORNIA



LSA

Revised January 2025

FOREST MANAGEMENT PLAN

2825 CONGRESS ROAD RESIDENTIAL PROJECT

PEBBLE BEACH, CALIFORNIA

Submitted to:

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

Prepared by:

LSA
157 Park Place
Pt. Richmond, California 94801
510.236.6810

Project No. 20241852

Revised January 2025

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A: UPDATED JANUARY 16, 2025, TREE ASSESSMENT AND FOREST MANAGEMENT PLAN FOR THE 2825 CONGRESS ROAD RESIDENTIAL PROJECT

LIST OF ABBREVIATIONS AND ACRONYMS

APN	Assessor's Parcel Number
BMP	best management practice
CCED	California Conservation Easement Database
CEQA	California Environmental Quality Act
County	County of Monterey
County Code	Monterey County Code of Ordinances
DBH	diameter at breast height
Plan	Forest Management Plan
PRC	Public Resources Code
project	2825 Congress Road Residential Project
sq ft	square foot/feet

INTRODUCTION

LSA developed this Forest Management Plan (Plan) for the proposed residential development at 2825 Congress Road (Project) in the Pebble Beach area of unincorporated Monterey County, California (Assessor's Parcel Number [APN] 007-103-009-000). The 0.38-acre parcel is proposed to be developed with a two-story, single-family residence with a two-car garage. The total proposed floor area is 4,312 square feet (sq ft), with a first floor area of 3,247 sq ft, a 438 sq ft garage, and 726 sq ft of attached porch and patio areas. The total hardscaped building footprint is 4,411 sq ft. Site development is subject to the jurisdiction of Monterey County Code of Ordinances (County Code) and the Greater Monterey Peninsula Area Plan. In addition, California Public Resources Code (PRC) Chapter 3, Section 4291, requires compliance with certain fuel reduction and vegetation management objectives within 100 feet of a dwelling. This Forest Management Plan is designed to comply with the requirements of the County of Monterey (County) for a site plan that documents the following elements:

1. Aerial map of the project site and surrounding area identifying locations of the subject tree(s) within that map.

2. List of all applicable policies, regulations, and findings.

3. Explanation of how the proposed tree removal relates to the forest and/or woodland of the project site as well as the surrounding area.

4. Identification of any oak woodland that meets requirement of PRC 21083.

5. Illustration of areas on the project site where replanting may occur and, if no replanting is possible, a location of where and how effective off-site replanting can be performed, or alternative approaches to mitigating the removal of coast live oak (*Quercus agrifolia*) and Monterey pine trees (*Pinus radiata*).

6. Identification of surrounding forest continuity, prevailing sun/wind exposure to trees, and how the proposed project would affect these conditions.

7. Identification of all trees greater than 6 inches in diameter on the site and identification of those proposed to be removed. This will also include those trees considered for pruning or other management actions pursuant to creating defensible space.

LSA has used information gathered during a site visit and the *Updated January 16, 2025, Tree Assessment and Forest Management Plan for the 2825* (Denise Duffy & Associates 2025; Arborist Report) prepared for the property, which includes items 1, 2, 5, and 7 above. The Forest Management Plan summarizes the information in the Arborist Report (Appendix A) and includes a discussion of the remaining items (3, 4, and 6 above) from the County's checklist.

SITE DESCRIPTION SUMMARY

LOCATION, ADJACENT PARCELS, AND ACCESS

The project site is a vacant parcel located in a suburban area near the southern city limit of Pebble Beach, California. The site and the environs are classified as Wildland Urban Interface (WUI) by the County of Monterey. The project site (APN 007-103-009-000) is 0.38 acre and is bordered by a 0.43-acre residential parcel (APN 007-103-008-000) to the southwest. Congress Road runs along the northwestern parcel boundary; it is a two-lane residential road. The parcel's frontage along Congress Road is approximately 100 feet. The northeastern boundary of the parcel consists of a 160-foot-long and 20-foot-wide paved and gated driveway (APN 007-103-015-000) that serves four parcels, including the subject parcel. To the southeast, a 0.43-acre vacant parcel abuts at the end of the driveway (APN 007-103-011-000). Beyond the two adjacent vacant parcels, there is a 0.9-acre vacant parcel to the east (APN 007-103-014-000), which appears largely unmanaged.

TOPOGRAPHY AND WIND

The project is located at an elevation of approximately 237 feet above mean sea level and is flat or gently sloping to the northwest. The climate of the site is mild, with average temperature highs ranging from 60 degrees Fahrenheit to 71 degrees Fahrenheit year-round. The windiest months are during spring (i.e., April through June) with wind speeds generally not exceeding 20 miles per hour and gusts rarely exceeding 40 miles per hour. The primary wind direction is northwesterly.

VEGETATION

The project is in an urban-forested residential area on an undeveloped parcel located within an ecotone of coast live oak woodland to Monterey pine forest. The predominant soil type is Baywood Sand. The tree canopy within the proposed project is a mixture of scattered Monterey pine and dense coast live oak trees in fair-to-poor health with an herbaceous understory dominated by California hedge nettle (*Stachys bullata*), poison oak (*Toxicodendron diversilobum*), and slender wild oat (*Avena barbata*). The predominant ground cover at the time of the site visit was grasses that had not been mowed and exceeded 12 inches in height. Trees on the parcel appeared to have been limbed to a height of at least 8 feet, and there was minimal shrub invasion.

APPLICABLE POLICIES, REGULATIONS, AND FINDINGS

According to the Arborist Report (Appendix A), the following regional and State codes and ordinances apply to the project.

COUNTY OF MONTEREY CODE OF ORDINANCES

Monterey County Code Section 16.60 (Preservation of Oaks and Other Protected Trees) requires a tree removal permit from the County to remove, cut down, or trim more than one-third of the green foliage of any protected tree within County limits. Removal of more than three protected trees on a lot in a 1-year period requires a Forest Management Plan and approval of a Use Permit by the County. In accordance with the County Code Section 16.60.030, protected trees within the Greater Monterey Peninsula Area Plan include the following:

- Oak trees in an area designated as Resource Conservation, Residential, Commercial, or Industrial (except Industrial, Mineral Extraction);
- Oak trees in an area designated as Agricultural or Industrial, Mineral Extraction, unless such removal meets the purpose and standards required in Monterey County Code Section 16.60.050;
- Oak trees for commercial harvesting purposes; and
- Landmark oak trees (i.e., oak trees which are 24 inches or more in diameter when measured 2 feet above the ground, or trees which are visually significant, historically significant, or exemplary of their species).

CALIFORNIA FISH AND GAME CODE

Section 3503 of the California Fish and Game Code makes it unlawful to take, possess, or destroy the nest or eggs of birds. Section 3503.5 prohibits the killing, possession, or destruction of any birds in the orders Falconiformes or Strigiformes (birds of prey). Section 3511 prohibits take or possession of fully protected birds. Section 3513 prohibits the take or possession of any migratory nongame birds designated under the federal Migratory Bird Treaty Act. Section 3800 prohibits take of nongame birds.

OAK WOODLANDS CONSERVATION LAW, PUBLIC RESOURCES CODE SECTION 21083.4

PRC Section 21083.4 is applicable to all California Environmental Quality Act (CEQA) processes within a county's jurisdiction. Oak woodland is defined as:

> "a habitat with over 10 percent of the canopy cover comprised of native oak trees in the genus Quercus with a diameter at breast height (DBH) greater than 5 inches."[1]

[1] Oaks below the 5-inch diameter at breast height (DBH) size will remain under county ordinances or general plans.

The Code requires a Registered Professional Forester to perform all CEQA oak woodland characterizations and participate in developing site-specific mitigation measures, including site conditions descriptions and evaluation of impacts for Mitigated Negative Declarations and Environmental Impact Reports. Impacts also include the project's cumulative contribution to the overall loss of oak woodlands. PRC Section 21083.4 requires mitigation as one or more of the following four alternatives:

1) Conserve oak woodlands through the use of conservation easements—preferably in close proximity to the project site.

2) Plant an appropriate number of trees—including maintaining plantings for 7 years and replacing dead or diseased trees.

3) Contribute funds to the Oak Woodlands Conservation Fund as established under Subdivision (a) of Section 1363 of the California Fish and Game Code for the purchase of oak woodlands conservation easements.

4) Other mitigation measures developed by the County.

PRESENCE OF OAK WOODLANDS PURSUANT TO PUBLIC RESOURCES CODE SECTION 21083.4

The Arborist Report (Appendix A) reported 45 trees greater than 6 inches diameter at breast height (DBH) within the survey area (see Figure 1 in Appendix A). Trees observed and documented include 40 coast live oaks and 5 Monterey pines. The canopy consists of a mixture of scattered Monterey pine and dense coast live oak trees. LSA biologists verified this observation during site visits. Accordingly, the site qualifies as an oak woodland pursuant to PRC 21083.4, since at least 10 percent of the canopy cover is comprised of native oak trees in the required DBH class (i.e., greater than 5 inches).

TREE REMOVAL IMPACTS

According to the Arborist Report, 27 trees, including 22 coast live oaks and 5 Monterey pines, lie within the project's grading limits and would be removed to facilitate construction of the project. In addition, LSA's Fuel Management Plan recommends pruning/trimming trees near the proposed structure, so that no branches are closer than 10 feet to the roof, chimneys or other structural components of the dwelling (LSA 2025). Currently, there are 27 trees within Zones 1 (Lean, Clean, and Green Zone) and 2 (Fuel Reduction Zone), 9 of which would be removed (4 coast live oaks and 5 Monterey pines). If additional removals are determined necessary, the applicant shall immediately contact County Resource Management Agency Planning to determine whether additional permits or modifications of the project are required. It is recommended that trees that are not proposed for removal are protected prior to and during all construction-related activities in accordance with the recommended best management practices (BMPs) identified in the Arborist Report.

FOREST CONNECTIVITY AND CANOPY COVER

The project site is located at the southernmost edge of a large, densely forested area, portions of which are open to the public (i.e., the 80-acre Rip Van Winkle Open Space, owned by the City of Pacific Grove and the Del Monte Forest Conservancy). An additional 39 acres adjacent to the Rip Van Winkle Open Space are protected under conservation easements held by the County of Monterey but are not open to public access (California Conservation Easement Database [CCED] 2024). The overall canopy cover of the forested open space area is approximately 65.7 percent, which is similar to the project site (approximately 60.9 percent). Also, there are no large canopy breaks between the project site and adjacent forested parcel to the north and east which may disrupt the forest's ecological connectivity. Thus, canopy conditions of the project site are comparable to those of natural forests occurring in the area.

To the south and west of the project site, tree canopy cover of the adjacent residential areas south of David Avenue is approximately 38 percent. In this park-like setting, tree densities are driven by residential and aesthetic needs characteristic of suburban areas. Canopy gaps around homes, streets and public spaces are common and occur more frequently than in natural forest landscapes. However, the canopy cover in the surrounding residential parcels is sufficiently high to allow forest species to disperse across the residential parcels to other forest fragments further south (e.g., south of Morse Drive). Thus, removal of trees on the project parcels to densities that are more typical of residential parcels in the surrounding neighborhoods will not affect forest continuity and connectivity.

EDGE EFFECTS AND FOREST DISEASES

Removal of large Monterey Pines may increase the "edge effect" caused by creating large canopy gaps, which can predispose trees to disease. The Arborist Report references the canopy condition as a "mixture of scattered Monterey pine and dense coast live oak trees in fair to poor health" (Denise Duffy & Associates 2024; Appendix A). Signs of California oak worm (*Phryganidia californica*), pitch canker fungus (*Fusarium circinatum*), oak branch canker (*Diplodia* spp. *fungi*), foamy bark canker (*Geosmithia pallida*), oak ambrosia beetles (*Monarthrum* spp.), oak bark beetles (*Pseudopityophthorus pubipennis*), and *Phytophthora ramorum* (i.e., the causal agent of Sudden Oak

Death) were observed. Pitch canker is a fungal disease introduced in California. Monterey pine is the most widely affected host. Resistance to the disease is estimated at 5 percent to 15 percent. Until resistant strains of Monterey pine can be propagated from nursery stock, planting of Monterey pines may contribute the spread of pitch canker.

POTENTIAL WIND AND SUN EXPOSURE

Opening the canopy of the project parcel during construction of the residence will not increase the risk of windthrow or sun damage to remaining trees, as the existing mixed-species canopy is currently fairly open, with individual crowns of trees already exposed to moderate wind speeds. The rooting depth of the soil (i.e., Baywood sand) is approximately 60 inches. Soils are typically well draining, thereby allowing sufficient anchorage of the root system. Trees in poor condition may be affected by strong winds, especially under gusty conditions, when affected by disease, or when their root system has been compromised by waterlogged or compacted soils. Monterey Pines are occasionally susceptible to windthrow especially during heavy rain periods associated with severe winter storms. For example, a winter storm in early March 2023, caused over 100 mature Monterey pines to fall within a matter of days following a heavy rainstorm that saturated soils. Therefore, it is recommended to prune branches of trees that are affected by insect or fungal disease. Furthermore, it is essential to protect trees to be retained prior to and during construction. In general, this means that no heavy machinery, tracked or wheeled vehicles, or grading should access surface areas within the dripline of the protected tree. A list of BMPs has been attached to the Arborist Report (Denise Duffy & Associates 2024; Appendix A) and should be consulted.

RECOMMENDED TREE MITIGATION

The following mitigation recommendations are based on the Arborist Report (Appendix A) and the Fuel Management Plan (LSA 2025):

1. According to the County of Monterey Ordinance, Monterey pine trees should be replaced at a 1:1 ratio to mitigate impacts to this special-status species. Adult Monterey Pines have canopy diameters exceeding 20 feet. To maintain the appropriate spacing between trees in Defensible Space Zone 1 and 2, spacing between planted Monterey pine saplings and other trees must be at least 30 feet (LSA 2024). The current site does not appear to provide gaps of this magnitude. Therefore, it is unlikely that Monterey pine trees can be planted on-site following construction to achieve the replacement requirement and comply with defensible space restrictions pursuant to Public Resources Code (PRC) Section 4291.

2. Coast live oak removals are required per County of Monterey Ordinance to be mitigated by planting an equal number of trees, unless replacement at this ratio would overcrowd the forest. Considering the already dense canopy of the site and the requirements for horizontal spacing between tree crowns in Defensible Space Zones 1 and 2, it is recommended that the landscape plan be re-evaluated for the site for space requirements of additional oak trees. In addition, planting 8-foot live oak saplings within the 100-foot defensible space around the structure may introduce ladder fuels that can carry a fire into the canopy.

Thus, off-site mitigation is highly recommended to ensure that defensible space around the proposed buildings is not compromised. One potential way to mitigate for the loss of oak woodland species on the site is to contribute funds to the Oak Woodlands Conservation Fund as established under Subdivision (a) of Section 1363 of the California Fish and Game Code for the purchase of oak woodlands conservation easements. In addition, the Del Monte Forest Conservancy accepts an in-lieu mitigation fee to plant the required trees as part of their restoration work.

If, however, any Monterey pines or coast live oak will be replanted in compliance with Public Resources Code (PRC) Section 4291, only trees grown from locally collected seeds from trees uninfected with pitch canker or *Phytophthora ramorum* should be used. Special care should be taken to avoid contamination of seedlings with diseased materials. Trees propagated from non-native genetic stock should not be used in landscaping and forest restoration.

REFERENCES

California Conservation Easement Database (CCED). 2024. California Protected Areas Database (CPAD). Website: www.CALands.org (accessed August 3, 2024).

Denise Duffy & Associates. 2025. Update January 16, 2025, Tree Assessment and Forest Management Plan for the 2825 Congress Road Residential Project. Unpublished report submitted to Kuan Chang, Tectonic Builders Corp., 10118 Bandley Dr. #E, Cupertino, California 95014.

LSA Associates, Inc. (LSA). 2025. Fuel Management Plan. 2825 Congress Road Residential Project, Pebble Beach, California. Unpublished Report, 15 pp.

APPENDIX A

UPDATED JANUARY 16, 2025, TREE ASSESSMENT AND FOREST MANAGEMENT PLAN FOR THE 2825 CONGRESS ROAD RESIDENTIAL PROJECT
DENISE DUFFY & ASSOCIATES, INC.

Date: January 16, 2025

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

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

RE: Updated January 16, 2025, Tree Assessment and Forest Management Plan for the 2825 Congress Road Residential Project

Denise Duffy & Associates, Inc. (DD&A) is contracted by Tectonic Builders Corp. (TBC) to provide arboricultural consulting services for the 2825 Congress Road Project (project or proposed project), located in the Pebble Beach area of unincorporated Monterey County (County), California (Assessor Parcel Number [APN] 007-103-009).

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

METHODS

Limitations

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

Regulatory Setting

County of Monterey Code of Ordinances

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

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

California Fish and Game Code

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

California Public Resources Code

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

Survey Methods

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

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

- Tree dripline (tree protection zone or TPZ) was determined by six (6) times the DBH in young or semi mature trees, eight (8) times the DBH in mature trees, and twelve times the DBH in over mature trees in accordance with American National Standards Institute (ANSI) A300 Part 8 & Part 5 (ANSI, 2023).
- Critical root zone (CRZ) was determined by three (3) times the DBH in accordance with American National Standards Institute (ANSI) A300 Part 8 & Part 5 (ANSI, 2023).
- Species, size, hazard conditions, and photographs were recorded for each tree.

Tree health data gathered was based on the following definitions:

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

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

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

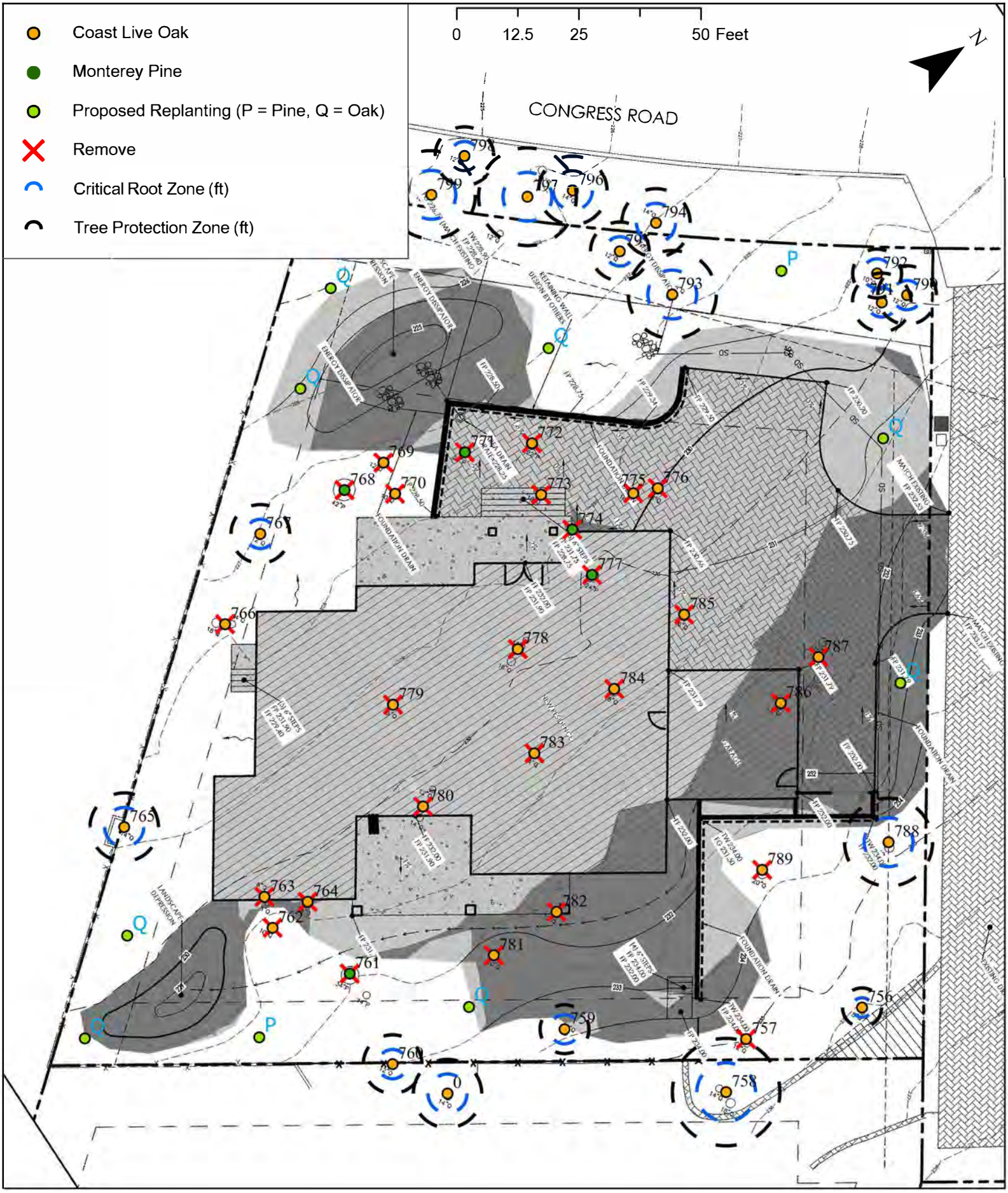
Results

DD&A inventoried 45 trees within the survey area (see **Figure 1** and **Attachment A**). Trees observed and documented include 40 coast live oaks (*Quercus agrifolia*) and five (5) Monterey pines (*Pinus radiata*).

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

Site Conditions

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



2825 Congress Road Residential Project
Tree Management Plan

Date	Scale	Figure
1/16/2025	1 IN = 25 FT	1

Denise Duffy & Associates, Inc.
Planning and Environmental Consulting

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

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

DISCUSSION AND FOREST MANAGEMENT PLAN

27 trees, including 22 coast live oaks and five (5) Monterey pines, lie within the project's grading limits and would be removed to facilitate construction of the project and reduce fuels to comply with Public Resource Code (PRC) Chapter 3, Section 4291 **(Figure 1, Attachment B**). All other trees would be protected in place throughout construction. In accordance with Monterey County Code Section 16.60, a tree removal permit is required for removal of the 22 coast live oak trees. In addition, because the project would result in the removal of more than three (3) protected trees in one calendar year, an FMP is required prior to the removal of the protected oak trees; all requirements of an FMP are outlined in this report.

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

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

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

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

3. Monterey pine trees are typically replaced at a 1:1 ratio to mitigate impacts to this special-status species, however, the site is overcrowded, and this ratio cannot be implemented without causing fuel hazard (**Attachment B**). Therefore, two (2) Monterey pine trees shall be planted on-site following construction to achieve the replacement requirement. To ensure replacement of native genetic stock, replacement pines shall be sourced from a local nursery and shall have been

propagated from trees indigenous to Pebble Beach. Replacement plantings shall be 15 five-gallon Monterey pines (if 15-gallon pines are unavailable, smaller sizes may be substituted) in locations with the greatest openings to minimize competition and maximum sunlight. The spacing between trees shall be at least eight (8) feet. Watering for establishment within the first two (2) months shall be at least once (1) per week, then every two (2) weeks during the late spring, summer, and fall for two (2) years.

4. The County requires a 2:1 replacement ratio for removal of protected trees measuring 24" or larger DBH and a 1:1 ratio replacement ratio for removal of protected trees measuring less than 24" DBH, unless replacement at these ratios would overcrowd the forest. All 22 protected oak trees proposed for removal are less than 24" DBH. Therefore, 22 trees would need to be planted on-site following construction to achieve the County's 1:1 replacement requirement. However, the Project Arborist and Project Landscape Designer determined that a total of 10 trees can be planted on-site without overcrowding the forest (**Attachment B**). Considering the requirement in Measure 3 above to replace two (2) special-status Monterey pines on-site, only eight (8) coast live oaks shall be replaced on-site to avoid overcrowding the forest. Replacement plantings shall be 15 five-gallon coast live oaks sourced from a local nursery in locations with the greatest openings to minimize competition and maximum sunlight. (If 15-gallon oaks are unavailable, smaller sizes may be substituted.) The spacing between trees shall be at least eight (8) feet. Watering for establishment within the first two (2) months shall be at least once (1) per week, then every two (2) weeks during the late spring, summer, and fall for two (2) years.

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

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

REFERENCES

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

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

ATTACHMENTS

Attachment A: Tree Table

Attachment B: Landscape Plan and Fuel Management Plan

Attachment C: Best Management Plan for Working Near Trees

ATTACHMENT A

Tree Table

Tag	Scientific Name	Common Name	Individual Stem DBH (in)		Total DBH (in)	Tree Protection Zone (ft)	Critical Root Zone (ft)	Health	Status	Landmark	Comment
799	*Quercus agrifolia*	Coast Live Oak	18		18	9	5	Fair	Protect in Place	No	Tree shall be protected in place and BMPs shall be implemented throughout all phases of construction
798	*Quercus agrifolia*	Coast Live Oak	12		12	6	3	Fair	Protect in Place	No	Tree shall be protected in place and BMPs shall be implemented throughout all phases of construction
797	*Quercus agrifolia*	Coast Live Oak	16	12	20	10	5	Fair	Protect in Place	No	Tree shall be protected in place and BMPs shall be implemented throughout all phases of construction
796	*Quercus agrifolia*	Coast Live Oak	14		14	7	4	Fair	Protect in Place	No	Tree shall be protected in place and BMPs shall be implemented throughout all phases of construction
794	*Quercus agrifolia*	Coast Live Oak	14		14	7	4	Fair	Protect in Place	No	Tree shall be protected in place and BMPs shall be implemented throughout all phases of construction
795	*Quercus agrifolia*	Coast Live Oak	12		12	6	3	Fair	Protec in Place	No	Tree shall be protected in place and BMPs shall be implemented throughout all phases of construction
793	*Quercus agrifolia*	Coast Live Oak	18		18	9	5	Fair	Protect in Place	No	Tree shall be protected in place and BMPs shall be implemented throughout all phases of construction
792	*Quercus agrifolia*	Coast Live Oak	10		10	5	3	Fair	Protect in Place	No	Tree shall be protected in place and BMPs shall be implemented throughout all phases of construction
790	*Quercus agrifolia*	Coast Live Oak	12		12	6	3	Fair	Protect in Place	No	Tree shall be protected in place and BMPs shall be implemented throughout all phases of construction
791	*Quercus agrifolia*	Coast Live Oak	12		12	6	3	Fair	Protect in Place	No	Tree shall be protected in place and BMPs shall be implemented throughout all phases of construction
776	*Quercus agrifolia*	Coast Live Oak	16		16	8	4	Fair	Remove	No	Greater than 50% of the trees' critical root zone is proposed for removal. Tree has a low likelihood for survival with this much impact, tree is recommended for removal.
775	*Quercus agrifolia*	Coast Live Oak	10		10	5	3	Poor	Remove	No	Greater than 50% of the trees' critical root zone is proposed for removal. Tree has a low likelihood for survival with this much impact, tree is recommended for removal.
774	*Pinus radiata*	Monterey Pine	10		10	5	3	Fair	Remove	No	Greater than 50% of the trees' critical root zone is proposed for removal. Tree has a low likelihood for survival with this much impact, tree is recommended for removal.
773	*Quercus agrifolia*	Coast Live Oak	10		10	5	3	Poor	Remove	No	Greater than 50% of the trees' critical root zone is proposed for removal. Tree has a low likelihood for survival with this much impact, tree is recommended for removal.
772	*Quercus agrifolia*	Coast Live Oak	22		22	11	6	Fair	Remove	No	Greater than 50% of the trees' critical root zone is proposed for removal. Tree has a low likelihood for survival with this much impact, tree is recommended for removal.
771	*Pinus radiata*	Monterey Pine	20		20	10	5	Fair	Remove	No	Greater than 50% of the trees' critical root zone is proposed for removal. Tree has a low likelihood for survival with this much impact, tree is recommended for removal.
769	*Quercus agrifolia*	Coast Live Oak	12		12	6	3	Fair	Remove	No	Greater than 50% of the trees' critical root zone is proposed for removal. Tree has a low likelihood for survival with this much impact, tree is recommended for removal.
770	*Quercus agrifolia*	Coast Live Oak	10		10	5	3	Poor	Remove	No	Greater than 50% of the trees' critical root zone is proposed for removal. Tree has a low likelihood for survival with this much impact, tree is recommended for removal.

Tag	Scientific Name	Common Name	Individual Stem DBH (in)		Total DBH (in)	Tree Protection Zone (ft)	Critical Root Zone (ft)	Health	Status	Landmark	Comment
768	*Pinus radiata*	Monterey Pine	42		42	28	11	Fair	Remove	Yes	Greater than 50% of the trees' critical root zone is proposed for removal. Tree has a low likelihood for survival with this much impact, tree is recommended for removal.
767	*Quercus agrifolia*	Coast Live Oak	12		12	6	3	Fair	Protect in Place	No	Tree shall be protected in place and BMPs shall be implemented throughout all phases of construction
778	*Quercus agrifolia*	Coast Live Oak	16	12	20	10	5	Fair	Remove	No	Greater than 50% of the trees' critical root zone is proposed for removal. Tree has a low likelihood for survival with this much impact, tree is recommended for removal.
766	*Quercus agrifolia*	Coast Live Oak	18	14	23	11	6	Fair	Remove	No	Greater than 50% of the trees' critical root zone is proposed for removal. Tree has a low likelihood for survival with this much impact, tree is recommended for removal.
779	*Quercus agrifolia*	Coast Live Oak	16		16	8	4	Fair	Remove	No	Greater than 50% of the trees' critical root zone is proposed for removal. Tree has a low likelihood for survival with this much impact, tree is recommended for removal.
780	*Quercus agrifolia*	Coast Live Oak	14	12	18	9	5	Fair	Remove	No	Greater than 50% of the trees' critical root zone is proposed for removal. Tree has a low likelihood for survival with this much impact, tree is recommended for removal.
783	*Quercus agrifolia*	Coast Live Oak	14		14	7	4	Poor	Remove	No	Greater than 50% of the trees' critical root zone is proposed for removal. Tree has a low likelihood for survival with this much impact, tree is recommended for removal.
782	*Quercus agrifolia*	Coast Live Oak	12		12	6	3	Fair	Remove	No	Greater than 50% of the trees' critical root zone is proposed for removal. Tree has a low likelihood for survival with this much impact, tree is recommended for removal.
781	*Quercus agrifolia*	Coast Live Oak	10		10	5	3	Fair	Remove	No	Greater than 50% of the trees' critical root zone is proposed for removal. Tree has a low likelihood for survival with this much impact, tree is recommended for removal.
761	*Pinus radiata*	Monterey Pine	34	14	37	25	9	Fair	Remove	Yes	Greater than 50% of the trees' critical root zone is proposed for removal. Tree has a low likelihood for survival with this much impact, tree is recommended for removal.
764	*Quercus agrifolia*	Coast Live Oak	14		14	7	4	Fair	Remove	No	Greater than 50% of the trees' critical root zone is proposed for removal. Tree has a low likelihood for survival with this much impact, tree is recommended for removal.
763	*Quercus agrifolia*	Coast Live Oak	8	6	10	5	3	Fair	Remove	No	Greater than 50% of the trees' critical root zone is proposed for removal. Tree has a low likelihood for survival with this much impact, tree is recommended for removal.
759	*Quercus agrifolia*	Coast Live Oak	10		10	5	3	Fair	Protect in Place	No	Tree shall be protected in place and BMPs shall be implemented throughout all phases of construction
No Tag (0)	*Quercus agrifolia*	Coast Live Oak	14		14	7	4	Fair	Protect in Place	No	Tree shall be protected in place and BMPs shall be implemented throughout all phases of construction
760	*Quercus agrifolia*	Coast Live Oak	12		12	6	3	Fair	Protect in Place	No	Tree shall be protected in place and BMPs shall be implemented throughout all phases of construction

Tag	*Scientific Name*	*Common Name*	*Individual Stem DBH (in)*		*Total DBH (in)*	*Tree Protection Zone (ft)*	*Critical Root Zone (ft)*	*Health*	*Status*	*Landmark*	*Comment*
758	*Quercus agrifolia*	Coast Live Oak	18	14	23	11	6	Fair	Protect in Place	No	Tree shall be protected in place and BMPs shall be implemented throughout all phases of construction
757	*Quercus agrifolia*	Coast Live Oak	12		12	6	3	Fair	Remove	No	Greater than 50% of the trees' critical root zone is proposed for removal. Tree has a low likelihood for survival with this much impact, tree is recommended for removal.
756	*Quercus agrifolia*	Coast Live Oak	8		8	4	2	Fair	Protect in Place	No	Tree shall be protected in place and BMPs shall be implemented throughout all phases of construction
789	*Quercus agrifolia*	Coast Live Oak	20		20	10	5	Fair	Remove	No	Greater than 50% of the trees' critical root zone is proposed for removal. Tree has a low likelihood for survival with this much impact, tree is recommended for removal.
788	*Quercus agrifolia*	Coast Live Oak	18		18	9	5	Fair	Protect in Place	No	Tree shall be protected in place and BMPs shall be implemented throughout all phases of construction
787	*Quercus agrifolia*	Coast Live Oak	16	16	23	11	6	Fair	Remove	No	Greater than 50% of the trees' critical root zone is proposed for removal. Tree has a low likelihood for survival with this much impact, tree is recommended for removal.
786	*Quercus agrifolia*	Coast Live Oak	12		12	6	3	Fair	Remove	No	Greater than 50% of the trees' critical root zone is proposed for removal. Tree has a low likelihood for survival with this much impact, tree is recommended for removal.
785	*Quercus agrifolia*	Coast Live Oak	16		16	8	4	Fair	Remove	No	Greater than 50% of the trees' critical root zone is proposed for removal. Tree has a low likelihood for survival with this much impact, tree is recommended for removal.
777	*Pinus radiata*	Monterey Pine	24		24	12	6	Fair	Remove	Yes	Greater than 50% of the trees' critical root zone is proposed for removal. Tree has a low likelihood for survival with this much impact, tree is recommended for removal.
784	*Quercus agrifolia*	Coast Live Oak	18		18	9	5	Poor	Remove	No	Greater than 50% of the trees' critical root zone is proposed for removal. Tree has a low likelihood for survival with this much impact, tree is recommended for removal.
765	*Quercus agrifolia*	Coast Live Oak	14		14	7	4	Fair	Protect in Place	No	Tree shall be protected in place and BMPs shall be implemented throughout all phases of construction
762	*Quercus agrifolia*	Coast Live Oak	10		10	5	3	Fair	Remove	No	Greater than 50% of the trees' critical root zone is proposed for removal. Grade changes will significantly impact the critical root zone of this tree, this tree is recommended for removal.

ATTACHMENT B

Landscape Plan/Fuel Management Plan

FUEL MANAGEMENT PLAN

2825 CONGRESS ROAD RESIDENTIAL PROJECT

PEBBLE BEACH, CALIFORNIA



LSA

Revised January 2025

DRAFT

FUEL MANAGEMENT PLAN

2825 CONGRESS ROAD RESIDENTIAL PROJECT

PEBBLE BEACH, CALIFORNIA

Submitted to:

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Revised January 2025

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LIST OF ABBREVIATIONS AND ACRONYMS

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

INTRODUCTION

LSA developed this Fuel Management Plan (Plan) for the 2825 Congress Road property as part of the 2821 and 2825 Congress Road Project (project), located in the Pebble Beach area of unincorporated Monterey County, California (Assessor Parcel Number [APN] 007-103-009-000). Site development is subject to the jurisdiction of Monterey County Code of Ordinances (County Code) and the Greater Monterey Peninsula Area Plan. In addition, California Public Resources Code (PRC) Chapter 3, Section 4291, requires compliance with certain fuel reduction and vegetation management objectives within 100 feet of a dwelling. This Plan is designed to comply with the requirements of the County of Monterey (County) for a site plan that documents how vegetation around proposed structures and roadways will be maintained to reduce fire fuel loads. The Fuel Management Plan is developed in coordination with the site-specific Forest Management Plan for the project, the proposed Master Landscape Plan and the Arborist Report. Accordingly, the Fuel Management Plan includes the following elements:

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

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

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

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

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

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

- A list of lot-specific recommendations and prescriptions for implementing treatments, including sufficient information to provide clear instructions to contractors performing the fuel management work and vegetation disposal. This also includes illustrations of the species and diameter of trees within the project area, routine pruning prescriptions, and suggested timing of mowing, pruning and other vegetation management activities.

FIRE RISK ASSESSMENT

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

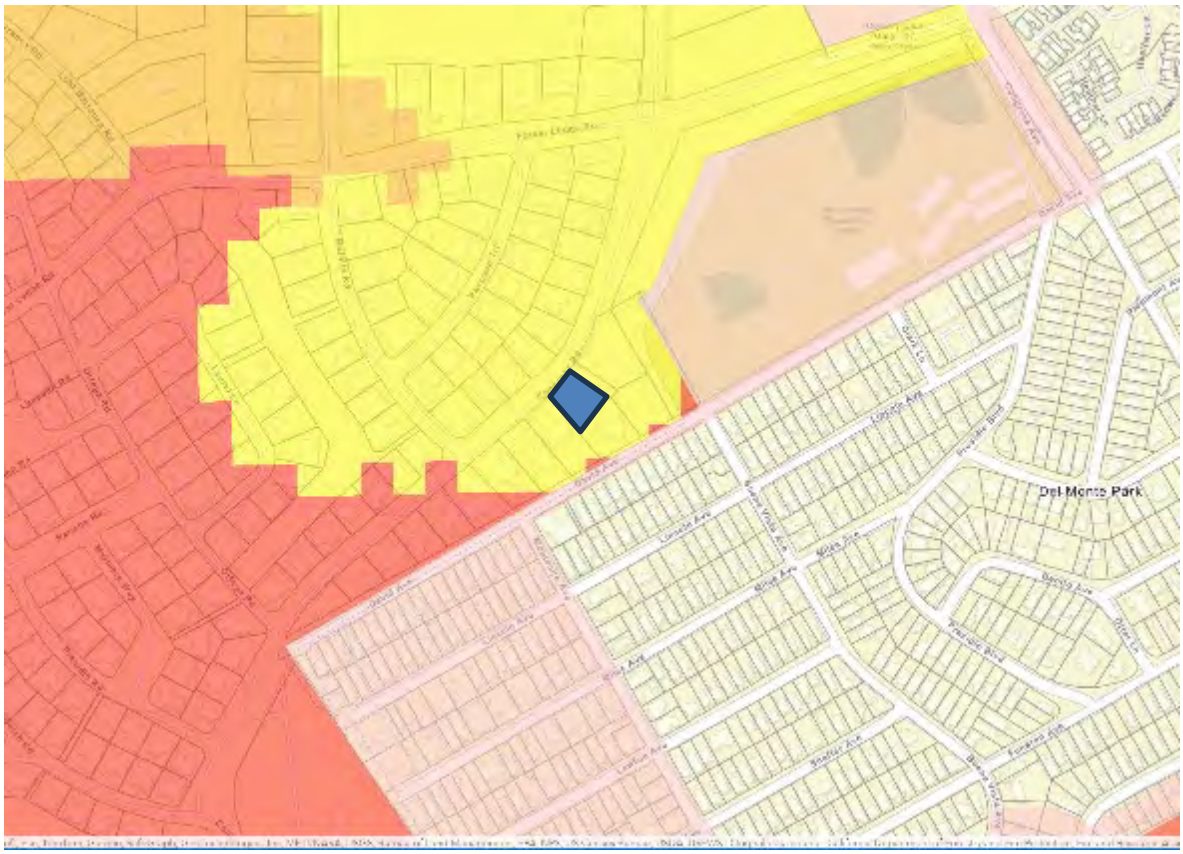
> "Before constructing a new building or structure or rebuilding a building or structure damaged by a fire in an area subject to this section, the construction or rebuilding of which requires a building permit, the owner shall obtain a certification from the local building official that the dwelling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

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

LOCATION, ADJACENT PARCELS, AND EMERGENCY VEHICLE ACCESS

The project site is a vacant parcel located in a suburban area near the southern city limit of Pebble Beach. It is adjacent to two vacant parcels. The site and the environs are classified as WUI by the County of Monterey (see Figure 1). The project site (APN 007-103-009-000) is 0.38 acres and is bordered by a 0.43-acre residential parcel (APN 007-103-008-000) to the southwest. Congress Road runs along the northwestern parcel boundary; it is a two-lane residential road that is fully accessible

for emergency vehicles and common fire apparatus.[1] The parcel's frontage along Congress Road is approximately 100 feet. The northeastern boundary of the parcel consists of a 160-foot long and 20-foot wide paved and gated driveway (APN 007-103-015-000) that serves four parcels, including the subject parcel. To the southeast, a 0.43-acre vacant parcel abuts at the end of the driveway (APN 007-103-011-000). Beyond the two adjacent vacant parcels, there is a 0.9-acre vacant parcel to the east (APN 007-103-014-000), which appears largely unmanaged and constitutes a significant fire hazard due to fuel accumulation, dense vegetation, and substantial dead and down wood. Overall, Pebble Beach has a moderate risk of wildfire over the next 30 years. This is based on the level of risk the properties face rather than the proportion of properties with risk. The County has rated the fire severity risk for the subject parcel as Moderate (see Figure 1).



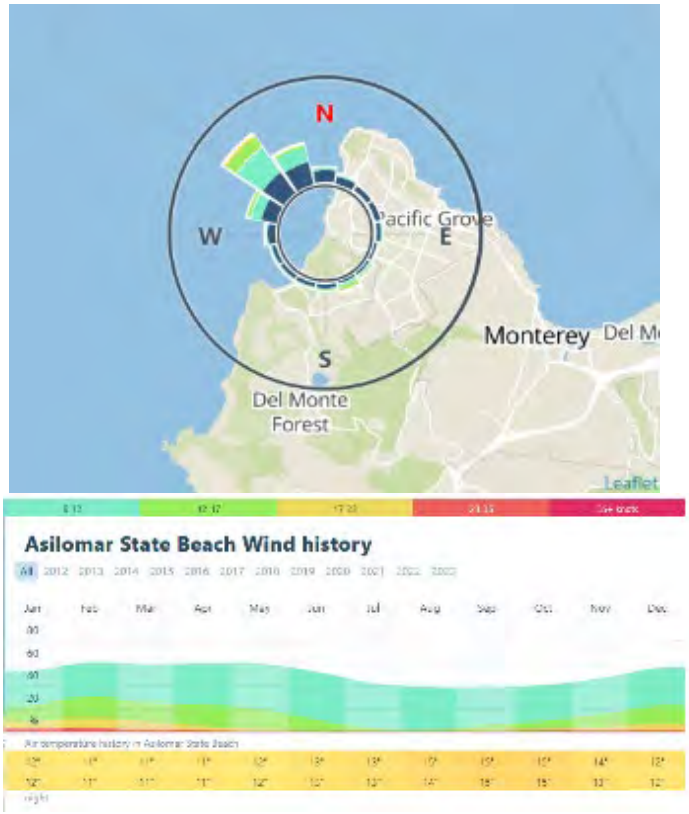
Source: County of Monterey (2024).

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

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

SOIL, TOPOGRAPHY, AND WIND

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



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

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

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

Vegetation

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



Figure 3: Vegetation conditions of the site.
Note the un-mowed grass and herbaceous ground cover (arrow) and the forest vegetation consisting of live oak and Monterey pine. Ladder fuels are absent. Green shrubs along the driveway are irrigated non-native ornamentals.

Infrastructure

Residential Structures

The site is proposed to be developed with a two-story single-family residence with a two-car garage. The total proposed floor area is 4,312 square feet (sq ft), with a first floor area of 3,247 sq ft, a 438 sq ft garage, and 726 sq ft of attached porch and patio areas. The total hardscaped building footprint is 4,411 sq ft. The site plan is shown in Figure 4.

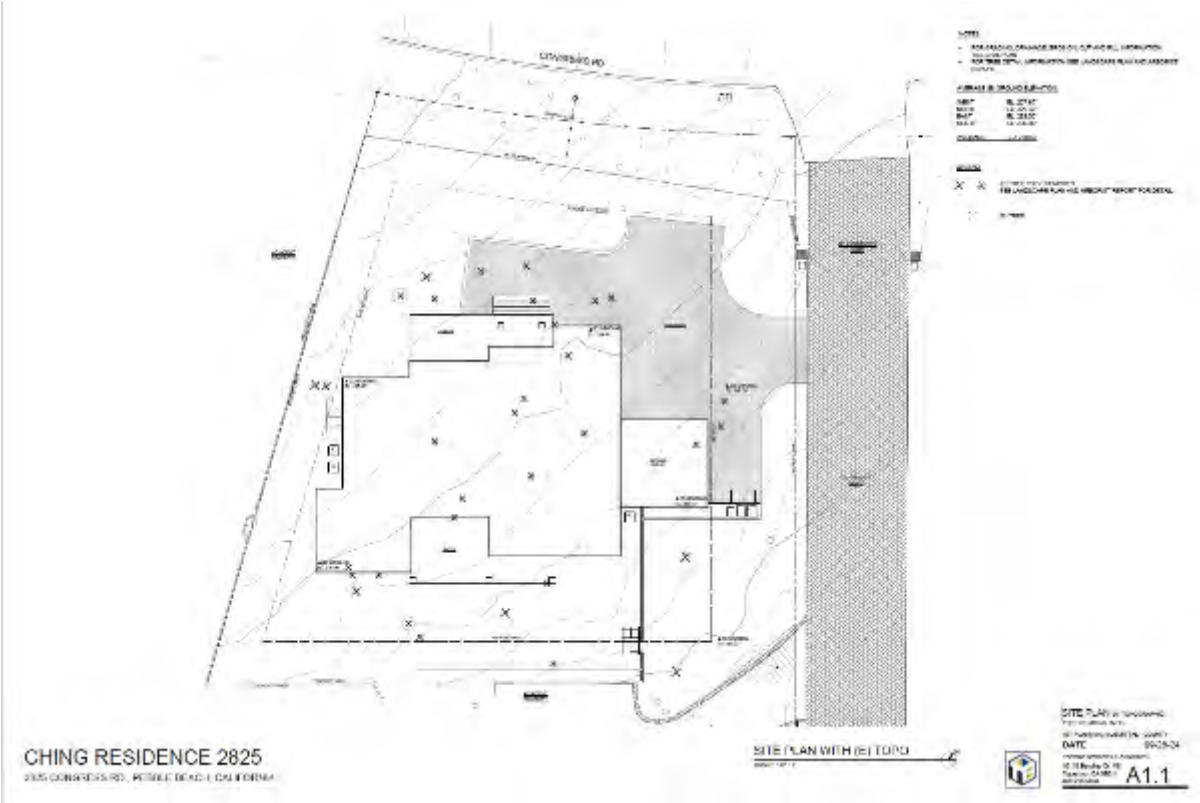


Figure 4: Site Plan

Fences

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



Figure 5: Wooden fences are a fire risk, because they can trap embers and ignite during a wildfire event, leading the fire directly to the home.

Outdoor Furniture and Other High-Risk Items

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

RECOMMENDED FUEL MANAGEMENT ACTIONS

FUEL MANAGEMENT

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

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

DEFENSIBLE SPACE

Fuel Management Zones are measured from edge of structures/fences or road edges. The Zoned approach for defensible space scales the intensity of wildfire fuel reduction based on the proximity to the structure. Defensible space is divided into zones (Figure 6) each with specific guidelines. The following zones are recognized in PRC Section 4291 and, therefore, are legally mandated. In each zone, the intensity of vegetation management increases as the distance to the home decreases. It is recommended to start at the house and work outward, up to 100 feet or to the property line.

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

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

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



Figure 6: Fuel Management Zones and proposed tree removals.

Recommendations

Zone 0: Ember Resistant Zone

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

- Use hardscape like gravel, pavers, concrete, and other noncombustible mulch materials. No synthetic lawns, combustible bark, woodchips, or mulch. No lumber or round logs, railroad ties, or creosote-treated or pressure-treated wood.
- No combustible attached trellis, pergola, shade covering, planters, privacy wall, etc.; no combustible storage structures (e.g., woodsheds, potting bench, etc.); and replace combustible fencing, gates, and arbors attached to the home with noncombustible alternatives.
- The site plan for the project proposes two new 6-foot horizontal board wooden fences that are attached to the structure. Wooden fences should not be directly attached to the residence, and a 10-foot non-combustible section (e.g., metal gate) should be placed between the wooden section of the fence and the house.
- Potted plants should not exceed 2 feet in vegetation height and must be contained in non-combustible containers (no wooden planter boxes, wine barrels, etc.).
- Remove all dead and dying weeds, grass, plants, shrubs, trees, branches, and vegetative debris (i.e., leaves, needles, cones, bark, etc.).
- Check roofs, gutters, decks, porches, stairways, etc. for accumulated debris, leaf litter, and other flammable materials; clean regularly.
- Remove all branches within 10 feet of any chimney or stovepipe outlet.
- Limit plants in this area to low-growing, nonwoody, properly maintained plants.

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

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

Zone 1: Lean, Clean, and Green Zone

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

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

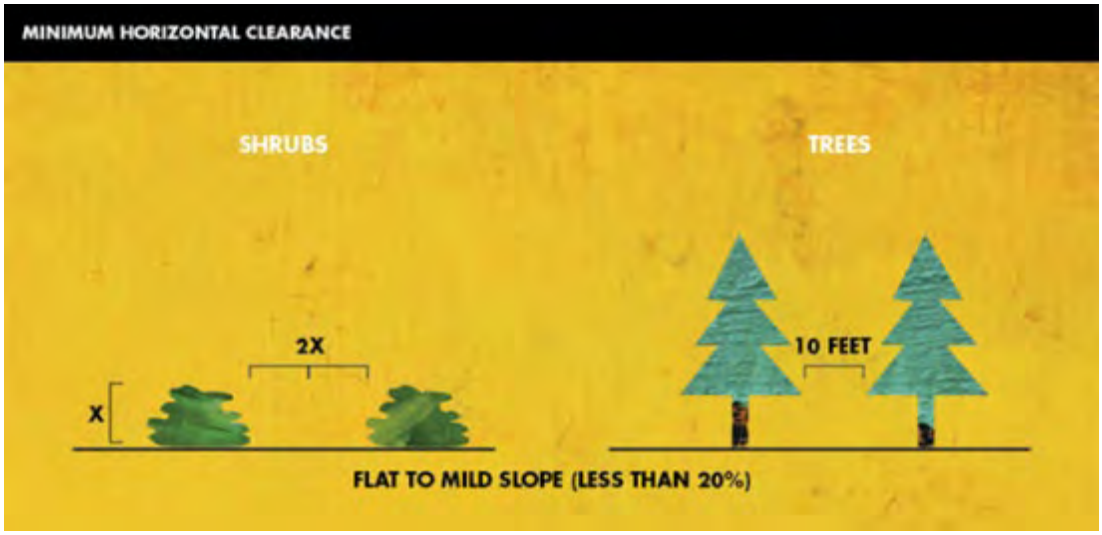
Vertical Spacing. An important aspect of vegetation management in Zone 1 is vertical spacing of trees, shrubs, and grasses (see Figure 7). Large trees do not need to be cut and removed as long as they fulfill the horizontal spacing requirement (see below) and all of the plants beneath them are managed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



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

Figure 7: Minimum Vertical Clearance

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



Source: CAL FIRE (2024).

Figure 8: Minimum Horizontal Clearance

Other considerations:

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

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

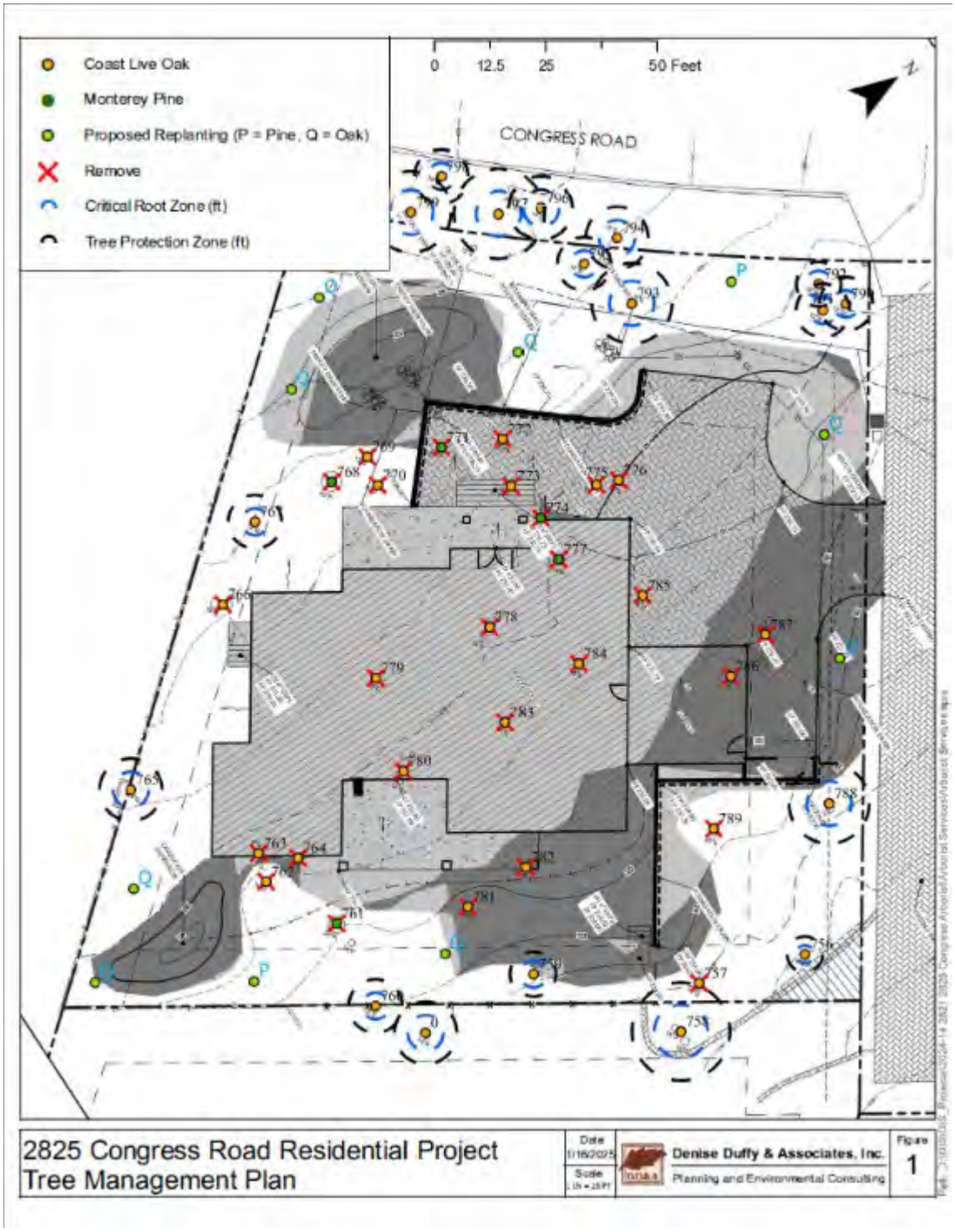
Zone 2: Fuel Reduction Zone

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

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

PROPOSED TREE RETENTION, LANDSCAPING, AND MITIGATION

Based on the Arborist Report (Denise Duffy & Associates 2025), 27 trees, including 22 coast live oaks and 5 Monterey pines, lie within the project's grading limits and are proposed to be removed prior to construction of the project (Figure 8). Eighteen coast live oaks would be protected in place throughout construction. These trees are within Zones 1 and 2. The proposed landscaping plan (see Attachment A) identifies locations for 8 coast live oak and 2 Monterey Pines to be planted as mitigation for trees removed during construction.



Source: Denise Duffy & Associates (2025).

Figure 9: Tree Management Plan

REFERENCES

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

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

Denise Duffy & Associates. 2025. Tree Assessment and Forest Management Plan for the 2825 Congress Road Residential Project. Unpublished report submitted to Kuan Chang, Tectonic Builders Corp., 10118 Bandley Dr. #E, Cupertino, California 95014.

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

APPENDIX A

APPENDIX BMASTER LANDSCAPE, TREE, WILDFIRE PROTECTION AND HYDROZONE PLANS

PLANT LEGEND AND NOTES

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

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

Proposed new tree as mitigation from removal of protected trees:
From Denise Duffy & Associated, Inc./ Planning and Environmental Consulting - 1/16/25
(21) T1 - Quercus agrifolia/ Coast Live Oak require for mitigation - (8) proposed at 15 gallon
(2) T2 Pinus radiata/ Monterey Pine required for mitigation - (2) proposed at 15 gallon
See report for other mitigation measures.

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

Existing tree to be removed

Existing off site tree to remain



ARCTOSTAPHYLOS ACHILLEA JUNCUS SALVIA RIBES

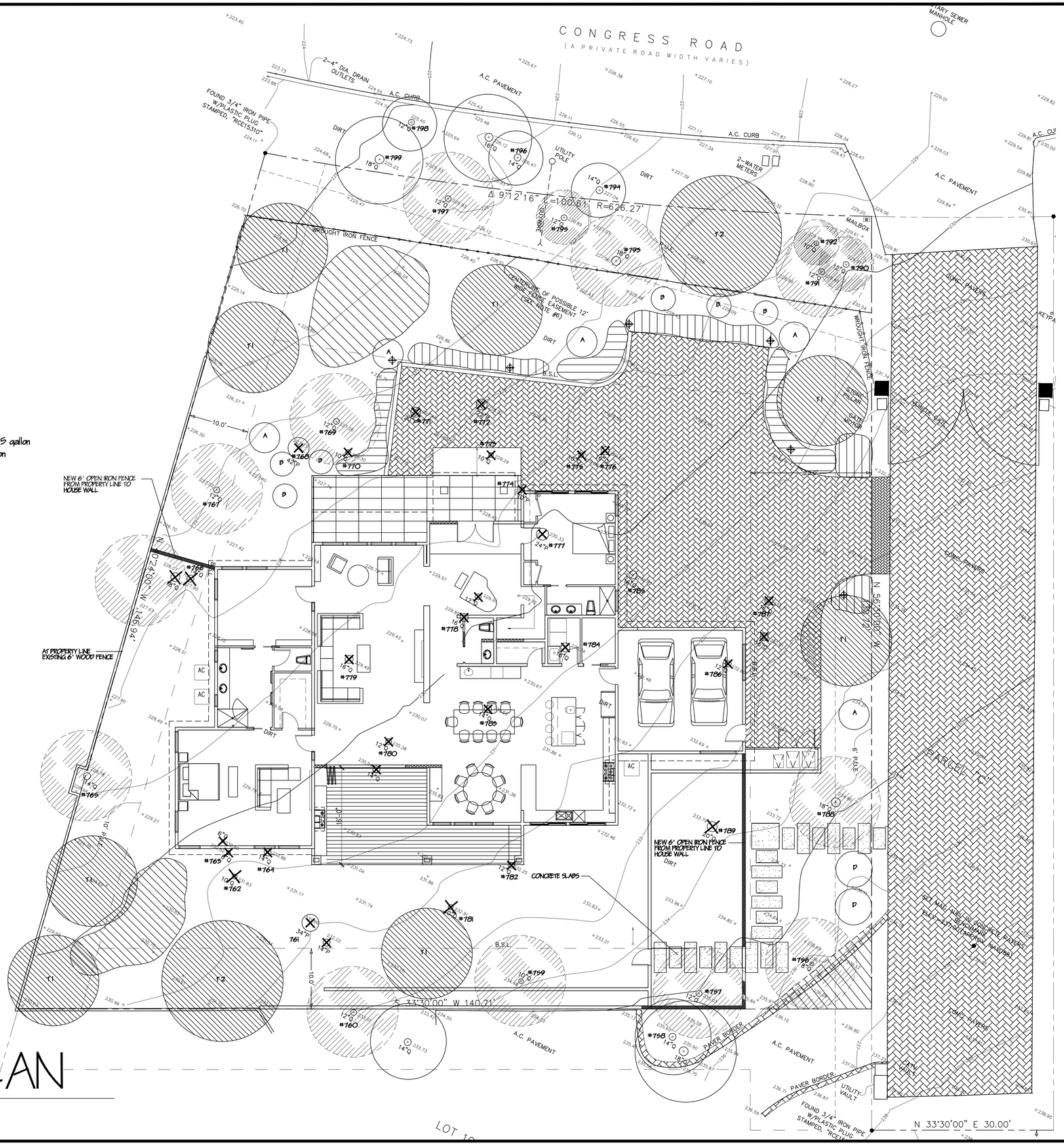


QUERCUS PINUS

LIGHTING LEGEND

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

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



PLANTING PLAN

W. Jeffrey Held
Landscape Architect
C-2235

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

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

CHING RESIDENCE

for:
LILLY CHING
2825 CONGRESS ROAD
PEBBLE BEACH, CA. 93953

PLANTING PLAN

date: 3/16/24
scale: NOTED
drawn by: WJH
job no. 202404
sheet L1
of shts

Proposed new tree as mitigation from removal of protected trees:
From Denise Duffy & Associated, Inc./ Planning and Environmental Consulting - 1/15/25
(21) T1 - Quercus agrifolia/ Coast Live Oak require for mitigation - (8) proposed at 15 gallon
(2) T2 Pinus radiata/ Monterey Pine required for mitigation - (2) proposed at 15 gallon
See report for other mitigation measures.

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

Existing tree to be removed

Existing off site tree to remain

T1	Quercus agrifolia/ Coast Live Oak	15 gallon low	.2
T2	Pinus radiata/ Monterey Pine	15 gallon low	.3



QUERCUS

PINUS

TREE NOTES

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

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

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

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

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

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

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

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

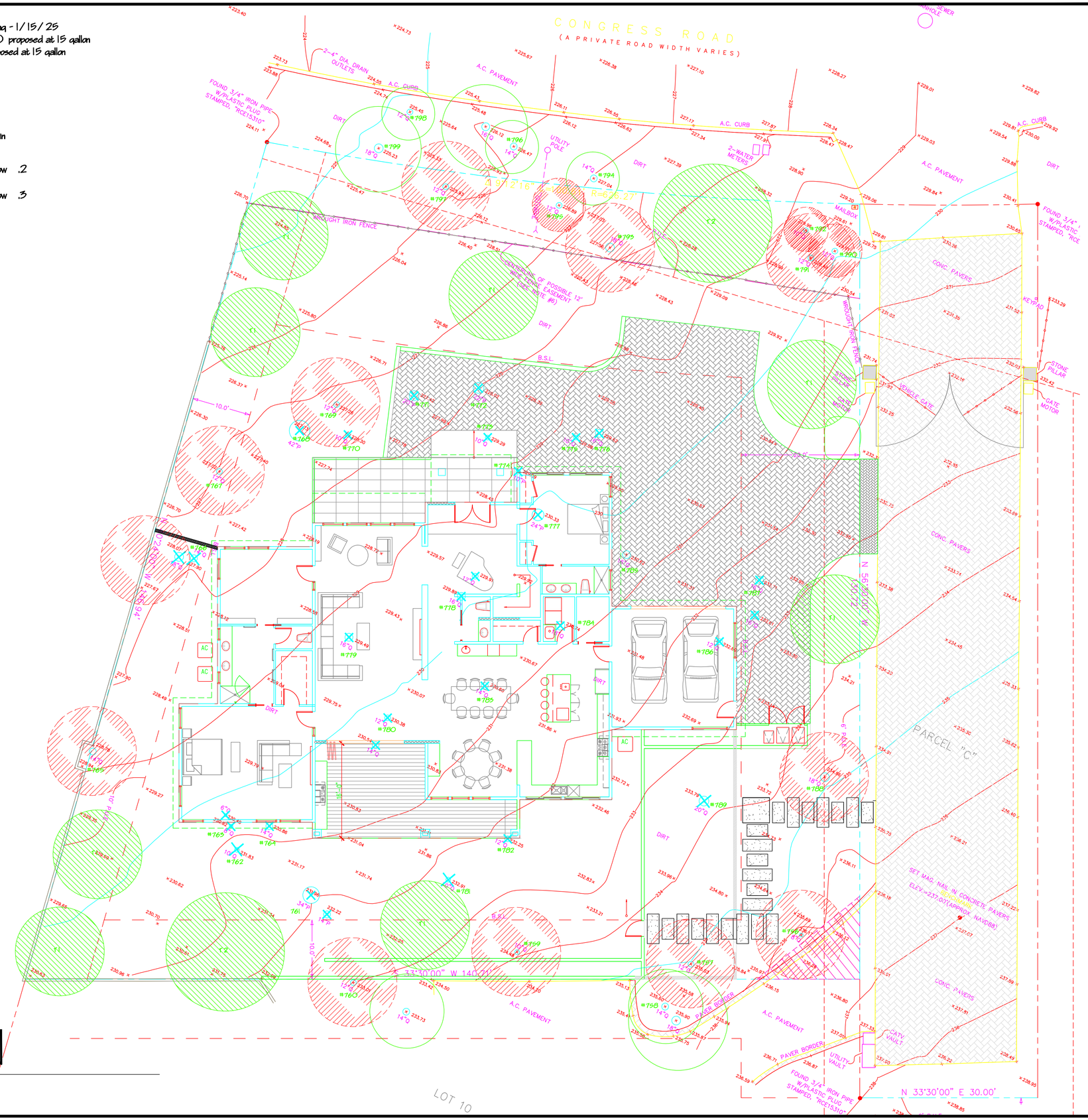
Interior branches shall not be stripped out.

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

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

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

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



TREE PLAN

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

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

CHING RESIDENCE

for:
LILLY CHING
2825 CONGRESS ROAD
PEBBLE BEACH, CA. 95953

TREE PLAN

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

Recommendations

Zone 0: Ember Resistant Zone

This is the ember resistant zone, which extends 5 feet from buildings, structures, stairs, decks, etc. A properly managed Zone 0 reduces the likelihood of structure ignition by reducing the potential for flame contact. Flames can be generated from embers that accumulate at the base of a wall and ignite vegetation, vegetative debris, or other combustible materials located close to the structure. Zone 0 is a critical component of structure defense and, when coupled with Zone 1 and Zone 2, is essential to defensible space. Management of the ember-resistant zone is now required by law (Assembly Bill [AB] 3074) beginning January 1, 2023.5 This zone includes the area under and around all attached decks and requires the most stringent wildfire fuel reduction. The ember-resistant zone is designed to keep fire or embers from igniting materials that can spread the fire to the home. Backyards are considered Zone 0. The following provides maintenance guidance for this zone.

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

Zone 1: Lean, Clean, and Green Zone

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

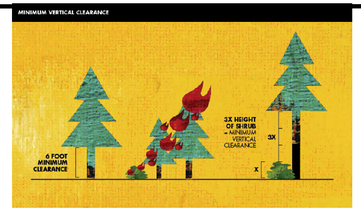
Fuel management in Zone 1 involves mowing, removing dead or dying plants, ladder fuels, pruning vegetation, and hauling away all materials. Remove branches that overlap with the roof or are closer than 10 feet from windows and chimneys. Dead vegetation removal includes fallen leaves, needles, twigs,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

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

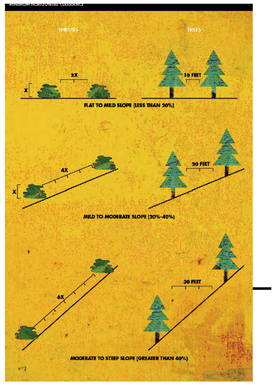
- Place any woodpiles in Zone 2; establish a 10-foot clearance down to bare mineral soil around woodpiles.
- Wood mulch is acceptable in Zone 1 if there is a transition from Zone 1 to Zone 0 and if the vegetation in Zone 1 is grouped/ clumped with the required horizontal distance.

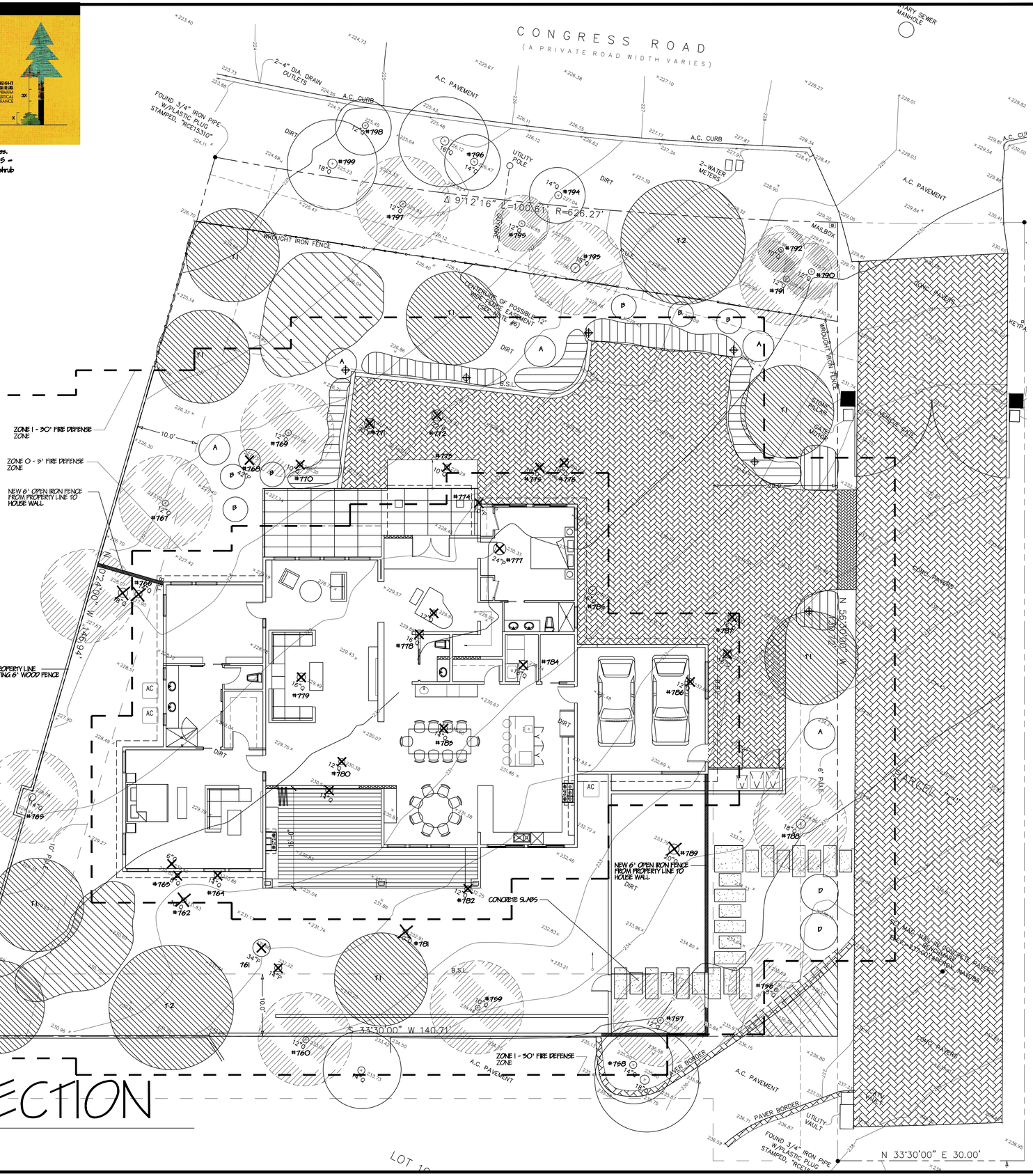
Zone 2: Fuel Reduction Zone

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



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





WILDFIRE PROTECTION

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

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

CHING RESIDENCE

for:
LILLY CHING
2825 CONGRESS ROAD
PEBBLE BEACH, CA. 93953

WILDFIRE PROTECTION

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

California Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET_o): 36 | Project Type: Residential | 0.55

Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Tota Water Use (ETWU)[d]
Regular Landscape Areas							
#1 low water	0.3	Drip	0.81	0.37	725	269	5953
#2 low water	0.2	Drip	0.81	0.25	310	77	1708
#3 low water	0.2	Drip	0.81	0.25	155	38	854
#4 low water	0.2	Drip	0.81	0.25	230	57	1268
#5 oak trees low wate	0.2	Drip	0.81	0.25	1160	286	6393
#6 pine trees med wat	0.5	Drip	0.81	0.62	290	179	3996
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
				Totals	2870	906	20212
Special Landscape Areas							
[redacted]				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	20212
						Maximum Allowed Water Allowance (MAWA)[e]	35232

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	906
Total Area	2870
Average ETAF	0.32

All Landscape Areas

Total ETAF x Area	906
Total Area	2870
Average ETAF	0.32

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

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

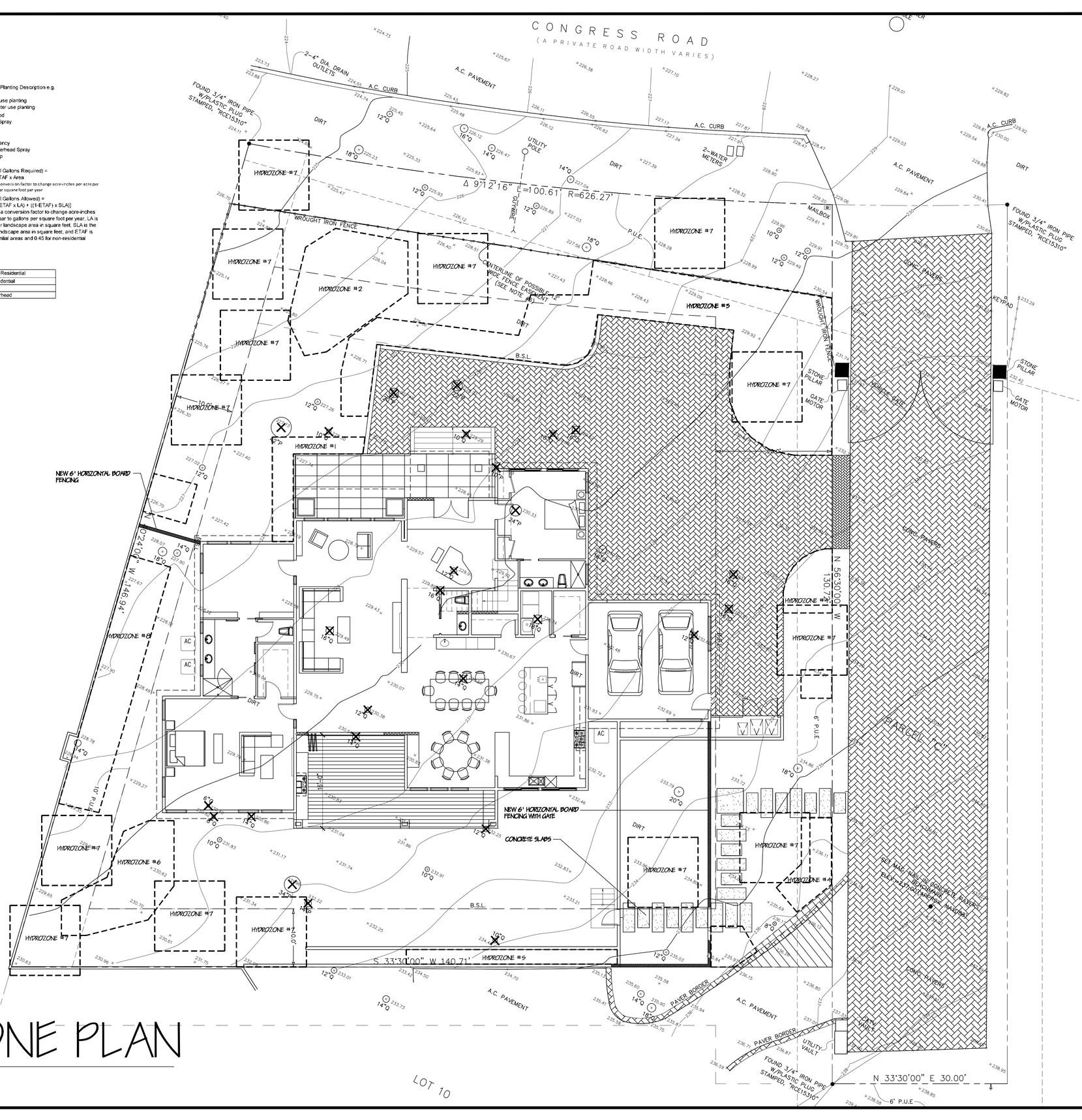
[b] Irrigation Method
1.) Overhead Spray
2.) Drip

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

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

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

0.45	Non-Residential
0.55	Residential
0.81	Drip
0.75	Overhead



HYDROZONE PLAN

1/8" = 1'-0"

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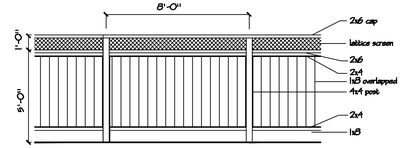
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No. 2235
Signature
EXPIRATION DATE: 08/30/2025
STATE OF CALIFORNIA

CHING RESIDENCE

for:
LILLY CHING
2825 CONGRESS ROAD
PEBBLE BEACH, CA. 93953

HYDROZONE PLAN

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

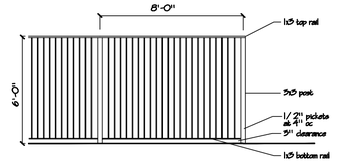


6' GOOD NEIGHBOR FENCE

1/4" = 1'-0"

PROPERTY LINE FENCE

(For new and replacement fencing)



6' IRON SECURITY FENCE

1/4" = 1'-0"

FENCING ADJACENT TO HOUSE

(For new fencing - black iron)



BELGARD CATALINA GRANA PAVER

(For driveway - in Scandia Gray color)

W. Jeffrey Held
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CHING
RESIDENCE

for:
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DETAILS

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

ATTACHMENT C

Best Management Practices for Working Near Trees

Tree Protection and Best Management Practices (BMPs)

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

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

Tree Pruning

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

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

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

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

Root Barriers

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

Introduced: 9/2/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

PLN240207 - REY ERIC J & CLARK HARVEY C (ULLMAN CHAD W TR)

Public hearing to consider construction of a 5,620 square foot single-family dwelling with an attached 995 square foot three-car garage, 4,800 square foot detached barn, 36,610 square foot uncovered roping arena, and associated site improvements on slopes in excess of 25%. Project includes ridgeline development and 3,500 cubic yards of grading.

Project Location: 27650 Via Quintana, Carmel, Carmel Valley Master Plan

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

RECOMMENDATION:

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

a. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and

b. Approve a Combined Development Permit consisting of: 1) Administrative Permit and Design Approval to allow construction of a 5,620 square foot single-family dwelling with an attached 995 square foot garage, 4,800 square foot detached barn, 36,610 square foot uncovered roping arena, with associated site improvements and grading of approximately 3,500 cubic yards; 2) Use Permit to allow development on slopes in excess of 25%; and 3) Use Permit to allow Ridgeline Development.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval, subject to 10 conditions of approval.

PROJECT INFORMATION:

Agent: Jay Auburn
Property Owner: Chad & Avery Ullman
APN: 185-052-023-000 and 185-052-026-000
Parcel Size: 75.496 acres or 3,288,605 square feet
Zoning: Low Density Residential with 2.5 acres per unit, Design Control, Site Plan Review, Residential Allocation Zoning overlays or "LDR/2.5-D-S-RAZ"
Plan Area: Carmel Valley Master Plan
Flagged and Staked: Yes
Project Planner: McKenna Bowling, Associate Planner
bowlingmr@countyofmonterey.gov, (831) 755-5298

SUMMARY

The subject property is located at 27650 Via Quintana, Carmel, within the unincorporated area of Monterey County. The lot is currently undeveloped and situated in a gated community within Carmel Valley. The proposed project includes construction of a 5,620 square foot single-family dwelling with an attached 995 square foot garage, 4,800 square feet barn out-building, a 36,610 square foot uncovered roping arena, an off-grid 15,000-gallon water storage, well, septic system, ground mounted PV array and battery storage with backup generator, and associated site improvements including a driveway, hardscape, a pool, and 3,500 cubic yards of grading. The project includes development along a ridgeline and approximately 54,900 square feet of development on slopes in excess of 25%. The project site is supplied with potable water by a small water system, Via Quintana WS#1, which allows two connections. The sewer connection is provided through an Onsite Wastewater Treatment System (OWTS).

DISCUSSION:

Land Use

Based on staff's review of the planning application materials, the project complies with all rules and regulations pertaining to zoning uses and other applicable provisions of the 2010 General Plan, Carmel Valley Master Plan, and applicable sections of the Monterey County zoning ordinance (Title 21). The parcel is zoned Low Density Residential, with 2.5 acres per unit density, Design Control, Site Plan Review, and Residential Allocation Zoning overlays, which allow for the construction of a new residence and accessory structures, subject to a Design Approval. Based on the siting of the residence along the hillside, towards the ridge, staff determined that a Use Permit is required to allow ridgeline development, per Title 21 section 21.66.010.C.

Title 21 section 21.14.060 establishes the side development standard applicable to structures within the LDR zoning district. Pursuant to Title 21 section 21.14.060.C, the subject main structures shall have setbacks of at least 30 feet for the front, 10 percent of the average lot width to a maximum of twenty feet for the sides, and 20 feet for the rear, and a maximum allowable height of 30 feet. The garage is structurally attached to the proposed residence and therefore are subject to the same site development standards as the main structure. As established through approval of this subdivision, the subject lot was created with a building envelope that balanced the site's constraints. The residence and attached accessory structures will be entirely within the allowable building area. The structures have a proposed height of 24 feet 9 inches from average natural grade. The subject property has an allowable building site coverage of 25 percent, and as proposed the lot coverage will be 0.37 percent. Therefore, the property complies with the required site development standards based on the applicable zoning district.

Design

Carmel Valley Master Plan Policy CV-1.1 requires that development follow a rural architectural theme. As designed, the proposed residence will have exterior colors and materials that include light brown vertical siding, dark brown metal framing for windows and doors, gray metal roofing, and stone veneer siding. The garage will have dark brown vertical siding and a dark brown metal roofing, and the prefabricated barn will have a light green exterior siding with a light tan metal roof. The proposed bulk, colors, and materials are consistent with the surrounding residential neighborhood. Consistent with

Carmel Valley Master Plan Policy CV-1.20, the exterior finishes and proposed rural architectural style are compatible with the surrounding environment, consistent with the surrounding residential neighborhood character, and maintain an appropriate bulk and mass. Policy LU-1.13 of the 2010 General Plan requires that all exterior lighting shall be unobtrusive and constructed or located so that only the intended area is illuminated, long-range visibility of the lighting source is reduced, and off-site glare is fully controlled. As delineated on the project plans, the lighting fixtures proposed are warm LED bulbs, are IDA Dark Sky compliant, and are downlit and unobtrusive, as required in Condition No. 9. Therefore, the project, as designed and sited, assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity, as required by Title 21, Chapter 21.44. Also see the discussion below regarding ridgeline development

Ridgeline Development

According to County of Monterey GIS records, the subject property is designated as being visually "sensitive". Additionally, staff conducted a site visit on April 18, 2025 to determine whether the project would be visible from any common public viewing area, including Carmel Valley Road and Laureles Grade. The majority of the subject property, specifically the building envelope, is visible from Carmel Valley Road when travelling east. The primary vantage point is a 0.25-mile section of Carmel Valley Road (0.97 miles, 5,122 feet west of the project site), near the turnout east of the Mid Valley Shopping Center. Given the building envelope's visibility and based on the installed staking and flagging, staff determined that the proposed development would be visible at this vantage point for approximately 15 seconds. At this vantage point, a proposed development would not silhouette against the sky (**Exhibit F**). Additionally, a number of other residences along hillsides are also entirely visible or partially visible from this section of Carmel Valley Road. A secondary vantage point is approximately 0.5 miles west of the project site, where the proposed residence would be visible for approximately 400 linear feet along Carmel Valley Road or 5 seconds (**Exhibit F**). At this vantage point, the residence is not directly in a driver's or passenger's line of sight due to the significant elevation difference between Carmel Valley Road and the subject property. However, given this change in elevation and the topography of the property, the ridge of the residence silhouettes against the sky at this second vantage point. Due to the steep topography of the property, the project site is not visible when traveling westbound along Carmel Valley Road.

Title 21 section 21.06.950 defines "Ridgeline development" as development on the crest of a hill which has the potential to create a silhouette or other substantially adverse impact when viewed from a common public viewing area. Development must be on the crest of a hill or silhouette against the sky to be considered ridgeline development. Based on the location of the development towards the top of a hill and its silhouette against the sky (vantage point #2), the project meets the definition of "Ridgeline development."

Pursuant to Title 21 section 21.64.230, ridgeline development may be allowed upon issuance of a Use Permit. General Plan Policy OS-1.3 provides that ridgeline development could be allowed with exceptions considered at a publicly noticed hearing. The General plan policy prohibits ridgeline development unless the following findings can be made:

The ridgeline development will not create a substantially adverse visual impact when viewed from a common public viewing area; and <u>either</u>;

The proposed development better achieves the goals, policies, and objectives of the Monterey County General Plan and applicable area plan than other development alternatives; or,

There is no feasible alternative to the ridgeline development.

The property's 4.5-acre building envelope is located on a hillside, visible from Carmel Valley Road. Given the size of the development and visibility of the entire building envelope, no location would eliminate visibility from Carmel Valley Road. Although it is visible from Carmel Valley Road, the proposed development would not create a substantial adverse visual impact due to its location and design. The Applicant/Owner made multiple design changes through Planning's review to ensure that visibility of the project would be minimized. The initial project design (single-family dwelling, barn, and roping arena) included expansive exterior windows, a white exterior with black trim, and a steep roofline pitch. After discussions with staff, who raised concerns regarding visibility from Carmel Valley Road and compliance with applicable General Plan Policies, including CV-1-1, CV-1.9, CV-1.20, and CV-3.4, the Applicant/Owner revised the project by reducing the number and size of west facing exterior windows, and incorporating earth tone colors (light beige and brown trim) and a less steep roofline pitch. These exterior colors were further revised to consist of a light brown/taupe exterior with a dark brown trim. The proposed development is also 5.5 feet below the maximum allowed structure height for the subject zoning district (30 feet). Consistent with Carmel Valley Mater Plan Policies CV-1.1 and CV-1.20, the proposed natural colors and materials and modern farm style architectural style help the development blend into the surrounding grassland and oak woodland hillside and be compatible with the rural theme of Carmel Valley. In addition to the exterior colors, the proposed development would be situated on lower elevations of the building envelope to ensure that the roof lines do not silhouette against the sky when viewed from the primary Carmel Valley Road vantage point. However, it should be noted that the project would still silhouette against the sky at the second visible vantage point along Carmel Valley Road (5 seconds; 400 linear feet). At the first vantage point, the proposed residence's bulk and mass would be perceived as smaller due to distance (1 mile), resulting in visibility that is consistent with or less than other residences in the neighborhood - see **Exhibit E**. At the second vantage point, although the bulk and mass would appear more consistent with the true size of the development, its visibility is minimal (5 seconds) and would be in the upper left-hand corner of the public viewshed due to the elevation change. For these reasons, staff believes that the proposed project meets the first criterion to grant the required Use Permit to allow ridgeline development.

Carmel Valley Master Plan Policy CV-1.9 states, "Structures proposed in open grassland area that would be highly visible from Carmel Valley Road or Laurels Grade shall be minimized in number and be clustered near existing natural or man-made vertical features." The purpose of this policy is public viewshed protection/minimization and environmental harmony. Clustering buildings near existing natural vertical features - such as trees- **camouflages or visually integrates** new development into the environment, making it less noticeable. The proposed development is sited on a grassy hillside that is visible from Carmel Valley Road, but not Laureles Grade. The proposed residential development (single-family dwelling, garage, pool, sports court, and site improvements) is clustered near an existing stand of Coast live oak trees. By locating the residential development near mature vegetation and using natural colors, the project reduces visual impact and remains consistent with the rural aesthetic of Carmel Valley. The proposed barn is sited on the western portion of the building envelope, between

numerous mature Coast live oak trees. The existing vegetation would partially screen the barn's visibility from Carmel Valley Road. Finally, the roping area will be enclosed with a rustic fence, which is compatible with the surrounding environment.

There are portions of the building envelope that contain less than 25% slopes. The single-family dwelling is sited in a flatter portion of the building envelope, while the roping arena and barn are partially sited on steeper slopes. Relocation of the proposed development would impact a greater quantity of steeper slopes and may result in greater impacts to visual and forest resources. Carmel Valley Master Plan Policy CV-3.4 requires that the alteration of hillsides and natural landforms caused by cutting, filling, grading, or vegetation removal be minimized through design and restoration. As shown on sheet L-2.1 of the attached plans (**Exhibit B**), all disturbed areas will be hydroseeded to maintain the original rural, grassland condition of the hillside. In addition, constructing a roping arena, rather than structural development, on steeper portion of the building envelope helps maintain the rural character of Carmel Valley (Policy CV-1.1). Finally, the selected building locations also avoid tree removal, consistent with Carmel Valley Master Plan Policy CV-3.11. For these reasons, staff believes the project meets the second criterion to grant the required Use Permit to allow ridgeline development.

If the second criterion of General Plan Policy OS-1.3 can be met, then it is not necessary to meet the third criterion, which requires a finding that there is no feasible alternative to ridgeline development. Although the second criterion can be met in this case, the staff provides the following discussion as well. In this case, there may be alternative building sites that would avoid being located on the crest of a hill, such as relocating the development further downslope (west/south) while still being sited within the required building envelope. However, any downslope alternative location could increase the visibility of the residence from Carmel Valley Road (vantage points #1 and #2) and result in a similar silhouette against the sky (from vantage point #2) because the development would be placed on the front-facing slope and the differences in elevation. Further, such relocation would result in greater impacts to slopes in excess of 25% and forest resources than the proposed project. Such alternatives would likely conflict with General Plan Policy OS-3.5, and Carmel Valley Master Plan Policies CV-3.4 and CV-3.11.

Development on slopes in excess of 25%
In accordance with 2010 General Plan Open Space Policy 3.5, development on slopes in excess of 25 percent shall be prohibited, unless there is no feasible alternative which would allow development to occur on slopes of less than 25 percent, and the proposed development better achieves the resource protection objectives and policies contained in the 2010 General Plan, and applicable Area Plans and Master Plans.

The subject property is almost entirely sloped in excess of 25 percent, as shown on County GIS records and the attached project plans (**Exhibit B**). The building envelope created as part of the approved subdivision (PLN220339-DEP) is situated in an area of the parcel that minimizes impacts to slopes. The property has an existing dirt access road running parallel to the proposed barn. This road could be extended on less steep slopes to access the proposed residence, but permanently scar the hillside with asphalt. To avoid scaring the hillside and minimizing hillside alteration, as encouraged by Carmel Valley Master Plan Policies CV-2.9 and CV-3.4, the project proposes to install a driveway through a cluster of trees, which also contains steeper slopes. All other development on slopes is

associated with leveling a building pad for the proposed barn and creating a roping arena. No development on slopes is required for the residence. As delineated on the project plans, the project proposes a total of 54,900 square feet of development on slopes exceeding 25 percent. Of the development taking place on slopes, 1,470 square feet is allocated to construct the driveway to access the property, and the remaining 53,430 square feet is the pervious area adjacent to the roping arena and barn. Additionally, by developing on steeper slopes to construct the associated site improvements, the project does not involve tree removal or cause negative impacts to environmentally sensitive habitats. Further, the roping arena is a principally allowed use under LDR zoning and has been designed to contour the natural slope and topography of the land, and backfill the lowest portion of the arena to create an even grade. The proposed development reduces potential visual impacts by siting the residence towards the rear (east side) of the parcel; therefore, the proposed development on slopes better meets the objectives and policies within the General Plan, by reducing visual impacts along a scenic corridor and avoiding removal of mature landmark Oaks.

CEQA:
California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts new construction, inclusive of single-family dwellings and accessory structures. As proposed, the project involves construction of the first single-family dwelling with an attached garage, and detached barn. The project, as proposed, does not create impacts to an environmental resource, any scenic highways, or historical resources; this will not create any cumulative or significant impact, and this site is not a hazardous waste site. Per the biological report, there were no signs of any endangered plant or animal communities on the property during the pedestrian survey. No evidence of significant adverse environmental effects was identified during the staff's review of the development application.

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

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

LUAC:
The proposed project was reviewed by the Carmel Valley Land Use Advisory Committee on July 21, 2025. The committee voted unanimously in support of the project as proposed (**Exhibit D**). No comments or concerns were raised.

Prepared by: McKenna Bowling, Associate Planner, (831)755-5298
Reviewed by: Fionna Jensen, Principal Planner
Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with the HCD:

Exhibit A - Project Data Sheet
Exhibit B - Draft Resolution
Draft Conditions of Approval

Site Plan, Elevations & Floor Plans
Colors and Materials
Exhibit C - Vicinity Map
Exhibit D - LUAC Minutes dated July 21, 2025
Exhibit E - Visual Simulations
Exhibit F - Carmel Valley Road Vantage Points

cc: Front Counter Copy; Planning Commission, California Coastal Commission, Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD - Engineering Services; Environmental Health Bureau; McKenna Bowling, Project Planner; Jacqueline Nickerson Principal Planner; Chad and Avery Ullman, Property Owners; Jay Auburn, Agent/Architect; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN240207.

Introduced: 9/2/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

PLN240207 - REY ERIC J & CLARK HARVEY C (ULLMAN CHAD W TR)

Public hearing to consider construction of a 5,620 square foot single-family dwelling with an attached 995 square foot three-car garage, 4,800 square foot detached barn, 36,610 square foot uncovered roping arena, and associated site improvements on slopes in excess of 25%. Project includes ridgeline development and 3,500 cubic yards of grading.

Project Location: 27650 Via Quintana, Carmel, Carmel Valley Master Plan

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

RECOMMENDATION:

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

a. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and

b. Approve a Combined Development Permit consisting of: 1) Administrative Permit and Design Approval to allow construction of a 5,620 square foot single-family dwelling with an attached 995 square foot garage, 4,800 square foot detached barn, 36,610 square foot uncovered roping arena, with associated site improvements and grading of approximately 3,500 cubic yards; 2) Use Permit to allow development on slopes in excess of 25%; and 3) Use Permit to allow Ridgeline Development.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval, subject to 10 conditions of approval.

PROJECT INFORMATION:

Agent: Jay Auburn
Property Owner: Chad & Avery Ullman
APN: 185-052-023-000 and 185-052-026-000
Parcel Size: 75.496 acres or 3,288,605 square feet
Zoning: Low Density Residential with 2.5 acres per unit, Design Control, Site Plan Review, Residential Allocation Zoning overlays or "LDR/2.5-D-S-RAZ"
Plan Area: Carmel Valley Master Plan
Flagged and Staked: Yes
Project Planner: McKenna Bowling, Associate Planner
bowlingmr@countyofmonterey.gov, (831) 755-5298

SUMMARY

The subject property is located at 27650 Via Quintana, Carmel, within the unincorporated area of Monterey County. The lot is currently undeveloped and situated in a gated community within Carmel Valley. The proposed project includes construction of a 5,620 square foot single-family dwelling with an attached 995 square foot garage, 4,800 square feet barn out-building, a 36,610 square foot uncovered roping arena, an off-grid 15,000-gallon water storage, well, septic system, ground mounted PV array and battery storage with backup generator, and associated site improvements including a driveway, hardscape, a pool, and 3,500 cubic yards of grading. The project includes development along a ridgeline and approximately 54,900 square feet of development on slopes in excess of 25%. The project site is supplied with potable water by a small water system, Via Quintana WS#1, which allows two connections. The sewer connection is provided through an Onsite Wastewater Treatment System (OWTS).

DISCUSSION:

Land Use

Based on staff's review of the planning application materials, the project complies with all rules and regulations pertaining to zoning uses and other applicable provisions of the 2010 General Plan, Carmel Valley Master Plan, and applicable sections of the Monterey County zoning ordinance (Title 21). The parcel is zoned Low Density Residential, with 2.5 acres per unit density, Design Control, Site Plan Review, and Residential Allocation Zoning overlays, which allow for the construction of a new residence and accessory structures, subject to a Design Approval. Based on the siting of the residence along the hillside, towards the ridge, staff determined that a Use Permit is required to allow ridgeline development, per Title 21 section 21.66.010.C.

Title 21 section 21.14.060 establishes the side development standard applicable to structures within the LDR zoning district. Pursuant to Title 21 section 21.14.060.C, the subject main structures shall have setbacks of at least 30 feet for the front, 10 percent of the average lot width to a maximum of twenty feet for the sides, and 20 feet for the rear, and a maximum allowable height of 30 feet. The garage is structurally attached to the proposed residence and therefore are subject to the same site development standards as the main structure. As established through approval of this subdivision, the subject lot was created with a building envelope that balanced the site's constraints. The residence and attached accessory structures will be entirely within the allowable building area. The structures have a proposed height of 24 feet 9 inches from average natural grade. The subject property has an allowable building site coverage of 25 percent, and as proposed the lot coverage will be 0.37 percent. Therefore, the property complies with the required site development standards based on the applicable zoning district.

Design

Carmel Valley Master Plan Policy CV-1.1 requires that development follow a rural architectural theme. As designed, the proposed residence will have exterior colors and materials that include light brown vertical siding, dark brown metal framing for windows and doors, gray metal roofing, and stone veneer siding. The garage will have dark brown vertical siding and a dark brown metal roofing, and the prefabricated barn will have a light green exterior siding with a light tan metal roof. The proposed bulk, colors, and materials are consistent with the surrounding residential neighborhood. Consistent with

Carmel Valley Master Plan Policy CV-1.20, the exterior finishes and proposed rural architectural style are compatible with the surrounding environment, consistent with the surrounding residential neighborhood character, and maintain an appropriate bulk and mass. Policy LU-1.13 of the 2010 General Plan requires that all exterior lighting shall be unobtrusive and constructed or located so that only the intended area is illuminated, long-range visibility of the lighting source is reduced, and off-site glare is fully controlled. As delineated on the project plans, the lighting fixtures proposed are warm LED bulbs, are IDA Dark Sky compliant, and are downlit and unobtrusive, as required in Condition No. 9. Therefore, the project, as designed and sited, assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity, as required by Title 21, Chapter 21.44. Also see the discussion below regarding ridgeline development

Ridgeline Development

According to County of Monterey GIS records, the subject property is designated as being visually "sensitive". Additionally, staff conducted a site visit on April 18, 2025 to determine whether the project would be visible from any common public viewing area, including Carmel Valley Road and Laureles Grade. The majority of the subject property, specifically the building envelope, is visible from Carmel Valley Road when travelling east. The primary vantage point is a 0.25-mile section of Carmel Valley Road (0.97 miles, 5,122 feet west of the project site), near the turnout east of the Mid Valley Shopping Center. Given the building envelope's visibility and based on the installed staking and flagging, staff determined that the proposed development would be visible at this vantage point for approximately 15 seconds. At this vantage point, a proposed development would not silhouette against the sky (**Exhibit F**). Additionally, a number of other residences along hillsides are also entirely visible or partially visible from this section of Carmel Valley Road. A secondary vantage point is approximately 0.5 miles west of the project site, where the proposed residence would be visible for approximately 400 linear feet along Carmel Valley Road or 5 seconds (**Exhibit F**). At this vantage point, the residence is not directly in a driver's or passenger's line of sight due to the significant elevation difference between Carmel Valley Road and the subject property. However, given this change in elevation and the topography of the property, the ridge of the residence silhouettes against the sky at this second vantage point. Due to the steep topography of the property, the project site is not visible when traveling westbound along Carmel Valley Road.

Title 21 section 21.06.950 defines "Ridgeline development" as development on the crest of a hill which has the potential to create a silhouette or other substantially adverse impact when viewed from a common public viewing area. Development must be on the crest of a hill or silhouette against the sky to be considered ridgeline development. Based on the location of the development towards the top of a hill and its silhouette against the sky (vantage point #2), the project meets the definition of "Ridgeline development."

Pursuant to Title 21 section 21.64.230, ridgeline development may be allowed upon issuance of a Use Permit. General Plan Policy OS-1.3 provides that ridgeline development could be allowed with exceptions considered at a publicly noticed hearing. The General plan policy prohibits ridgeline development unless the following findings can be made:

The ridgeline development will not create a substantially adverse visual impact when viewed from a common public viewing area; and <u>either</u>;

The proposed development better achieves the goals, policies, and objectives of the Monterey County General Plan and applicable area plan than other development alternatives; or,

There is no feasible alternative to the ridgeline development.

The property's 4.5-acre building envelope is located on a hillside, visible from Carmel Valley Road. Given the size of the development and visibility of the entire building envelope, no location would eliminate visibility from Carmel Valley Road. Although it is visible from Carmel Valley Road, the proposed development would not create a substantial adverse visual impact due to its location and design. The Applicant/Owner made multiple design changes through Planning's review to ensure that visibility of the project would be minimized. The initial project design (single-family dwelling, barn, and roping arena) included expansive exterior windows, a white exterior with black trim, and a steep roofline pitch. After discussions with staff, who raised concerns regarding visibility from Carmel Valley Road and compliance with applicable General Plan Policies, including CV-1-1, CV-1.9, CV-1.20, and CV-3.4, the Applicant/Owner revised the project by reducing the number and size of west facing exterior windows, and incorporating earth tone colors (light beige and brown trim) and a less steep roofline pitch. These exterior colors were further revised to consist of a light brown/taupe exterior with a dark brown trim. The proposed development is also 5.5 feet below the maximum allowed structure height for the subject zoning district (30 feet). Consistent with Carmel Valley Mater Plan Policies CV-1.1 and CV-1.20, the proposed natural colors and materials and modern farm style architectural style help the development blend into the surrounding grassland and oak woodland hillside and be compatible with the rural theme of Carmel Valley. In addition to the exterior colors, the proposed development would be situated on lower elevations of the building envelope to ensure that the roof lines do not silhouette against the sky when viewed from the primary Carmel Valley Road vantage point. However, it should be noted that the project would still silhouette against the sky at the second visible vantage point along Carmel Valley Road (5 seconds; 400 linear feet). At the first vantage point, the proposed residence's bulk and mass would be perceived as smaller due to distance (1 mile), resulting in visibility that is consistent with or less than other residences in the neighborhood - see **Exhibit E**. At the second vantage point, although the bulk and mass would appear more consistent with the true size of the development, its visibility is minimal (5 seconds) and would be in the upper left-hand corner of the public viewshed due to the elevation change. For these reasons, staff believes that the proposed project meets the first criterion to grant the required Use Permit to allow ridgeline development.

Carmel Valley Master Plan Policy CV-1.9 states, "Structures proposed in open grassland area that would be highly visible from Carmel Valley Road or Laurels Grade shall be minimized in number and be clustered near existing natural or man-made vertical features." The purpose of this policy is public viewshed protection/minimization and environmental harmony. Clustering buildings near existing natural vertical features - such as trees- **camouflages or visually integrates** new development into the environment, making it less noticeable. The proposed development is sited on a grassy hillside that is visible from Carmel Valley Road, but not Laureles Grade. The proposed residential development (single-family dwelling, garage, pool, sports court, and site improvements) is clustered near an existing stand of Coast live oak trees. By locating the residential development near mature vegetation and using natural colors, the project reduces visual impact and remains consistent with the rural aesthetic of Carmel Valley. The proposed barn is sited on the western portion of the building envelope, between

numerous mature Coast live oak trees. The existing vegetation would partially screen the barn's visibility from Carmel Valley Road. Finally, the roping area will be enclosed with a rustic fence, which is compatible with the surrounding environment.

There are portions of the building envelope that contain less than 25% slopes. The single-family dwelling is sited in a flatter portion of the building envelope, while the roping arena and barn are partially sited on steeper slopes. Relocation of the proposed development would impact a greater quantity of steeper slopes and may result in greater impacts to visual and forest resources. Carmel Valley Master Plan Policy CV-3.4 requires that the alteration of hillsides and natural landforms caused by cutting, filling, grading, or vegetation removal be minimized through design and restoration. As shown on sheet L-2.1 of the attached plans (**Exhibit B**), all disturbed areas will be hydroseeded to maintain the original rural, grassland condition of the hillside. In addition, constructing a roping arena, rather than structural development, on steeper portion of the building envelope helps maintain the rural character of Carmel Valley (Policy CV-1.1). Finally, the selected building locations also avoid tree removal, consistent with Carmel Valley Master Plan Policy CV-3.11. For these reasons, staff believes the project meets the second criterion to grant the required Use Permit to allow ridgeline development.

If the second criterion of General Plan Policy OS-1.3 can be met, then it is not necessary to meet the third criterion, which requires a finding that there is no feasible alternative to ridgeline development. Although the second criterion can be met in this case, the staff provides the following discussion as well. In this case, there may be alternative building sites that would avoid being located on the crest of a hill, such as relocating the development further downslope (west/south) while still being sited within the required building envelope. However, any downslope alternative location could increase the visibility of the residence from Carmel Valley Road (vantage points #1 and #2) and result in a similar silhouette against the sky (from vantage point #2) because the development would be placed on the front-facing slope and the differences in elevation. Further, such relocation would result in greater impacts to slopes in excess of 25% and forest resources than the proposed project. Such alternatives would likely conflict with General Plan Policy OS-3.5, and Carmel Valley Master Plan Policies CV-3.4 and CV-3.11.

Development on slopes in excess of 25%
In accordance with 2010 General Plan Open Space Policy 3.5, development on slopes in excess of 25 percent shall be prohibited, unless there is no feasible alternative which would allow development to occur on slopes of less than 25 percent, and the proposed development better achieves the resource protection objectives and policies contained in the 2010 General Plan, and applicable Area Plans and Master Plans.

The subject property is almost entirely sloped in excess of 25 percent, as shown on County GIS records and the attached project plans (**Exhibit B**). The building envelope created as part of the approved subdivision (PLN220339-DEP) is situated in an area of the parcel that minimizes impacts to slopes. The property has an existing dirt access road running parallel to the proposed barn. This road could be extended on less steep slopes to access the proposed residence, but permanently scar the hillside with asphalt. To avoid scaring the hillside and minimizing hillside alteration, as encouraged by Carmel Valley Master Plan Policies CV-2.9 and CV-3.4, the project proposes to install a driveway through a cluster of trees, which also contains steeper slopes. All other development on slopes is

associated with leveling a building pad for the proposed barn and creating a roping arena. No development on slopes is required for the residence. As delineated on the project plans, the project proposes a total of 54,900 square feet of development on slopes exceeding 25 percent. Of the development taking place on slopes, 1,470 square feet is allocated to construct the driveway to access the property, and the remaining 53,430 square feet is the pervious area adjacent to the roping arena and barn. Additionally, by developing on steeper slopes to construct the associated site improvements, the project does not involve tree removal or cause negative impacts to environmentally sensitive habitats. Further, the roping arena is a principally allowed use under LDR zoning and has been designed to contour the natural slope and topography of the land, and backfill the lowest portion of the arena to create an even grade. The proposed development reduces potential visual impacts by siting the residence towards the rear (east side) of the parcel; therefore, the proposed development on slopes better meets the objectives and policies within the General Plan, by reducing visual impacts along a scenic corridor and avoiding removal of mature landmark Oaks.

CEQA:
California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts new construction, inclusive of single-family dwellings and accessory structures. As proposed, the project involves construction of the first single-family dwelling with an attached garage, and detached barn. The project, as proposed, does not create impacts to an environmental resource, any scenic highways, or historical resources; this will not create any cumulative or significant impact, and this site is not a hazardous waste site. Per the biological report, there were no signs of any endangered plant or animal communities on the property during the pedestrian survey. No evidence of significant adverse environmental effects was identified during the staff's review of the development application.

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

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

LUAC:
The proposed project was reviewed by the Carmel Valley Land Use Advisory Committee on July 21, 2025. The committee voted unanimously in support of the project as proposed (**Exhibit D**). No comments or concerns were raised.

Prepared by: McKenna Bowling, Associate Planner, (831)755-5298
Reviewed by: Fionna Jensen, Principal Planner
Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with the HCD:

Exhibit A - Project Data Sheet
Exhibit B - Draft Resolution
Draft Conditions of Approval

Site Plan, Elevations & Floor Plans
Colors and Materials
Exhibit C - Vicinity Map
Exhibit D - LUAC Minutes dated July 21, 2025
Exhibit E - Visual Simulations
Exhibit F - Carmel Valley Road Vantage Points

cc: Front Counter Copy; Planning Commission, California Coastal Commission, Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD - Engineering Services; Environmental Health Bureau; McKenna Bowling, Project Planner; Jacqueline Nickerson Principal Planner; Chad and Avery Ullman, Property Owners; Jay Auburn, Agent/Architect; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN240207.

Exhibit A

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EXHIBIT A

Project Information for PLN240207

Application Name: Rey Eric J & Clark Harvey C (Ullman Chad W Tr)

Location: 9999 To Be Assigned, To Be Assigned

Applicable Plan:

Primary APN: 185-052-023-000

Advisory Committee:

Coastal Zone:

Permit Type: Combined Development Permit

Final Action Deadline (884):

Environmental Status:

Zoning:

Land Use Designation:

Project Site Data:

Lot Size: 3288605

Coverage Allowed: 25

Coverage Proposed: 0.37

Existing Structures (sf): 0

Height Allowed: 30

Proposed Structures (sf): 12085

Height Proposed: 30

Total Sq. Ft.:

FAR Allowed:

Special Setbacks on Parcel:

FAR Proposed:

Resource Zones and Reports:

Seismic Hazard Zone:

Soils Report #: LIB220379

Erosion Hazard Zone:

Biological Report #: LIB220377

Fire Hazard Zone:

Forest Management Rpt. #:

Flood Hazard Zone:

Geologic Report #: LIB220378

Archaeological Sensitivity:

Archaeological Report #: LIB22036

Visual Sensitivity:

Traffic Report #:

Historic Report #:

Other Information:

Water Source: Water System

Grading (cubic yds.):

Water Purveyor: Quintana # 7

Sewage Disposal (method):

Fire District:

Sewer District Name: Septic

Tree Removal: 0

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Attachment B

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DRAFT RESOLUTION

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

In the matter of the application of:
ULLAM CHAD & AVERY (PLN240207)
RESOLUTION NO. 25-
Resolution by the County of Monterey Planning Commission:

1) Finding the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
2) Approving a Combined Development Permit consisting of:
   a. An Administrative Permit and Design Approval to allow construction of a 5,620 square foot single-family dwelling with an attached 995 square foot three-car garage, 4,800 square foot detached barn, 36,610 square foot uncovered roping arena, with associated site improvements;
   b. A Use Permit to allow Ridgeline Development; and
   c. A Use Permit to allow development on slopes in excess of 25%.

[PLN240207, Chad and Avery Ullman, 27650 Via Quintana, Carmel, Carmel Valley Master Plan (APN: 185-052-023-000 and 185-052-026-000)]

The ULLMAN application (PLN240207) came on for public hearing before the County of Monterey Planning Commission on September 10, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

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

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

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) Allowed Use. The property is located at 27650 Via Quintana, Carmel (Assessor's Parcel Numbers 185-052-023-000 and 185-052-026-000), Carmel Valley Master Plan. The parcel is zoned Low Density Residential with 2.5 acres per unit density, and Design Control, Site Plan Review, and Residential Allocation Zoning overlays or "LDR/2.5-D-S-RAZ". LDR zoning allows for the establishment of the first single-family dwelling as a principally allowed use. The Site Plan Review overlay requires the granting of an Administrative Permit for all structures. The proposed project involves the construction of a 5,620 square foot single-family dwelling with an attached 995 square foot garage, 4,800 square foot barn/out-building, 36,610 square foot uncovered roping arena, an off-grid 15,000 gallon water storage, well, septic system, ground mounted PV array and battery storage with backup generator, and associated site improvements including a driveway, rear hardscape and pool and 3,500 cubic yards of grading. The project also involves ridgeline development and development on slopes in excess of 25%, which are allowed uses subject to the granting of a Use Permit in each case. Therefore, the project is an allowed land use for this site.

c) HCD-Planning staff conducted a site inspection on April 18, 2025, to verify that the project on the subject parcel conforms to the plans listed above.

d) Development Standards. The project meets all required development standards for the Low Density Residential zoning district and B overlay district, which are identified in Title 21 sections 21.14.060 and 21.42.030. Pursuant to these sections, main structures shall have setbacks of at least 30 feet for the front, 10 percent of the average lot width to a maximum of twenty feet for the sides, and 20 feet for the rear, and a maximum allowable height of 30 feet. The garage is structurally attached to the proposed residence and, therefore, are subject to the same site development standards as the main structure. As established through approval of this subdivision, the subject lot was created with a building envelope that balanced the site's constraints The residence and attached accessory structures will be entirely within the allowable building area and meet the required setbacks. The structures have a proposed height of 24 feet 9 inches from average natural grade. The subject property has an allowable building site coverage of 25 percent, and as proposed, the lot coverage will be 0.37 percent. Therefore, the property complies with the required site development standards based on the applicable zoning district.

e) Design and Visual Resources. Pursuant to Title 21 Chapter 21.44, the project parcels and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. Carmel Valley Master Plan Policy CV-1.1 indicates that all policies and ordinances, and decisions regarding Carmel Valley shall be consistent

with the goal of preserving the rural character of the Valley, and development shall follow a rural architectural theme with design review. According to County of Monterey GIS records, the subject property is designated as being visually "sensitive". Staff conducted a site visit on April 18, 2025, and confirmed that the subject property and staking and flagging were visible for a limited instances (total of 20 seconds) on Carmel Valley Road when traveling east (see Finding No. 6 and supporting evidence). The development will not be visible when traveling west on Carmel Valley Road due to steep topography and existing vegetation that surround the property. Consistent with Carmel Valley Master Plan Policy CV-1.20, the exterior finishes and proposed rural architectural style are compatible with the surrounding environment, consistent with the surrounding residential neighborhood character, and maintain an appropriate bulk and mass. As designed, the proposed residence will have exterior colors and materials that include light brown vertical siding, dark brown metal framing for windows and doors, gray metal roofing, and stone veneer siding. The garage will have dark brown vertical siding and a dark brown metal roofing, and the pre-fabricated barn will have a light green exterior siding with a light tan metal roof. The proposed bulk, colors, and materials are consistent with the surrounding residential neighborhood. Therefore, the proposed project's colors will not detract from the immediately surrounding neighborhood character due to siting, architectural style, and vegetative screening. Policy LU-1.13 of the 2010 General Plan requires that all exterior lighting shall be unobtrusive and constructed or located so that only the intended area is illuminated, long-range visibility of the lighting source is reduced, and off-site glare is fully controlled. As delineated on the project plans, the lighting fixtures proposed are warm LED bulbs, are IDA Dark Sky compliant, and are downlit and unobtrusive, as required in Condition No. 9. Therefore, the project, as designed and sited, assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity, as required by Title 21 Chapter 21.44.

f) Development on Slopes. The proposed project involves consideration of a Use Permit to allow development on slopes in excess of 25%. As demonstrated in Finding No.7 and supporting evidence, the proposed project complies with General Plan Policy OS-3.5, which prohibits development on slopes in excess of 25%, unless the Appropriate Authority finds that such development is unavoidable and/or better meets the resource protection goals and policies of the 2010 General Plan and Carmel Valley Master Plan.

g) Cultural Resources. According to the Monterey County Geographic Informational System (GIS), the subject property has a high archaeological sensitivity. Based on the Phase One Archaeological Survey (County of Monterey Library No. LIB220376) results and information available in the record, there are no indicators of archaeological artifacts or historical significance on site. The potential for inadvertent impacts to cultural resources is limited and will be controlled by use of the County's standard condition (Condition No. 3),

which requires the contractor to stop work if previously unidentified resources are discovered during construction.

h) Lot Legality. The subject property is shown in its current configuration (130 acres) on Parcel Map (PLN220339-DEP) as Parcel A, recorded on January 28, 2025 (Volume 24, Parcel Maps, Page 39). Therefore, the County recognizes the subject properties as a legal lot of record.

i) Ridgeline Development. Title 21 section 21.66.010 requires that a Use Permit be applied to a project which includes Ridgeline Development, if the development, as conditioned by the permit, will not create a substantially adverse visual impact when viewed from a common public viewing area. As demonstrated in Finding No. 6 and supporting evidence, the development will not create a substantially adverse visual impact, and better achieves the goals, policies, and objectives of the Monterey County General Plan and applicable area plan than other development alternatives

j) Land Use Advisory Committee. The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review, on July 21, 2025. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did warrant referral to the LUAC because the project involves a Design Approval subject to review by the Planning Commission. The LUAC voted 6-0 to support the project as proposed, with no changes suggested.

k) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240207.

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

EVIDENCE:

a) The project has been reviewed for site suitability by the following departments and agencies: HCD- Planning, County of Monterey Regional Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) Staff identified potential impacts to Archaeological Resources, Soil/Slope Stability, and Geologic Hazards. The following reports have been prepared:

- "Phase 1 Inventory of Archaeological Resources" (LIB220376) prepared by Ruben Mendoza, Salinas, CA, September 4, 2022.
- "Geologic Hazards Evaluation" (LIB220378) prepared by Craig Harwood, Ben Lomond, CA, July 10, 2022.
- "Geotechnical and Percolation Investigation" (LIB220379) prepared by Belinda Taluban, Salinas, CA, January 4, 2021.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff

has independently reviewed these reports and concurs with their conclusions.

c) Staff conducted a site inspection on April 18, 2025 to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD - Planning for the proposed development found in Project File PLN240207.

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

EVIDENCE: a) The project was reviewed by HCD- Planning, County of Monterey Regional Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) All necessary public facilities will be provided to the proposed single-family dwelling. Potable water will provided to the parcel by a small water system Quintana WS#1, which allows for two connections. The proposed project will only require one domestic water connection. The project proposes a new onsite wastewater treatment system (OWTS). The Environmental Health Bureau reviewed the conceptual OWTS and expressed no concerns.

c) According to Monterey County GIS, the subject property is located within 660 feet of active or potentially active faults. Pursuant to General Plan Policy S-1.7 and Title 21 section 21.66.040.C, a Geological Hazards Assessment and Geotechnical Report were prepared to address the property's known geological hazards. Per the prepared report (County of Monterey Library No. LIB220378), there is no evidence of fault surface traces crossing the building envelope, and there are no geologic hazards that would preclude the residential development of the property based on the current scope of work. Additionally, the report also concluded that the building pad and adjacent slopes have very shallow depths of dense to very dense geologic formational materials. Through further research of available information and reconnaissance, no evidence suggests landslides exist within or immediately adjacent to the building envelope or access rose. Further, the potential for liquefaction, lateral spreading, and lurching occurring in any area that could affect this building site is low. Policy S-1.8 of the 2010 General Plan requires that new development only be approved if it can be demonstrated that the site is physically suitable, and the development will neither create nor significantly contribute to geologic instability or geologic hazards. Based on the conclusions of the prepared report, this site is suitable for the residential use this project proposes, and there are

no geological or seismic hazards that would preclude this property from being developed. All recommendations of the Geological Hazards Assessment and Geotechnical Report shall be incorporated into final construction plans pursuant to Title 16 section 16.08.110.D.

d) Staff conducted a site inspection on April 18, 2025 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 the Monterey County HCD- Planning for the proposed development found in Project File PLN240207.

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

EVIDENCE:

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

b) Staff conducted a site inspection on April 18, 2025 and researched County records to assess if any violation exists on the subject property.

c) There are no known violations on the subject parcel.

d) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN240207.

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

EVIDENCE:

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

b) The proposed project involves the construction of a 5,620 square foot single-family dwelling with an attached 995 square foot garage, 4,800 square foot barn, and associated site improvements, including a new driveway and 36,610 square foot uncovered roping arena. Therefore, the project is consistent with the categorical exemption requirements of CEQA Guidelines section 15303.

c) No adverse environmental effects were identified during staff review of the development application during a site visit on April 18, 2025.

d) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. The project location is not within a sensitive environment. There is no cumulative impact without any prior successive projects of the same type in the same place, over time, and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site. The proposed project will be visible from Carmel Valley Road heading east; however, it is for a brief instance and is in keeping with the other residences along Carmel Valley Road that are visible. Further, Carmel Valley Road is not a

registered scenic highway or corridor. No known historical resources are found in the geotechnical report, which may cause a substantial adverse change in the significance of a historical resource.

e) Staff conducted a site inspection on April 18, 2025, to verify that the site and proposed project meet the criteria for an exemption.

f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240207.

6. **FINDING:** **RIDGELINE DEVELOPMENT-** The ridgeline development, as conditioned by permit, will not create a substantially adverse visual impact when viewed from a common public viewing area, and better achieves the goals, policies and objectives of the Monterey County General Plan and applicable area plan than other development alternatives.

EVIDENCE:

a) Title 21 section 21.66.010 requires that a Use Permit be applied to a project which includes Ridgeline Development, if the development, as conditioned by the permit, will not create a substantially adverse visual impact when viewed from a common public viewing area.

b) Staff conducted a site visit on April 18, 2025 and drove along Carmel Valley Road and Laureles Grade to verify if the project's staking and flagging would be visible from any public viewing points.

c) The majority of the subject property, specifically the building envelope, is visible from Carmel Valley Road when travelling east. The primary vantage point (vantage point #1)is a 0.25-mile section of Carmel Valley Road (0.97 miles, 5,122 feet west of the project site), near the turnout east of the Mid Valley Shopping Center. Given the building envelope's visibility and based on the installed staking and flagging, staff determined that the proposed development would be visible at this vantage point for approximately 15 seconds. At this vantage point, a proposed development would not silhouette against the sky. Additionally, a number of other residences along hillsides are also entirely visible or partially visible from this section of Carmel Valley Road. A secondary vantage point (vantage point #2) is approximately 0.5 miles west of the project site, where the proposed residence would be visible for approximately 400 linear feet along Carmel Valley Road or 5 seconds. At this vantage point, the residence is not directly in a driver's or passenger's line of sight due to the significant elevation difference between Carmel Valley Road and the subject property. However, given this change in elevation and the topography of the property, the ridge of the residence silhouettes against the sky at this second vantage point. Due to the steep topography of the property, the project site is not visible when traveling westbound along Carmel Valley Road.

d) The subject property is almost entirely sloped, except for the upper, eastern portion of the property's hillside. Title 21 section 21.06.950 defines "Ridgeline development" as development on the crest of a hill which has the potential to create a silhouette or other substantially adverse impact when viewed from a common public viewing area. Based on the location of the development towards the top of a hill and

its silhouette against the sky (vantage point #2), the project meets the definition of "Ridgeline development." Therefore, in this case, the project meets the definition of "Ridgeline development."

e) The General Plan Policy OS-1.3 prohibits ridgeline development unless a Use Permit is granted and the following finding(s) can be made:
    1. The ridgeline development will not create a substantially adverse visual impact when viewed from a common public viewing area; and either;
    2. The proposed development better achieves the goals, policies and objectives of the Monterey County General Plan and applicable area plan than other development alternatives; or,
    3. There is no feasible alternative to ridgeline development.

f) The property's 4.5-acre building envelope is located on a hillside, visible from Carmel Valley Road. Given the size of the development and visibility of the entire building envelope, no location would eliminate visibility from Carmel Valley Road. Although it is visible from Carmel Valley Road, the proposed development would not create a substantial adverse visual impact due to its location and design. The proposed development is 5.5 feet below the maximum allowed structure height for the subject zoning district (30 feet). Consistent with Carmel Valley Mater Plan Policies CV-1.1 and CV-1.20, the proposed natural colors and materials (natural stone, light brown exterior, gray roof) and modern farm style architectural style help the development blend into the surrounding grassland and oak woodland hillside and be compatible with the rural theme of Carmel Valley. The proposed design is the result of multiple revisions, which removed large expanses of windows, high contrast color (white), and reduced the roof pitch. In addition to the exterior colors, the proposed development would be situated on lower elevations of the building envelope to ensure that the roof lines do not silhouette against the sky when viewed from the primary Carmel Valley Road vantage point. However, it should be noted that the project would still silhouette against the sky at the second visible vantage point along Carmel Valley Road (5 seconds; 400 linear feet). At the first vantage point, the proposed residence's bulk and mass would be perceived as smaller due to distance (1 mile), resulting in visibility that is consistent with or less than other residences in the neighborhood. At the second vantage point, the visibility is minimal (5 seconds) and not in direct line of sight of the public traveling along this public corridor. Therefore, due to siting, design, and existing development and vegetation, the proposed development will not create a substantially adverse visual impact when viewed from a common public viewing area.

g) Carmel Valley Master Plan Policy CV-1.9 requires clustering of buildings near existing natural or manmade vertical features — such as trees or buildings— to camouflage and visually integrate new development into the environment. Consistent with this policy, the proposed residential development (single-family dwelling, garage, pool, sports court, and site improvements) is clustered near an existing stand of Coast live oak trees. By locating the residential development near mature vegetation and using natural colors, the project reduces visual impact and remains consistent with the rural aesthetic of Carmel Valley.

The proposed barn is sited on the western portion of the building envelope, between numerous mature Coast live oak trees. The existing vegetation would partially screen the barn's visibility from Carmel Valley Road. Finally, the roping area will be enclosed with a rustic fence, which is compatible with the surrounding environment.

The single-family dwelling is sited in a flatter portion of the building envelope, while the roping arena and barn are partially sited on steeper slopes. From vantage point #1, there may be alternative building sites that would avoid the development from being located on the crest of a hill, such as relocating it further downslope (west/south) while still being sited within the required building envelope. However, there is no alternative building site that would avoid the ridgeline development classification from vantage point #2. Any downslope alternative location could increase the visibility of the residence from Carmel Valley Road (vantage points #1 and #2) and result in a similar silhouette against the sky (from vantage point #2) because the development would be placed on the front-facing slope and the differences in elevation. Further, such relocation would result in greater impacts to slopes in excess of 25% and forest resources than the proposed project. Such alternatives would likely conflict with General Plan Policy OS-3.5, and Carmel Valley Master Plan Policies CV-3.4 and CV-3.11. Carmel Valley Master Plan Policy CV-3.4 requires that the alteration of hillsides and natural landforms caused by cutting, filling, grading, or vegetation removal be minimized through design and restoration. As shown on sheet L-2.1 of the attached plans, all disturbed areas will be hydroseeded to maintain the original rural, grassland condition of the hillside. In addition, constructing an open-air roping arena, rather than structural development, on the steeper portion of the building envelope helps maintain the rural character of Carmel Valley (Policy CV-1.1). Finally, the selected building locations also avoid tree removal, consistent with Carmel Valley Master Plan Policy CV-3.11. Therefore, the proposed development better achieves the goals, policies, and objectives of the Monterey County General Plan and applicable area plan than other development alternatives.

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 PLN240207.

7. **FINDING:** **SLOPES IN EXCESS OF 25 PERCENT –** The proposed development better achieves the goals, policies, and objectives of the Monterey County General Plan and Toro Area Plan and the Monterey County Zoning Ordinance (Title 21) than other development alternatives.

EVIDENCE: a) Pursuant to Title 21 section 21.64.230 and General Plan Policy OS-3.5, development on slopes exceeding 25 percent is allowed subject to the granting of a Use Permit if there are no feasible alternatives that would allow development to occur on slopes less than 25 percent and/or if the project better achieves the goals, policies, and objectives of the County of Monterey General Plan and applicable area plan. In this case, the proposed

project involves development on slopes, and the criteria to grant the Use Permit have been met.

b) The majority of subject property constraints slopes in excess of 25%, as shown on County GIS records and the attached project plans. There are limited areas within the subject property that do not contain slopes in excess of 25%. The subject parcel was approved under PLN220339-DEP, which created a building envelope (approximately 4.53 acres) for the subject parcel. The building envelope is located at the higher elevations of the property, near the crest of a hill, and contains the property's most contiguous non-steeply sloped areas as well as a cluster of Oak trees. Within this building envelope area, there are limited portions that contain less steep slopes, however, due to proximity to trees, would create impacts to the existing mature Coast Live Oaks on the property that were not previously considered.

c) As delineated on the project plans, the development proposes a total of 54,900 square feet of development on slopes exceeding 25 percent. Of the development taking place on slopes, 1,470 square feet is associated with constructing the driveway to access the single family dwelling site, and the remaining 53,430 square feet is associated with leveling areas to accommodate the roping arena and barn. The property has an existing dirt access road running parallel to the proposed barn. This road could be extended on less steep slopes to access the proposed residence site, but permanently scar the hillside with asphalt. Accordingly, the driveway is sited on steeper slopes, between mature existing oaks, to not permanently scar the natural hillside, minimize alteration of visually sensitive hillsides, and reduce visual impacts (Carmel Valley Master Plan Policies CV-2.9 and CV-3.4).

d) Additionally, the proposed development on slopes does not require tree removal or cause negative impacts to environmentally sensitive habitat (ESHA). Further, the roping arena is a principally allowed use under LDR zoning and has been designed to contour the natural slope and topography of the land.

e) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD-Planning for the proposed development found in Project File PLN240207.

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

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

DECISION

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

1. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and

2. Approve a Combined development Permit consisting of: 1) Administrative Permit and Design Approval to allow the construction of a 5,620 square foot single-family dwelling with an attached 995 square foot three-car garage, a 4,800 square foot barn, 36,610 square foot uncovered roping arena with associated site improvements; and 2) a Use Permit to allow Ridgeline Development; and 3) a Use Permit to allow development on slopes in excess of 25%.

All of which are in general conformance with the attached sketch and subject to the attached 11 conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 10th day of September, 2025 upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

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

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

NOTES

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

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

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

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

Form Rev. 5-14-2014

County of Monterey HCD Planning

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

PLN240207

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN240207) allows for construction of 5,620 square foot single-family dwelling with an attached 995 square foot garage, 750 square foot Accessory Dwelling Unit, 4,800 square foot barn out-building, a 36,610 square foot uncovered roping arena, an off-grid 15,000-gallon water storage, well, septic system, ground mounted PV array and battery storage with backup generator, and associated site improvements including a driveway, rear hardscape, a pool and 3,500 cubic yards of grading. The property is located at 27650 Via Quintana, Carmel (Assessor's Parcel Number 185-052-019-000), Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number 25-) was approved by Planning Commission for Assessor's Parcel Number 185-052-019-000 on September 10, 2025. The permit was granted subject to 10 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

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

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

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

4. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

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

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

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

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

5. PD012(F) - LANDSCAPE PLAN & MAINTENANCE (SFD ONLY)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of HCD - Planning. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

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

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

6. PW0006 - CARMEL VALLEY

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The Applicant shall pay the Carmel Valley Master Plan Area Traffic Mitigation fee pursuant to the Board of
Supervisors Resolution NO. 95-140, adopted September 12, 1995 (Fees are updated annually based on CCI).
(Public Works)

Compliance or Monitoring Action to be Performed: Prior to Building Permits Issuance Owner/Applicant shall pay to PBI the required traffic mitigation fee.

7. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

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

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

8. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

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

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

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

Responsible Department: Planning

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

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

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

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

10. PD038 - WATER TANK APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The water tank shall be painted an earth tone color to blend into the area and landscaped (including land sculpturing and fencing, where appropriate), subject to the approval of the Director of HCD - Planning, prior to the issuance of building permits. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit proposed color of water tank and landscaping plans to HCD - Planning for review and approval.

Prior to final inspection or occupancy, the Owner/Applicant shall provide evidence to the Director of HCD - Planning that the water tank has been painted and the landscaping has been installed according to the plans approved by HCD - Planning.

On an on-going basis, the Owner/Applicant shall continuously maintain all landscaped areas and fences; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

ULLMAN RESIDENCE

27650 VIA QUINTANA, CARMEL VALLEY, CA, 93924
APN 185-052-023, 185-052-026 [MONTEREY COUNTY]



CONTACT INFO

LEGAL OWNER	APPLICANT / DESIGNER
ERIC J. REY *on behalf of* CHAD & AVERY ULLMAN 3 HOLDING FIELD RUN, CARMEL, CA 93923	LEWIS BUILDERS 3706 THE BARNYARD G-11 CARMEL, CA (831) 250-7168
ENGINEER OF RECORD	**ENERGY COMPLIANCE**
TBD	MONTEREY ENERGY GROUP 26465 CARMEL RANCHO BLVD #8 CARMEL, CA 93923 831.372.8328 cad@meg4.com

SITE DETAILS

LAND USE:	SINGLE FAMILY RESIDENTIAL
ZONING:	LDR/2.5-D-S-RAZ & RDR/10-D-S-RAZ
SITE AREA:	74.496 ACRES (3,288,605 SF)
YEAR BUILT:	NEW BUILD
OCCUPANCY TYPE:	R-3
CONSTRUCTION TYPE:	V-B
SPRINKLED:	YES
STORIES:	ONE (RESIDENCE),;TWO (GARAGE/ADU)
TOTAL BUILDINGS:	12,085 SF
HOUSE:	*5,620 SF*
GARAGE:	*995 SF*
BEDROOM & BATH#4:	*750 SF*
BARN:	*4,800 SF*
JURISDICTION:	MONTEREY COUNTY
FIRE DISTRICT:	MONTEREY COUNTY REGIONAL FD
WATER:	WELL (MPWMD) SMALL WATER SYSTEM (4 CONNECTIONS) NAMED 'QUINTANA #7 (REY)
SEWER:	SEPTIC
ELECTRICITY/GAS:	OFF-GRID WITH PG&E TRENCHING
SOILS REPORT:	YES
HISTORIC BLDG:	N/A
ARCHEOLOGY:	YES. HIGH/MODERATE
FLOODPLAIN:	FEMA ZONE 'X'
WUI ZONE:	YES, VERY HIGH
EASEMENTS:	YES
ENCROACHMENT:	NO
NON-CONFORMING:	NO
VARIANCE:	NO
PARCEL DIVISION:	YES. IN PROGRESS
VISUAL SENSITIVITY:	NO, PER SENIOR PLANNER (LUIS OSORIO)

PROJECT DESCRIPTION

PLANNING
**SUBDIVISION OF PARCEL COMPLETED - PROPERTY MARKED AS PARCEL 'A'*
NEW ONE-STORY 5,620 SF SINGLE FAMILY RESIDENCE
TWO STORY, 995 SF GARAGE WITH 750 SF BEDROOM & BATH #4 ON 2ND FLOOR
4,800 SF BARN
UNCOVERED ROPING ARENA
UNCOVERED SPORT COURT
REAR HARDSCAPE AND POOL
GROUND MOUNTED PHOTOVOLTAIC ARRAY

TREE REMOVAL
NONE

BUILDING
SPRINKLERS ARE REQUIRED
BURY PG&E LINES TO HOUSE
PROPERTY TO BE SERVICED BY NEW WELL (APPROVED)
SOLAR ARRAY GROUND INSTALLATION, BATTERIES & GENERATOR, LOCATION TBD
TWO (2) 5,000 WATER TANKS FOR FIRE SUPPRESSION
ONE (1) 5,000 WATER TANK FOR HOUSE SUPPLY

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HOURS OF CONSTRUCTION

THE OPERATION OF TOOLS AND EQUIPMENT USED IN CONSTRUCTION SHALL BE LIMITED TO THE HOURS AUTHORIZED BY LOCAL AUTHORITY. NO HEAVY EQUIPMENT RELATED CONSTRUCTION ACTIVITY IS ALLOWED ON SUNDAYS OR HOLIDAYS. IF THE CITY ADOPTS A NOISE ORDINANCE IN THE FUTURE, APPLICABLE PROVISIONS OF SAID ORDINANCE SHALL REPLACE THIS CONDITION.

DISCOVERY OF PREHISTORIC OR ARCHAEOLOGICAL RESOURCES :
SHOULD CONCENTRATIONS OF ARCHAEOLOGICAL OR PALEONTOLOGICAL MATERIALS BE ENCOUNTERED DURING CONSTRUCTION OR GRADING OPERATIONS, ALL GROUND-DISTURBING WORK SHALL BE TEMPORARILY HALTED ON THE SITE AND THE COMMUNITY DEVELOPMENT DEPARTMENT CONTACTED. WORK NEAR THE ARCHAEOLOGICAL FINDS SHALL NOT BE RESUMED UNTIL A QUALIFIED ARCHAEOLOGIST HAS EVALUATED THE MATERIALS AND OFFERED RECOMMENDATIONS FOR FURTHER ACTION. PREHISTORIC MATERIALS THAT COULD BE ENCOUNTERED INCLUDE: OBSIDIAN OR CHERT FLAKES OR TOOLS, LOCALLY DARKENED MIDDEN, GROUND STONE ARTIFACTS, DEPOSITIONS OF SHELL, DIETARY BONE, AND HUMAN BURIALS. SHOULD HUMAN REMAINS BE UNCOVERED, STATE LAW REQUIRES EXCAVATION IS HALTED IN THE IMMEDIATE AREA AND THAT THE COUNTY CORONER BE CONTACTED IMMEDIATELY. SHOULD THE CORONER DETERMINE THAT THE REMAINS ARE LIKELY THOSE OF A NATIVE AMERICAN, THE CALIFORNIA NATIVE AMERICAN HERITAGE COMMISSION MUST BE CONTACTED WITHIN 24 HOURS OF IDENTIFICATION. THE HERITAGE COMMISSION CONSULTS WITH THE MOST LIKELY NATIVE AMERICAN DESCENDANTS TO DETERMINE THE APPROPRIATE TREATMENT OF THE REMAINS.

CONSTRUCTION PLAN SUMMARY

1. THE PROPOSED PROJECT IS A SFR NEW BUILD THAT IS TO BE COMPLETED IN A TIME FRAME OF 24 MONTHS.
2. THE PROPOSED PROJECT WILL BE BUILT BY A LICENSED CONTRACTOR WITH AN AVERAGE OF 6 TO 8 WORKERS WORKING ON THE PROJECT PER WORKING DAY.
3. PARTIES RESPONSIBLE DURING CONSTRUCTION:
   A. OWNER: CHAD & AVERY ULLMAN
   B. CONTRACTOR: LEWIS BUILDERS
4. ON AVERAGE, TWO TO THREE TRUCKS A DAY AT SITE AND ONE TRIP TO MONTEREY REGIONAL WASTE MANAGEMENT DISTRICT A WEEK.
5. HOURS OF OPERATIONS: M-F, 8AM - 5PM.
6. PROJECT SCHEDULING: START AUGUST 2025 END AUGUST 2027.
7. WASTE TO BE HAULED TO MONTEREY REGIONAL WASTE MANAGEMENT DISTRICT LANDFILL IN MARINA.

SPECIAL WORK GUIDELINES

BUILDING CODES

ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE MOST CURRENT EDITION OF THE FOLLOWING:
- CALIFORNIA BUILDING CODE 2024
- CALIFORNIA RESIDENTIAL CODE 2024
- CALIFORNIA MECHANICAL CODE 2024
- CALIFORNIA PLUMBING CODE 2024
- CALIFORNIA ELECTRICAL CODE 2024
- CALIFORNIA FIRE CODE 2024
- CALIFORNIA ENERGY CODE 2024
- CALIFORNIA GREEN BUILDING STANDARDS CODE 2024
- MONTEREY COUNTY CODE AMENDMENTS 2024

PARTNERS OF RECORD

CIVIL - WHITSON ENGINEERS

GEOTECH (SOILS) - SOIL SURVEYS (BELINDA TALUBAN)

ARCHAEOLOGY - A & A (RUEBEN MENDOZA)

BIOLOGICAL - BIOLOGICAL ECOLOGICAL ANALYTICS (ROBERT K. BURTON)

SEPTIC - TALUBAN ENGINEERING (BELINDA TALUBAN)

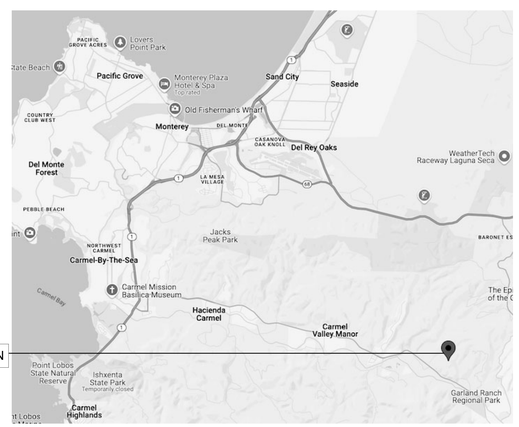
WELL DRILLER - GRANITE DRILLING (MIKE GRACHEK)

REVISION HISTORY

NONE

VICINITY MAP

N



SITE LOCATION

WATER CREDITS

MPWMD PERMIT FOR SECOND WELL APPROVED
SEE MPWMD WORSKEET ON SHEET A-N.2

FIRE SPRINKLERS

SPRINKLERS ARE REQUIRED (NEW BUILD)
FIRE RISER, ALARM, AND CHECK VALVE REQUIRED
TWO (2) 5,000 GALLON TANKS REQUIRED FOR FIRE SUPRESSION

ZONING CONFORMANCE

RESIDENCE	(P)	5,620 SF
GARAGE	(P)	995 SF
BEDROOM & BATH #4	(P)	750 SF
BARN	(P)	4,800 SF
TOTAL BUILDINGS	(P)	12,165 SF LIMIT IS 784,080 SF
TOTAL PARCEL		3,288,605 SF (74.496 ACRES)
SITE BUILDING COVERAGE RATIO	(P)	0.37% LIMIT IS 25% (784,080 SF)

MAIN: (MIN DISTANCE TO 2ND RESIDENCE = 20')
  SETBACKS: FRONT - 30', SIDE & REAR - 20' :: HEIGHT = 30'
HABITABLE ACCESSORY: (MIN DISTANCE TO MAIN - 10'):
  SETBACKS: FRONT - 50', SIDE & REAR 6' :: HEIGHT - 15'
NON-HABITABLE ACCESSORY: (MIN DISTANCE TO ACCESSORY - 6')
  SETBACKS: FRONT - 50' OR BEHIND MAIN, FRONT HALF SIDE - 6'; REAR HALF SIDE & REAR - 1' :: HEIGHT - 15'
BARN: (MIN DISTANCE TO MAIN - 20')
  SETBACKS: FRONT - 50' OR BEHIND MAIN, SIDE & REAR 20'
CARMEL VALLEY MASTER PLAN:
100' SETBACK FROM CARMEL VALLEY ROAD WHERE APPLICABLE(SEE POLICY 40.2.1.1(CV))|

EASEMENTS

1. A RIGHT OF WAY FOR THE BENEFIT OF PACIFIC IMPROVEMENT CO. PER VOLUME 13, PAGE 434 OF DEEDS, RECORDED MARCH 31, 1887
2. A WATER PIPE LINE EASEMENT FOR THE BENEFIT OF PACIFIC IMPROVEMENT CO. PER VOLUME 27, PAGE 335 OF DEEDS, RECORDED APRIL 3, 1890.
3. A WATER PIPE LINE EASEMENT FOR THE BENEFIT OF MONTEREY WATER WORKS PER VOLUME 93, PAGE 66 CF DEEDS, RECORDED JULY 5, 1906 AND VOLUME 156, PAGE 392 OF DEEDS, RECORDED MARCH 23, 1918
4. A BLANKET UTILITY EASEMENT FOR THE BENEFIT OF PACIFIC GAS AND ELECTRIC AS RECORDED AUGUST 29, 2003 AS DOCUMENT 2003105560 OF OFFICIAL RECORDS.
5. EQUESTRIAN TRAIL EASEMENTS ARE NOT SHOWN.
6. UTILITY EASEMENTS SET DURING PARCEL DIVISION, 2025.

NOTES

SUBDIVISION OF PARCEL HAS BEEN RECORDED AT TIME OF SUBMITTAL, NEW OWNERSHIP WILL BE REFLECTED BY JANUARY 2025.

DEFERRED SUBMITTAL

PLANNING
LANDSCAPE & IRRIGATION PLAN
LANDSCAPE WATER USE CALCULATION

BUILDING
FIRE SUPPRESSION
FAU MODEL, BTU, PIPE SIZE & LENGTHS
RADIANT MODEL, BTU, PIPE SIZE & LENGTHS
GAS SCHEMATIC
GAS PIPE SIZE & LENGTHS
PLUMBING SCHEMATIC
PLUMBING PIPE SIZE & LENGTHS
GENERATOR DECIBEL TESTING

SUBMITTAL RECORD

02/07/25 1.0 ER/RDG INITIAL PLANNING SUBMITTAL

A-0

VERSION: 1.2
DATE: 9/2/2025
PLANNING

COVER: PROJECT DATA

REV #	DATE / DESCRIPTION	BY

ULLMAN RESIDENCE
27650 VIA QUINTANA, CARMEL VALLEY, CA, 93924
APN 185-052-023, 185-052-026

STAMP/SIGNATURE

ALL DESIGNS, CONCEPTS AND IDEAS EXPRESSED HEREIN ARE THE PROPERTY OF THE CONSULTANTS. THEY ARE NOT TO BE USED BY BUILDERS AND ARE TO BE USED IN CONNECTION WITH THIS PROJECT ONLY. THEY MAY NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN CONSENT OF LEWIS BUILDERS. ALL CONTRACTORS AND SUBCONTRACTORS SHALL ENSURE THE ACCURACY OF THESE PLANS. IN NO CIRCUMSTANCES ARE LEWIS BUILDERS OR THE CONSULTANTS ABSLE IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE BUILDER IN WRITING BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION WORK ACTIVITIES.

LEWIS BUILDERS
CA LICENSE #B-844741
CARMEL CA 93923
(831) 250 7168

VIA QUINTANA ROAD
A PRIVATE 60' WIDE ROAD & UTILITY EASEMENT, DOC# 2019016691 (PARCEL II)

AREA INCLUDED AS PART OF PARCEL A

LOT 1 26-S-37

FD 3/4"IP RCE 25766(R3)

HALDORN ROAD - DIRT
A 60' ROAD & UTILITY EASEMENT PER 24 SUR 54

PG&E ESMT PER R936 P973 (LOCATION APPROX)

WATER LINE ESMT PER DOC# 2006009566

PAC-TELE ESMT PER R570 P57 (LOCATION APPROX)

PARCEL A
75.496 AC

WATER LINE & ELECTRICAL EASEMENT PER DOC# 2011015488 & 2006009566

CARMEL VALLEY ROAD
(A COUNTY ROAD, WIDTH VARIES)

FD 3/4"IP LS 3381 PER 5-PM-51

FD 1/2"IP-NO TAG A.S.O. R1, R2, R3

FD 3/4"IP-NO TAG A.S.O. R1, R2 & R3

APN 185-041-002, DOC# 2023036498 (0.17 AC., INCLUDED IN THE LISTED ACREAGE OF PARCEL B) SEE OWNERS' STATEMENT, SHEET 1

SEE DETAIL A

FD 3/4"IP-OPEN A.S.O. R1, R2, R3

FD 1/2"IP-OPEN(A.S.O. R3)

FD 4x4 WOOD POST(A.S.O. R3)

12-S-97

14-PM-2

PARCEL A 28-S-165

40' WIDE ROAD AND UTILITY EASEMENT TO BE CREATED BY SEPARATE INSTRUMENT (SEE DETAIL, SHT 3)

BUILDING ENVELOPE 4.53 AC.± SEE DETAIL, SHT 3

PARCEL B 28-S-165

PARCEL B
77.551 AC

CENTERLINE OF EXISTING 60' WIDE PRIVATE ROAD AND UTILITY EASEMENT PER 26-S-37 AND DOC# 2019016691 (PARCEL II).

EXISTING ON-SITE WELL

CENTERLINE 20' WIDE WATER FACILITIES EASEMENT TO BE CREATED BY SEPARATE INSTRUMENT (SEE DETAIL, SHT 3)

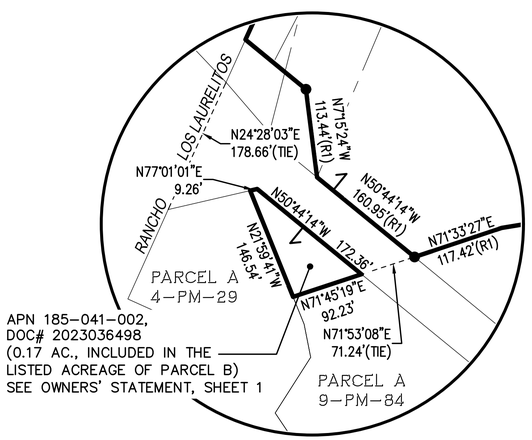
PARCEL C 28-S-165

BASIS OF BEARINGS (N71°04'24"W 1738.34'-R1)

LOT D 26-S-25

FD 3/4"IP RCE 25766(R3)

FD 3/4"IP RCE 25766(R2)



DETAIL A
SCALE: 1" = 120'

LEGEND

	SUBDIVISION BOUNDARY
	PARCEL/LOT LINE
	CENTERLINE
	EASEMENT LINE
	TIE LINE
(R)	RADIAL
(T)	TOTAL
○	SET 3/4" IRON PIPE W/ PLASTIC PLUG "LS 8002"
●	FOUND 3/4"IRON PIPE WITH CAP, RCE 25766, UNLESS OTHERWISE NOTED.
AC	ACRES
ESMT	EASEMENT
FD	FOUND
SF	SQUARE FEET
A.S.O.	AS SHOWN ON
	BUILDING ENVELOPE

ALL DISTANCES ARE STATED IN FEET AND DECIMALS THEREOF.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP AND SURVEY IS THE BEARING OF N 71°04'24" W BETWEEN MONUMENTS FOUND AND SHOWN HEREON,

REFERENCE

(R1) VOLUME 26 SURVEYS, PAGE 37
(R2) VOLUME 28 SURVEYS, PAGE 165
(R3) VOLUME 24 SURVEYS, PAGE 54

WHITSON ENGINEERS

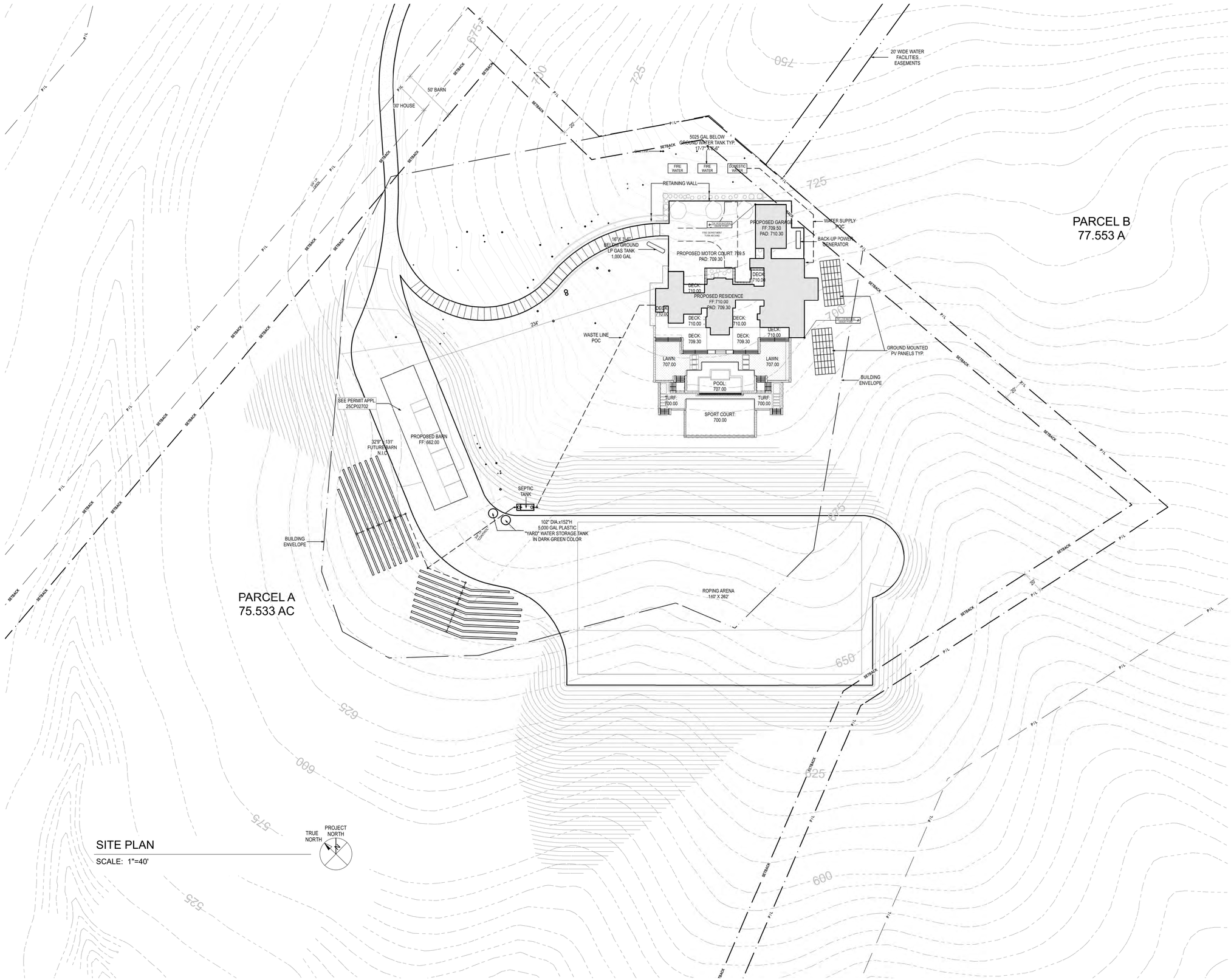
300 0 300 600
SCALE: 1" = 300'

PARCEL MAP
PLN220339-DEP

REAL PROPERTY AS DESCRIBED IN DOC. 2019016691 AND DOC. 2023036498 MONTEREY COUNTY, CALIFORNIA

PREPARED BY:
WHITSON ENGINEERS
6 HARRIS COURT, MONTEREY CALIFORNIA

JOB No: 4239.00 DATE: DECEMBER 9, 2024 SHEET 2 OF 3



SITE PLAN

SCALE: 1"=40'

A-1.0

VERSION: 1.2

DATE: 9/2/2025

PLANNING

SITE PLAN

REV #	DATE / DESCRIPTION	BY

ULLMAN RESIDENCE

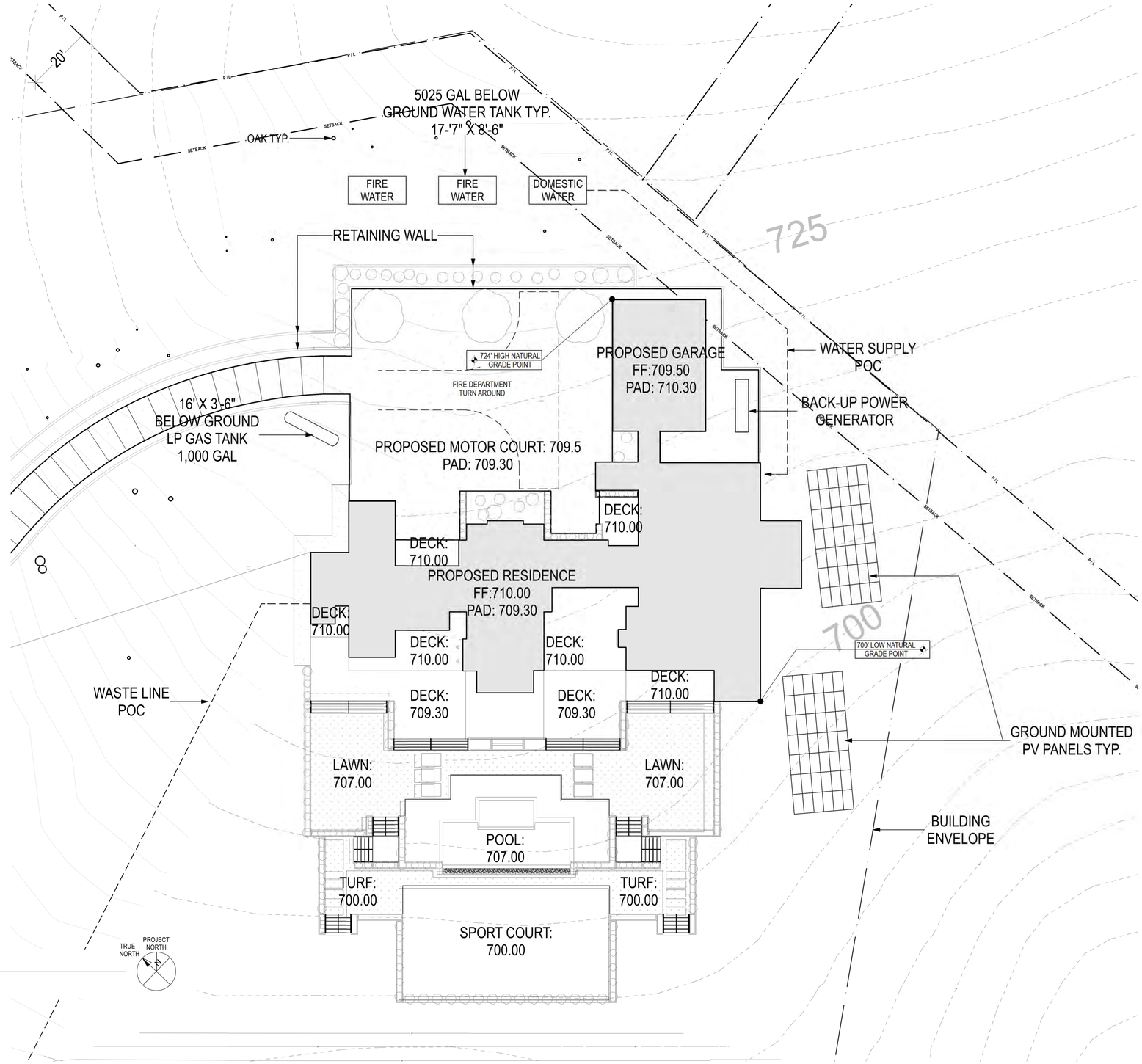
27650 VIA QUINTANA, CARMEL VALLEY, CA. 93924
APN 185-052-023, 185-052-026

STAMP/SIGNATURE

ALL DESIGNS, CONCEPTS AND IDEAS REPRESENTED ON THESE PLANS ARE THE EXCLUSIVE PROPERTY OF LEWIS BUILDERS AND ARE TO BE USED TO CONSTRUCT ONLY ONE STRUCTURE AND MAY NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN CONSENT OF LEWIS BUILDERS. ALL ATTEMPTS HAVE BEEN MADE TO CONSTRUCT AND ENSURE THE ACCURACY OF THESE PLANS. IF DISCREPANCIES ARISE IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY LEWIS BUILDERS IN WRITING BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION WHATSOEVER.

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(831) 250 7168

LB DESIGN + BUILD



SITE PLAN

SCALE: 1/16"=1'

A-1.1

VERSION: 1.2

DATE: 9/2/2025

PLANNING

PARTIAL SITE PLAN

REV #	DATE / DESCRIPTION	BY

ULLMAN RESIDENCE

27650 VIA QUINTANA, CARMEL VALLEY, CA. 93924
APN 185-052-023, 185-052-026

STAMP/SIGNATURE

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FLOOR PLAN NOTES

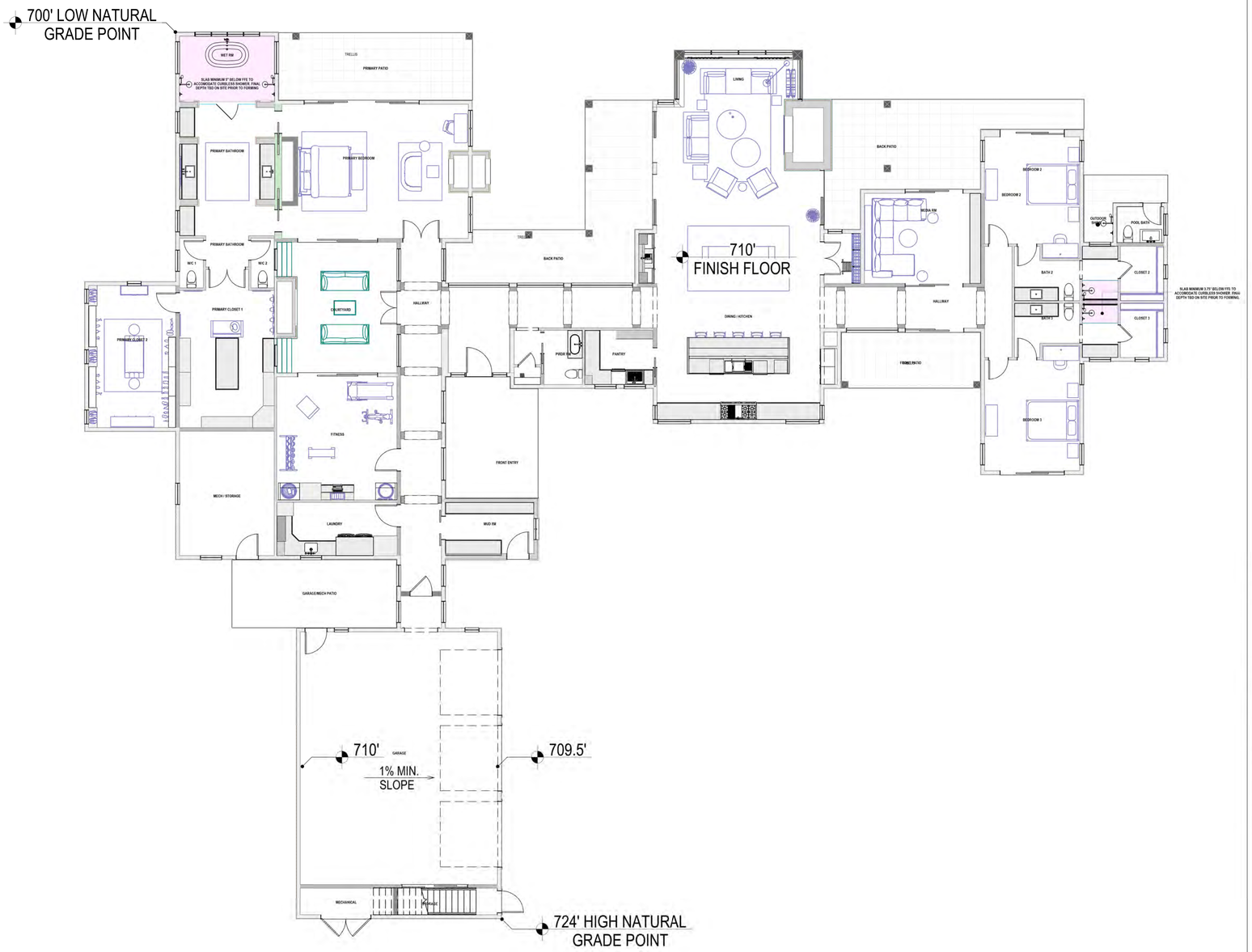
1 ALL NEW STUDS @ 16" OC.
2 GLASS SHOWER WALL NOTES
2.1 GLAZING IN ENCLOSURES FOR WALLS FACING BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS THAN 60 INCHES MEASURED VERTICALLY ABOVE AND STANDING OR WALKING SURFACE SHALL CONFORM TO CRC R308.3, R308.4.
2.2 SHOWERS SHALL BE PROVIDED WITH DAMS/THRESHOLDS AT LEAST 2 " AND NOT MORE THAN 9 " ABOVE THE TOP OF THE DRAIN. DAMS/THRESHOLDS SHALL BE OF SUFFICIENT WIDTH TO ACCOMMODATE A MINIMUM 22 " INCH DOOR. SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN A MINIMUM 22 " UNOBSTRUCTED OPENING FOR EGRESS PER CPC 411.6.
2.3 ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE SHALL HAVE A MINIMUM FINISHED INTERIOR OF ONE THOUSAND TWENTY FOUR (1,024) SQUARE INCHES AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A THIRTY (30) INCH CIRCLE PER CPC 411.7.
2.4 SHOWER FLOORS SHALL HAVE A MINIMUM 2% FLOOR PITCH TO FLOOR DRAIN.
2.5 BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN SIX FEET ABOVE THE FLOOR.

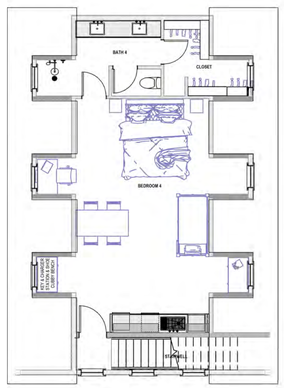
STAIRS AND GUARDRAILS

STAIRS WITH 4 OR MORE RISERS SHOWING THE FOLLOWING MINIMUMS: [CRC R311.7.7]
A) GUARDS USED AS HANDRAIL SHALL BE BETWEEN 34 TO 38 INCHES IN HEIGHT AND HAVE INTERMEDIATE RAILINGS SPACED SO THAT A SPHERE 4.375 INCHES IN DIAMETER CANNOT PASS THROUGH. [CRC R311.7.7.1 & R312.2 EXCEPTION 2, R312.3 EXCEPTION 2]
B) THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM ELEMENT OF A GUARDRAIL AT THE OPEN SIDE OF A STAIRWAY MAY BE OF SUCH SIZE SUCH THAT A SPHERE 6 INCHES IN DIAMETER CANNOT PASS THROUGH. [CRC R312.3 EXCEPTION 1]
C) THE HANDGRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1¼ INCH NOR MORE THAN 2 INCHES IN CROSS-SECTIONAL DIMENSION. [CRC R311.7.7.1]

MINIMUM CODE REQUIREMENTS:
A) MAXIMUM 7.75-INCH RISE AND MINIMUM 10-INCH RUN. [CRC R311.7.4.1 & R311.7.4.2]
B) MINIMUM 6 FEET 8 INCH VERTICAL HEADROOM MEASURED AT STAIRWAY TREAD NOSINGS. [CRC R311.7.2]
C) MINIMUM 36 INCH CLEAR WIDTH. [CRC R311.7.4.1]
D) THERE SHALL BE A FLOOR OR A LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY OR STAIR RUN. [CRC R311.7.5]
E) AT LEAST ONE INTERMEDIATE LANDING SHALL BE PROVIDED FOR EACH 12 FEET OF VERTICAL STAIRWAY RISE MEASURED BETWEEN THE HORIZONTAL PLANES OF ADJACENT LANDINGS. [CRC R311.7.5 EXCEPTION]

UNDERSTAIR AREAS:
A) HABITABLE AREAS BENEATH STAIRS TO HAVE 1/2" MINIMUM GWB, PER CRC R302.7
B) AREAS CONTAINING APPLIANCES, AREA REQUIRES 5/8 TYPE 'X' I HR FIRE RATED GYPSUM





PROPOSED UPPER FLOOR PLAN
SCALE: 1/8"=1'

PROPOSED MAIN FLOOR PLAN
SCALE: 1/8"=1'

PROJECT NORTH
TRUE NORTH

0 5 10 20 50

A-2.1

VERSION: 1.2
DATE: 9/2/2025
PLANNING

HOUSE FLOOR PLANS

REV #	DATE / DESCRIPTION	BY

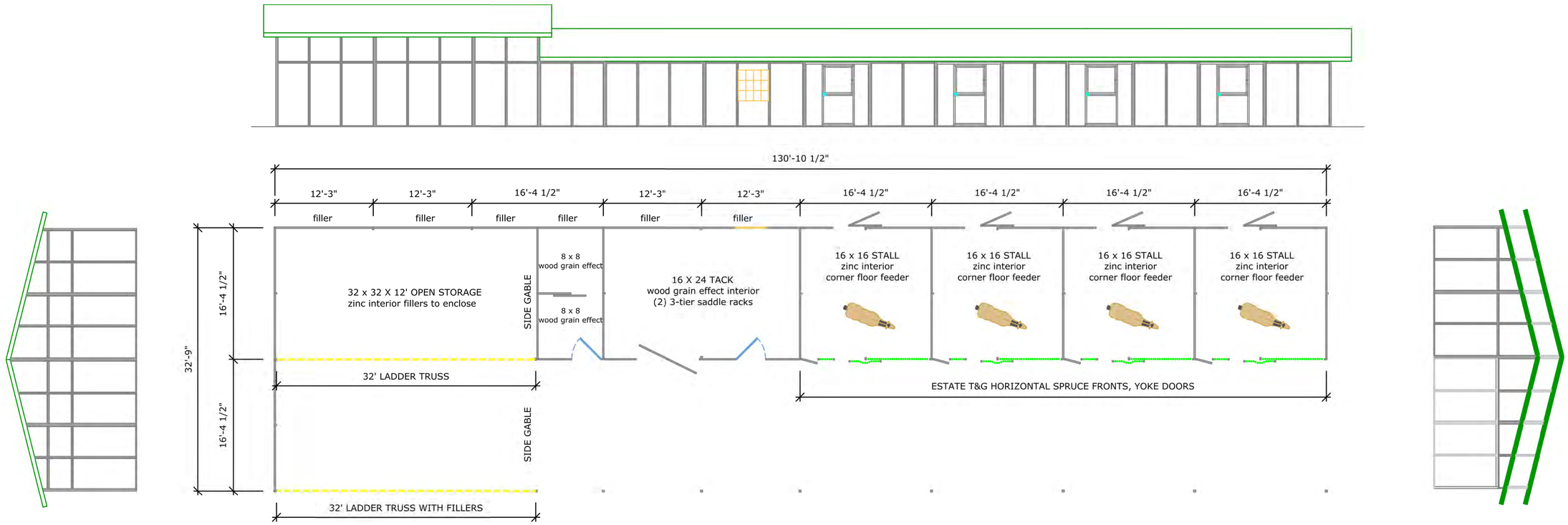
ULLMAN RESIDENCE
27650 VIA QUINTANA, CARMEL VALLEY, CA, 93924
APN 185-052-023, 185-052-026

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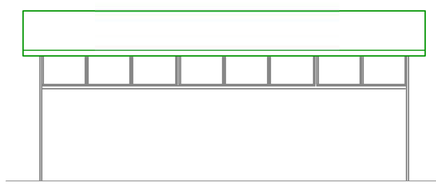
LEWIS BUILDERS
CA. LICENSE #B-844741
CARMEL CA 93923
(831) 250 7168

LB DESIGN + BUILD



PRE-MANUFACTURED HORSE BARN

DRAWN TO SCALE



MD BARNMASTER 800-500-BARN www.MDBarnmaster.com

Our **Wall Finishes** utilize 26 gauge pre-painted, embossed, laminated steel. Zincalume® is standard for the interior wall, and customer can pick exterior color. Available colors are shown below.

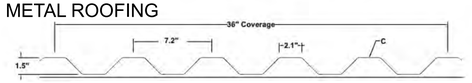
Panels are encased in 2" x 2", 14 gauge channel with mitered corners, welded together with a jig to ensure uniformity. The bottom channel is hot-dipped galvanized for rust resistance at ground level, with weep holes every 24" to hold panel insert 1/4" off the bottom channel. All other channels are G90 galvanized.

Exterior Wall Color ~~20-year paint system~~





METAL ROOFING



A-2.2

VERSION: 1.2

DATE: 9/2/2025

PLANNING

BARN PLAN & MATERIALS

REV #	DATE / DESCRIPTION	BY

ULLMAN RESIDENCE

27650 VIA QUINTANA, CARMEL VALLEY, CA. 93924
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LEWIS BUILDERS
CA LICENSE #B-844741
CARMEL CA 93923
(831) 250 7168

EXTERIOR MATERIALS SUMMARY

1 - STONE FACING:	TEXAS CREAM 1 1/2" THK. STONE VENEER
2 - POSTS, BEAMS, PERGOLAS:	ANODIZED BLACK STEEL
3 - HOUSE SIDING	HARDIE V-GROOVE VERTICAL SIDING, PAINTED SHERWIN WILLIAMS SW 7640 FAWN BRINDLE
4 - WINDOWS:	ANDERSEN E-SERIES IN ANODIZED BLACK
4 - SLIDING DOORS / DOORS:	ANDERSEN E-SERIES IN ANODIZED BLACK
5 - GUTTER / DOWNSPOUTS:	SQUARE ALUMINUM IN MIDNIGHT BRONZE
6 - HOUSE ROOFING:	AEP SPAN OLD TOWN GRAY
7 - WALKWAYS / PATIOS:	DECORATIVE CONCRETE, SAND-WASHED FINISH
8 - EXTERIOR LIGHTING:	VISUAL COMFORT 8537401-71/T | VCS0095154 SCONCE
9 - GARAGE DOOR:	CARRIAGE HOUSE DOORS, V-GROOVE, STAIN GRADE, DESIGN A WINDOWS
10 - FRONT DOOR:	JELDWEN WHITE OAK WOOD VENEER PIVOT DOOR
11 - GARAGE SIDING	HARDIE V-GROOVE VERTICAL SIDING, PAINTED SW 6076 TURKISH COFFEE
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15 - AUTO COURT:	SAND WASHED CONCRETE
DRIVEWAY:	SAND WASHED CONCRETE AT GRADE OVER 10%
BARN SIDING:	METAL, PRE-MANUFACTURED - COLOR SANDSTONE
BARN ROOFING:	METAL, PRE-MANUFACTURED - COLOR LIGHT STONE











PROPOSED NORTH (FRONT) ELEVATION

SCALE: 1/8"=1'



PROPOSED WEST ELEVATION

SCALE: 1/8"=1'

0 5 10 20 50

A-3.0

VERSION: 1.2

DATE: 9/2/2025

PLANNING

EXTERIOR ELEVATIONS & MATERIALS

REV #	DATE / DESCRIPTION	BY

ULLMAN RESIDENCE

27650 VIA QUINTANA, CARMEL VALLEY, CA. 93924
APN 185-052-023; 185-052-026

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EXTERIOR MATERIALS SUMMARY

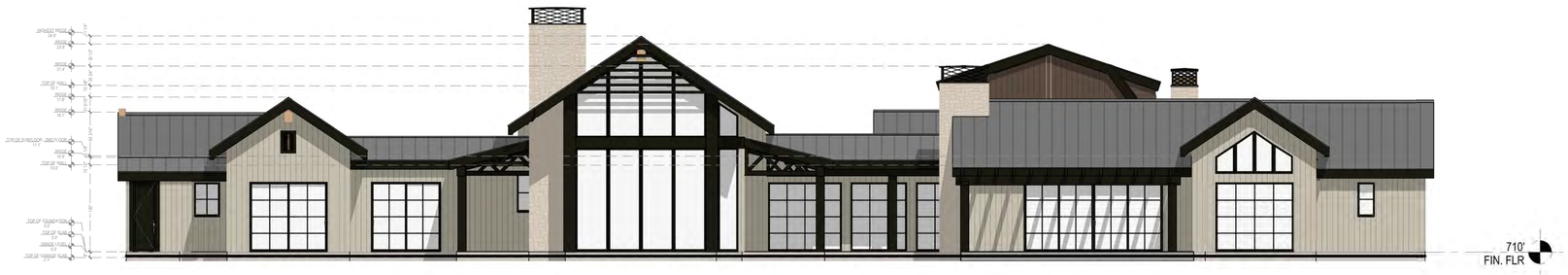
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BARN SIDING:	METAL, PRE-MANUFACTURED - COLOR SANDSTONE
BARN ROOFING:	METAL, PRE-MANUFACTURED - COLOR LIGHT STONE





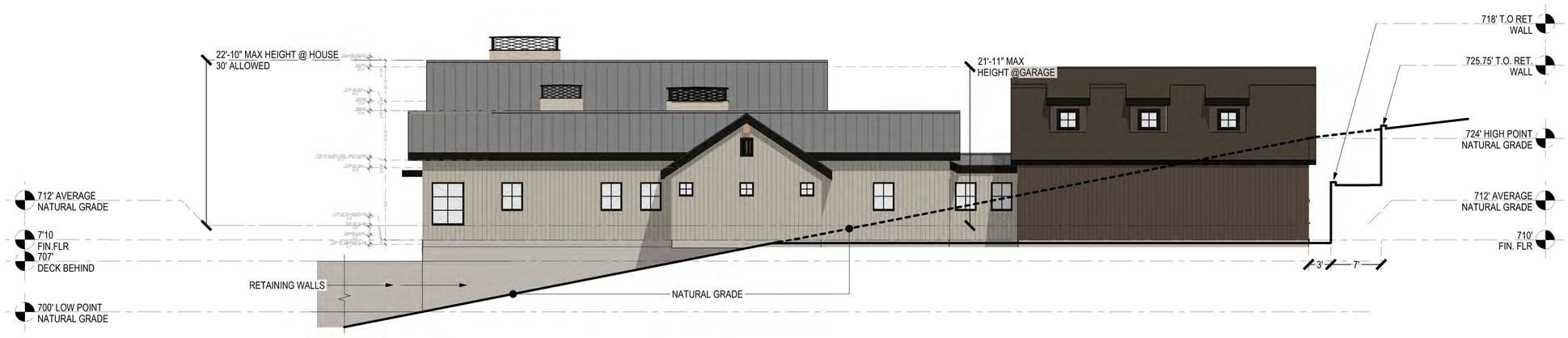






PROPOSED SOUTH (REAR) ELEVATION

SCALE: 1/8"=1'



PROPOSED EAST ELEVATION

SCALE: 1/8"=1'

0 5 10 20 50

A-3.1

VERSION: 1.2

DATE: 9/2/2025

PLANNING

EXTERIOR ELEVATIONS & MATERIALS

REV #	DATE / DESCRIPTION	BY

REV #	DATE / DESCRIPTION	BY

ULLMAN RESIDENCE

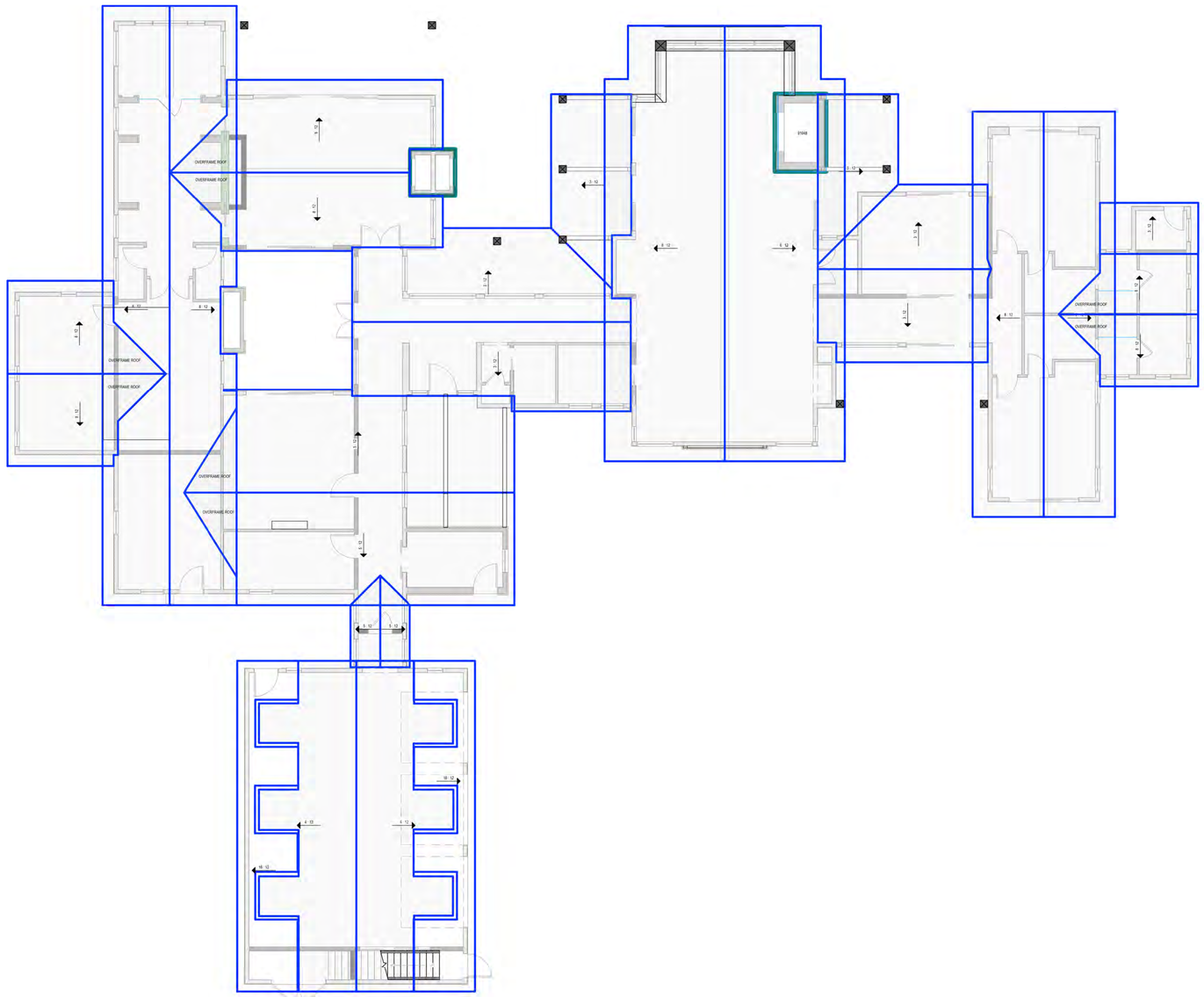
27650 VIA QUINTANA, CARMEL VALLEY, CA. 93924
APN 185-052-023; 185-052-026

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LB DESIGN + BUILD



PROPOSED ROOF PLAN

SCALE: 1/8"=1'

PROJECT NORTH

TRUE NORTH

0 5 10 20 50

A-4.1

VERSION: 1.2

DATE: 9/2/2025

PLANNING

ROOF PLAN

REV #	DATE / DESCRIPTION	BY

ULLMAN RESIDENCE

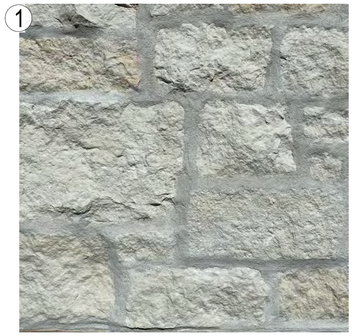
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1



2



Class I Black

3



3

Expert Pick

SW 7640

Fawn Brindle

11

SW 6076

Turkish Coffee

14

SW 6006

Black Bean

4



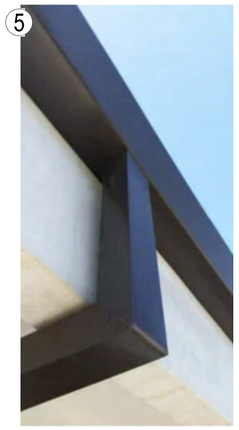
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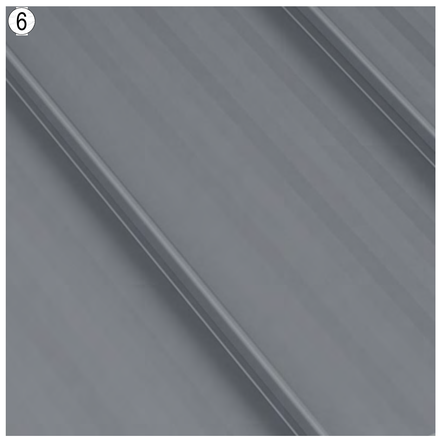
EXTERIOR STUCCO / PLASTER NOTES

1. WEATHER RESISTIVE BARRIER SHALL BE INSTALLED AS REQUIRED IN CRC R703.2 AND, WHERE APPLIED OVER WOOD BASED SHEATHING, SHALL INCLUDE A WATER RESISTIVE VAPOR PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER PER CRC R703.6.
2. PLASTERING WITH CEMENT PLASTER SHALL NOT BE LESS THAN 3 COATS WHEN APPLIED OVER METAL LATHE OR WIRE FABRIC LATH PER CRC R703.6.2.
3. A MINIMUM 26 GA. GALVANIZED CORROSION RESISTANT WEEP SCREED SHALL BE INSTALLED WITH:
A. A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS.
B. THE SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE EARTH OR 2 INCHES ABOVE PAVED AREA.

5



6



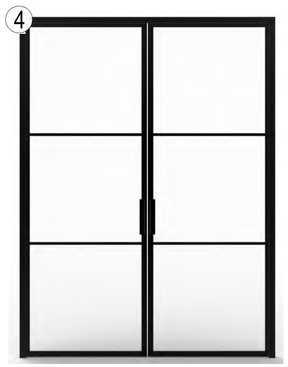
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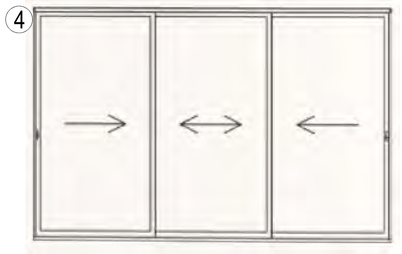
15



4



4



8



9



10



11



13



4



ADDRESS IDENTIFICATION

PRIOR TO CONSTRUCTION, A LEGIBLE ADDRESS IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ALL ARABIC NUMBERS OR ALPHABETIC LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL NOT BE LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED.

ADDRESS BOLLARD

18" X 18" X 54" TALL STUCCO ADDRESS BOLLARD W/ STONE CAP AT BEGINNING OF DRIVEWAY ON VIA QUINTANA. STUCCO AND STONE CAP TO MATCH MATERIALS SPECIFIED FOR HOUSE. RAISED ALUMINUM HOUSE NUMBERS (MINIMUM 6" IN HEIGHT) WITH LED DOWNLIGHTING TO MATCH FIXTURES SPEC'D IN LIGHTING PLANS.

12



F-1.1

VERSION: 1.2

DATE: 9/2/2025

PLANNING

FINISH MATERIALS

REV #	DATE / DESCRIPTION	BY

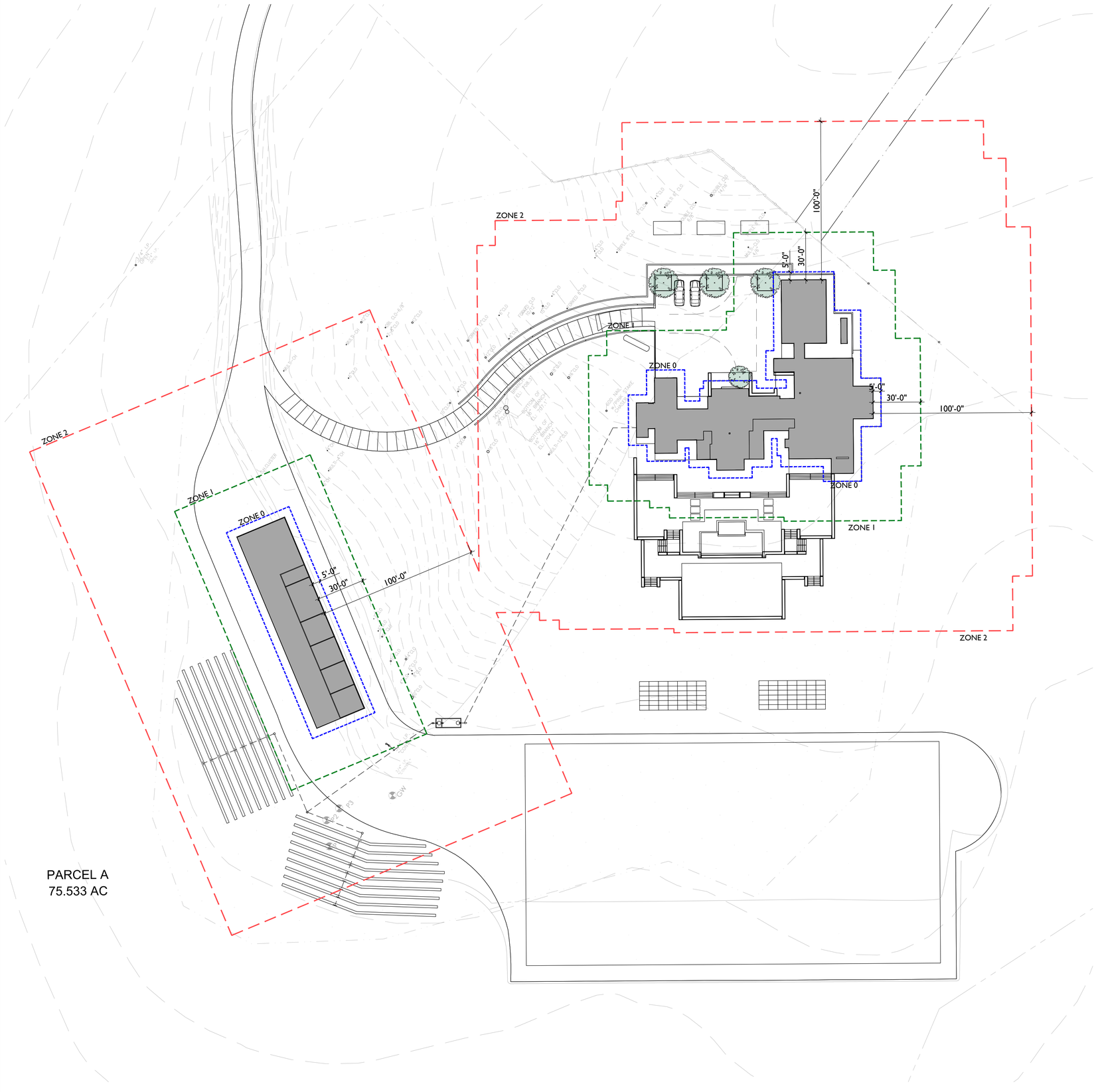
ULLMAN RESIDENCE

27650 VIA QUINTANA, CARMEL VALLEY, CA. 93924
APN 185-052-023, 185-052-026

STAMP/SIGNATURE

ALL DESIGNS, CONCEPTS AND IDEAS EMBODIED IN THESE PLANS ARE THE PROPERTY OF THE LISTED BUILDERS AND ARE TO BE USED IN CONNECTION WITH THE CONSTRUCTION OF THIS BUILDING ONLY. THEY MAY NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER BUILDING WITHOUT THE EXPRESS WRITTEN CONSENT OF LEWIS BUILDERS. ALL ATTEMPTS HAVE BEEN MADE IN THESE PLANS TO ENSURE THE ACCURACY OF THESE PLANS. IN CIRCUMSTANCES ARISE IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY LEWIS BUILDERS IN WRITING BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION WORK ACTIVITIES.

LEWIS BUILDERS
CA. LICENSE #B-844741
CARMEL CA 93923
(831) 250 7168



SHEET INDEX

SHEET NO:	CONTENTS:
L-1.0	FUEL MANAGEMENT PLAN
L-2.0	PLANTING NOTES
L-2.1	OVERALL PLANTING PLAN
L-2.2	PLANTING PLAN
L-3.0	OVERALL SITE LIGHTING PLAN
L-3.1	SITE LIGHTING PLAN
L-3.2	SITE LIGHTING SPECS

LEGEND

ZONE 0: ZONE EXTENDS 5' FROM BUILDINGS, STRUCTURES DECKS, ETC. THE EMBER-RESISTANT ZONE IS THE MOST IMPORTANT OF ALL THE DEFENSIBLE SPACE ZONES. THIS ZONE INCLUDES THE AREA UNDER AND AROUND ALL ATTACHED DECKS, AND REQUIRES THE MOST STRINGENT WILDFIRE FUEL REDUCTION. THE EMBER-RESISTANT ZONE IS DESIGNED TO KEEP FIRE OR EMBERS FROM IGNITING MATERIALS THAT CAN SPREAD THE FIRE TO YOUR HOME. THE FOLLOWING PROVIDES GUIDANCE FOR THIS ZONE, WHICH MAY CHANGE BASED ON THE REGULATION DEVELOPED BY THE BOARD OF FORESTRY AND FIRE PROTECTION.
- USE HARDSCAPE LIKE GRAVEL, PAVERS, CONCRETE, AND OTHER NONCOMBUSTIBLE MULCH MATERIALS. NO COMBUSTIBLE BARK OR MULCH.
- REMOVE ALL DEAD AND DYING WEEDS, GRASS, PLANT, SHRUBS, TREES, BRANCHES AND VEGETATIVE DEBRIS (LEAVES, NEEDLES, CONES, BARK, ETC.); CHECK YOUR ROOFS, GUTTERS, DECKS, PORCHES, STAIRWAYS, ETC.
- REMOVE ALL BRANCHES WITHIN 10 FEET OF ANY CHIMNEY OR STOVEPIPE OUTLET.
- NO PLANTING IS PERMITTED IN THIS ZONE.
- LIMIT COMBUSTIBLE ITEMS (OUTDOOR FURNITURE, PLANTERS, ETC.) ON TOP OF ROOF DECKS.
- RELOCATE FIREWOOD AND LUMBER TO ZONE 2
- REPLACE COMBUSTIBLE FENCING, GATES AND ARBORS ATTACH TO THE HOME WITH NON-COMBUSTIBLE ALTERNATIVES.
- CONSIDER RELOCATING GARBAGE AND RECYCLING CONTAINERS OUTSIDE THIS ZONE.
- CONSIDER RELOCATING BOATS, RVS, VEHICLES AND OTHER COMBUSTIBLE ITEMS OUTSIDE THIS ZONE.

ZONE 1: ZONE EXTENDS 30 FEET FROM ALL SIDES OF BUILDINGS, STRUCTURES, DECKS, ETC OR TO THE PROPERTY LINE, WHICHEVER IS CLOSER. WITHIN THIS ZONE, THE FOLLOWING CONDITIONS SHALL BE MAINTAINED:
- REMOVE ALL DEAD PLANTS, GRASS, AND WEEDS (VEGETATION)
- REMOVE DEAD OR DRY LEAVES AND PINE NEEDLES FROM YARD, ROOF, AND RAIN GUTTERS.
- TRIM TREES REGULARLY TO KEEP BRANCHES A MINIMUM OF 10 FEET FROM OTHER TREES.
- REMOVE BRANCHES THAT HANG OVER ROOFS AND KEEP DEAD BRANCHES A MINIMUM OF 10 FEET AWAY FROM CHIMNEYS AND STOVEPIPES.
- WOOD PILES ARE PROHIBITED WITHIN THIS ZONE. RELOCATE WOOD PILES TO ZONE 2.
- REMOVE OR PRUNE FLAMMABLE PLANTS AND SHRUBS NEAR WINDOWS.
- REMOVE OR PRUNE FLAMMABLE ITEMS THAT COULD CATCH FIRE FROM AROUND AND UNDER DECKS, BALCONIES, AND STAIRS.
- CREATE A SEPARATION BETWEEN TREES, SHRUBS, AND ITEMS THAT COULD CATCH FIRE, SUCH AS PATIO FURNITURE, WOOD PILES, SWING SETS, ETC.
- MAINTAIN A TREE, SHRUB OR OTHER PLANT ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD OR DYING WOOD.
- MAINTAIN THE ROOF OF A STRUCTURE FREE OF LEAVES, NEEDLES OR OTHER VEGETATIVE MATERIALS. REMOVE OR PRUNE FLAMMABLE PLANTS AND SHRUBS NEAR WINDOWS

ZONE 2: ZONE 2 EXTENDS FROM 30 FEET TO 100 FEET OUT FROM BUILDINGS, STRUCTURES, DECKS ETC. OR TO THE PROPERTY LINE WHICHEVER IS CLOSER. FUELS SHALL BE MAINTAINED IN A CONDITION SO THAT A WILDFIRE BURNING UNDER AVERAGE WEATHER CONDITIONS WOULD BE UNLIKELY TO IGNITE THE STRUCTURE. THE ITEMS STIPULATED BELOW DO NOT APPLY TO SINGLE SPECIMENS OF TREES OR OTHER VEGETATION THAT ARE WELL-PRUNED AND MAINTAINED SO AS TO EFFECTIVELY MANAGE FUELS AND NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM OTHER NEARBY VEGETATION TO A STRUCTURE OR FROM A STRUCTURE TO THE OTHER NEARBY VEGETATION. WITHIN THIS ZONE, THE FOLLOWING CONDITIONS SHALL BE MAINTAINED:
- CUT OR MOW ANNUAL GRASS DOWN TO A MAXIMUM HEIGHT OF 4 INCHES.
- CREATE HORIZONTAL SPACING BETWEEN SHRUBS AND TREES.
- CREATE VERTICAL SPACING BETWEEN GRASS, SHRUBS, AND TREES.
- REMOVE ALL DEAD TREES.
- REMOVE FALLEN LEAVES, NEEDLES, TWIGS, BARK, CONES AND SMALL BRANCHES. HOWEVER, THEY MAY BE PERMITTED TO A DEPTH OF 3 INCHES.
- ALL EXPOSED WOOD PILES MUST HAVE A MINIMUM OF 10 FEET OF CLEARANCE, DOWN TO BARE MINERAL SOIL, IN ALL DIRECTIONS.

ZONE 1 AND 2 - 'OUTBUILDINGS' AND LIQUID PROPANE GAS (LPG) STORAGE TANKS SHALL HAVE 10 FEET OF CLEARANCE TO BARE MINERAL SOIL AND NO FLAMMABLE VEGETATION FOR AN ADDITIONAL 10 FEET AROUND THEIR EXTERIOR.

FUEL MANAGEMENT TO FOLLOW PUBLIC RESOURCE CODE 4291 AS DEVELOPED BY CALIFORNIA'S DEPARTMENT OF FORESTRY AND FIRE PROTECTION (CALFIRE).

CLEARING BEYOND THE PROPERTY LINE MAY ONLY BE REQUIRED IF THE STATE LAW, LOCAL ORDINANCE, RULE, OR REGULATION INCLUDES FINDINGS THAT THE CLEARING IS NECESSARY TO SIGNIFICANTLY REDUCE THE RISK OF TRANSMISSION OF FLAME OR HEAT SUFFICIENT TO IGNITE THE STRUCTURE AND THERE IS NO FEASIBLE MITIGATION MEASURES POSSIBLE TO REDUCE THE RISK OF IGNITION OR SPREAD OF WILDFIRE TO THE STRUCTURE. CLEARANCE ON THE ADJACENT PROPERTY SHALL ONLY BE CONDUCTED FOLLOWING WRITTEN ON CONSENT BY THE ADJACENT LANDOWNER.

CLEARING BEYOND THE HOMELAND BOUNDARY IS TO BE COORDINATED WITH THE CONSERVANCY.

SCALE: 1"= 30'-0"

30 0 30 60

N

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT
SARAH PHILLIPS
NO. 6532
Signature
11-30-25
Renewal Date
08-15-25
Date
STATE OF CALIFORNIA

PROJECT NAME:

ULLMAN RESIDENCE

PROJECT ADDRESS:

27650 VIA QUINTANA
CARMEL VALLEY, CA 93924

APN: 185-052-019

ISSUANCE:

BUILDING DEPARTMENT SUBMITTAL

PROJECT NO: 2025-16
DATE: 08/18/2025

REVISIONS:
DATE DESCRIPTION

SHEET NAME:

FUEL MANAGEMENT PLAN

SHEET NO:

L-1.0

G:\.shortcut-targets-by-id\1BZdmYCobewnzvLZxKj8A_6OSRJ\QCXQrb\2025\2025-16 Ullman Residence LB\CAD\25-16_L-1.0 Fuel Mgmt.dwg 8/19/2025

WATER EFFICIENT LANDSCAPE WORKSHEET - RESIDENTIAL

Project Name Ullman Residence
Project Number 2025-16
Reference Evapotranspiration (ETo) 46.30

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
1. Entry Drive	0.3	drip	0.81	0.37	2321	859.63	24676.53
2. Autocourt Grasses	0.5	drip	0.81	0.62	300	185.19	5315.93
3. Back Garden	0.3	drip	0.81	0.37	785	290.74	8346.00
4. Red Fescue	0.3	spray	0.75	0.40	775	310.00	0.00
5. Lawn	0.7	spray	0.75	0.93	1495	1395.33	40054.44
6. Joint Planting	0.3	spray	0.75	0.40	775	310.00	8898.86
				Totals	(A) 6451	(B) 3350.89	87291.76
Special Landscape Areas							
						0.00	0.00
				Totals	(C) 0	(D) 0.00	0.00
						ETWU Total (Gallons)	87291.76
					Maximum Allowed Water Allowance (MAWA)[e] (Gallons)		101850.32
						ETWU (Acre Feet)	0.27
						MAWA (Acre Feet)	0.31

[a] ***Hydrozone #/Planting Description*** *E.g. 1.) front lawn 2.) low water use plantings 3.) medium water use planting*

[b] ***Irrigation Method*** *overhead spray or drip*

[c] ***Irrigation Efficiency*** *0.75 for spray head 0.81 for drip*

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

[e] ***MAWA (Annual Gallons Allowed) =*** *(Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]* where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)	3350.89
Total Area	(A)	6451.00
Average ETAF	**B ÷ A**	0.52

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

All Landscape Areas

Total ETAF x Area	(B+D)	3350.89
Total Area	(A+C)	6451.00
Sitewide ETAF	**(B+D) ÷ (A+C)**	0.52

GENERAL NOTES

1. ALL PLANTING AREAS TO BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO BEGINNING PLANTING.
2. CONTRACTOR TO TAKE SAMPLES OF PLANTING AREA SOIL, FROM 0"-12" DEEP FROM AT LEAST THREE SEPARATE LOCATIONS FROM PLANTING AREAS ON THE SITE, MIXED TO FORM A SINGLE COMPOSITE SAMPLE. COMBINED VOLUME OF COMPOSITE SAMPLE SHALL BE AT LEAST 1-QUART. SAMPLE LOCATIONS SHALL BE MARKED ON THE PLANTING PLAN AND SHALL BE REPRESENTATIVE OF SITE CONDITIONS AND PROPOSED PLANTING TYPES.
3. FORWARD THE COMPOSITE SAMPLES TO THE TESTING LABORATORY FOR TESTING AND THEIR RECOMMENDATIONS AS TO EXACT FERTILIZERS AND SOIL AMENDMENTS TO BE USED IN PLANTING, WAYPOINT ANALYTICAL A05-2 COMPLETE ANALYSIS.
   LAB REPORT TO INCLUDE RECOMMENDATION LETTER AND TESTING RESULTS.
   LAB REPORT TO INCLUDE AN ESTIMATED INFILTRATION RATE FOR SOIL TESTED.
   LAB REPORT TO NOTE THE PROPOSED PLANTING TYPES SPECIFIC TO THE PROJECT, GROUND-COVERS, NATIVE GRASSES AND TREES.
4. AMENDMENT AND FERTILIZER RECOMMENDATIONS BY THE TESTING LAB SHALL BE SPECIFIC TO THE PROPOSED AMENDMENTS TO BE USED AND INCLUDE THE AMENDMENT LAB TEST / SAMPLE ID NUMBER AND TESTING DATE AS REFERENCE. GENERIC RECOMMENDATIONS WILL BE REJECTED AND WILL REQUIRE SPECIFIC RECOMMENDATIONS TO BE OBTAINED FROM THE TESTING LAB.
5. FOR BIDDING PURPOSES ASSUME SOIL AMENDMENT FERTILIZER TO BE COMMERCIAL FERTILIZER, 16-6-8 (N-P-K) UNIFORM PELLET, EXACT FERTILIZER TO BE DETERMINED BY TESTING LAB ANALYSIS.
6. INSTALL COMMERCIAL PLANT FERTILIZER PACKETS / TABLETS, TWO-YEAR CONTROLLED -RELEASE 20-10-05 (N-P-K). BEST TABS BY SIMPLOT PROFESSIONAL PRODUCTS, AGRIFORM BY THE SCOTT'S COMPANY.
7. SOIL AMENDMENTS TO BE MINERALIZED AND NITRIFIED BARK OR SAWDUST, WITH WETTING AGENT AND PROPERLY PULVERIZED, CONTAINING A MINIMUM OF 270LBS. PER CUBIC YARD OF ORGANIC MATTER. SUBMIT SAMPLE ANALYSIS FOR APPROVAL.
8. AMENDMENT CHEMISTRY – SUITABILITY CONSIDERATIONS
   1.NITROGEN (DRY WEIGHT BASIS): 0.4 TO 0.6%
   2.IRON (MINIMUM): 0.08%
   3.ORGANIC CONTENT: ABOVE 17%
   4.CARBON-NITROGEN RATIO: BELOW 25
   5. PH: BELOW 8.0
   6.SALINITY (ECE): A VALUE SUCH THAT WHEN COMBINED WITH THE EXISTING SITE SOIL AT A USE RATE DETERMINED BY THE TESTING LAB ANALYSIS, THE SALINITY OF THE AMENDED SOIL SHALL NOT EXCEED 4.0 DS/M (MMHOS/CM).
6. GYPSUM (IF REQUIRED BY EXISTING SOILS TEST): AGRICULTURAL GRADE, OMRI LISTED.
   1.CAL-SUL PELLETIZED GYPSUM BY NORTH PACIFIC, PORTLAND OR
   2.ULTRA FINE AG GYPSUM BY WESTERN MINING & MINERALS
   3 .APPROVED EQUAL.
7. SULFUR (IF REQUIRED BY EXISTING SOILS TEST): GRANULAR DEGRADABLE SULFUR PRODUCT, TIGER 90CR ORGANIC 0-0-0-90 SULFUR BY TIGERSUL.COM, OR APPROVED EQUAL.
8. ALL PLANTING AREAS TO BE CULTIVATED TO A MINIMUM DEPTH OF 10". SOIL AMENDMENTS AND COMMERCIAL FERTILIZERS TO BE APPLIED AT THE RATES SPECIFIED IN THE TESTING LAB ANALYSIS.
9. CROSS-RIP OR CULTIVATE SUB-GRADE TO THE 10" MINIMUM DEPTH. ADD WATER IF NECESSARY AND CONTINUE RIPPING OR CULTIVATION UNTIL THE ENTIRE SPECIFIED DEPTH IS LOOSE AND FRIABLE. CROSS RIPING SHALL INCLUDE AREAS IN BETWEEN TREE AND PLANT PITS. UPON COMPLETION OF CROSS RIPPING APPLY THE AMENDMENTS AS SPECIFIED IN THE TESTING LAB ANALYSIS. SETTLE THE SOIL WITH WATER AS NEEDED AND REGRADE HIGH/LOW AREAS TO CREATE A SMOOTH FINISH GRADE.
10. UNIFORMLY SPREAD AND INCORPORATED THE MATERIALS TO OBTAIN A HOMOGENEOUSLY BLENDED SOIL, 6-INCHES IN DEPTH. IF GYPSUM AND/OR SULFUR ARE REQUIRED TO BE ADDED AS PART OF AMENDMENTS PER SOILS REPORT FROM THE TESTING LAB, MANUALLY WATER THE AMENDED SOILS USING IMPACT SPRINKLERS OR HOSE-END SPRINKLERS - TO APPLY 1/2-INCH OF WATER OVER ALL PLANTING AREAS. EXISTING SOILS WITH HIGH ALKALINITY AS DETERMINED BY THE SOILS REPORT FROM THE TESTING LAB WILL BE REQUIRED TO BE SIMILARLY MANUALLY WATERED TO LEACH THE SALTS DEEPER INTO THE SOIL, AMOUNT OF WATER TO BE DETERMINED BY THE TESTING LAB.
11. PRE-MIX AMENDMENTS INTO SOIL BEFORE BACKFILLING PLANT PITS - DO NOT MIX INSIDE PITS. BREAK LARGE CLODS INTO SMALL PIECES. ALL PLANTING AREAS TO BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO BEGINNING PLANTING.
12. INSTALL 3" MULCH TO ALL PLANTING AREAS. MULCH TO BE SHREDDED CEDAR BARK OR SIMILAR. SUBMIT A SAMPLE OF MULCH FOR OWNER & LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION.
13. INSTALL GOPHER BASKETS ON ALL CONTAINER PLANTS. BASKET SHALL PROVIDE A MINIMUM OF 6 INCHES CLEARANCE ALL AROUND THE ROOT BALL. TOP OF BASKET SHALL BE FLUSH TO THE ROOT BALL TOP.

13B. INSTALL GOPHER WIRE UNDER ALL AREAS OF NATURAL TURF AND RED FESUCE. GOPHER WIRE TO BE OVERLAPPED AT ALL SEAMS A MINIMUM OF 3" AND STAPLE SEAMS AND EDGES A MINIMUM OF 12" O.C. OR TIGHTER IF NEEDED TO REMOVE BUBBLED AREAS OF WIRE. STAPLES TO BE DEEP ENOUGH TO FIRMLY ANCHOR THE WIRE WITHOUT DISTORTING ITS SHAPE. INSTALL EXTRA STAPLES IN AREAS WHERE THE WIRE IS BUBBLED OR NOT MAKING FULL CONTACT WITH THE GROUND BELOW.

14. COMPOST: COMPOST MINIMUM OF 4 CUBIC YARDS PER 1,000 SQ. FT. OF PERMEABLE AREA TILLED TO A DEPTH OF 6".
15. NO PLANTING OR MULCH TO BE INSTALLED WITHIN 5' OF ANY STRUCTURES.
16. ALL NEW PLANTING TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM, IRRIGATION CONTROLLER TO HAVE EITHER EVAPOTRANSPIRATION OR SOIL MOISTURE SENSING CAPABILITIES AND A RAIN SENSOR.
17. IRRIGATION SYSTEM TO HAVE A DEDICATED BACKFLOW PREVENTER AND FLOW SENSOR AND MASTER VALVE AT THE POINT OF CONNECTION.
18. PRESSURE REGULATORS SHALL BE INSTALLED AT EACH DRIP VALVE AND SET TO THE OPTIMAL PRESSURE AS SUGGESTED BY THE MANUFACTURER OF THE DRIP EMITTERS. ALL DRIP ZONES INSTALLED ON SLOPES TO BE FITTED WITH CHECK VALVES AND ALL LINES TO INCLUDE FLUSH PORTS.
19. MANUAL-SHUT-OFF VALVE SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION AND AT VALVE MANIFOLDS. HOSE BIBS TO BE INSTALLED, VERIFY LAYOUT IN FIELD WITH OWNER & LANDSCAPE ARCHITECT
20. IRRIGATION VALVES TO CORRESPOND TO HYDROZONE LIMITS.
21. IRRIGATION SYSTEM TO BE A DESIGN BUILD. ALL PLANTING AREAS TO BE DRIP IRRIGATED.
22. CONTRACTOR TO DISCUSS IRRIGATION DESIGN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT PRODUCT INFORMATION TO LANDSCAPE ARCHITECT FOR ALL IRRIGATION EQUIPMENT INCLUDING VALVES, FILTERS, PRESSURE REGULATORS, DRIP EMITTERS, VALVE BOXES, SHUT OFF VALVES, LINE TYPES AND CONTROLLER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
23. IRRIGATION SYSTEM TO BE A DESIGN BUILD. ALL PLANTING AREAS TO BE DRIP IRRIGATED.
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25. TEMPORARY IRRIGATION INSTALLED FOR HYDROSEED AREAS TO BE REMOVED AFTER PLANT ESTABLISHMENT OR 2 YEARS FROM DATE OF INSTALLATION. IRRIGATION TO BE INSTALLED ABOVE GROUND. IRRIGATION HEADS TO BE SECURED TO STAKES ABOVE GRADE. INSTALL DEDICATED VALVES FOR THE HYRDOSEED SYSTEMS WITH SHUT OFF VALVES UPSTREAM OF SOLENOID VALVE. CAP MAIN LINE ONCE VALVES ARE REMOVED. ADJUST SPRAY AS NEEDED TO AVOID OVER SPRAY ONTO EXISTING OAK TREES.

PLANT LEGEND

*WUC	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
		TREES			
VL	Ol	OLEA 'SWAN HILL'	SWAN HILL OLIVE	15 GAL.	MULTI
		SHRUBS			
L	Ap	ARCTOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA	1 GAL.	
L	Fm	FESTUCA MAIREI	ATLAS FESCUE	1 GAL.	
L	Lb	LOMANDRA 'BREEZE'	DWARF MAT RUSH	1 GAL.	
L	Lp	LOMANDRA 'POM POM'	POM POM MAT RUSH	1 GAL.	
L	Ls	LOMANDRA 'SEASCAPE'	SEASCAPE LOMANDRA	1 GAL.	
L	Mc	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	1 GAL.	
L	Md	MUHLENBERGIA DUBIA	PINE MUHLY	1 GAL.	
L	Pg	PITTOSPORUM 'WHEELER'S DWARF'	DWARF MOCK ORANGE	5 GAL.	
L	Rf	ROSEMARINUS O. 'FOXTAIL'	FOXTAIL ROSEMARY	1 GAL.	
M	Sa	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL.	
		HYDROSEED			
		CAREX PRAEGRACILIS	FIELD SEDGE	HYDROSEED	
		DANTHONIA CALIFORNICA	CALIFORNIA OATGRASS	HYDROSEED	
		FESTUCA IDAHOENSIS	IDAHO FESCUE	HYDROSEED	
		KOELERIA MACRANTHA	JUNE GRASS	HYDROSEED	
		LUPINUS NANUS	SKY LUPINE	HYDROSEED	
		STIPA PULCHRA	PURPLE NEEDLE GRASS	HYDROSEED	
		VINES			
M	Fp	FICUS PUMILA	CREEPING FIG	1 GAL.	
M	Rs	ROSA 'SALLY HOLMES'	SALLY HOLMES ROSE	5 GAL.	
		GROUNDCOVER			
L		DYMONDIA MARGARETAE	SILVER CARPET	4" POT	PLANT TOUCHING
L		FESTUCA RUBRA 'MOLATE'	RED FESCUE	SOD	
		MISCELLANEOUS			
		CRUSHED GRAVEL: FOR PEDESTRIAN AREAS 2" OVER 4" COMPACTED CLASS II BASE.			
		LAWN: 1,500 SF MAX			
	HDR	METAL EDGING: WELD ALL JOINTS AND PRIME AND PAINT ONCE WELDED.			

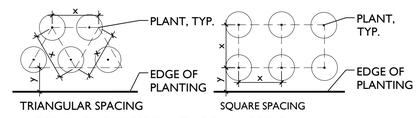
REFERENCE NOTES

1. HYDROSEED TO FOLLOW GRADING LIMITS AS DETERMINED DURING CONSTRUCTION.
2. HYDROSEED TO BE APPLIED AT 36 LBS/AC EVENLY BETWEEN THE SPECIES LISTED
3. FIRE DEPARTMENT TURN AROUND
4. 5' NON-COMBUSTIBLE ZONE AROUND ALL STRUCTURES
5. INSTALL STAINLESS WIRE HORIZONTAL ALONG WALL FOR FUTURE VINE SUPPORT, TENSION WITH TURNBUCKLES

* WATER USE CATEGORY (WUC) KEY

WUCOLS REGION APPLICABLE TO THIS PROJECT: REGION 1
H = HIGH; M = MODERATE; L = LOW; VL = VERY LOW; NL = SPECIES NOT LISTED
* FROM: WATER USE CLASSIFICATION OF LANDSCAPE SPECIES,
A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS (WUCOLS)
UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION, L.R. COSTELLO, K.S. JONES

PLANT SPACING AND PLANTING SETBACK DIAGRAM



1. FOR SPACING 'X', SEE PLANTING PLAN LEGEND
2. Y= 1/2X + 12" UON

MWELO COMPLIANCE STATEMENT

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

SIGNED	SIMON PHILLIPS	4532	08-18-2025
	NAME	CLA#	DATE

MONTEREY COUNTY COMPLIANCE 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.

SIGNED	SIMON PHILLIPS	4532	08-18-2025
	NAME	CLA#	DATE

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS
2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT SIMON PHILLIPS NO. 4532 Signature 11-30-25 Renewal Date 08-15-25 Date STATE OF CALIFORNIA

PROJECT NAME:
ULLMAN RESIDENCE

PROJECT ADDRESS:
27650 VIA QUINTANA
CARMEL VALLEY, CA 93924

APN: 185-052-019

ISSUANCE:
BUILDING DEPARTMENT SUBMITTAL

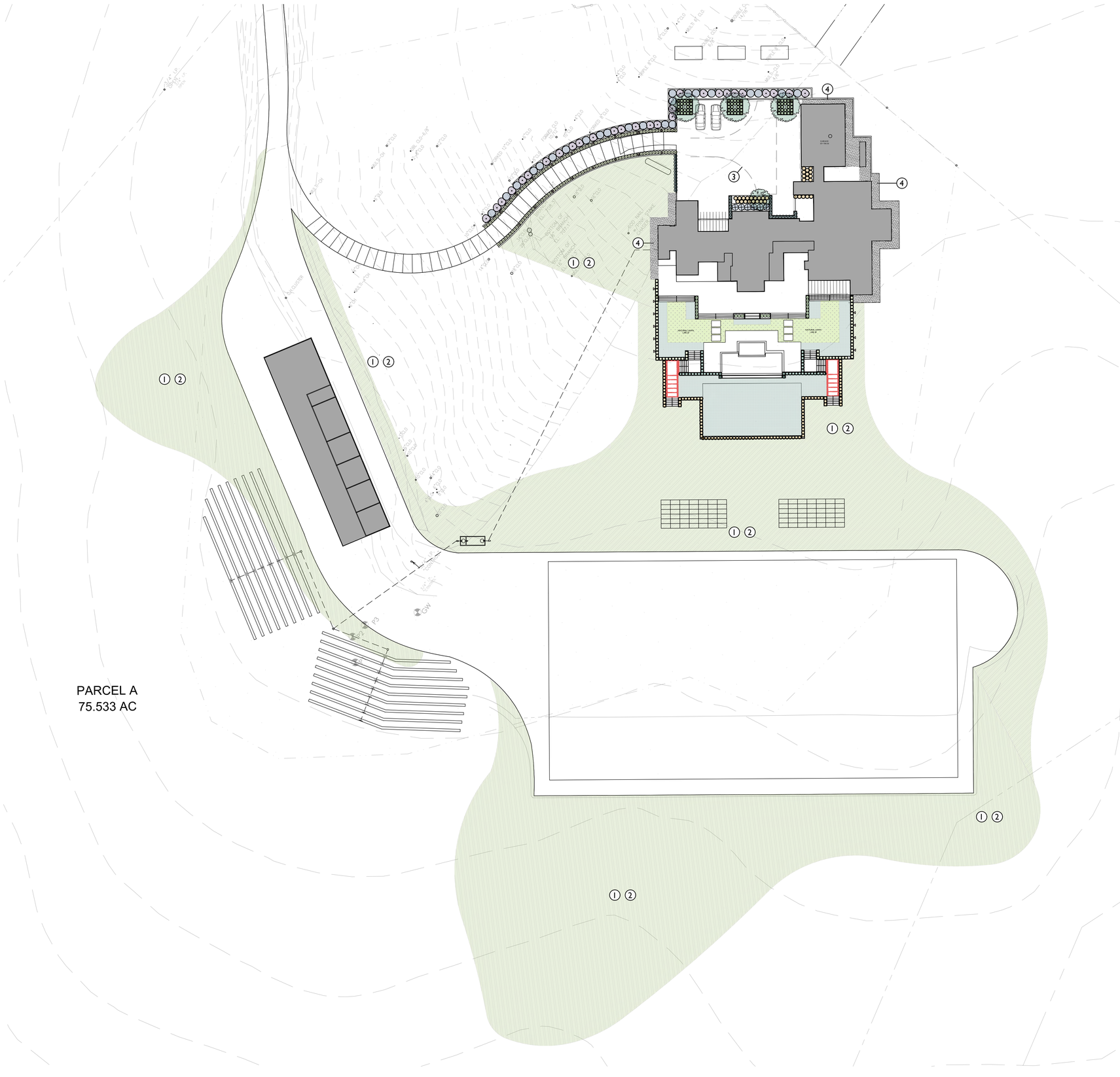
PROJECT NO: 2025-16
DATE: 08/18/2025

REVISIONS:
DATE DESCRIPTION

SHEET NAME:
PLANTING NOTES

SHEET NO:
L-2.0

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PLANT LEGEND

*WUC	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
		TREES			
VL	Ol	OLEA 'SWAN HILL'	SWAN HILL OLIVE	15 GAL.	MULTI
		SHRUBS			
L	Ap	ARCTOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA	1 GAL.	
L	Fm	FESTUCA MAIREI	ATLAS FESCUE	1 GAL.	
L	Lb	LOMANDRA 'BREEZE'	DWARF MAT RUSH	1 GAL.	
L	Lp	LOMANDRA 'POM POM'	POM POM MAT RUSH	1 GAL.	
L	Ls	LOMANDRA 'SEASCAPE'	SEASCAPE LOMANDRA	1 GAL.	
L	Mc	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	1 GAL.	
L	Md	MUHLENBERGIA DUBIA	PINE MUHLY	1 GAL.	
L	Pg	PITTOSPORUM 'WHEELER'S DWARF'	DWARF MOCK ORANGE	5 GAL.	
L	Rf	ROSEMARINUS O. 'FOXTAIL'	FOXTAIL ROSEMARY	1 GAL.	
M	Sa	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL.	
		HYDROSEED			
		CAREX PRAEGRACILIS	FIELD SEDGE	HYDROSEED	
		DANTHONIA CALIFORNICA	CALIFORNIA OATGRASS	HYDROSEED	
		FESTUCA IDAHOENSIS	IDAHO FESCUE	HYDROSEED	
		KOELERIA MACRANTHA	JUNE GRASS	HYDROSEED	
		LUPINUS NANUS	SKY LUPINE	HYDROSEED	
		STIPA PULCHRA	PURPLE NEEDLE GRASS	HYDROSEED	
		VINES			
M	Fp	FICUS PUMILA	CREEPING FIG	1 GAL.	
M	Rs	ROSA 'SALLY HOLMES'	SALLY HOLMES ROSE	5 GAL.	
		GROUNDCOVER			
L		DYMONDIA MARGARETAE	SILVER CARPET	4" POT	PLANT TOUCHING
L		FESTUCA RUBRA 'MOLATE'	RED FESCUE	SOD	
		MISCELLANEOUS			
		CRUSHED GRAVEL: FOR PEDESTRIAN AREAS 2" OVER 4" COMPACTED CLASS II BASE.			
		LAWN: 1,500 SF MAX			
HDR		METAL EDGING: WELD ALL JOINTS AND PRIME AND PAINT ONCE WELDED.			

REFERENCE NOTES

1. HYDROSEED TO FOLLOW GRADING LIMITS AS DETERMINED DURING CONSTRUCTION.
2. HYDROSEED TO BE APPLIED AT 36 LBS/AC EVENLY BETWEEN THE SPECIES LISTED
3. FIRE DEPARTMENT TURN AROUND
4. 5' NON-COMBUSTIBLE ZONE AROUND ALL STRUCTURES
5. INSTALL STAINLESS WIRE HORIZONTAL ALONG WALL FOR FUTURE VINE SUPPORT, TENSION WITH TURNBUCKLES

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT
SARAH PHILLIPS
NO. 6532
Signature
11-30-25
Renewal Date
08-15-25
Date
STATE OF CALIFORNIA

PROJECT NAME:

ULLMAN RESIDENCE

PROJECT ADDRESS:

27650 VIA QUINTANA
CARMEL VALLEY, CA 93924

APN: 185-052-019

ISSUANCE:

BUILDING DEPARTMENT SUBMITTAL

PROJECT NO: 2025-16
DATE: 08/18/2025

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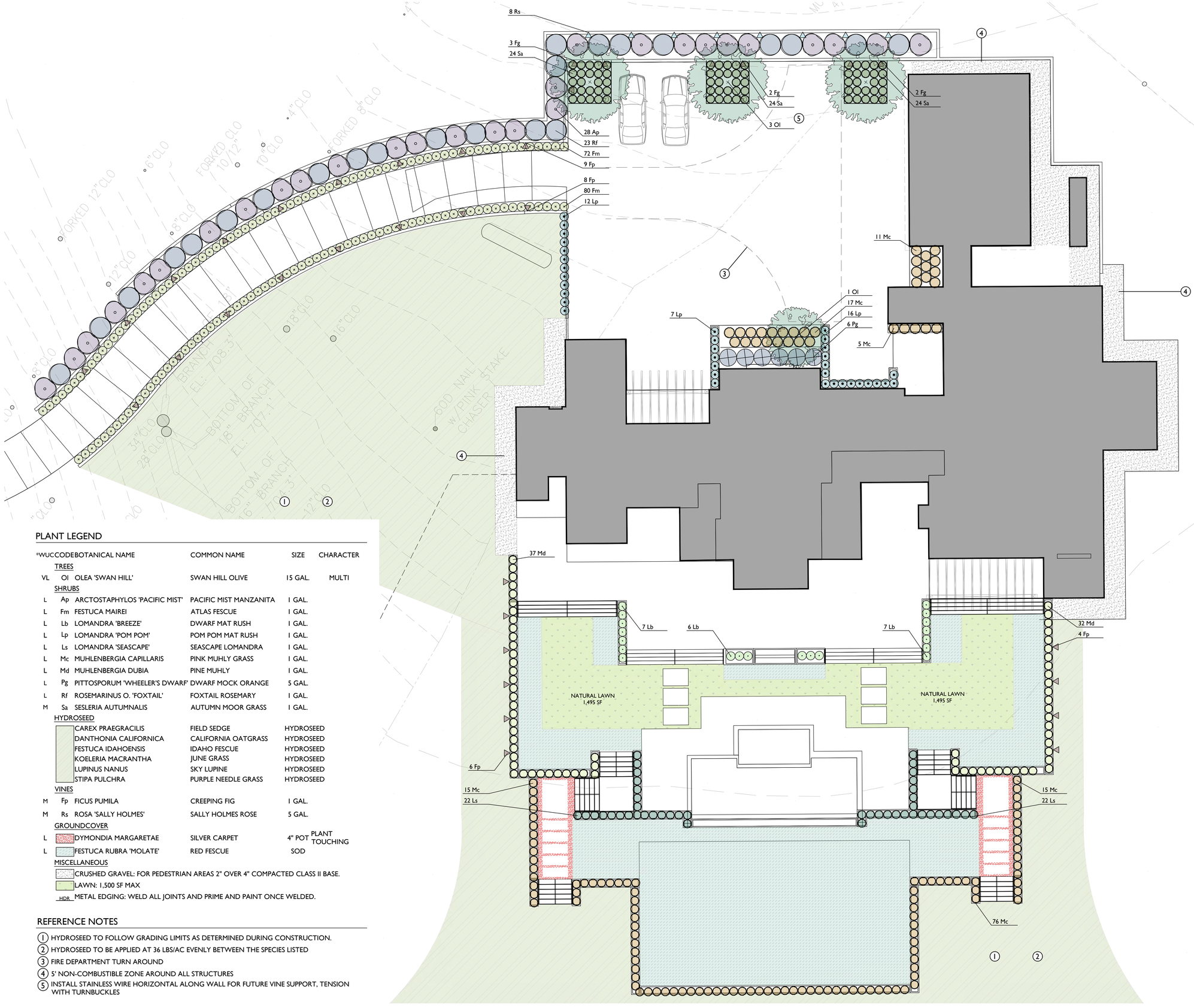
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OVERALL PLANTING PLAN

SHEET NO:

L-2.1

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PLANT LEGEND

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L	Lp	LOMANDRA 'POM POM'	POM POM MAT RUSH	1 GAL.	
L	Ls	LOMANDRA 'SEASCAPE'	SEASCAPE LOMANDRA	1 GAL.	
L	Mc	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	1 GAL.	
L	Md	MUHLENBERGIA DUBIA	PINE MUHLY	1 GAL.	
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		HYDROSEED			
		CAREX PRAEGRACILIS	FIELD SEDGE	HYDROSEED	
		DANTHONIA CALIFORNICA	CALIFORNIA OATGRASS	HYDROSEED	
		FESTUCA IDAHOENSIS	IDAHO FESCUE	HYDROSEED	
		KOELERIA MACRANTHA	JUNE GRASS	HYDROSEED	
		LUPINUS NANUS	SKY LUPINE	HYDROSEED	
		STIPA PULCHRA	PURPLE NEEDLE GRASS	HYDROSEED	
		VINES			
M	Fp	FICUS PUMILA	CREEPING FIG	1 GAL.	
M	Rs	ROSA 'SALLY HOLMES'	SALLY HOLMES ROSE	5 GAL.	
		GROUNDCOVER			
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		MISCELLANEOUS			
		CRUSHED GRAVEL: FOR PEDESTRIAN AREAS 2" OVER 4" COMPACTED CLASS II BASE.			
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SCALE: 1"= 10'-0"

10 0 10 20

N

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT
SARAH PHILLIPS
No. 6532
Signature
11-30-25
Renewal Date
08-15-25
Date
STATE OF CALIFORNIA

PROJECT NAME:

ULLMAN RESIDENCE

PROJECT ADDRESS:

27650 VIA QUINTANA
CARMEL VALLEY, CA 93924

APN: 185-052-019

ISSUANCE:

BUILDING DEPARTMENT SUBMITTAL

PROJECT NO: 2025-16
DATE: 08/18/2025

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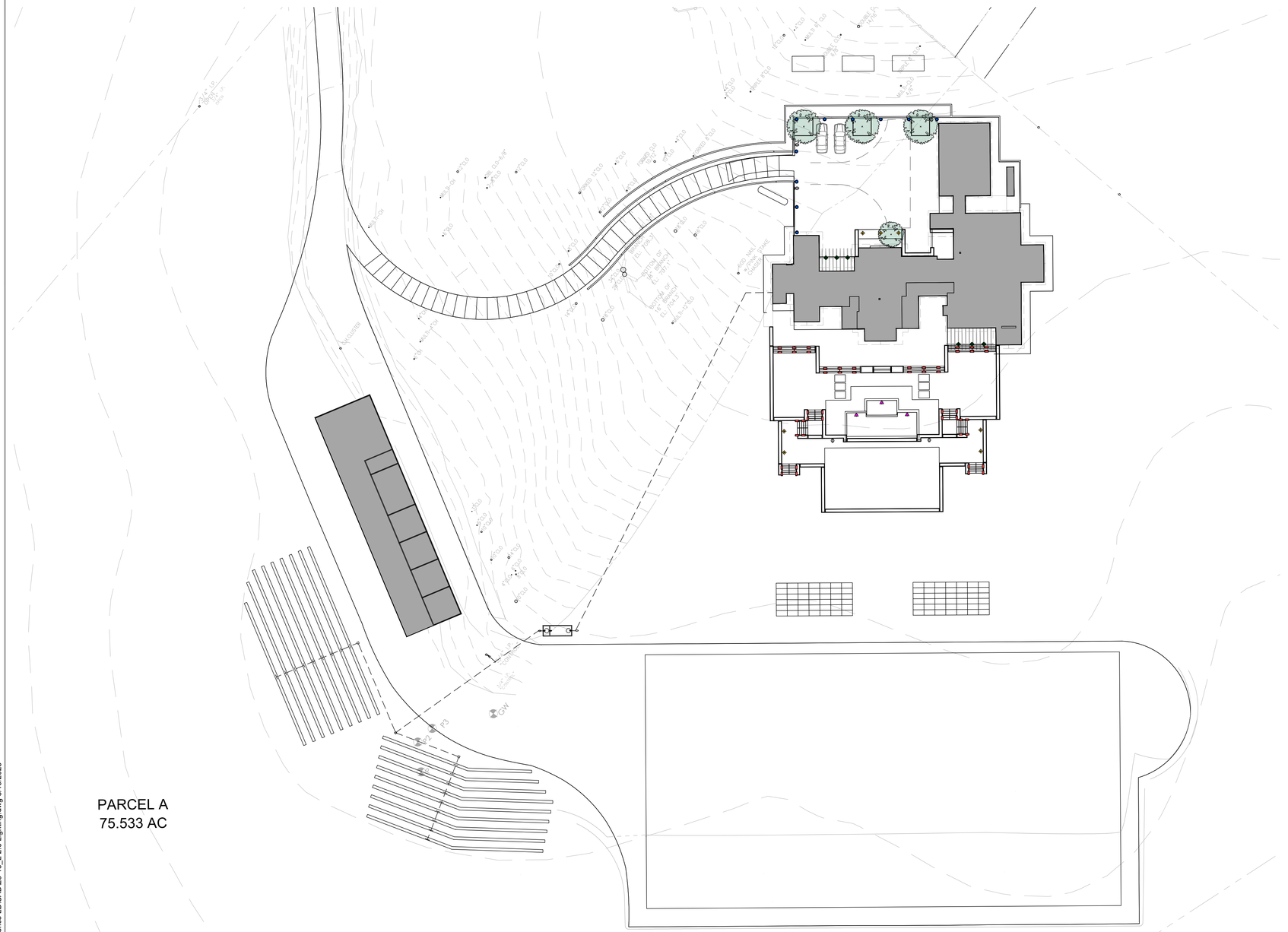
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PLANTING PLAN

SHEET NO:

L-2.2

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FIXTURE LEGEND

SYM	TYPE	MANUFACTURER	LAMP	COMMENTS
	RECESSED WALL LIGHT	SPJ-RBS-MWB-3W-LG-12V	3W LED 2700K	SEE 1/L-3.2
	PATH LIGHT	SPJ18-16-MBR-6W-2700K-8-15V-WIDE ANGLE FLOOD WITH SPJ14-51 ADJUSTABLE FLOOD	6W LED 2700K	SEE 2/L-3.2
	DRIVE LIGHT	BK LIGHTING DR2-LED-RD-e57-bzp-4	8W LED 2700K	SEE 3/L-3.2
	POOL + SPA LIGHT	BY POOL CONTRACTOR		
	TRELLIS DOWNLIGHT	SPJ18-10A-2W-2700K-12V	2W LED 2700K	SEE 4/L-3.2
	GFCI OUTLET	IN WEATHERPROOF HOUSING		

GENERAL NOTES

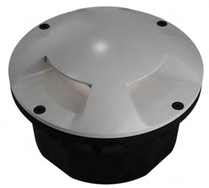
1. SYSTEM SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. VERIFY ALL LIGHT LOCATIONS AND CABLE RUNS IN FIELD WITH LANDSCAPE ARCHITECT. CABLING TO BE SIZED TO PROVIDE A MINIMUM 10.5 VOLTS AND A MAX OF 11.5 VOLTS TO ALL FIXTURES. MINIMUM CABLE SIZE IS 12 GAUGE MULTI STRAND DIRECT BURIAL CABLE.
2. ALLOW 30% OF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



RECESSED WALL LIGHT



PATH LIGHT



DRIVE LIGHT



TRELLIS DOWNLIGHT

SCALE: 1"= 30'-0"

30 0 30 60

N

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT
SPENCER PHILLIPS
NO. 6525
Signature
11-30-25
Renewal Date
08-15-25
Date
STATE OF CALIFORNIA

PROJECT NAME:

ULLMAN RESIDENCE

PROJECT ADDRESS:

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CARMEL VALLEY, CA 93924

APN: 185-052-019

ISSUANCE:

BUILDING DEPARTMENT SUBMITTAL

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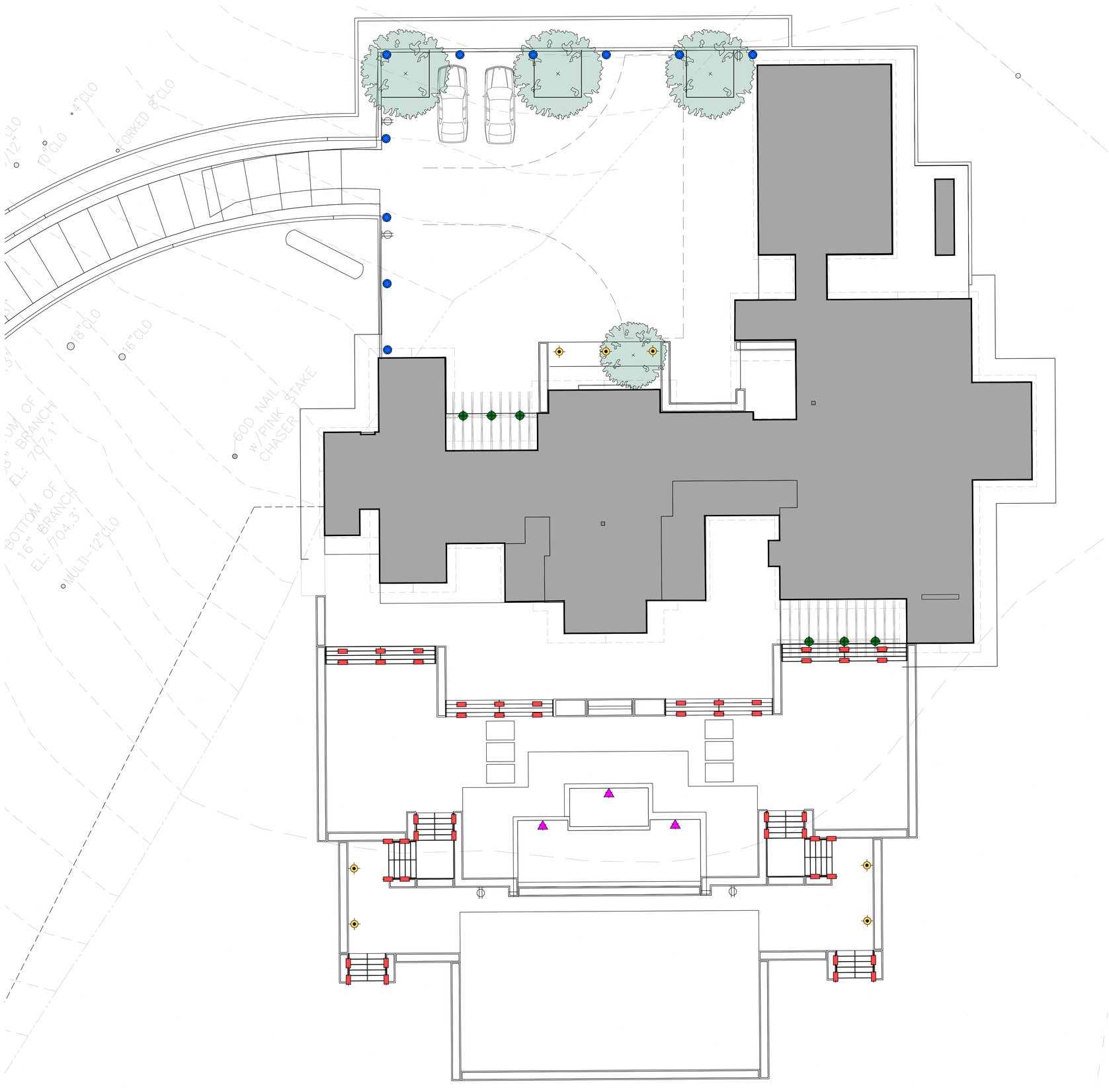
SHEET NAME:

OVERALL SITE LIGHTING PLAN

SHEET NO:

L-3.0

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FIXTURE LEGEND

SYM	TYPE	MANUFACTURER	LAMP	COMMENTS
	RECESSED WALL LIGHT	SPJ-RBS-MWB-3W-LG-12V	3W LED 2700K	SEE 1/L-3.2
	PATH LIGHT	SPJ18-16-MBR-6W-2700K-8-15V-WIDE ANGLE FLOOD WITH SPJ14-51 ADJUSTABLE FLOOD	6W LED 2700K	SEE 2/L-3.2
	DRIVE LIGHT	BK LIGHTING DR2-LED-RD-e57-bzp-4	8W LED 2700K	SEE 3/L-3.2
	POOL + SPA LIGHT	BY POOL CONTRACTOR		
	TRELLIS DOWNLIGHT	SPJ18-10A-2W-2700K-12V	2W LED 2700K	SEE 4/L-3.2
	GFCI OUTLET	IN WEATHERPROOF HOUSING		

GENERAL NOTES

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11. ALL SITE LIGHTS TO BE ON DIMMERS.



RECESSED WALL LIGHT



PATH LIGHT



DRIVE LIGHT



TRELLIS DOWNLIGHT

SCALE: 1"= 10'-0"

10 0 10 20

N

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT
SPENCER PHILLIPS
NO. 6525
Signature
11-30-25
Renewal Date
08-15-25
Date
STATE OF CALIFORNIA

PROJECT NAME:

ULLMAN RESIDENCE

PROJECT ADDRESS:

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CARMEL VALLEY, CA 93924

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BUILDING DEPARTMENT SUBMITTAL

PROJECT NO: 2025-16
DATE: 08/18/2025

REVISIONS:

DATE DESCRIPTION

SHEET NAME:

SITE LIGHTING PLAN

SHEET NO:

L-3.1

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SPJ LIGHTING Inc.
ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING

SPECIFICATION SHEET

Hanging Light

SPJ18-10A



MODEL: **SPJ18-10A**
MATERIAL: **Solid Brass**
FINISH SHOWN: **Rusty**
ELECTRICAL: **8-15V**
WATTAGE: **2W**
ENGINE: **FB-2W-CYL-TA16**
LUMENS: **150**
COLOR TEMP: **2700K**
MOUNTING: **Hanging**

FINISHES
- ☐ Matte Bronze (MBR)
- ☐ Verde (V)
- ☐ Moss (M)
- ☐ Black (B)
- ☐ Rusty (R)
- ☐ Satin Brass (SB)
- ☐ Aged Brass (AG)
- ☐ Raw Copper (RC)
- ☐ Natural Copper (NC)

PVD PREMIUM
- ☐ PVD Polished (PVDP)
- ☐ PVD Satin (PVDS)
- ☐ PVD Graphite (PVDG)
- ☐ PVD Bronze (PVDBZ)
- ☐ PVD Black (PVDBLI)

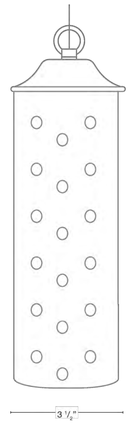
WATTAGE	LUMENS
☐ 2W	150

Custom lumen packages are available upon request

COLOR TEMPERATURE
- ☐ 2200K
- ☐ 2700K
- ☐ 3000K
- ☐ 4000K
- ☐ 5000K
- ☐ 6500K
- ☐ RGBW

Custom options are available

ELECTRICAL
- ☐ 8-15V



c UL us LISTED

Wet Listed

Ordering Example	Customer Approval	Date
SPJ18-10A-R-2W-27K-8-15V		

4 TRELLIS DOWNLIGHT
NTS

SPJ LIGHTING Inc.
ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING

SPECIFICATION SHEET

Contemporary Path Lights

SPJ18-16



MODEL: **SPJ18-16**
MATERIAL: **Solid Brass**
FINISH: **Matte Bronze**
ELECTRICAL: **8-15V**
ENGINE: **FB-3W-CYL-TA16**
LUMENS: **200**
COLOR TEMP: **2700K**
MOUNTING: **1/2" NPT. Dual Fin Spike Included**
LED: **Nichia**

FINISHES
- ☐ Matte Bronze (MBR)
- ☐ Verde (V)
- ☐ Moss (M)
- ☐ Black (B)
- ☐ Rusty (R)
- ☐ Satin Brass (SB)
- ☐ Aged Brass (AG)
- ☐ Raw Copper (RC)
- ☐ Natural Copper (NC)

PVD PREMIUM
- ☐ PVD Polished (PVDP)
- ☐ PVD Satin (PVDS)
- ☐ PVD Graphite (PVDG)
- ☐ PVD Bronze (PVDBZ)
- ☐ PVD Black (PVDBLI)

WATTAGE	LUMENS
☐ 1W	80
☐ 2W	150
☐ 3W	200
☐ 5W	300

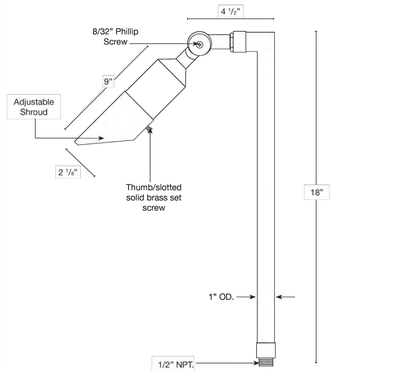
Custom lumen packages are available upon request

COLOR TEMPERATURE
- ☐ 2200K
- ☐ 2700K
- ☐ 3000K
- ☐ 4000K
- ☐ 5000K
- ☐ 6500K
- ☐ Amber (TF)
- ☐ RGBW

Custom options are available

ELECTRICAL
- ☐ 8-15V
- ☐ 120V

OPTICS
- ☐ SPOT
- ☐ WIDE FLOOD
- ☐ FLOOD
- ☐ WIDE ANGLE FLOOD





Model: SPJ14-51
Adjustable Shroud

c UL us LISTED

Wet Listed

Ordering Example	Customer Approval	Date
SPJ18-16-MBR-3W-27K-8-15V		

2 PATH LIGHT
NTS

DR2 LED (DEEP HOUSING REMOTE TRANSFORMER) IP68 RATED

DATE: | PROJECT: | TYPE:

CATALOG NUMBER LOGIC:



*Designed for use with LED transformer.

CATALOG NUMBER LOGIC
Example: DR2 - LED - RD - e57 - SAP - 4 - GM-R
MATERIAL
Aluminum
FACEPLATE
DR2 - DriveStar2
OptiLock®
LED - with Integral Driver*
HOUSING
RD - Requires Remote LED Transformer (Deep Housing)
LED TYPE
e57 - 8W LED/2700K e58 - 8W LED/3000K e59 - 8W LED/4000K
FINISH (See page 2 for full-color swatches)
Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)
Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRM, HUG, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)
Also available in RAL Finishes
OPTICAL OPENINGS
1 - Single
2 - 2 @ 180°
4 - 4 @ 90°
OPTIONS
GM-R - Round Grout Mask
GM-S - Square Grout Mask

B-K LIGHTING MADE IN THE USA 559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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01/05/2024 SKU-1065
SUB-2178-00

3 DRIVE LIGHT
NTS

SPJ LIGHTING Inc.
ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING

SPECIFICATION SHEET

Step Light Recessed

SPJ-RBS-3W-LG



MODEL: **SPJ-RBS-3W-LG**
MATERIAL: **Cast Brass**
FINISH SHOWN: **Matte Bronze**
ELECTRICAL: **12V**
WATTAGE: **3W**
ENGINE: **FB-LS6-300**
LUMENS: **350**

FINISHES
- ☐ Matte Bronze (MBR)
- ☐ Verde (V)
- ☐ Moss (M)
- ☐ Black (B)
- ☐ Rusty (R)
- ☐ Satin Brass (SB)
- ☐ Aged Brass (AG)
- ☐ Raw Copper (RC)
- ☐ Natural Copper (NC)

PVD PREMIUM
- ☐ PVD Polished (PVDP)
- ☐ PVD Satin (PVDS)
- ☐ PVD Graphite (PVDG)
- ☐ PVD Bronze (PVDBZ)
- ☐ PVD Black (PVDBLI)

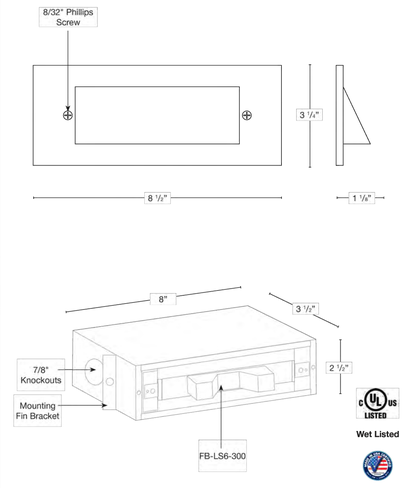
WATTAGE	LUMENS
☐ 3W	350

Custom lumen packages are available upon request

COLOR TEMPERATURE
- ☐ 2200K
- ☐ 2700K
- ☐ 3000K
- ☐ 4000K
- ☐ 5000K
- ☐ 6500K
- ☐ RGBW

Custom options are available

ELECTRICAL
- ☐ 12V
- ☐ 120V



c UL us LISTED

Wet Listed

Ordering Example	Customer Approval	Date
SPJ-RBS-3W-LG-MBR-3W-27K-12V		

1 RECESSED WALL LIGHT
NTS

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT
SARAH PHILLIPS
NO. 6532
Signature
11-30-25
Renewal Date
08-15-25
Date
STATE OF CALIFORNIA

PROJECT NAME:

ULLMAN RESIDENCE

PROJECT ADDRESS:

27650 VIA QUINTANA
CARMEL VALLEY, CA 93924

APN: 185-052-019

ISSUANCE:

BUILDING DEPARTMENT SUBMITTAL

PROJECT NO: 2025-16
DATE: 08/18/2025

REVISIONS:

DATE DESCRIPTION

SHEET NAME:

SITE LIGHTING SPECS

SHEET NO:

L-3.2

G:\.shortcut-targets-by-id\1BZdmYCobewnzxvL7xKjBA_6OSRJQCXO\rb2025\2025-16 Ullman Residence LB\CAD\25-16_L-2.0 Lighting.dwg 8/15/2025

GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS, IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING:
– LATEST REVISION OF THE COUNTY OF MONTEREY/COUNTY OF DESIGN STANDARDS AND SPECIFICATIONS
– THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS)
– THE 2022 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CEnC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA FIRES CODE (CFC).

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

3. IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION. GRADING PERMITS EXPIRE 180 DAYS FROM ISSUANCE DATE.

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

5. CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK.

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

7. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 642–2444 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND MAINTAIN A CURRENT DIG ALERT/811 TICKET THROUGHOUT THE PROJECT.

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

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

10. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

11. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF–HAUL AND DISPOSE OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: ASPHALT, CONCRETE STRIPING, ANY AND ALL OTHER DEBRIS FROM THE SITE, EXCESS FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT–BALLS FENCING AND SPOILS FROM EXCAVATION AT THE CONTRACTOR'S EXPENSE.

12. IF ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS ARE DISCOVERED DURING CONSTRUCTION, WORK SHALL BE HALTED WITHIN 150 FEET OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHAEOLOGIST. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES SHALL BE FORMULATED AND IMPLEMENTED.

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

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

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

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

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

18. CONTRACTOR SHALL POTHOLE AND VERIFY THAT A MINIMUM OF ONE FOOT OF VERTICAL SEPARATION CAN BE ACHIEVED AT ALL NEW SEWER CROSSINGS AND NOTIFY THE ENGINEER IF ANY EXISTING UTILITIES APPEAR TO BE IN CONFLICT.

SANITARY SEWER

1. SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED TO THE COUNTY SPECIFICATIONS AND STANDARD DETAILS.

2. SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE (PVC) PLASTIC GRAVITY SEWER PIPE WITH INTEGRAL WALL BELL AND SPIGOT JOINTS. ALL SOLID WALL PIPE, FITTINGS AND COUPLINGS IN 4" THROUGH 15" INCH DIAMETERS SHALL CONFORM TO ASTM 03033 AND ASTM 03034, SDR 35 MINIMUM.

3. PIPE SHALL BE INSTALLED IN COMPLIANCE WITH THE STANDARD SPECIFICATIONS AND THE MANUFACTURERS RECOMMENDED TRENCH CONSTRUCTION PRACTICE FOR SEMI–RIGID PVC SEWER PIPE AND AS DIRECTED BY THE COUNTY.

4. SEWER SERVICE LATERALS SHALL BE CONSTRUCTED TO THE COUNTY STANDARD SPECIFICATIONS AND STANDARD DETAILS.

5. ALL SEWER SERVICES SHALL BE MARKED WITH A "S" ON TOP OF CURB.

6. SANITARY SEWER CLEAN OUTS SHALL BE INSTALLED AT INTERVALS NOT TO EXCEED 100 FEET.

GRADING & DRAINAGE

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

2. ALL GRADING SHALL CONFORM TO THE COUNTY GRADING ORDINANCE.

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

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

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

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

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

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

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

10. EARTHWORK QUANTITIES:
CUT = **17,100** CY
FILL = **20,740** CY
NET = **3,640** CY FILL

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

11. ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM.

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

13. INVERTS OF ALL STORM DRAIN LINES CONNECTING RETAINING WALL SUB–DRAINS AND FOUNDATION SUB–DRAINS SHALL BE FIELD VERIFIED AFTER FOOTINGS ARE PLACED.

14. BUILDINGS CONSTRUCTED ACROSS CUT/FILL LINE SHALL HAVE COMPACTION TESTS TAKEN ALONG THE CUT AREA AS WELL AS THE FILL AREA. TESTS SHALL MEET 90% OF THE RELATIVE COMPACTION PER ASTM D1557.

15. ALL STORM DRAIN MAINS SHALL HAVE A MINIMUM OF 12" COVER.

16. DURING WINTER OPERATIONS (BETWEEN OCTOBER 1ST AND APRIL 30TH) THE FOLLOWING MEASURES MUST BE TAKEN:

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

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

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

D. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS (MONTEREY COUNTY GRADING/EROSION ORD.2806–16.12.090)

17. ALL ROOF DRAINS SHALL DISCHARGE ONTO PAVED SURFACES, SPLASH BLOCKS OR BE HARD PIPED TO THE STORM DRAIN SYSTEM.

18. VEGETATION REMOVAL. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL.

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

20. PREPARATION OF THE GROUND FOR FILL. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, NON–COMPLYING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIALS SCARIFYING TO PROVIDE A BOND WITH THE NEW FILL.

21. FILL MATERIAL PERMITTED. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILL EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4 INCHES IN DEPTH.

22. ACCESSIBLE ROUTE SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 AND A MAXIMUM CROSS–SLOPE OF 1:50. DIMENSION WIDTH OF THE ACCESSIBLE ROUTES. WALKS AND SIDEWALKS SHALL BE AT LEAST 48–INCHES WIDE PER CBC 11B–403.

UNDERGROUND UTILITIES

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

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

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

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

5. SHOULD ANY WATER SYSTEM MAINS OR SERVICES BE DAMAGED BY THE CONTRACTOR, THE WATER SYSTEM SHALL BE REPAIRED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE COUNTY.

STORM DRAIN

1. ALL STORM DRAIN PIPING 6"–24" SHALL BE HIGH DENSITY POLYETHYLENE TYPE–S WITH INTEGRAL BELL & SPIGOT JOINTS (ADS–N12 OR EQUAL) OR PVC (SDR 35). INSTALLATION SHALL BE PER MANUFACTURERS SPECIFICATIONS OR AS SHOWN ON PLANS.

2. STORM DRAIN MANHOLES SHALL BE CONSTRUCTED TO THE COUNTY STANDARD SPECIFICATIONS AND STANDARD DETAILS.

3. ALL STORM DRAIN PIPE SHALL BE RIGID. NO FLEX PIPE.

TREE PROTECTION NOTES

THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

1. MATERIAL STORAGE: NO STORAGE OR PLACEMENT OF MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

2. EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS, INCLUDING, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS DEPOSITED OR ALLOWED TO FLOW ONTO THE GROUND. ALL CONTAMINANTS SHALL BE DISPOSED OF IN ACCORDANCE WITH THE CASAQ CONSTRUCTION BEST MANAGEMENT PRACTICES, SEE EROSION CONTROL PLAN SHEET C9.

3. TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

4. VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING SHALL TAKE PLACE WITHIN THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT. THIS RESTRICTION DOES NOT APPLY TO SINGLE INCIDENT ACCESS WITHIN THE CRITICAL ROOT ZONE FOR PURPOSES OF ESTABLISHING THE BUILDING PAD AND ASSOCIATED LOT GRADING, VEHICULAR TRAFFIC NECESSARY FOR ROUTINE UTILITY MAINTENANCE, EMERGENCY RESTORATION OF UTILITY SERVICE, OR ROUTINE MOWING OPERATIONS.

5. NO HEAVY EQUIPMENT, INCLUDING BUT NOT LIMITED TO TRUCKS, TRACTORS, TRAILERS, BULLDOZERS, BOBCAT TRACTORS, TRENCHERS, COMPRESSORS, AND HOISTS, SHALL BE ALLOWED INSIDE THE DRIP–LINE OF ANY PROTECTED TREE ON ANY CONSTRUCTION SITE WITHOUT PRIOR WRITTEN APPROVAL FROM THE COUNTY FORESTER.

6. ROOT PRUNING: ALL ROOTS TWO INCHES OR LARGER IN DIAMETER WHICH ARE EXPOSED AS A RESULT OF TRENCHING OR OTHER EXCAVATION SHALL BE CUT OFF SQUARE WITH A SHARP MEDIUM TOOTH SAW AND COVERED WITH PRUNING COMPOUND WITHIN TWO HOURS OF INITIAL EXPOSURE.

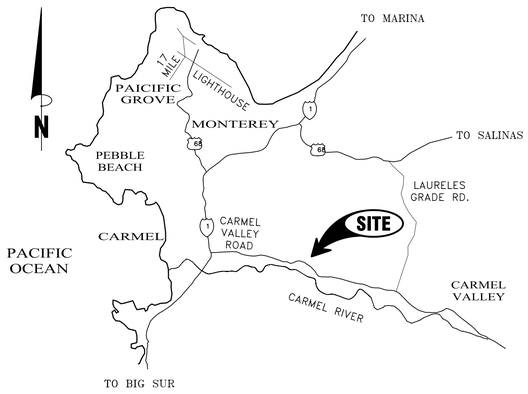
THE FOLLOWING PROCEDURES SHALL BE FOLLOWED ON ALL TYPES OF CONSTRUCTION PROJECTS (INCLUDING RESIDENTIAL, COMMERCIAL, AND MUNICIPAL / PUBLIC DOMAIN PROJECTS).

1. PROTECTIVE FENCING: PRIOR TO THE ISSUANCE OF ANY BUILDING OR EARTH DISTURBANCE PERMIT, OR COMMENCING CONSTRUCTION, THE OWNER, CONTRACTOR OR SUBCONTRACTOR SHALL REQUIRE TREE PROTECTION INSPECTION AND APPROVAL BY THE COUNTY FORESTER, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCIRCLE THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY.

2. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK AND REMAIN IN PLACE UNTIL ALL EXTERIOR CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED.

3. PROTECTIVE FENCING SHALL BE AT LEAST FOUR (4) FEET HIGH, CLEARLY VISIBLE, AND BE CLEARLY VISIBLE TO WORKERS ON THE SITE.

4. THE USE OF ORANGE VINYL CONSTRUCTION FENCING OR OTHER SIMILAR FENCING IS GENERALLY PERMITTED ONLY IF THERE IS NO CONSTRUCTION OR VEHICULAR ACTIVITY WITHIN TEN (10) FEET OF THE FENCE. IF CONSTRUCTION ACTIVITY OR VEHICULAR TRAFFIC IS EXPECTED WITHIN TEN (10) FEET OF THE FENCE, THE CONTRACTOR SHALL ALSO CONSULT WITH THE COUNTY FORESTER ON BARK PROTECTION REQUIREMENTS.



VICINITY MAP

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	EASEMENT (ESMT)	
	CENTERLINE (CL)	
SD	STORM DRAIN MAIN	SD
	ROOF DRAIN LATERAL	
SS	SANITARY SEWER MAIN	SS
W	WATER MAIN	W
	DRAINAGE FLOW LINE	
	SAWCUT	
GB	GRADE BREAK	GB
	ACCESSIBLE PATH OF TRAVEL	
170	MAJOR CONTOUR	170
169	MINOR CONTOUR	169
X	FENCE	X
OH	OVERHEAD LINES	
× 405.46	SPOT ELEVATION	FG 171.13
	DROP INLET (DI)	
	CURB INLET (CI)	
	AREA DRAIN (AD)	AD
SDMH	STORM DRAIN MANHOLE (SDMH)	SDMH
SSMH	SANITARY SEWER MANHOLE (SSMH)	SSMH
	FIRE DEPARTMENT CONNECTION (FDC)	FDC
FH	FIRE HYDRANT (FH)	FH
	POST INDICATOR VALVE (PIV)	
WM	WATER METER (WM)	WM
WV	WATER VALVE (WV)	
	CHECK VALVE	
	DOUBLE CHECK VALVE	
	CLEANOUT (CO)	

SHEET INDEX

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C7 GRADING – ARENA
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C10 UTILITY PLAN
C11 SECTIONS AND DETAILS
C12 SEPTIC DETAILS
C13 EROSION CONTROL PLAN
C14 EROSION CONTROL DETAILS & CONSTRUCTION MANAGEMENT PLAN

CONTACT 811 BEFORE YOU DIG — 811 — SAFE DIGGING PARTNER

GEOTECHNICAL INSPECTION SCHEDULE

WHEN THE INSPECTION IS TO BE COMPLETED:	WHO WILL CONDUCT THE INSPECTION:	INSPECTION ITEM:	INSPECTION COMPLETED BY:	DATE COMPLETED:
1) PRIOR TO BACKFILLING 2) DURING BACKFILL PLACEMENT – OPENING	GEOTECHNICAL INSPECTOR	INSPECT & TEST KEYWAY /SUBEXCAVATION /OVEREXCAVATON:		
1) PRIOR TO EXCAVATION FOOTINGS OR PLACEMENT OF SLAB–ON–GRADE MATERIALS	GEOTECHNICAL INSPECTOR	INSPECT & TEST PAD SUBGRADE:		
1) PRIOR TO CONCRETE PLACEMENT	GEOTECHNICAL INSPECTOR	INSPECT SLAB–ON–GRADE INSTALLATION:		
1) PRIOR TO REINFORCEMENT PLACEMENT	GEOTECHNICAL INSPECTOR	INSPECT FOUNDATION AND/OR RETAINING WALL FOOTING EXCAVATIONS:		
1) DURING BACKFILL PLACEMENT – ONGOING	GEOTECHNICAL INSPECTOR	INSPECT AND TEST RETAINING WALL BACKFILL:		
1) DURING FILL PLACEMENT 2) SUBGRADE, PRIOR TO BASE ROCK PLACEMENT 3) BASEROCK PRIOR TO AC, CONCRETE OR PAVEMENT	GEOTECHNICAL INSPECTOR	INSPECT AND TEST DRIVEWAY FILL, SUBGRADE AND BASE ROCK PLACEMENT:		
1) AFTER PIPE PLACEMENT, PRIOR TO TO BACKFILL PLACEMENT 2) DURING BACKFILL PLACEMENT – ONGOING	GEOTECHNICAL INSPECTOR	INSPECT AND TEST DRAINAGE INSTALLATION:		
1) AFTER TANK PLACEMENT 2) DURING BACKFILL PLACEMENT – ONGOING	GEOTECHNICAL INSPECTOR	INSPECT SEPTIC INSTALLATION:		

TABLE PROVIDED FOR REFERENCE ONLY. C3 ENGINEERING, INC. IS NOT RESPONSIBLE FOR INSPECTIONS, THE SCHEDULING OF INSPECTIONS OR VERIFYING INPECTIONS HAVE BEEN COMPLETED.

REV.	DATE	DESCRIPTION	BY
			C

MADE IN THE USA

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REGISTERED PROFESSIONAL ENGINEER — ANTHONY J. CAMPO — No. 61390 — CIVIL — EXP. 06/30/25 — STATE OF CALIFORNIA

COVER SHEET & GENERAL NOTES

ULLMAN RESIDENCE
APN# 185-051-003-000

Project Location: 27650 Via Quintana, Carmel Valley, CA 93924
PREPARED FOR: Ullman

SCALE:	AS NOTED
DATE:	08–21–25
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC

SHEET NUMBER: C1
OF 14 SHEETS
PROJECT# 123–186

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Plotted: Aug 21, 2025 – 1:36pm

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EX SITE PLAN
1" = 200'

200 0 200 400 1200
Scale 1" =200'

REV.	DATE	DESCRIPTION	BY
			C

MADE IN THE USA

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REGISTERED PROFESSIONAL ENGINEER
FRANK J. CAMPO
No. 61396
EXP. 06/30/25
CIVIL
STATE OF CALIFORNIA

EXISTING SITE PLAN

ULLMAN RESIDENCE
APN# 185-051-003-000

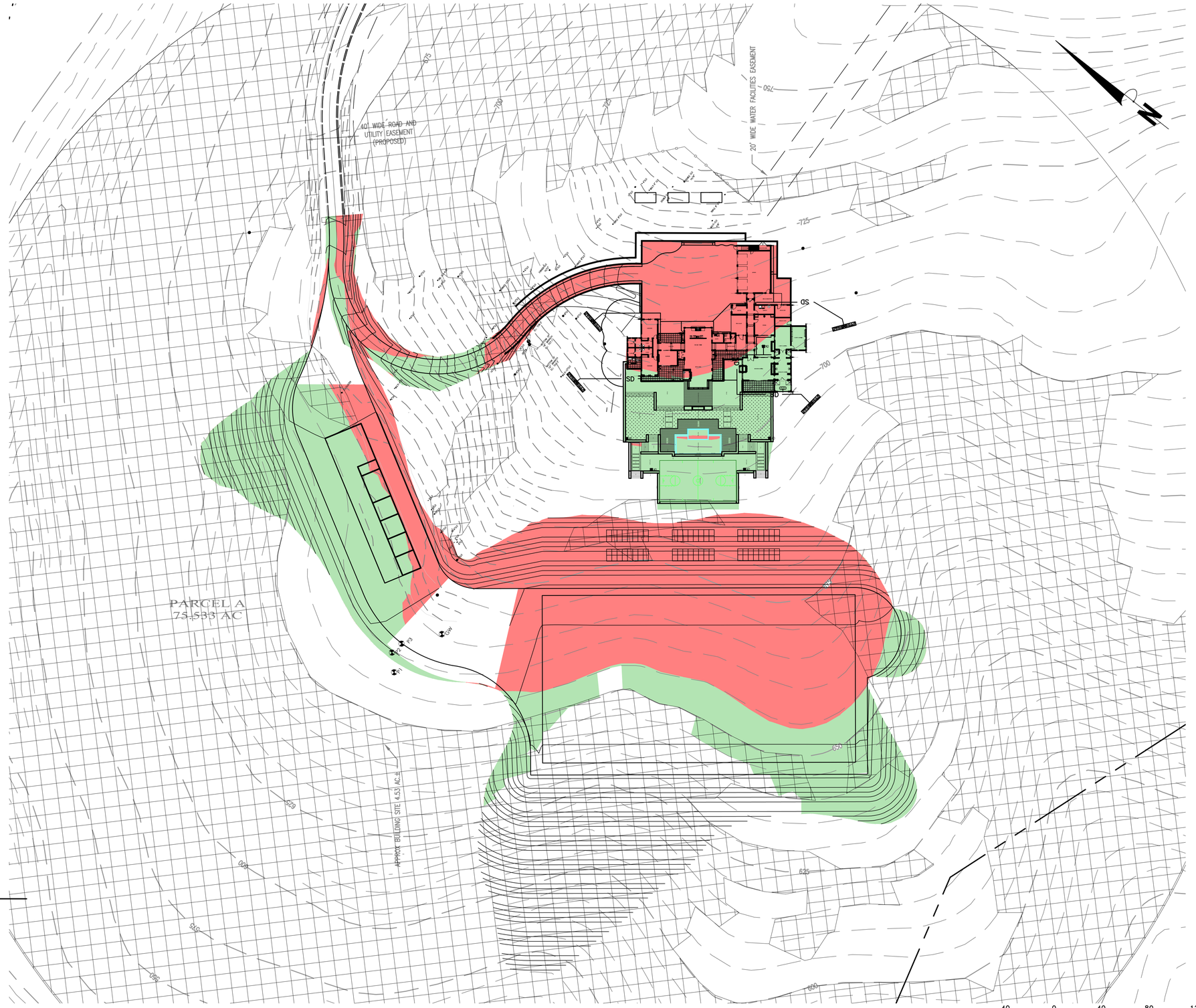
Project Location: 27650 Via Quintana, Carmel Valley, CA 93924
PREPARED FOR: Ullman

SCALE:	AS NOTED
DATE:	08-21-25
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC

SHEET NUMBER:
C2
OF 14 SHEETS
PROJECT# 123-186

Drawing File: Z:\Projects\123186 LB - Ullman\Dwg\123186 1Base.dwg
Plotted: Aug 21, 2025 - 1:36pm

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HATCH LEGEND

- CUT
- FILL
- SLOPE EXCEEDS 25%

PROPOSED SITE PLAN
1" = 40'

Scale 1" = 40'

REV.	DATE	DESCRIPTION	BY
			C

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PROPOSED SITE PLAN

ULLMAN RESIDENCE
APN# 185-051-003-000

Project Location: 27650 Via Quintana, Carmel Valley, CA 93924
PREPARED FOR: Ullman

SCALE:	AS NOTED
DATE:	08-21-25
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC

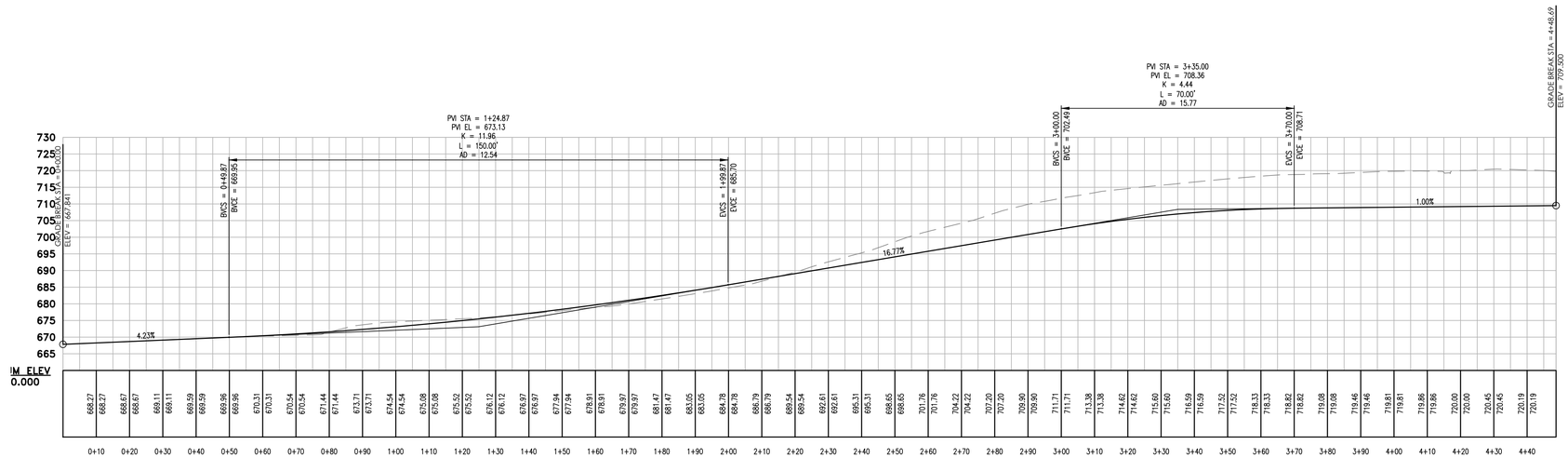
SHEET NUMBER: C3
OF 14 SHEETS
PROJECT# 123-186

Drawing file: Z:\Projects\123186 LB - Ullman\Dwg\123186 XBase.dwg
Plotted: Aug 21, 2025 - 1:36pm

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DRIVEWAY PLAN

1" = 20'



DRIVEWAY PROFILE

1" = 20'

20 0 20 40 60

Scale 1" = 20'

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Civil Engineering Land Development
Stormwater Management
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
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REGISTERED PROFESSIONAL ENGINEER
FRANK J. CAMPOS
No. 61390
EXP. 06/30/25
CIVIL
STATE OF CALIFORNIA

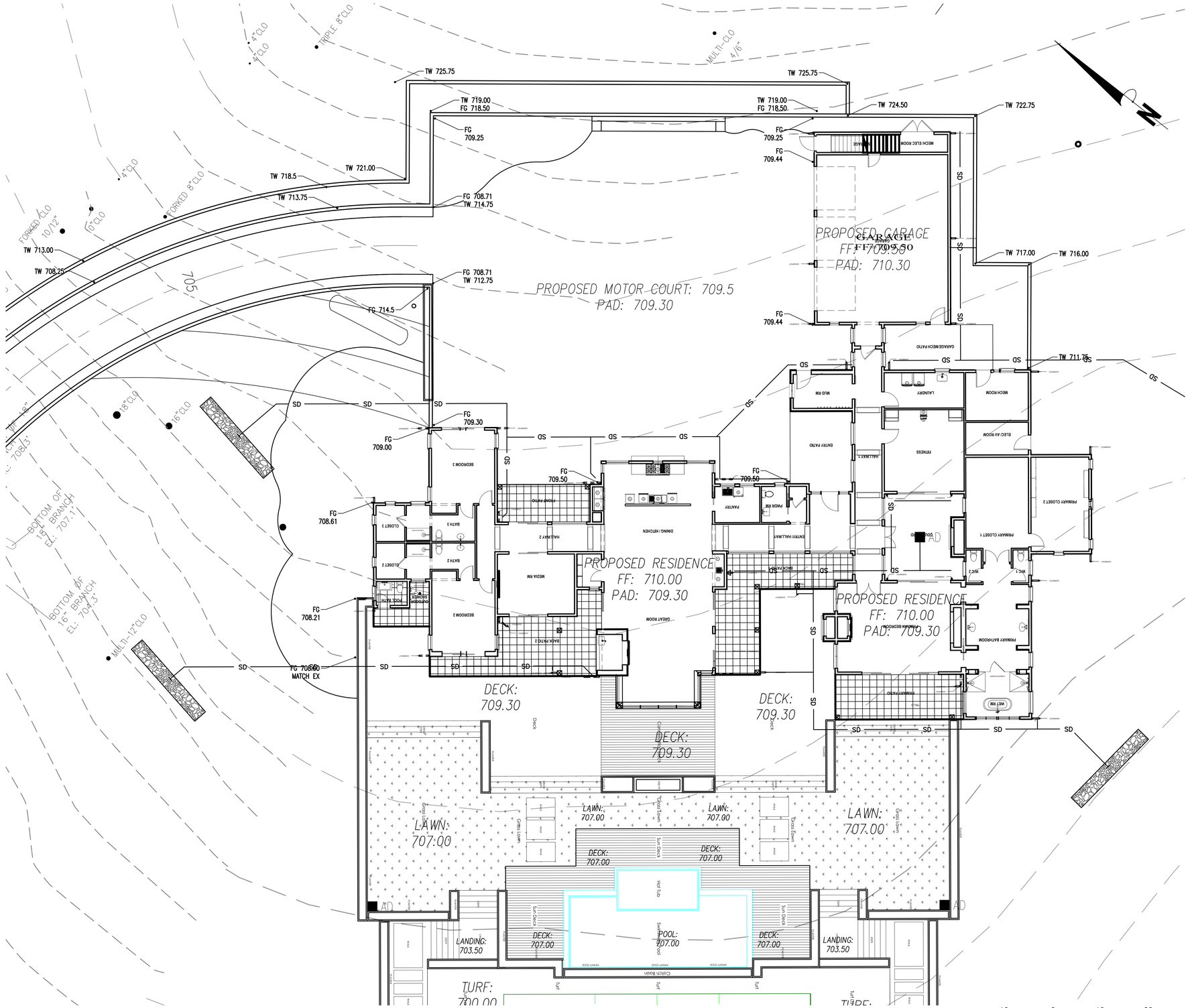
DRIVEWAY PLAN & PROFILE

ULLMAN RESIDENCE APN# 185-051-003-000

Project Location: 27650 Via Quintana, Carmel Valley, CA 93924
PREPARED FOR: Ullman

SCALE:	AS NOTED
DATE:	08-21-25
DESIGN BY:	FJC
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CHECKED BY:	FJC
SHEET NUMBER:	C4
OF 14 SHEETS	
PROJECT#	123-186

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REGISTERED PROFESSIONAL ENGINEER
FRANK J. CAMPO
No. 61390
EXP. 06/30/25
CIVIL
STATE OF CALIFORNIA

GRADING & DRAINAGE PLAN
RESIDENCE

ULLMAN RESIDENCE
APN# 185-051-003-000

Project Location: 27650 Via Quintana, Carmel Valley, CA 93924
PREPARED FOR: Ullman

SCALE:	AS NOTED
DATE:	08-21-25
DESIGN BY:	FJC
DRAWN BY:	ECH
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SHEET NUMBER:

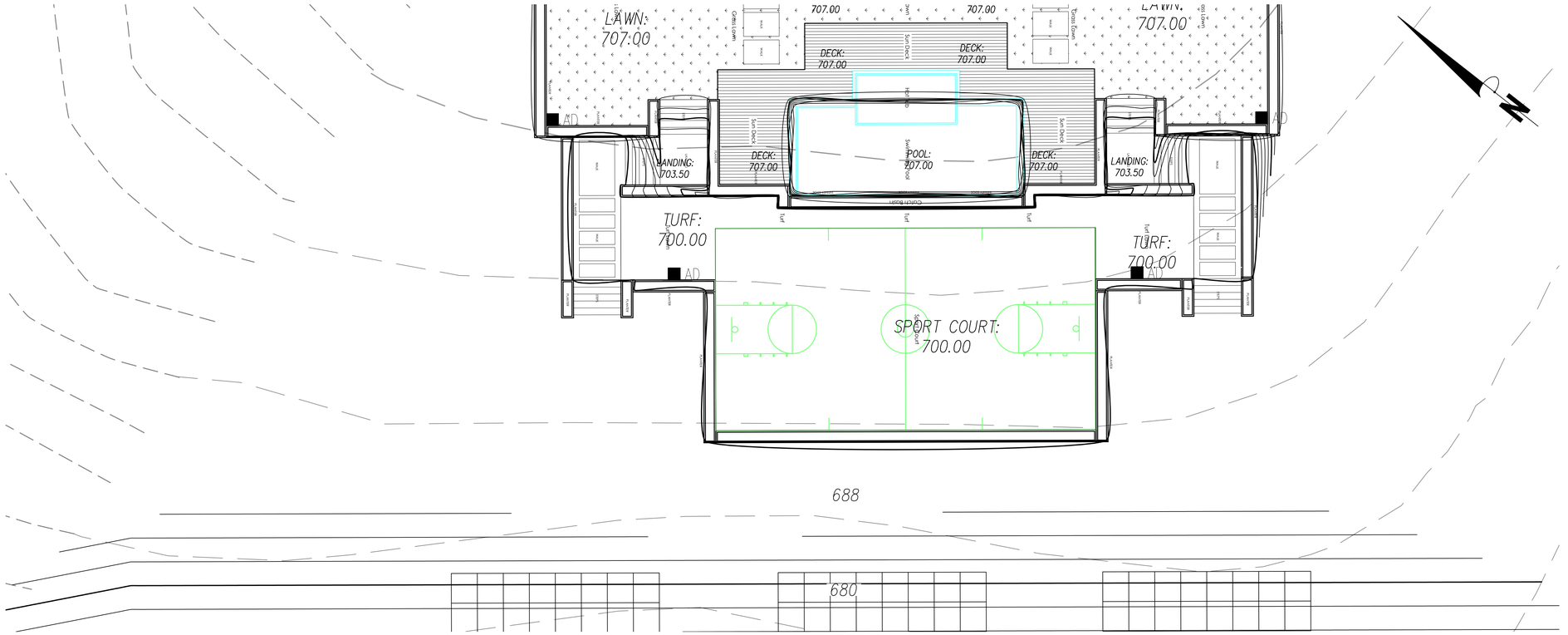
C5

OF 14 SHEETS

PROJECT# 123-186

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GRADING & DRAINAGE
1" = 10'

Scale 1" = 10'

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REGISTERED PROFESSIONAL ENGINEER
FRANK J. CAMPO
No. 61396
EXP. 06/30/25
CIVIL
STATE OF CALIFORNIA

PRELIMINARY
CONSTRUCTION

GRADING & DRAINAGE PLAN
SPORT COURT

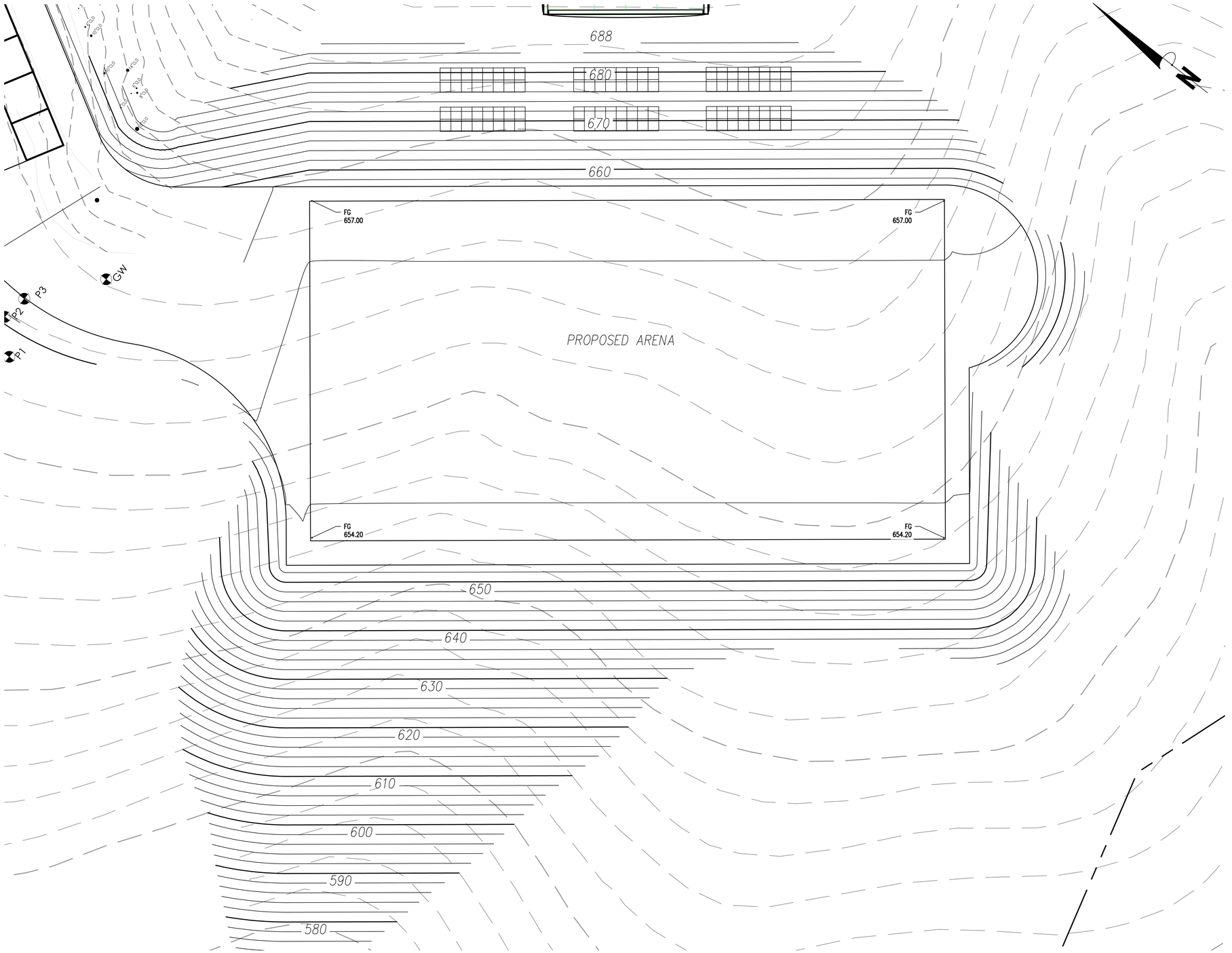
ULLMAN RESIDENCE
APN# 185-051-003-000

Project Location: 27650 Via Quintana, Carmel Valley, CA 93924
PREPARED FOR: Ullman

SCALE:	AS NOTED
DATE:	08-21-25
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SHEET NUMBER:
C6
OF 14 SHEETS
PROJECT# 123-186

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GRADING & DRAINAGE
1" = 20'

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STATE OF CALIFORNIA

GRADING & DRAINAGE PLAN
ARENA

ULLMAN RESIDENCE
APN# 185-051-003-000

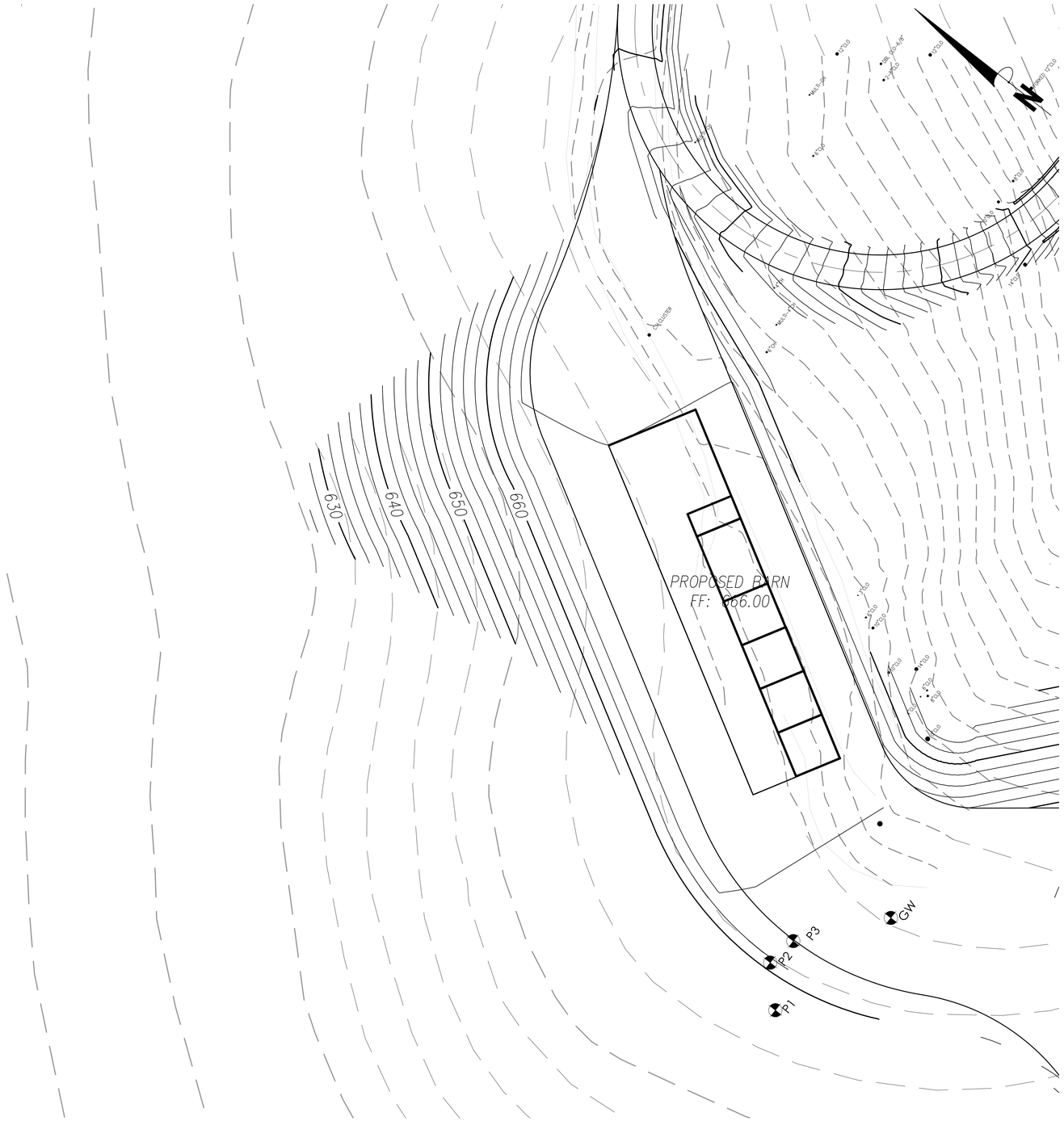
Project Location: 27650 Via Quintana, Carmel Valley, CA 93924
PREPARED FOR: Ullman

SCALE:	AS NOTED
DATE:	08-21-25
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DRAWN BY:	ECH
CHECKED BY:	FJC

SHEET NUMBER:
C7
OF 14 SHEETS
PROJECT# 123-186

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GRADING & DRAINAGE
1" = 20'

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No. 61390
EXP. 06/30/25
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STATE OF CALIFORNIA

GRADING & DRAINAGE PLAN
BARN

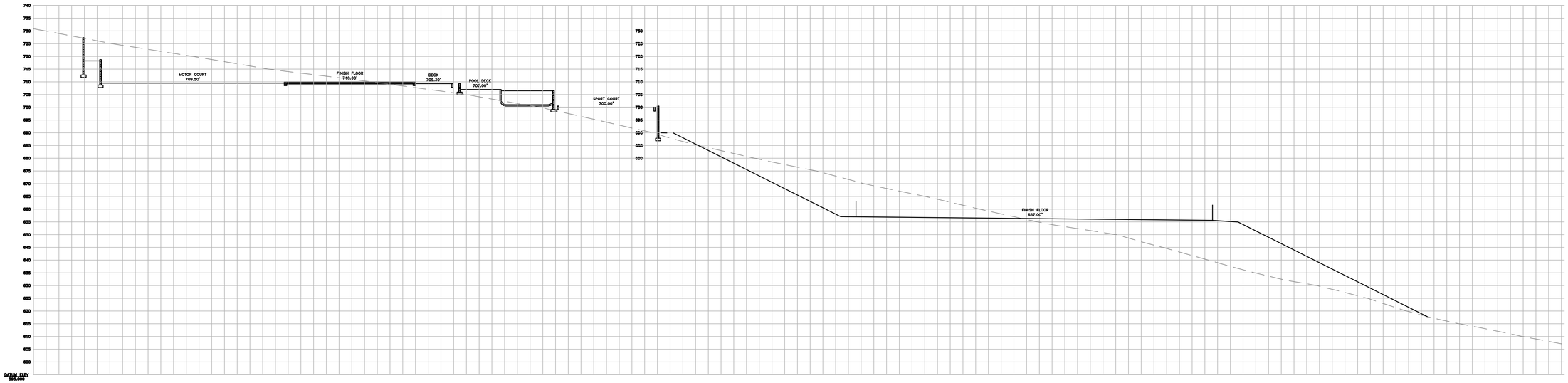
ULLMAN RESIDENCE
APN# 185-051-003-000

Project Location: 27650 Via Quintana, Carmel Valley, CA 93924
PREPARED FOR: Ullman

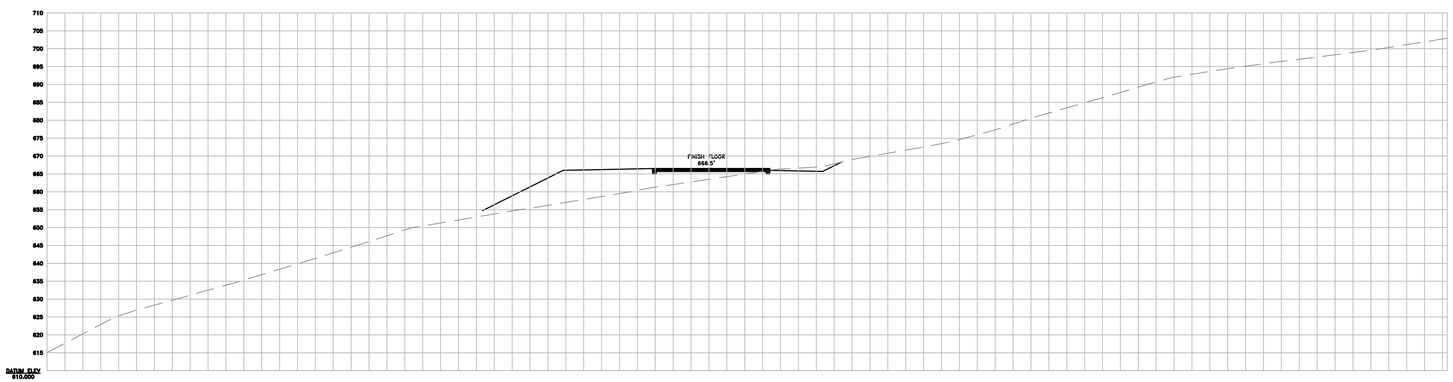
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DESIGN BY:	FJC
DRAWN BY:	ECH
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SHEET NUMBER:
C8
OF 14 SHEETS
PROJECT# 123-186

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A C10 SECTION
1"=20'



B C10 SECTION
1"=20'

20 0 20 40 60
Scale 1" = 20'

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REGISTERED PROFESSIONAL ENGINEER
FRANK J. CAMPOS
No. 61390
EXP. 06/30/25
CIVIL
STATE OF CALIFORNIA

SITE SECTIONS

ULLMAN RESIDENCE
APN# 185-051-003-000

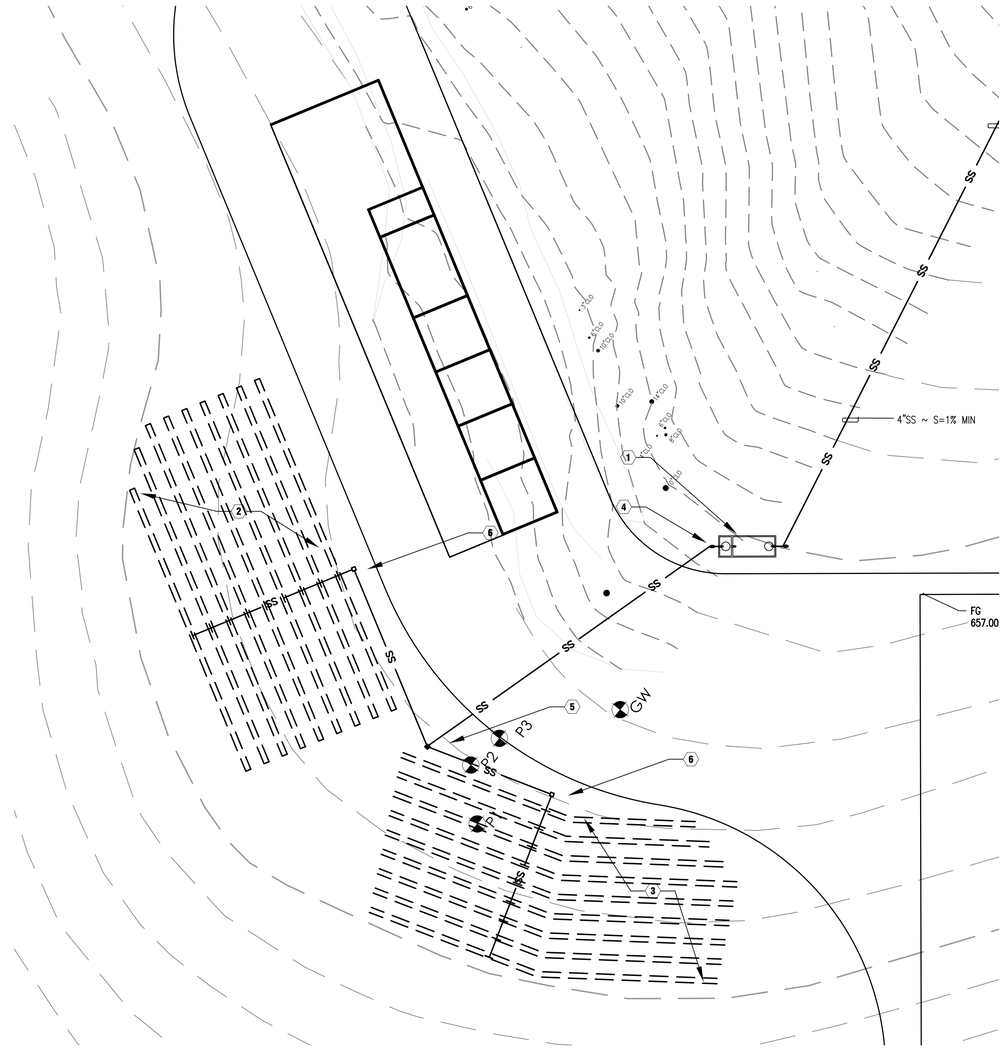
Project Location: 27650 Via Quintana, Carmel Valley, CA 93924
PREPARED FOR: Ullman

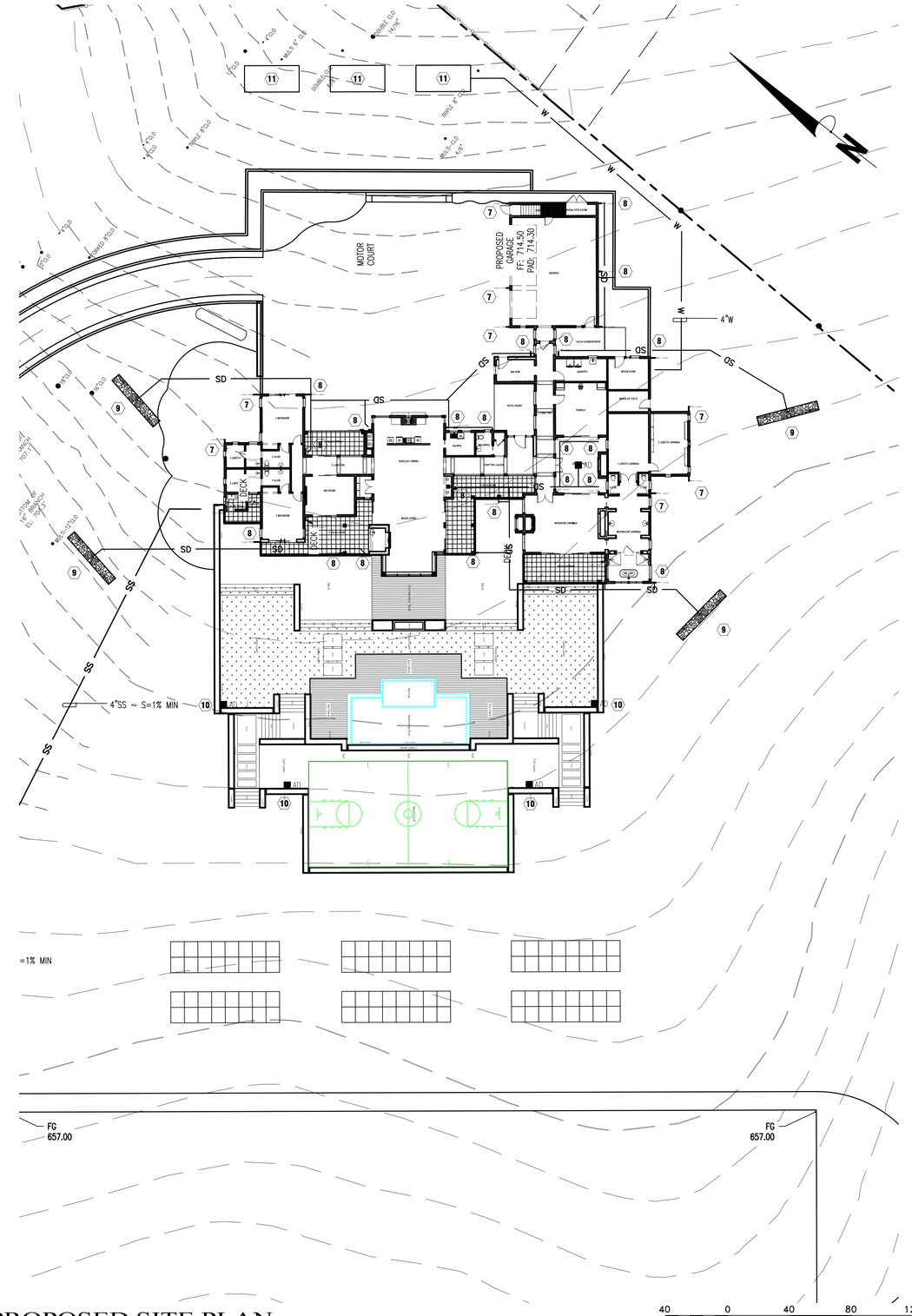
SCALE:	AS NOTED
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CHECKED BY:	FJC

SHEET NUMBER:
C9
OF 14 SHEETS
PROJECT# 123-186

KEY NOTES

1. INSTALL NEW SEPTIC 3000 GAL (CUMMALATIVE) SEPTIC TANK (A/C12)
2. PRIMARY LEACH FIELD (9 TRENCHES @ 104LF EACH, SEE E/C12)
3. SECONDARY LEACH FIELD (9 TRENCHES @ 104LF EACH, SEE E/C12)
4. TWO-WAY CLEANOUT, TYP (C/C12)
5. DIVERSION VALVE (BULL-RUN MODEL BRV4 WITH 60" KEY BRVKEY60 (SEE G/C3)
6. DISTRIBUTION BOX (CHAPIN PRE-CAST OR EQUAL)
7. DOWNSPOUT DISCHARGES ONTO SPLASH BLOCK (OMIT SPLACH BLOCK IN HARDSCAPED AREAS)
8. CONNECT DOWNSPOUT TO STORM DRAIN MAIN (D/C11)
9. DAYLIGHT ONTO LATERAL FLOW SPREADER (H/C11)
10. DAYLIGHT THROUGH BOTTOM OF WALL
11. WATER TANKS (SEE PLANS BY OTHERS)





PROPOSED SITE PLAN
1" = 40'

40 0 40 80 120
Scale 1" = 40'

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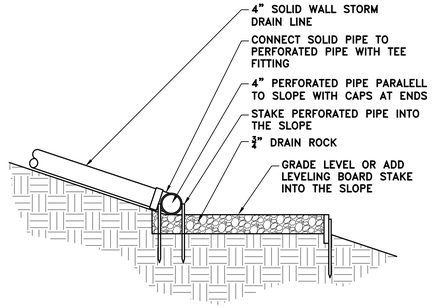
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No. 61390
EXP. 06/30/25
CIVIL
STATE OF CALIFORNIA

UTILITY PLAN

ULLMAN RESIDENCE
APN# 185-051-003-000

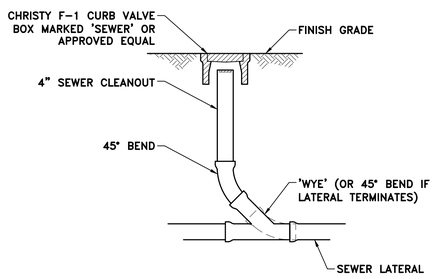
Project Location: 27650 Via Quintana, Carmel Valley, CA 93924
PREPARED FOR: Ullman

SCALE:	AS NOTED
DATE:	08-21-25
DESIGN BY:	FJC
DRAWN BY:	ECH
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SHEET NUMBER:	C10
OF 14 SHEETS	
PROJECT#	123-186



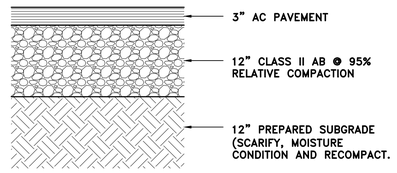
H C11 LEVEL FLOW SPREADER

NTS



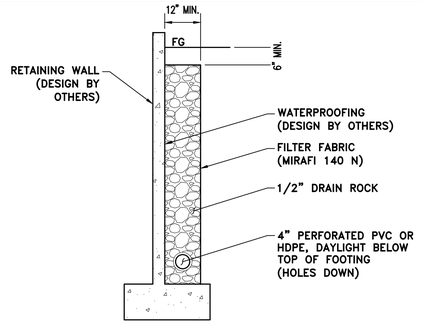
E C11 CLEAN-OUT @ GRADE

NTS



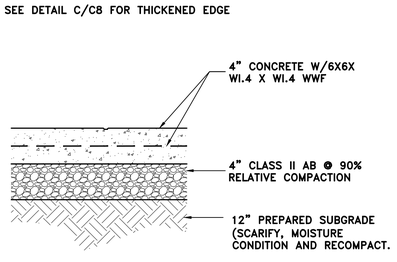
A C11 A.C. PAVEMENT SECT.

NTS



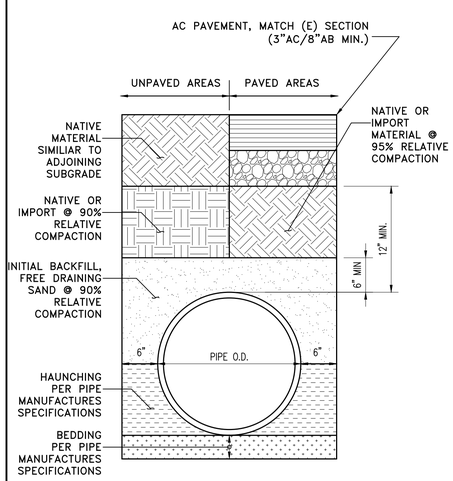
F C11 RET. WALL SUBDRAIN

NTS



B C11 CONCRETE PAVEMENT

NTS

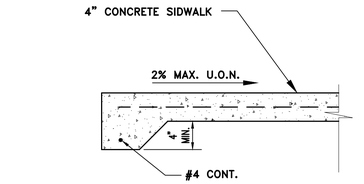


NOTES:
1. BACKFILL MATERIAL TO BE PLACED IN 6" LIFTS MAX.

2. COMPACTION SHALL BE ACHIEVED BY MECHANICAL MEANS OR HAND TAMPING. NO JETTING OR FLOODING

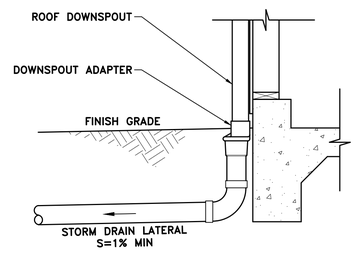
G C11 TRENCH BACKFILL

NTS



C C11 THICKENED EDGE

NTS



D C11 ROOF DRAIN CONNECTION

NTS

REV.	DATE	DESCRIPTION	BY
A			C

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mail@C3Engineering.net

REGISTERED PROFESSIONAL ENGINEER FRANK J. CAMPO No. 61390 EXP. 06/30/25 CIVIL STATE OF CALIFORNIA

SECTIONS & DETAILS

ULLMAN RESIDENCE
APN# 185-051-003-000

Project Location: 27650 Via Quintana, Carmel Valley, CA 93924
PREPARED FOR: Ullman

SCALE:	AS NOTED
DATE:	08-21-25
DESIGN BY:	FJC
DRAWN BY:	ECH
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SHEET NUMBER:	C11
OF 14 SHEETS	
PROJECT#	123-186

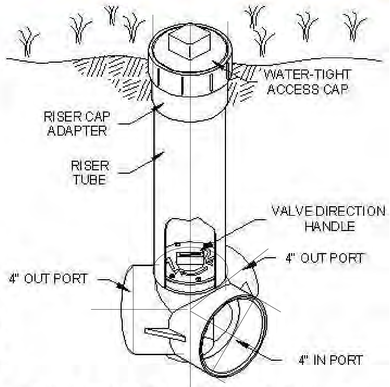
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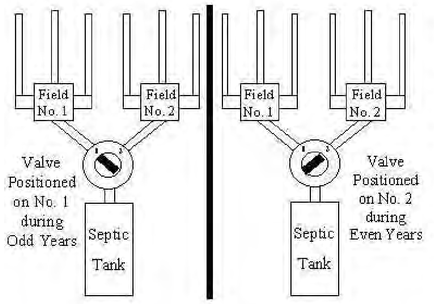
THE BULL RUN™ VALVE



The Bull Run Valve™ is designed to split flows to septic fields or systems. In addition to the advantages of longer life and easier installation it is the most public health safe alternating device available for wastewater disposal applications. The use has absolutely no contact with wastewater due to the valve's leak-proof and external operating characteristics. The change over from one drainage field to another can be accomplished in less than a minute by simply turning the valve without digging or contact with wastewater.



The Bull Run Valve is available in 4" sch 40 pvc and is suitable wherever septic disposal systems are used - in commercial, industrial, and residential applications.



OPERATING THE VALVE

The direction control handle should be rotated periodically to direct effluent to one or the other of two septic fields. After removing the screw cap at the top of the riser tube, the valve handle can be turned with the valve key furnished.

BULL RUN VALVE Complete Valve Kit Contains

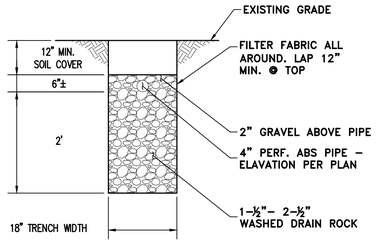
1. Bull Run Valve body
2. 28" Valve Key
3. Riser Cap Adapter
4. Watertight Access Cap



ITEM	DESCRIPTION
BRV4	BULL RUN VALVE 4"
BRVBULK	BULL RUN VALVE & KEY ONLY
BRVCIRISER	BULL RUN VALVE RISER W/ CAST COVER
BRVKEY28	BULL RUN VALVE KEY 28"
BRVKEY36	BULL RUN VALVE KEY 36"
BRVKEY48	BULL RUN VALVE KEY 48"
BRVKEY60	BULL RUN VALVE KEY 60"

BRVCIRISER - 4" ADJUSTABLE TO 28" HIGH POLY RISER W/CAST IRON ACCESS CAP

G C12 DIVERSION VALVE NTS



NOTES:

THE LEACH TRENCH SHALL BE EXCAVATED TO THE APPROPRIATE DEPTH PERPENDICULAR TO ANY SLOPE, FOLLOWING THE CONTOUR OF THE LAND SO AS TO MAINTAIN THE SAME TRENCH DEPTH FOR THE LENGTH OF THE TRENCH. ANY SMEARED TRENCH SIDEWALLS SHALL BE RAKED TO ROUGHEN THE SURFACE TO ENHANCE PERCOLATION. IF THE TRENCHES DO NOT FOLLOW THE NATURAL CONTOURS AND ARE CUT ACROSS SLOPES, THE BOTTOM OF THE TRENCH SHALL BE LEVEL.

SEPARATION BETWEEN TRENCH SIDEWALLS SHALL BE MEASURED SIDEWALL TO SIDEWALL AND BE AT LEAST EQUAL TO THE TRENCH WIDTH OR 2 TIMES THE EFFECTIVE DEPTH OF THE TRENCH OR, WHICHEVER IS GREATER. AN ADDITIONAL 1 FOOT OF SEPARATION IS REQUIRED FOR EACH 5% INCREASE IN SLOPE GREATER THAN 30%.

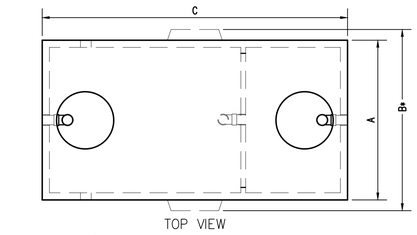
THE TOP OF THE BED OF ROCK AND THE LEACH PIPE SHALL BE LEVEL.

THE LEACH PIPE SHALL BE PLACED ON THE LEVEL ROCK BED WITH THE HOLES POINTED DOWN AND A CAP PLACED OVER THE END OF THE PIPE.

EARTH BACKFILL SHALL BE PLACED OVER THE LEACHFIELD 8" – 12" DEEP, AND SHALL BE MOUNDED TO ENSURE DRAINAGE AWAY FROM THE TRENCH. IF SETTLEMENT OCCURS AFTER INSTALLATION, ADDITIONAL BACKFILL MUST BE ADDED.

WHEN THERE IS MORE THAN ONE LEACH TRENCH, AN APPROVED EFFLUENT DISTRIBUTION DEVICE SHALL BE USED TO DISTRIBUTE EFFLUENT TO EACH TRENCH. "POP-OVER" DISTRIBUTION IS NOT PERMITTED.

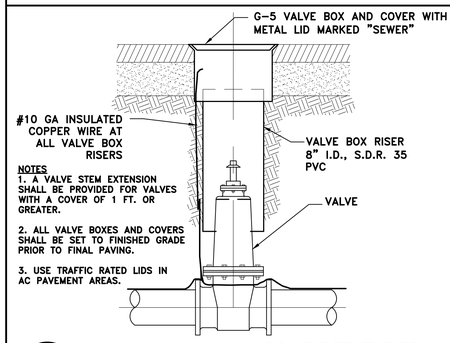
E C12 LEACH FIELD NTS



MODEL NUMBER	LIQUID CAPACITY (GALLONS)	DIM A	DIM B*	DIM C	DIM D	DIM E	DIM F	MINIMUM EXCAVATION WIDTH*	MINIMUM EXCAVATION LENGTH
JS-750	750	4'-0"	4'-9"	8'-1"	5'-8"	4'-10"	4'-7"	5'-9"	9'-1"
JS-1000	1000	5'-1"	5'-10"	8'-2"	5'-8"	4'-10"	4'-7"	6'-10"	9'-2"
JS-1200	1200	5'-9"	6'-6"	8'-6"	5'-8"	4'-10"	4'-7"	7'-6"	9'-6"
JS-1500	1500	5'-7"	6'-4"	10'-8"	5'-8"	4'-10"	4'-7"	7'-4"	11'-8"
JS-2000	2000	4'-11"	5'-8"	15'-11"	5'-8"	4'-10"	4'-7"	6'-8"	16'-11"
JS-2500	2500	5'-9"	6'-6"	16'-10"	5'-8"	4'-10"	4'-7"	7'-6"	17'-10"
JS-3000	3000	5'-9"	6'-6"	16'-10"	6'-5"	5'-7"	5'-4"	7'-1"	17'-10"

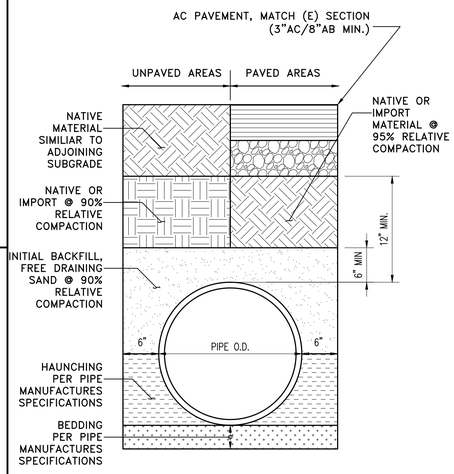
DESIGN LOAD: NON TRAFFIC – 3' OF EARTH COVER MAXIMUM AT 500 PSF **WITH SIDE WALL LIFTING INSERTS
FOR COMPLETE DESIGN AND PRODUCT INFORMATION, CONTACT JENSEN PRECAST.
ON THE WEB AT JENSENPRECAST.COM

A C12 SEPTIC TANK NTS



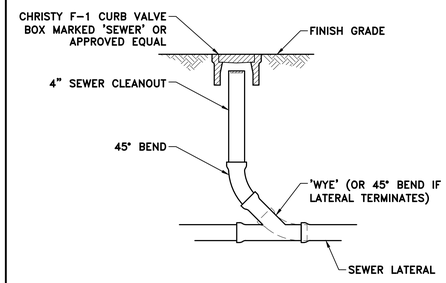
NOTES
1. A VALVE STEM EXTENSION SHALL BE PROVIDED FOR VALVES WITH A COVER OF 1 FT. OR GREATER.
2. ALL VALVE BOXES AND COVERS SHALL BE SET TO FINISHED GRADE PRIOR TO FINAL PAVING.
3. USE TRAFFIC RATED LIDS IN AC PAVEMENT AREAS.

F C12 VALVE BOX NTS

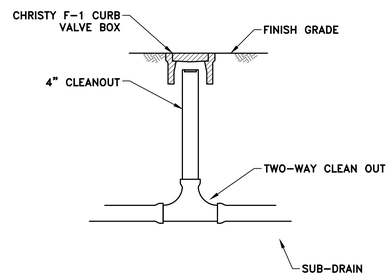


NOTES:
1. BACKFILL MATERIAL TO BE PLACED IN 6" LIFTS MAX.
2. COMPACTION SHALL BE ACHIEVED BY MECHANICAL MEANS OR HAND TAMPING. NO JETTING OR FLOODING

D C12 TRENCH BACKFILL NTS



B C12 CLEAN-OUT @ GRADE NTS



C C12 TWO-WAY CLEAN-OUT NTS

REV.	DATE	DESCRIPTION	BY
			C

MADE IN THE USA

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development
Stormwater Management
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3Engineering.net

REGISTERED PROFESSIONAL ENGINEER — Frank Ono — No. 9432 — CIVIL — EXP. 06/30/25 — STATE OF CALIFORNIA

EXISTING SITE PLAN

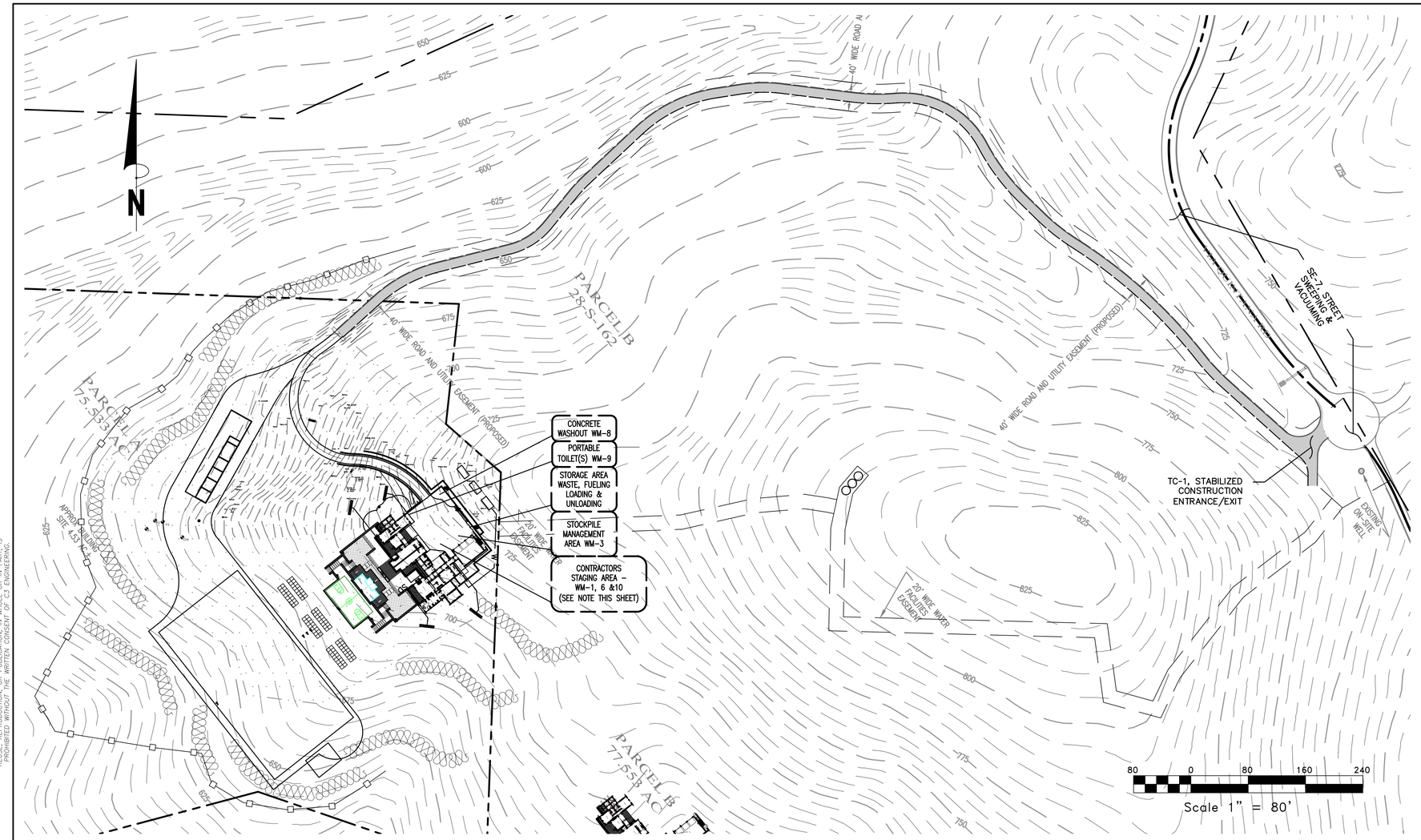
ULLMAN RESIDENCE
APN# 185-051-003-000

Project Location: 27650 Via Quintana, Carmel Valley, CA 93924
PREPARED FOR: Ullman

SCALE:	AS NOTED
DATE:	08-21-25
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	C12
OF 14 SHEETS	
PROJECT#	123-186

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Drawing file: Z:\Projects\123186 LB - Ullman\Dwg\123186 XBase.dwg
Plotted: Aug 21, 2025 - 1:36pm



EROSION CONTROL PLAN

1" =80'

EROSION CONTROL NOTES

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

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

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

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

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

4. DURING WINTER OPERATIONS (BETWEEN OCTOBER 1ST AND APRIL 30TH), THE FOLLOWING MEASURES MUST BE TAKEN:

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

5. CONTRACTORS STAGING AREA DESIGNATED FOR FOLLOWING STORM WATER BEST MANAGEMENT PRACTICES: SCHEDULING, WATER CONSERVATION PRACTICES, VEHICLE & EQUIPMENT CLEANING, VEHICLE & EQUIPMENT MAINTENANCE, MATERIAL DELIVERY & STORAGE, STOCKPILE MANAGEMENT, SPILL PREVENTION & CONTROL, SOLID WASTE MANAGEMENT, HAZARDOUS WASTE MANAGEMENT, CONCRETE WASTE MANAGEMENT, SANITARY WASTE MANAGEMENT.

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

7. SOIL COMPACTION FOR AREAS THAT WILL REMAIN PERVIOUS OR ARE TO BE USED FOR STORMWATER CONTROL MEASURES (SCM) SHALL BE MINIMIZED.

8. ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL AND OR COMPLETED LOTS THAT ARE NOT SCHEDULED TO BE RE-DISTURBED FOR MINIMALLY 14 DAYS SHALL BE PROTECTED WITH EFFECTIVE SOIL COVER.

9. SOIL STOCKPILES AREAS SHALL BE PROTECTED AGAINST EROSION.

INSPECTIONS

PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH (HCD-ENVIRONMENTAL SERVICES) TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.

DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH (HCD-ENVIRONMENTAL SERVICES) TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPS INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION, THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.

PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH (HCD-ENVIRONMENTAL SERVICES) TO ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL PROVIDE (HCD-ENVIRONMENTAL SERVICES) A LETTER FROM A LICENSED PRACTITIONER.

CONSTRUCTION GENERAL PERMIT

THIS PROJECT DISTURBS ONE (1) OR MORE ACRES OF SOIL AND IS REQUIRED TO OBTAIN COVERAGE UNDER THE GENERAL PERMIT FOR DISCHARGES OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY CONSTRUCTION GENERAL PERMIT ORDER 2022-0057-DWQ.

THE CONSTRUCTION GENERAL PERMIT REQUIRES THE DEVELOPMENT OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) BY A CERTIFIED QUALIFIED SWPPP DEVELOPER (QSD). A SWPPP HAS BEEN DEVELOPED FOR THIS PROJECT AND APPROVED BY THE STATE. WDID#XXXXXXXXXX. THE CONTRACTOR SHALL OBTAIN A COPY TO REMAIN ON SITE AT ALL TIMES.

EROSION CONTROL NOTES

1. ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY SHALL BE CONTROLLED.
2. ALL NON-STORM WATER DISCHARGES SHALL BE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED.
3. SITE BMPS SHALL BE IMPLEMENTED TO REDUCE OR ELIMINATE POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY.
4. BEST MANAGEMENT PRACTICES (BMPS) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY. FACT SHEETS, AND DETAILS FOR THE BMPS SELECTED FOR THIS PROJECT, CAN BE FOUND IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.
5. DETAILED, SITE-SPECIFIC LISTING OF POTENTIAL SOURCES OF STORMWATER POLLUTION IS PROVIDED IN THE STORMWATER CONTROL PLAN AND OR THE SWPPP.
6. ACCESS ROADS SHALL BE CLEANED (SWEPT) DAILY (IF NECESSARY) AND PRIOR TO ANY RAIN EVENT.
7. DUMPSTERS SHALL BE COVERED NIGHTLY AND PROTECTED FROM RAIN AND SHALL HAVE SECONDARY CONTAINMENT.

THE FOLLOWING STANDARD BMPS SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE MONTEREY REGIONAL STORMWATER MANAGEMENT PROGRAM:

PAINTING:
1. MINIMIZE USE OF OIL-BASED PAINTS
2. STORE SOLVENTS AND PAINTS IN ORIGINAL CONTAINERS OR OTHER FIRE MARSHAL APPROVED CONTAINER.
3. SPENT SOLVENTS ARE HAZARDOUS WASTES. STORE SPENT SOLVENTS IN APPROVED CONTAINERS. REUSE SOLVENTS AS MUCH AS POSSIBLE AND USE PAINTS AS MUCH AS POSSIBLE RATHER THAN DISPOSING OF THEM. DISPOSE OF SPENT SOLVENTS AND UNUSABLE PAINT AS A HAZARDOUS WASTE.
4. NEVER CLEAN PAINT EQUIPMENT WHERE SOLVENTS, PAINT OR CONTAMINATED RINSE WATER CAN ENTER THE STORM DRAIN SYSTEM.

PLASTERING/STUCCO/TILING/SITE-MIXED CONCRETE:
1. STORE PLASTER AND CEMENT IN COVERED AREAS AND KEEP THEM OUT OF THE WIND.
2. CONSERVE MATERIALS. DON'T MIX MORE PRODUCT THAN CAN BE USED BEFORE IT HARDENS.
3. IF THERE IS LEFT OVER PRODUCT, PLACE THE EXCESS IN AN EARTHEN DEPRESSION. LET THE PRODUCT CURE AND DISPOSE OF AS REGULAR REFUSE.
4. ALL RINSE WATER IS TO BE PLACED IN AN EARTHEN DEPRESSION CAPABLE OF HOLDING THE RINSE WATER AS WELL AS ANY RAIN WATER THAT WOULD FALL/RUN INTO THE DEPRESSION.

EROSION CONTROL NOTES

READY-MIXED CONCRETE:
1. HAVE AN EARTHEN DEPRESSION DUG PRIOR TO THE ARRIVAL OF THE READY-MIX TRUCK.
2. IF A PUMP IS USED, PLACE THE ENTIRE PUMP PRIMING FLUID AND REJECT CONCRETE IN THE DEPRESSION.
3. PLACE ALL SPILLED CONCRETE AND CHUTE WASH WATER IN THE DEPRESSION.
4. ALL TRUCK AND PUMP RINSE WATER IS TO BE TAKEN BACK TO THE READY-MIX BATCH PLANT FOR TREATMENT/RECYCLING.
5. BEFORE CREATING AN EXPOSED AGGREGATE FINISH, CAREFULLY PLAN AND PREPARE TO PREVENT THE SLURRY THAT IS WASHED OFF FROM ENTERING THE STORM DRAIN SYSTEM AND GUTTERS.

EARTH MOVING/GRADING:
1. REMOVE EXISTING VEGETATION ONLY WHEN NECESSARY.
2. PLANT TEMPORARY VEGETATION WHEN SLOPE HAVE BEEN DISTURBED BUT CONSTRUCTION IS STILL ONGOING DURING PERIODS OF RAIN
3. PROTECT DOWN SLOPE DRAINAGE COURSES BY RECOGNIZED METHODS SUCH AS THOSE IN THE CASQA HANDBOOK.
4. USE CHECK DAMS OR DITCHES TO DIVERT WATER AROUND EXCAVATIONS.
5. COVER STOCKPILES OF EXCAVATED SOIL WITH TARPS.
6. SCHEDULE GRADING ACTIVITIES DURING DRY PERIODS.

LEGEND

INLET PROTECTION, (SEE D/C10)

PROPOSED DRAINAGE FLOW

FIBER ROLL (SEE A/C10)

SILT FENCE (SEE F/C10)

BMP'S

EROSION CONTROL:
EC-1 SCHEDULING
EC-2 PRESERVATION OF EXISTING VEGETATION
EC-3 HYDRAULIC MULCH
EC-4 HYDROSEEDING
EC-8 WOOD MULCHING
EC-16 NON-VEGETATIVE STABILIZATION

SEDIMENT CONTROL:
SE-1 SILT FENCE
SE-2 SEDIMENT BASINS
SE-3 SEDIMENT TRAP
SE-5 FIBER ROLL
SE-6 GRAVEL BAG BERM
SE-7 STREET SWEEPING AND VACUUMING
SE-8 GRAVEL BAG BARRIER
SE-9 STRAW BALE BARRIER
SE-10 STORM DRAIN INLET PROTECTION
SE-13 COMPOST SOCKS AND BERMS
SE-14 BIOFILTER BAGS

TRACKING CONTROL:
TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT
TC-3 ENTRANCE/OUTLET TIRE WASH

WIND EROSION CONTROL:
WE-1 WIND EROSION CONTROL

NON-STORM WATER MANAGEMENT:
NS-1 WATER CONSERVATION PRACTICES
NS-2 DEWATERING OPERATIONS
NS-3 PAVING AND GRINDING OPERATIONS
NS-6 ILLICIT CONNECTION/DISCHARGE
NS-7 POTABLE WATER/IRRIGATION
NS-8 VEHICLE AND EQUIPMENT CLEANING
NS-9 VEHICLE AND EQUIPMENT FUELING
NS-10 VEHICLE AND EQUIPMENT MAINTENANCE
NS-12 CONCRETE CURING
NS-13 CONCRETE FINISHING
NS-14 MATERIAL AND EQUIPMENT USE

WASTE MANAGEMENT AND MATERIAL POLLUTION CONTROL:
WM-1 MATERIAL DELIVERY AND STORAGE
WM-2 MATERIAL USED
WM-3 STOCKPILE MANAGEMENT
WM-4 SPILL PREVENTION AND CONTROL
WM-5 SOLID WASTE MANAGEMENT
WM-6 HAZARDOUS WASTE MANAGEMENT
WM-7 CONTAMINATED SOIL MANAGEMENT
WM-8 CONCRETE WASTE MANAGEMENT
WM-9 SANITARY/SEPTIC WASTE MANAGEMENT
WM-10 LIQUID WASTE MANAGEMENT

REFER TO THE CASQA BMP HANDBOOK FOR BMP FACT SHEETS. SWPPP WDID#XXXXXXXXXX

RESPONSIBLE PARTY CONTACT INFO

CONTRACTOR:	CONTRACOTR
QSD:	FRANK CAMPO, C3 ENGINEERING, INC 831-647-1192
QSP:	
LRP:	LRP
WDID:	

REV.	DATE	DESCRIPTION	BY
A			C

MADE IN THE USA

C3 ENGINEERING INCORPORATED
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Stormwater Management
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3Engineering.net

REGISTERED PROFESSIONAL ENGINEER FRANK J. CAMPO No. 61390 EXP. 06/30/25 CIVIL STATE OF CALIFORNIA

EROSION AND SEDIMENT CONTROL PLAN

ULLMAN RESIDENCE
APN# 185-051-003-000

Project Location: 27650 Via Quintana, Carmel Valley, CA 93924
PREPARED FOR: Ullman

SCALE:	AS NOTED
DATE:	08-21-25
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	C13
OF 14 SHEETS	
PROJECT#	123-186

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Drawing file: Z:\Projects\123186 LB - Ullman\Dwg\123186 XBase.dwg
Plotted: Aug 21, 2025 - 1:37pm

CONSTRUCTION MANAGEMENT PLAN

CONTACT(S):

OWNER – THE ULLMAN'S
CONTRACTOR – TO BE DETERMINED

CONSTRUCTION VEHICLES:

ANTICIPATED CONSTRUCTION VEHICLES FOR PROJECTS SIMILAR IN NATURE WILL CONSIST OF DUMP TRUCKS, BACKHOES, FORKLIFT, CONCRETE TRUCKS, PICK-UP TRUCKS AND CARS DURING GENERAL CONSTRUCTION.

PROJECT SCHEDULING & GRADING ACTIVITY:

THE PROPOSED PROJECT IS ESTIMATED TO LAST 18 MONTHS. FOR THE FIRST 2 WEEKS, DURING GRADING ACTIVITIES, THERE MAY BE UP TO 6 TRUCKLOADS PER DAY AND UP TO 54 YARDS OF EARTHWORK PER DAY.

HOURS OF OPERATION:

THE HOURS OF OPERATION FOR OUTDOOR CONSTRUCTION WILL BE FROM 8:00 AM TO 5:00 PM; MONDAY THROUGH FRIDAY AND FROM 9:00 AM TO 5:00 PM ON SATURDAY. NO CONSTRUCTION WILL TAKE PLACE ON SUNDAYS.

PROJECT SCHEDULING:

THE PROPOSED PROJECT IS ESTIMATED TO LAST 18 MONTHS.

PRESERVATION OF EXISTING VEGETATION:

MINIMIZING LIMITS OF DISTURBANCE AND PRESERVING EXISTING TREES AND VEGETATION IS A PRIORITY. DISTURBED AREAS WILL BE RECLAIMED AS SOON AS PRACTICAL WITH THE SAME SOILS AND VEGETATION AS EXISTED PRIOR TO THE DISTURBANCE. IT IS IN EVERYONE'S INTEREST THAT THE PROPERTY BE AS ATTRACTIVE AS POSSIBLE AND THAT DISTURBED AREAS BE RECLAIMED TO NATURAL CONDITIONS AS SOON AS POSSIBLE.

MATERIAL AND EQUIPMENT STAGING AND STORAGE:

CONSTRUCTION IS EXPECTED TO USE JUST-IN-TIME MATERIALS DELIVERIES, MINIMIZING INVENTORY AND RE-HANDLING COSTS. EQUIPMENT AND MATERIAL STORAGE WILL BE EITHER 1) DIRECTLY WITHIN THE HOME OR 2) IN CLOSE PROXIMITY TO THE HOME. PLEASE ALSO SEE THE EROSION CONTROL PLAN SHEET C6 ON THE CIVIL PLANS.

CONSTRUCTION TRAFFIC:

CONSTRUCTION ACTIVITY WILL BE CONTROLLED THROUGH ONE ACCESS POINT TO THE PROPERTY. CONSTRUCTION WORKERS AND MATERIALS WILL COME BY WEST OR EAST OFF CARMEL VALLEY ROAD TO HALDORN ROAD (PARTIAL RESTRICTED USAGE ROAD) APPROXIMATELY 0.3 MILES. CONTINUE STRAIGHT TO VIA QUINTANA ROAD APPROXIMATELY 3.3 MILES TO THE CUL-DE-SAC. CONSTRUCTION ENTRANCE IS LOCATED TO THE RIGHT OFF VIA QUINTANA. TRAVEL ON DIRT ROAD APPROXIMATELY 0.5 MILES TO THE CONSTRUCTION SITE ON THE LEFT. LEAVE THE SITE BY WAY OF ENTERING THE PROJECT SITE. IN ORDER TO PREVENT MUD OR DEBRIS TRACKING ON PUBLIC & PRIVATE ROADS, CLEAN GRAVEL OR RUMPLE PLATES WILL BE PLACED AT THE ACCESS POINTS TO THE PROPERTY. SEE EROSION CONTROL PLAN SHEET C9 FOR DETAILS. SIGNS WILL BE PLACED TO THE NORTH OF THE CONSTRUCTION ENTRANCE ADVISING OF CONSTRUCTION TRAFFIC, SPEED LIMITS AND APPROPRIATE CAUTIONS AND WARNINGS. SEE VICINITY MAP FOR TRAFFIC ROUTE.

GRADING AND EROSION CONTROL:

AN APPROVED GRADING AND EROSION CONTROL PLAN WILL BE IMPLEMENTED PRIOR TO BEGINNING EXCAVATION. MEASURES WILL BE REVIEWED ON A WEEKLY BASIS AND AFTER SIGNIFICANT RAINFALL EVENTS.

PARKING:

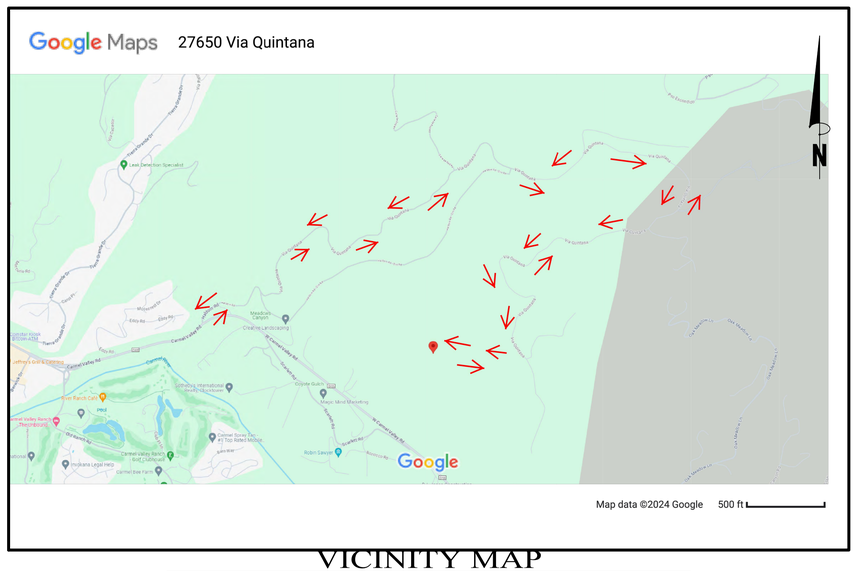
PRINCIPLE EMPLOYEES AND SUBCONTRACTOR PARKING WILL BE LOCATED ONSITE AT THE DESIGNATED PARKING AREAS.

ON-SITE FACILITIES:

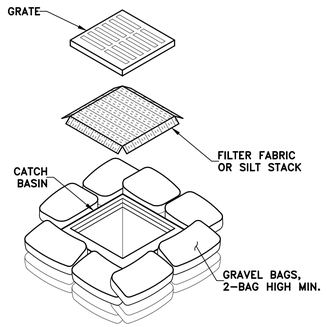
CONSTRUCTION TOILETS/PORTA-POTTIES WILL BE PLACED AROUND THE CONSTRUCTION SITE TO PROVIDE ACCESS TO ALL WORKERS. FACILITIES WILL BE RELOCATED AS NEEDED TO PROVIDE REASONABLE ACCESS.

SIGNAGE:

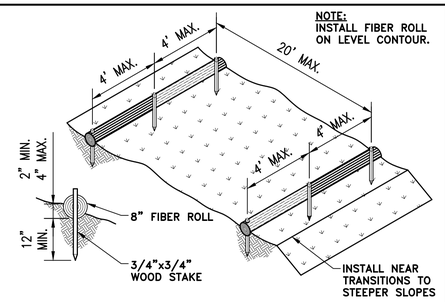
ALONG WITH THE HOURS OF OPERATION AND CONSTRUCTION TRAFFIC SIGNAGE, NAME AND PHONE NUMBERS FOR THE ON-SITE PERSON RESPONSIBLE FOR COMPLIANCE WITH THE CONSTRUCTION MANAGEMENT PLAN WILL BE DISPLAYED ON JOBSITE SIGNS ALONG WITH NOTICES AND JOBSITE RULES.



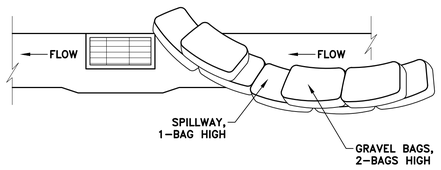
VICINITY MAP



D C14 DROP INLET PROTECTION NTS

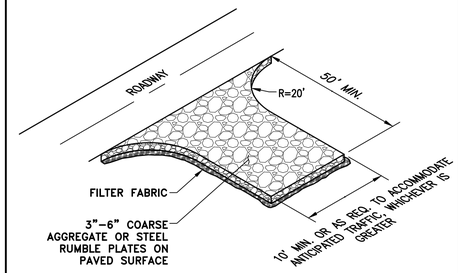


A C14 FIBER ROLL NTS

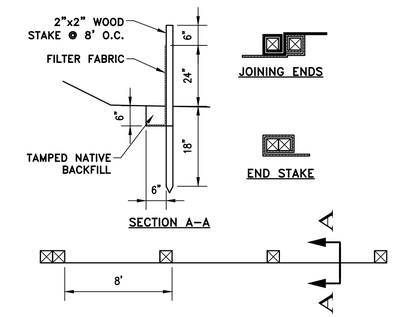


NOTES:
1. INTENDED FOR SHORT-TERM USE.
2. USE TO INHIBIT NON-STORM WATER FLOW.
3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP.
4. BAGS MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETE.
5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRIC.

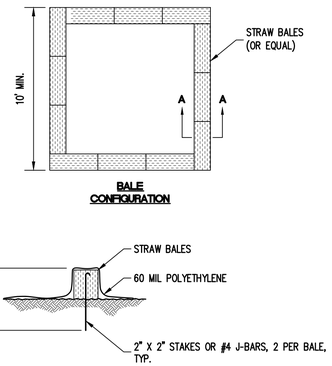
E C14 CURB INLET PROTECTION NTS

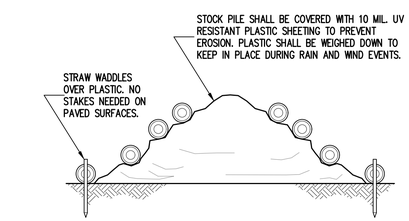


B C14 STABILIZE ENTRANCE NTS

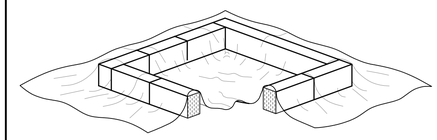


F C14 SILT FENCE NTS





G C14 STOCK PILE COVERING NTS



THIS SECTION REMOVED FOR GRAPHICAL REPRESENTATION ONLY. STRAW BALE PERIMETER SHALL BE CONTINUOUS.

NOTES:
1. FACE SIGN TOWARD NEAREST STREET OR ACCESS POINT
2. CONCRETE WASHOUT SHALL BE LOCATED BEHIND CURB AND 50 FT. MINIMUM FROM DRAINAGE INLETS OR WATERCOURSES

C C14 CONCRETE WASHOUT NTS

REV.	DATE	DESCRIPTION	BY
1			C

MADE IN THE USA

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development
Stormwater Management
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3Engineering.net

REGISTERED PROFESSIONAL ENGINEER FRANK J. CAMPO No. 61390 EXP. 06/30/25 CIVIL STATE OF CALIFORNIA

EROSION AND SEDIMENT CONTROL PLAN DETAILS

ULLMAN RESIDENCE
APN# 185-051-003-000

Project Location: 27650 Via Quintana, Carmel Valley, CA 93924
PREPARED FOR: Ullman

SCALE:	AS NOTED
DATE:	08-21-25
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC

SHEET NUMBER: C14 OF 14 SHEETS

PROJECT# 123-186

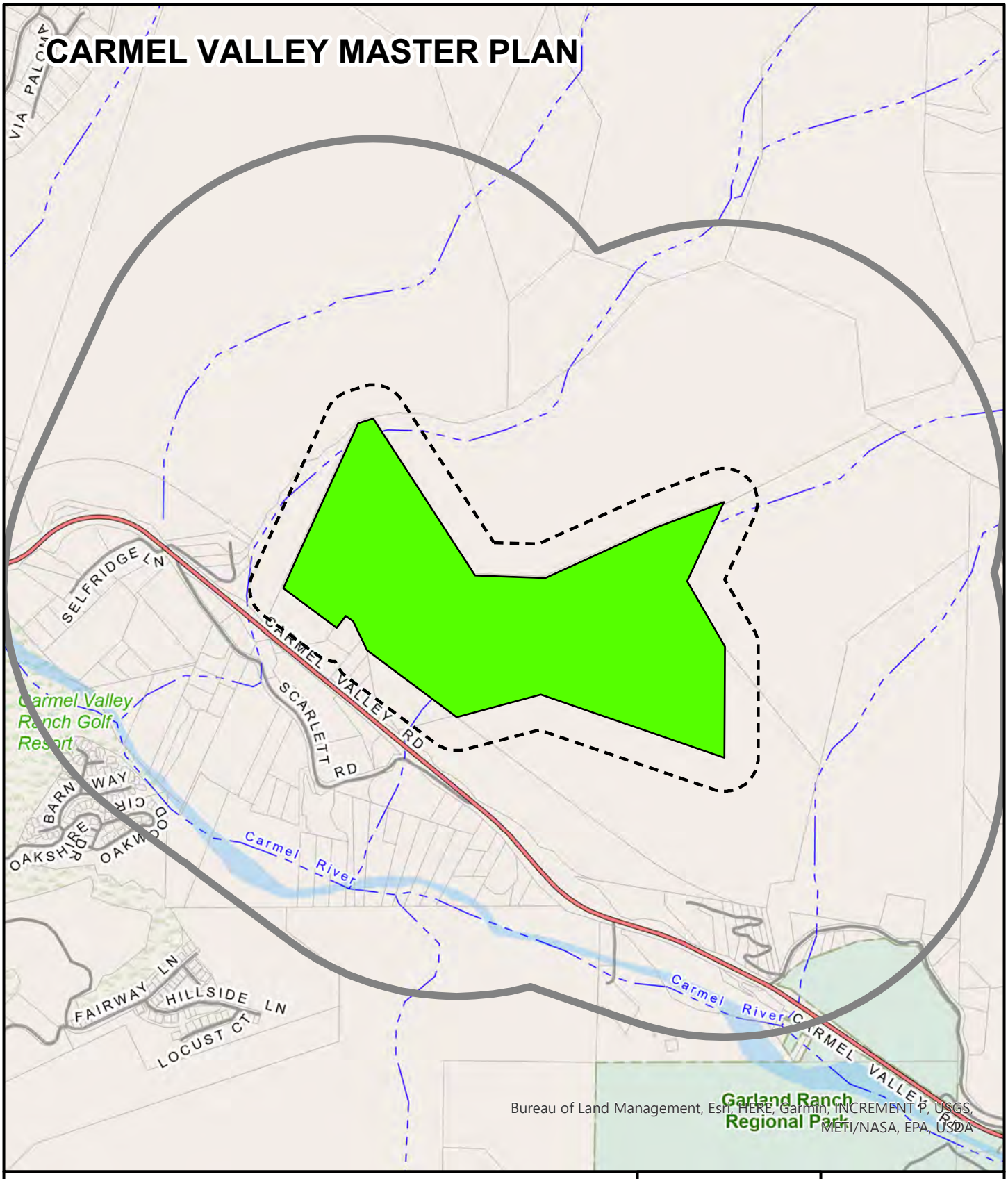
THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REUSE, REPRODUCTION, OR PUBLICATION, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF C3 ENGINEERING.

Drawing file: Z:\Projects\123186 LB - Ullman\Dwg\123186 XBase.dwg
Plotted: Aug 21, 2025 - 1:51pm

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Exhibit C

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APPLICANT: CHAD AND AVERY ULLMAN

APN: 185052019000 **FILE #** PLN240207

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: MCKENNA BOWLIN

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Exhibit D

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MINUTES
Carmel Valley Land Use Advisory Committee
July 21, 2025

Site visit at 4:15 PM at 15596 Via La Gitana, Carmel Valley, CA 93924 (Buchanan, Eliot L)
Site visit at 5:15 PM at 27650 Via Quintana Rd, Carmel, CA 93923 (Rey Eric J & Clark Harvey C)
Site visit at 6:00 PM at 8545 Carmel Valley Rd, Carmel, CA 93923 (Northern Calif Congregational Retirement Homes Inc (Carmel Valley Manor))

Attendees: #1- D;J;C;C;E #2- D;C;C;E #3-D;J;C;C;E

Members Absent: John Heyl

ADJOURN TO REGULAR SCHEDULED MEETING

1. **Meeting called to order by** Janet Brennan **at** 6:30 pm

2. **Roll Call**

Members Present:
Judy MacClelland: Charles Franklin: Janet Brennan: David Burbidge: Eric Jackobson: Chris Worland

Members Absent:
John Heyl

3. **Approval of Minutes:**

A. **May 5, 2025** minutes

Motion: Charles Franklin (LUAC Member's Name)

Second: Eric Jackobson (LUAC Member's Name)

Ayes: Judy MacClelland: Charles Franklin: Janet Brennan: David Burbidge: Eric Jackobson: Chris Worland

Noes:

Absent: John Heyl

Abstain:

4. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

None

5. **Scheduled Item(s)**

1. **PLN240108- BUCHANAN, ELIOT L**
2. **PLN240207- REY ERIC J & CLARK HARVEY C**
3. **PLN240141- CARMEL VALLEY MANOR**
4. **Approve a revised start time for future Carmel Valley Land Use Advisory Committee meetings to begin at 5:30 p.m.**

Motion: Janet Brennan (LUAC Member's Name)

Second: Chric Jacobson (LUAC Member's Name)

Ayes: Judy MacClelland: Charles Franklin: Janet Brennam: David Burbidge: Eric Jackobson: Chris Worland

Noes:

Absent: John Heyl

Abstain:

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. Meeting Adjourned: 7:40 pm

Minutes taken by: David Burbidge

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Carmel Valley

1.

Project Name: BUCHANAN, ELIOT L
File Number: PLN240108
Project Location: 15596 Via La Gitana, Carmel Valley, CA 93924
Assessor's Parcel Number(s): 197-174-002-000
Project Planner: Hya Honorato
Area Plan: Carmel Valley Master Plan
Project Description: Allow the construction of a 1,200 square foot accessory dwelling unit, development on slopes in excess of 25% and a Restoration Plan to clear Code Enforcement violation (20CE00484) for previous grading and excavation on slopes in excess of 25%. CVMP.

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

(Please include the names of the those present)

Jay Alburn

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

PUBLIC COMMENT: None

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

LUAC AREAS OF CONCERN None

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)

ADDITIONAL LUAC COMMENTS None

RECOMMENDATION:

Motion by: Charles Franklin (LUAC Member's Name)

Second by: Judy MacClelland (LUAC Member's Name)

X Support Project as proposed

___ Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Judy MacClelland: Charles Franklin: Janet Brennam: David Burbidge: Eric Jackobson: Chris Worland

Noes: _____

Absent: John Heyl

Abstain: _____

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Carmel Valley

2.

Project Name: REY ERIC J & CLARK HARVEY C
File Number: PLN240207
Project Location: 27650 Via Quintana Rd, Carmel, CA 93923
Assessor's Parcel Number(s): 185-052-019-000
Project Planner: McKenna Bowling
Area Plan: Carmel Valley Master Plan
Project Description: Construction of a 5,620 square foot single family dwelling, 995 square foot four-car garage, attached 750 square foot accessory dwelling unit, rear hardscape and pool, barn out-building and roping arena (4,800 square feet), sport court; and off-grid 15,000-gallon water storage, well, septic system, ground mounted PV array, battery storage and backup generator. Grading of approximately 3,500 cubic yards. Ridgeline Development and removal of XX number of trees.

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

(Please include the names of the those present)

Jay Alburn

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

PUBLIC COMMENT: None

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

LUAC AREAS OF CONCERN None

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION:

Motion by: Chris Jacobson (LUAC Member's Name)

Second by: Charles Franklin (LUAC Member's Name)

____ Support Project with changes

____ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Judy MacClelland: Charles Franklin: Janet Brennam: David Burbidge: Eric Jackobson: Chris Worland

Noes: _____

Absent: John Heyl

Abstain: _____

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Carmel Valley

3.

Project Name: NORTHERN CALIF CONGREGATIONAL RETIREMENT HOMES INC (CARMEL VALLEY MANOR)
File Number: PLN240141
Project Location: 8545 Carmel Valley Rd, Carmel, CA 93923
Assessor's Parcel Number(s): 169-061-012-000
Project Planner: Steve Mason
Area Plan: Carmel Valley Master Plan
Project Description: Demolition of residential units, construction of new units and a memory care unit, development on slopes in excess of 30% and tree removal.

X X

(Please include the names of the those present)

Joel Prager

Was a County Staff/Representative present at meeting? Fio **(Name) Na Jensen**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
John Anzini	X		Visual re roof tops: Traffic: lighting (all down):

LUAC AREAS OF CONCERN None

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)

ADDITIONAL LUAC COMMENTS None

RECOMMENDATION:

Motion by: David Burbidge (LUAC Member's Name)

Second by: Chris Jacobson (LUAC Member's Name)

X Support Project as proposed

___ Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Charles Franklin: Janet Brennam: David Burbidge: Eric Jackobson: Chris Worland

Noes: _____

Absent: _____

Abstain: Judy MacClland

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Exhibit E

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ULLMAN RESIDENCE

CARMEL VALLEY, CALIFORNIA



PROJECT DESIGN TEAM

OWNER

CHAD & AVERY ULLMAN

SEPTIC CONSULTANT

BELINDA TALUBAN
TALUBAN ENGINEERING, INC.
103 CHURCH STREET
SALINAS, CALIFORNIA 93901
(831) 754-0545

STRUCTURAL ENGINEER

WALEED MARI
WALEED MARI & ASSOCIATES INC.
STRUCTURAL ENGINEERS
1316 K STREET
SUITE A
MODESTO CA 95354
(209) 521-8786

CIVIL ENGINEER

FRANK CAMPO
C3 ENGINEERING
126 BONIFACIO PLACE, SUITE C,
MONTEREY, CA 93940
(831) 647-1192

ARCHITECT/ CONTRACTOR/AGENT

LEWIS BUILDERS
3706 THE BARNYARD G-11
CARMEL, CA
(831) 250-7168

SURVEY

WHITSON ENGINEERS
6 HARRIS COURT,
MONTEREY, CA 93940
(831) 649-5225

GEOLOGY

CRAIG C. HARDWOOD
239 PARKDRY
BEN LOMOND, CA 95005
(831) 325-9327
KIRNIG@CRUZIO.COM

HYDROGEOLOGIC

AARON BIESMAN
3153 REDWOOD DR.
APTOS, CA 95003
(831) 334-2237
ABIERMAN@COMCAST.NET

ARBORIST

MICHAEL TOPE
TOPES TREESERVICE, INC.
P.O. BOX 51964
PACIFIC GROVE, CA 93950
(831) 676-6953
THETREEDOCTOR831@GMAIL.COM

STORY POLES

ASHLEY
CALIFORNIA STORY POLES
MILPITAS, CA 95035
(408) 850-6344
ASHLEY@CALIFORNIASTORYPOLES.COM
INFO@CALIFORNIASTORYPOLES.COM

GEOTECH

BELINDA TALUBAN
SOIL SURVEYS GROUP INC
103 CHURCH ST
SALINAS, CA 93901
(831 757-2172
INFO@SOILSURVEYS.NET

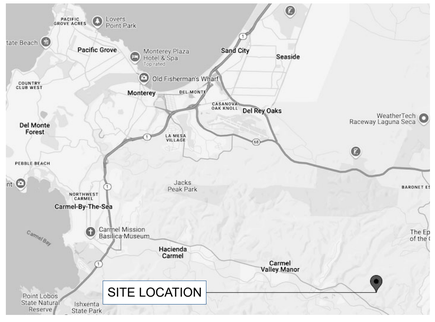
BIOLOGY

ROBERT K. NURTON, PHD
CALIFORNIA ECOLOGICAL ANALYTICS
684 PARADISE ROAD
PRUNEDALE, CA 93907
(831) 461-4351
WWW.CALECOANALYTICS.COM

ARCHAEOLOGIST

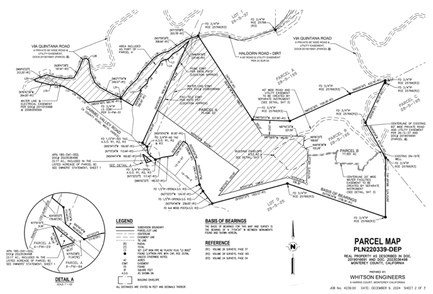
RUBEN G. MENDOZA
1645 BEACONHILL DR.
SALINAS, CA 93906
(831) 320-9360
INFO@ARCHIVESARCHAEOLOGY.COM

VICINITY MAP



PARCEL MAP

SCALE 1" = 1200' - 0"



PROJECT DESCRIPTION

PLANNING
**SUBDIVISION OF PARCEL COMPLETED - PROPERTY MARKED AS PARCEL 'A'*
NEW ONE-STORY 5,620 SF SINGLE FAMILY RESIDENCE
TWO STORY, 995 SF GARAGE WITH 750 SF ADU ON 2ND FLOOR
4,800 SF BARN
UNCOVERED ROPING ARENA
UNCOVERED SPORT COURT
REAR HARDSCAPE AND POOL
GROUND MOUNTED PHOTOVOLTAIC ARRAY

TREE REMOVAL
NONE

BUILDING
SPRINKLERS ARE REQUIRED
BURY PG&E LINES TO HOUSE
PROPERTY TO BE SERVICED BY NEW WELL (APPROVED)
SOLAR ARRAY GROUND INSTALLATION, BATTERIES & GENERATOR, LOCATION TBD
TWO (2) 5,000 WATER TANKS FOR FIRE SUPPRESSION
ONE (1) 5,000 WATER TANK FOR HOUSE SUPPLY

PROJECT DATA

OWNER:	CHAD & AVERY ULLMAN
PROJECT ADRESS:	27650 VIA QUINTANA PARCEL A CARMEL VALLEY, CA 93924
A.P.N	185-052-019 PARCEL A
ZONING	LDR/2.5-D-S-RAZ & RDR/10-D-S-RAZ
GENERAL PLAN LAND USE DESIGNATION	LOW DENSITY RESIDENTIAL & RURAL DENSITY RESIDENTIAL
TYPE OF CONSTRUCTION	V-B
OCCUPANCY TYPE	R-3
SEWER	SEPTIC
WATER	WELL (MPWMD) SMALL WATER SYSTEM (4 CONNECTIONS) NAMED 'QUINTANA #7 (REY)

AREA CALCULATIONS

RESIDENCE	(P)	5,620 SF
GARAGE	(P)	995 SF
ADU	(P)	750 SF LIMIT IS 1,200 SF
BARN	(P)	4,800 SF
TOTAL BUILDINGS	(P)	12,165 SF LIMIT IS 784,080 SF
TOTAL PARCEL		3,288,605 SF (74.496 ACRES)
SITE BUILDING COVERAGE RATIO	(P)	0.37% LIMIT IS 25% (784,080 SF)

MAIN:
SETBACKS:
FRONT - 30',
SIDE & REAR - 20'
HEIGHT = 30'

HABITABLE ACCESSORY: (MIN DISTANCE TO MAIN - 10'):
SETBACKS:
FRONT - 50',
SIDE & REAR 6'
HEIGHT - 15'

NON-HABITABLE ACCESSORY: (MIN DISTANCE TO ACCESSORY - 6')
SETBACKS: FRONT - 50' OR BEHIND MAIN,
FRONT HALF SIDE - 6';
REAR HALF SIDE & REAR - 1'
HEIGHT - 15'

BARN: (MIN DISTANCE TO MAIN - 20')
SETBACKS:
FRONT - 50' OR BEHIND MAIN,
SIDE & REAR 20'

ADU:
SETBACKS: FRONT - 50',
SIDE & REAR - 4'

CARMEL VALLEY MASTER PLAN:
100' SETBACK FROM CARMEL VALLEY ROAD WHERE APPLICABLE(SEE POLICY 40.2.1.1(CV))|

PAGE INDEX

V-0	TITLE SHEET, PROJECT DATA, & PARCEL PLAN
V-0.1	VIEWSHED RENDERINGS OF PROPOSED BUILDINGS
V-0.2	SAFEWAY PULLOUT STORY POLES, W CARMEL VALLEY RD
V-0.3	SAFEWAY PULLOUT REDERING, W CARMEL VALLEY RD
V-1.1	VIEW FROM 927 W CARMEL VALLEY RD
V-1.2	VIEW FROM 927 W CARMEL VALLEY RD
V-1.3	VIEW FROM 929 W CARMEL VALLEY RD
V-1.4	VIEW FROM 931A W CARMEL VALLEY RD
V-1.5	VIEW FROM SAFEWAY PULLOUT, CARMEL VALLEY RD

V-0

VERSION: 1.2
DATE: 8/8/2025
PLANNING

TITLE SHEET, PROJECT DATA, & PARCEL PLAN

REV #	DATE / DESCRIPTION	BY

ULLMAN RESIDENCE
27650 VIA QUINTANA, CARMEL VALLEY, CA. 93924
APN 185-052-019 PARCEL A

STAMP/SIGNATURE



ALL DESIGNS, CONCEPTS AND IDEAS EXPRESSED HEREIN ARE THE PROPERTY OF LEWIS BUILDERS AND ARE TO BE USED IN CONNECTION WITH THIS PROJECT ONLY. THEY MAY NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF LEWIS BUILDERS. ALL DIMENSIONS SHALL BE VERIFIED ON THE JOB TO ENSURE THE ACCURACY OF THESE PLANS. IF ANY DISCREPANCIES ARE FOUND OR IF CIRCUMSTANCES ARISE, IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OTIFY LEWIS BUILDERS IN WRITING BEFORE THE COMMENCEMENT OF ANY AFFECTED WORK OR CHANGES ARE MADE.

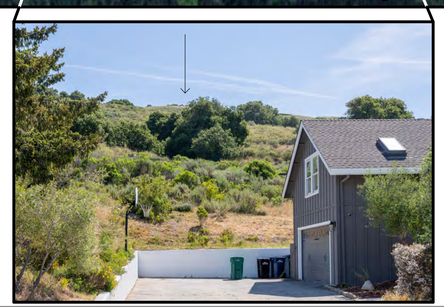
LEWIS BUILDERS
CA LICENSE #B-844741
CARMEL CA 93923
(831) 250 7168

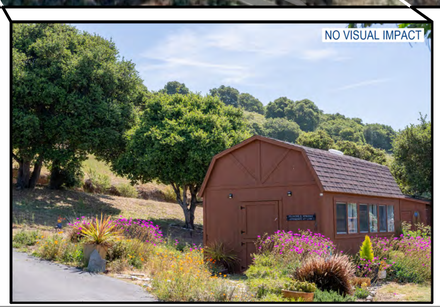


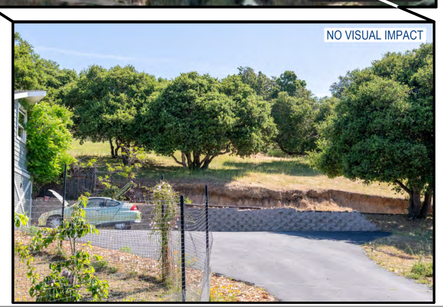




PHOTO LEGEND







V-0.1

VERSION: 1.2

DATE: 8/8/2025

PLANNING

VIEWSHED RENDERINGS OF PROPOSED BUILDINGS

REV #	DATE / DESCRIPTION	BY

ULLMAN RESIDENCE

27650 VIA QUINTANA, CARMEL VALLEY, CA. 93924
APN 185-052-019-PARCEL A

STAMP/SIGNATURE

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LEWIS BUILDERS
CA. LICENSE #B-844741
CARMEL CA 93923
(831) 250 7168

NOTE: SAFEWAY PULLOUT RENDERING IS NOT ZOOMED IN, AND
PHOTOGRAPHED WITH A 55MM LENSE TO REPLICATE THE HUMAN EYE

V-0.2

VERSION: 1.2

DATE: 8/8/2025

PLANNING

SAFEWAY PULLOUT STORY POLES, W CARMEL VALLEY RD

REV #	DATE / DESCRIPTION	BY

REV #	DATE / DESCRIPTION	BY

ULLMAN RESIDENCE

27650 VIA QUINTANA, CARMEL VALLEY, CA. 93924
APN 185-052-019 PARCEL A

STAMP/SIGNATURE

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LEWIS BUILDERS
CA. LICENSE #B-844741
CARMEL CA 93923
(831) 250 7168

LB DESIGN + BUILD

NOTE: SAFEWAY PULLOUT RENDERING IS NOT ZOOMED IN, AND
PHOTOGRAPHED WITH A 55MM LENSE TO REPLICATE THE HUMAN EYE

V-0.3

VERSION: 1.2

DATE: 8/8/2025

PLANNING

SAFEWAY PULLOUT REDERING, W CARMEL VALLEY RD

REV #	DATE / DESCRIPTION	BY

REV #	DATE / DESCRIPTION	BY

ULLMAN RESIDENCE

27650 VIA QUINTANA, CARMEL VALLEY, CA. 93924
APN 185-052-019 PARCEL A

STAMP/SIGNATURE

ALL DESIGNS, CONCEPTS AND IDEAS REPRESENTED IN THESE PLANS ARE THE PROPERTY OF LEWIS BUILDERS AND ARE TO BE USED IN CONNECTION WITH THE CONSTRUCTION OF THIS PROJECT ONLY. THEY MAY NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN CONSENT OF LEWIS BUILDERS. ALL DIMENSIONS SHALL BE VERIFIED ON THE JOB TO ENSURE THE ACCURACY OF THESE PLANS. IF DISCREPANCIES ARE FOUND OR IF SITE CIRCUMSTANCES ARISE, IT'S THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO NOTIFY LEWIS BUILDERS IN WRITING BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

LEWIS BUILDERS
CA. LICENSE #B-844741
CARMEL CA 93923
(831) 250 7168

LB DESIGN + BUILD



VIEW FROM 927 W CARMEL VALLEY RD (EXISTING)



VIEW FROM 927 W CARMEL VALLEY RD (PROPOSED)



PHOTO LEGEND

NOTE: NO VISUAL IMPACT

V-1.1

VERSION: 1.2

DATE: 8/8/2025

PLANNING

VIEW FROM 927 W CARMEL VALLEY RD

REV #	DATE / DESCRIPTION	BY	REV #	DATE / DESCRIPTION	BY

ULLMAN RESIDENCE

27650 VIA QUINTANA, CARMEL VALLEY, CA, 93924
APN 185-052-019 PARCEL A

STAMP/SIGNATURE

ALL DESIGNS, CONCEPTS AND IDEAS REPRESENTED IN THESE PLANS ARE THE PROPERTY OF LEWIS BUILDERS AND ARE TO BE USED IN CONNECTION WITH THIS PROJECT ONLY. THEY MAY NOT BE USED IN WHOLE OR IN PART FOR ANY WORK OTHER THAN THIS PROJECT WITHOUT WRITTEN CONSENT OF LEWIS BUILDERS. ALL DIMENSIONS AND CONDITIONS MUST BE FIELD ENSURE THE ACCURACY OF THESE PLANS. IF DISCREPANCIES ARE FOUND OR SITE CONDITIONS OR CIRCUMSTANCES ARISE, IT'S THE RESPONSIBILITY OF THE CONTRACTOR AND CONTRACTOR TO NOTIFY LEWIS BUILDERS IN WRITING BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION OR FABRICATION.

LEWIS BUILDERS
CA. LICENSE #B-844741
CARMEL CA 93923
(831) 250 7168



VIEW FROM 927 W CARMEL VALLEY RD (EXISTING)



VIEW FROM 927 W CARMEL VALLEY RD (PROPOSED)



PHOTO LEGEND

NOTE: NO VISUAL IMPACT

V-1.2

VERSION: 1.2

DATE: 8/8/2025

PLANNING

VIEW FROM 927 W CARMEL VALLEY RD

REV #	DATE / DESCRIPTION	BY	REV #	DATE / DESCRIPTION	BY

ULLMAN RESIDENCE

27650 VIA QUINTANA, CARMEL VALLEY, CA. 93924
APN 185-052-019 PARCEL A

STAMP/SIGNATURE

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LEWIS BUILDERS
CA. LICENSE #B-844741
CARMEL CA 93923
(831) 250 7168

LB DESIGN + BUILD



VIEW FROM 929 W CARMEL VALLEY RD (EXISTING)



VIEW FROM 929 W CARMEL VALLEY RD (PROPOSED)



NOTE:ARENA FENCE NOT VISIBLE

PHOTO LEGEND

V-1.3

VERSION: 1.2

DATE: 8/8/2025

PLANNING

VIEW FROM 929 W CARMEL VALLEY RD

REV #	DATE / DESCRIPTION	BY	REV #	DATE / DESCRIPTION	BY

ULLMAN RESIDENCE

27650 VIA QUINTANA, CARMEL VALLEY, CA. 93924
APN 185-052-019 PARCEL A

STAMP/SIGNATURE

ALL DESIGNS, CONCEPTS AND IDEAS REPRESENTED IN THESE PLANS ARE THE PROPERTY OF LEWIS BUILDERS AND ARE TO BE USED IN CONNECTION WITH THIS PROJECT ONLY. THEY MAY NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN CONSENT OF LEWIS BUILDERS. ALL DIMENSIONS AND CONDITIONS MUST BE FIELD ENSURE THE ACCURACY OF THESE PLANS. IF DISCREPANCIES ARE FOUND OR SITE CONDITIONS ARE FOUND TO BE DIFFERENT THAN AS SHOWN ON THESE PLANS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY LEWIS BUILDERS IN WRITING BEFORE THE COMMENCEMENT OF CONSTRUCTION. NO CONSTRUCTION SHALL BE PERFORMED FROM ANY INCORRECT PLANS.

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VIEW FROM 931A W CARMEL VALLEY RD (EXISTING)



VIEW FROM 931A W CARMEL VALLEY RD (PROPOSED)



NOTE:ARENA FENCE NOT VISIBLE

PHOTO LEGEND

V-1.4

VERSION: 1.2

DATE: 8/8/2025

PLANNING

VIEW FROM 931A W CARMEL VALLEY RD

REV #	DATE / DESCRIPTION	BY

REV #	DATE / DESCRIPTION	BY

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VIEW FROM SAFEWAY PULLOUT, .97 MILE TO SUBJECT PROPERTY (EXISTING)



VIEW FROM SAFEWAY PULLOUT, .97 MILE TO SUBJECT PROPERTY (PROPOSED)



PHOTO LEGEND

V-1.5

VERSION: 1.2

DATE: 8/8/2025

PLANNING

VIEW FROM SAFEWAY PULLOUT, CARMEL VALLEY RD

REV #	DATE / DESCRIPTION	BY	REV #	DATE / DESCRIPTION	BY

ULLMAN RESIDENCE

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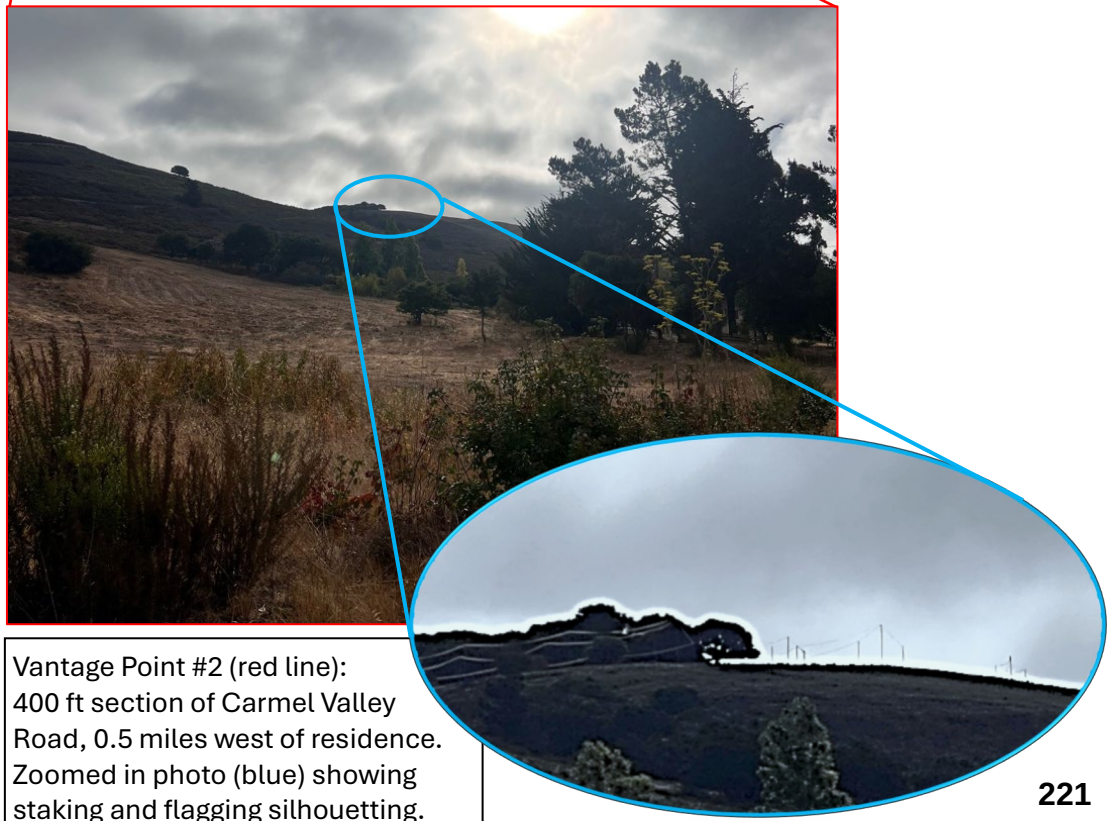
Attachment F

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Vantage Point #1 (yellow line): 0.25 mile section of Carmel Valley Road, 0.97 miles west of residence. Photo superimposed with simulation of residence. Zoomed in photo simulation also provided.



Vantage Point #2 (red line):
400 ft section of Carmel Valley Road, 0.5 miles west of residence. Zoomed in photo (blue) showing staking and flagging silhouetting.

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Introduced: 8/27/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

Referral 22.2(b) - 2010 General Plan Community Plan and Coastal Land Use Plan Updates
a. Consider receiving an update regarding the planning status of all Community Areas designated in the 2010 General Plan and the Coastal Land Use Plans updates.
Project Location: County Wide (Unincorporated Inland and Coastal Areas);
Proposed CEQA action: Find the presentation statutorily exempt from CEQA under CEQA Guidelines section 15262 as an early discussion of possible future actions not involving commitment to a project.

RECOMMENDATION:
It is recommended that the Planning Commission:
a. Receive an update from staff regarding the planning status of all Community Areas designated in the 2010 General Plan and the Coastal Land Use Plans updates.

SUMMARY/DISCUSSION
On January 8, 2025, the Planning Commission received a report from staff for Referral 22.2(b) to provide an update regarding the planning status of all Community Areas designated in the 2010 County of Monterey General Plan and the Coastal Land Use Plan updates. The staff report is available at County of Monterey - File #: PC 25-002 <https://monterey.legistar.com/LegislationDetail.aspx?ID=7083513&GUID=99B85060-ADD3-463C-BD41-A34E576593F5&Options=&Search=>.

Information on all Ordinances and Plans Under Development, including 2010 General Plan - Priority Community Plan Areas and Coastal Land Use Plan Updates can be found on the County of Monterey Housing and Community Development Department (HCD) webpage at: https://www.countyofmonterey.gov/government/departments-a-h/housing-community-development/planning-services/advance-planning/ordinances-plans-under-development

2010 County General Plan -Community Areas (Inland)
The 2010 Monterey County General Plan designates Community Areas to be actively supported as the County's primary planning priorities, with developing Community Plans for Pajaro and Chualar as the highest priorities (LU-2.23).

Boronda Community Planning
The 2025-26 Long-Range Planning Work Program (Work Program) includes the development of the Boronda Community Plan (Work Program Task No.8) as a future project with an undetermined start date. The Boronda Community Plan project will be re-evaluated as part of the annual Work Program

for priority and timing to be presented to the Planning Commission for recommendation to the Board of Supervisors during the first quarter of 2026. No new developments have occurred for this project since the last status update on January 5th, 2025.

Castroville Community Planning
The Work Program includes the Castroville Community Plan Update and Nexus Study (CCPU) (REF220010; Work Program Task #21-03), which got underway in 2022, as a top priority project. The administrative draft CCPU is currently being reviewed by staff, and a draft CCPU is anticipated to be available for public review in fall 2025. The final draft CCPU is expected to be presented to the Planning Commission in spring 2026 for recommendation and consideration by the Board of Supervisors summer 2026.

Chualar Community Planning
The Work Program includes the Chualar Community Plan (REF240012; Work Program Task #46), which got underway in February of 2025, as a top priority project. Since project commencement and the last update, project coordination and initial analysis are underway, and staff have established the Community Advisory Committee (CAC), initiated targeted outreach to landowners and agricultural operators of lands adjacent to the existing community area, and initiated coordination with the Transportation Agency of Monterey County (TAMC) and Caltrans regarding the planned relocation of the Highway 101 on-off ramp at Chualar. Staff with the consultant team plans to conduct the first CAC meeting on September 17, 2025 to discuss the guiding principles and values for the community plan preparation process, provide guidance and feedback to the boots-on-the-ground community outreach this fall, and provide initial input regarding community existing conditions. A draft Chualar Community Plan Boundary Concept is anticipated for public input early 2026 and a public draft Plan anticipated in the fall of 2026.

Fort Ord Master Planning
The Work Program includes the Fort Ord Master Plan updates (Work Program Task No. TBD) as a future project with an undetermined start date. The Fort Ord Master Plan update project will be re-evaluated as part of the annual Work Program for priority and timing to be presented to the Planning Commission for recommendation to the Board of Supervisors during the first quarter of 2026. No new developments have occurred for this project since the last status update on January 5th, 2025.

Pajaro Community Planning
The Work Program includes the development of the Pajaro Community Plan (Work Program Task No.74), which is identified in the 2010 General Plan as a highest priority, as a future project to commence pending completion of the Long-Term Recovery Plan, completion of other key General/Community Plan updates in process, and community readiness. The Planning Commission recommended that the Pajaro Community Plan be included as a top priority in the 2025-26 Work Program, however, the Board of Supervisors did not include it its accepted Work Program for this year. The Pajaro Community Plan project will be re-evaluated as part of next-year's annual Work Program for priority and timing to be presented to the Planning Commission for recommendation to the Board of Supervisors during the first quarter of 2026. No new developments have occurred for this project since the last status update on January 5th, 2025.

Land Use Plan Areas (Coastal)

The County has a certified Local Coastal Program (LCP), that includes four land use plans (LUP) that detail the types, locations, and intensity of land uses, resource protections, and development policies in the coastal zone. The LCP also includes the Coastal Implementation Plan (CIP), which details the specific development regulations, zoning ordinances, and procedures to ensure that the LCP objectives are carried out effectively. If the CIP is updated before the LUPs are updated, it can create inconsistency and confusion between the LUP and the regulatory procedures described in the CIP. As inconsistencies are identified, the Land Use Plans are amended to ensure continued consistency.

Big Sur Coast Land Use Plan

The Work Program includes the Big Sur Coast Land Use Plan (BSLUP) Update (REF210024; Work Program No. 24-08), which has been in process since 2013, as a top priority project. Since the last update, staff continues to work with the Planning Commission's Ad Hoc Committee and California Coastal Commission staff to address key policy issues including fire fuel management and affordable visitor accommodations. Staff is also working with the Ad Hoc Committee to incorporate draft updates to include all mandated topics to be addressed in a general plan, consistent with the Planning Commission direction at the April 30, 2025, meeting in response to staff's presentation regarding Referral No. 22.2(a). Staff anticipates that the updated draft BSLUP will be released public review and workshops will be conducted at the Planning Commission in the fall/winter of 2025, with revisions to the BSLUP Coastal Implementation Plan (CIP) to begin subsequently. Staff anticipates holding a public hearing at the Planning Commission to recommend the draft BSLUP update to the Board of Supervisors in late 2026.

Separately, the LCP amendments with the updated Coastal ADU and JADU regulations (Title 20) (REF200029; Work Program Task No. 21-18) and associated amendment to the BSLUP (REF240016; Work Program Task No.23-09) were submitted to the California Coastal Commission for certification on July 1st, 2025.

Carmel Area Land Use Planning

The Work Program does not include a comprehensive update to the Carmel Area Land Use Plan (CALUP). An update to the CALUP will be re-evaluated as part of a future annual Work Program for priority and timing to be presented to the Planning Commission for recommendation to the Board of Supervisors.

Separately, the LCP amendments with the updated Coastal ADU and JADU regulations (Title 20) (REF200029; Work Program Task No. 21-18) and associated amendment to the CALUP (REF240016; Work Program Task No.22-07) were submitted to the California Coastal Commission for certification on July 1st, 2025.

Del Monte Forest Land Use Planning

The Work Program does not include a comprehensive update to the Del Monte Forest Land Use Plan (DMFLUP). An update to the DMFLUP will be re-evaluated as part of a future annual Work Program for priority and timing to be presented to the Planning Commission for recommendation to the Board of Supervisors.

North County Land Use Planning
The Work Program does not include a comprehensive update to the North County Land Use Plan (NCLUP). An update to the NCLUP will be re-evaluated as part of a future annual Work Program for priority and timing to be presented to the Planning Commission for recommendation to the Board of Supervisors.

Separately, the LCP amendments with the updated Coastal ADU and JADU regulations (Title 20) (REF200029; Work Program Task No. 21-18) and associated amendment to the NCLUP (REF240016; Work Program Task No.24-06) were submitted to the California Coastal Commission for certification on July 1st, 2025.

Moss Landing Community Planning: The Work Program includes the Moss Landing Community Plan (MLCP) and CIP Update (GPZ090005; Work Program No. 21-07), which has been in process since 2008, as a top priority project. Staff presented a status report to the Planning Commission on July 9, 2025, and the full report can be viewed at County of Monterey - File #: PC 25-060 <https://monterey.legistar.com/LegislationDetail.aspx?ID=7452880&GUID=A2B177B2-7E35-4C76-88A4-4681823382D3&Options=&Search=>. The most recent versions of the draft MLCP update and draft CIP update can be accessed on the department's webpage at Moss Landing Community Plan Update (GPZ090005) | County of Monterey, CA <https://www.countyofmonterey.gov/government/departments-a-h/housing-community-development/planning-services/ordinances-plans-under-development/moss-landing-community-plan>. Staff anticipates release of a draft Environmental Impact Report (EIR) for public review and comment in late 2025, with the final draft MLCP/CIP being considered by Board of Supervisors summer 2026.

ENVIRONMENTAL REVIEW
This staff report is Statutorily Exempt pursuant to Section 15262 of the CEQA Guidelines as an early discussion of possible future actions that do not involve a commitment to a project. The development or amendment to each community plan or land use plan will require its own CEQA determination prior to adoption.

OTHER AGENCY INVOLVEMENT
Multiple County departments are involved in the long-range planning efforts in the County including: Health Department's Environmental Health Bureau and its Planning, Evaluation and Policy Unit; County Administrative Office's Sustainability Program and Office of Community Engagement and Strategic Advocacy; and the Public Works, Facilities and Parks Department.

Prepared by: Edgar Sanchez, HCD Assistant Planner, (831)783-7058
Reviewed by: Sarah Wikle, Principal Planner
Approved by: Melanie Beretti, AICP, Chief of Planning

cc: Monterey County Department of Emergency Management, Monterey County Environmental Health Bureau, Monterey County Civil Rights Office, Pajaro Regional Flood Management Agency, Monterey County Water Resources Agency, US Army Corps of Engineers, Monterey County District

3, Monterey County District 2, Monterey County District 1, Monterey County District 4, Monterey County District 5 , Moss Landing Community Plan Distribution, Big Sur Coast Land Use Plan Update (REF210024) Interested Parties List, Big Sur Byways Organization Interested Parties Distribution list, Big Sur Byways Organization - Members Distribution list, Chualar Community Plan Distribution list, Castroville Community Plan Distribution list.

County of Monterey

Planning Commission

Legistar File Number: PC 25-074

Item No.3

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

September 10, 2025

Introduced: 8/27/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

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Prepared by: Edgar Sanchez, HCD Assistant Planner, (831)783-7058
Reviewed by: Sarah Wikle, Principal Planner
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cc: Monterey County Department of Emergency Management, Monterey County Environmental Health Bureau, Monterey County Civil Rights Office, Pajaro Regional Flood Management Agency, Monterey County Water Resources Agency, US Army Corps of Engineers, Monterey County District

3, Monterey County District 2, Monterey County District 1, Monterey County District 4, Monterey County District 5 , Moss Landing Community Plan Distribution, Big Sur Coast Land Use Plan Update (REF210024) Interested Parties List, Big Sur Byways Organization Interested Parties Distribution list, Big Sur Byways Organization - Members Distribution list, Chualar Community Plan Distribution list, Castroville Community Plan Distribution list.