# County of Monterey

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

## Meeting Agenda - Final

**Thursday, January 29, 2026**
**9:30 AM**

## County of Monterey Zoning Administrator

**FEE SCAM ALERT: Be aware of a fake invoice scam, if you receive an unexpected invoice related to a county project, call the County Permit Center at 831-755-5025 to confirm its authentic.**

**ALERTA DE ESTAFA DE TARIFAS: Tenga cuidado con las estafas de facturas falsas, si recibe una factura inesperada relacionada con un proyecto del condado, llame al Centro de Permisos del Condado al 831-755-5025 para confirmar su autenticidad.**

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

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

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

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

**https://montereycty.zoom.us/j/92771458150?from=addon**
**OR to participate by phone call any of these numbers below:**

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

**Enter this Meeting ID number 927 7145 8150 when prompted.**

**PUBLIC COMMENT: Please submit your comment (limited to 250 or less) to the Clerk at zahearingcomments@countyofmonterey.gov. In an effort to assist the Clerk in identifying the agenda item relating to your public comment please indicate in the Subject Line, the meeting body (i.e. Zoning Administrator Agenda) and item number (i.e. Item No. 10). Your comment will be placed into the record at the meeting.**

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

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

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

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

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

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

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

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

**https://montereycty.zoom.us/j/927 7145 8150**

**O para participar por teléfono, llame a cualquiera de estos números a continuación:**

+ **1 669 900 6833 US (San Jose)**
+ **1 346 248 7799 US (Houston)**

+ **1 312 626 6799 US (Chicago)**
+ **1 929 205 6099 US (New York)**
+ **1 253 215 8782 US**
+ **1 301 715 8592 US**

**Presione el código de acceso de reunión: 927 7145 8150 cuando se le solicite.**

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

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

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

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

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

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

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

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

**ROLL CALL**

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

**PUBLIC COMMENT**

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

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

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

**ACCEPTANCE OF MINUTES**

**A.** Acceptance of the January 15, 2026, County of Monterey Zoning Administrator Meeting Minutes.

**Attachments:** Draft Minutes 01-15-26

**9:30 A.M. - SCHEDULED ITEMS**

**1.** PLN240024 - S T C RENEWALS AND SERVICES LTD
Public hearing to consider the after-the-fact installation of a 5,000 gallon water tank for the purposes of providing emergency service to fire protection district within 100-feet of an environmentally sensitive habitat area.
Project Location: 37013 Palo Colorado Canyon Road, Carmel, Big Sur Coast Land Use Plan, Coastal Zone
Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303

**Attachments:** Staff Report

**2.** PLN250070 - HOLLAND GEORGE L & DANA R TRUST
Public hearing to consider the construction of a 1,200 square foot Accessory Dwelling Unit and removal of one Oak tree within 750 feet of known archaeological resources.
Project Location: 3363 17 Mile Drive, Pebble Beach
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines Sections 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 - Tree Assessment
Exhibit D - LUAC Minutes
Exhibit E - Vicinity Map

**3.** PLN250060 - CURTIS ALASTAIR STUART & AMANDA JANE
Public hearing to consider construction of 930 square foot addition to an existing two-story 5,622 square foot single family dwelling, and associated site improvements; removal of 3 hazardous Monterey Pine trees; and development on slopes in excess of 30%.
Project Location: 3158 Don Lane, Pebble Beach
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and no exceptions apply 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
Exhibit E - Arborist Report

**OTHER MATTERS**

**ADJOURNMENT**

# County of Monterey

## Board Report

**Legistar File Number: MIN 26-002**

# Item No.A

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

January 29, 2026

**Introduced:** 1/22/2026
**Version:** 1

**Current Status:** Agenda Ready
**Matter Type:** Minutes

Acceptance of the January 15, 2026, County of Monterey Zoning Administrator Meeting Minutes.

# County of Monterey

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

## Meeting Minutes - Draft

**Thursday, January 15, 2026**

**9:30 AM**

## County of Monterey Zoning Administrator

**9:30 A.M - CALL TO ORDER**

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

**ROLL CALL**

**Mike Novo, Zoning Administrator**
**Kyler Asato, Environmental Health**
**Arlen Blanca, and Bora Akkaya, Public Works**
**Environmental Services: N/A**

**PUBLIC COMMENT**

**None**

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

**Clerk Armida Ruano stated there was correspondence for the following item: Agenda Item #1 PLN220025 - SENA LOUIS T & KRISTIN TRS was received and distributed to the Zoning Administrator and all interested parties.**

**ACCEPTANCE OF MINUTES**

**A.** Acceptance of the December 11, 2025, County of Monterey Zoning Administrator Meeting Minutes.

**The Zoning Administrator accepted the December 11, 2025, County of Monterey Zoning Administrator Meeting minutes.**

**9:30 A.M. - SCHEDULED ITEMS**

**1.** **PLN220025 - SENA LOUIS T & KRISTIN TRS**
Public hearing to consider a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.
**Project Location:** 3000 Red Wolf Drive, Carmel
**Proposed CEQA Action:** Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

**Jacquelyn Nickerson, Project Planner, presented the item, including some suggested changes to the resolution.**

**Public Comment: Louis Sena, applicant**

**The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15301 and no exceptions under section 15300.2 apply; and approved a Coastal Development Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer. The Zoning Administrator included some non-substantive changes to the resolution, clarification that the WSC zoning district is not considered a residential district, and included the revisions suggested by staff.**

**2. CONSIDER AND ADOPT THE 2026 ZONING ADMINISTRATOR MEETING SCHEDULE.**

**The Zoning Administrator adopted the alternative schedule presented in the packet.**

**OTHER MATTERS**

**None**

**ADJOURNMENT**

**The meeting was adjourned at 9:41 a.m.**

**Introduced:** 1/22/2026 **Current Status:** Agenda Ready

**Version:** 1 **Matter Type:** Zoning Administrator

**PLN240024 - S T C RENEWALS AND SERVICES LTD**

Public hearing to consider the after-the-fact installation of a 5,000 gallon water tank for the purposes of providing emergency service to fire protection district within 100-feet of an environmentally sensitive habitat area.

**Project Location:** 37013 Palo Colorado Canyon Road, Carmel, Big Sur Coast Land Use Plan, Coastal Zone

**Proposed CEQA Action:** Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303

RECOMMENDATIONS:

It is recommended that the Zoning Administrator continue the hearing on the Combined Development Permit to a date uncertain.

PROJECT INFORMATION

**Property Owner:** S T C RENEWALS AND SERVICES LTD
**APN:** 418-031-019-000
**Parcel Size:** 1.39 acres
**Zoning:** Rural Density Residential with a maximum gross density of 40 acres/unit and a Design Control Overlay, or "RDR/40-D"
**Plan Area:** Big Sur Coast Land Use Plan, Coastal Zone
**Flagged and Staked:** No
**Project Planner:** Benjamin Moulton, Assistant Planner
moultonb@countyofmonterey.gov, (831) 755-5240

SUMMARY:

Staff is recommending continuance of this Combined Development Permit in order to allow staff additional time to finalize staff's recommendation.

Prepared by: Benjamin Moulton, Assistant Planner, x5240
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

cc: Front Counter Copy; Monterey County Regional Fire District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Benjamin Moulton, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; S T C RENEWALS AND SERVICES LTD, Property Owner; Britney Schloss, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN240024

**Introduced:** 1/22/2026
**Version:** 1
**Current Status:** Agenda Ready
**Matter Type:** Zoning Administrator

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**Introduced:** 1/22/2026 **Current Status:** Agenda Ready

**Version:** 1 **Matter Type:** Zoning Administrator

**PLN250070 - HOLLAND GEORGE L & DANA R TRUST**

Public hearing to consider the construction of a 1,200 square foot Accessory Dwelling Unit and removal of one Oak tree within 750 feet of known archaeological resources.

**Project Location:** 3363 17 Mile Drive, Pebble Beach

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

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution:

1. Finding the project exempt from CEQA pursuant to CEQA Guidelines Section 15303, for the construction of new structures, and there are no exceptions pursuant to Section 15300.2; and
2. Approving a Combined Development Permit consisting of:
    a. Coastal Administrative Permit & Design Approval to allow the construction of a 1,200 square foot accessory dwelling unit with an attached approximately 375 square foot stone terrace with firepit;
    b. Coastal Administrative Permit to allow development within 750 feet of known archaeological resources; and
    c. Coastal Development Permit to allow the removal of one (1) Oak tree.

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

PROJECT INFORMATION

**Agent:** Jason Diaz, International Design Group
**Property Owner:** George and Dana Holland
**APN:** 008-361-007-000
**Zoning:** Low Density Residential, 1.5 acres per unit with a Design Control overlay, Coastal Zone or "LDR/1.5-D(CZ)"
**Parcel Size:** 1.05 acres
**Plan Area:** Del Monte Forest Land Use Plan
**Flagged and Staked:** Yes

SUMMARY/DISCUSSION:

The project is located at 3363 17 Mile Dr, Pebble Beach and is subject to the policies of the Del Monte Forest Land Use Plan. The proposed project includes construction of a 1,200 square foot Accessory Dwelling Unit (ADU) with an attached approximately 375 square foot stone terrace with

firepit and the removal of one Coast live oak tree, within 750 feet of a known archaeological resource. The property is served potable water from an existing connection with California American Water. The property has an existing sewer connection with Pebble Beach Community Services District (PBCSD). Therefore, necessary facilities are provided at the project site.

Based on staff's analysis, the proposed project is consistent with applicable goals and policies in the 1982 Monterey County General Plan (General Plan), policies in the Del Monte Forest Land Use Plan (DMF LUP), and regulations and development standards contained in the Monterey County Coastal Implementation Plan, Part 5, Regulations for Development in the Del Monte Forest Land Use Plan Area (DMF CIP) and Title 20 Zoning Ordinance (Title 20).

One protected Coast live oak is proposed for removal. The Arborist Report (LIB260011) confirmed one tree must be removed to allow the new construction. One tree is at the southern portion of the parcel away from the development but is in a state of advanced decline. The arborist found that this decline cannot be abated and therefore recommends removal. Another tree, located near the western property line, is dead with a lean towards the south. Should the tree fall, it could pose a potential hazard to the dwelling. As such, the arborist recommends removal. A Coastal Development Permit has been applied to this project for the removal of this tree.

A Phase I Archaeological Assessment (LIB240023) was prepared for this project to assess any potential impacts to significant archaeological or cultural resources. The report concluded there were no indicators of significant resources on the parcel and did not recommend further investigation.

*Land Use & Development Standards*

The property is zoned Low Density Residential, one unit per 1.5 acres with Design Control overlay district in the Coastal Zone or "LDR/1.5-D(CZ)." Title 20 section 20.14.040 allows for an ADU subject to the granting of a Coastal Administrative Permit. The applicant proposes a height of 15 feet from the average natural grade, consistent with the allowable 15 foot maximum. The proposed structure meets all the required setbacks exceeding the required 50-foot front setback, 6-foot side and rear setbacks. The property is allowed a 15% (6,873 square feet) site coverage and a 17.5% (8,019 square feet) floor area ratio (FAR). The proposed development will result in a 12.1% (5,503 square feet) site coverage, a 13.2% (6,049 square feet) FAR.The proposed project is consistent with the applicable development standards for LDR zoning and regulations for an Accessory Dwelling Unit.

*Health and Safety*

The property will serviced via public utilities:

- The applicant provided the water entitlement for the property showing there are ample water credits to support the proposed development. California American Water and the Pebble Beach Community Services District will provide the proposed project with potable water and sewage services.
- The Pebble Beach Community Services District reviewed the site plans and application materials for compliance with the fire safety regulations and found the project consistent.

*Visual Resources and Design Review*

DMF LUP Figure 3 - Visual Resources, illustrates that the site is located within the viewshed of Point Lobos and 17-Mile Drive. In addition, development is subject to the regulations of the Design Control "D" zoning district, which establishes design review requirements to assure protection of the public viewshed and neighborhood character. The development's design, size and placement are consistent with the goals and policies of the Monterey County General Plan and the surrounding neighborhood character:

- The proposed colors and materials are comparable with the surrounding neighborhood character.
- The proposed colors and materials include light beige colored stucco, terracotta clay tile roof, and bronze window and door frames, all of which match the existing single family dwelling.
- The proposed development is approximately 155 feet from the center of 17 Mile Drive and will be partially visible. Consistent with the DMF LUP Policy 54, the applicants will use existing and proposed vegetation and trees to screen the ADU.
- Additionally, DMF LUP Policy 48 stipulates that development within visually prominent settings shall be sited to avoid having a significant adverse impact on significant public views. Views from Point Lobos will not be adversely impacted as the Del Monte Forest is highly developed. The new structure is situated such that it will blend in with existing structures that are visible from the state park viewing areas.
- Condition No. 10 requires an exterior lighting plan be provided and approved before the issuance of building permits; this condition shall ensure compliance with the DMF LUP Policy 53, and DMF CIP section 20.147.070.B.3.

Therefore, the project, as designed and sited, assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

*Tree Removal*

The application includes the removal of one protected tree that is within the proposed footprint of the ADU. This is the minimum amount of trees to be removed under the circumstances considering other restrictions on the property. The ADU has been appropriately sited to avoid the removal of additional protected trees, development on slopes and to have a minimal visual impact from scenic viewsheds. In accordance with DMF CIP section 20.147.050.B.1, an Arborist Report (LIB260011) was prepared for the project. The arborist recommended a replacement ratio of 1:1 for the one Coast live oak to be removed, which is less than 24 inches in diameter and not considered a landmark tree (see **Exhibit C**). The replacement tree will be planted in an area with the greatest opening in the stand to allow for minimum competition and maximum sunlight. Tree protection measures were recommended within the arborist report and have been implemented as a condition of approval (Condition No. 5). These recommendations include installing protective fencing around the critical root zone of trees that will remain on the property during construction to ensure soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, cleaning of concrete or plaster, and/or dumping of spoils or materials does not occur within driplines and/or critical root zones of the trees. With the recommendations of the arborist and the replacement of the removed trees, the forest resources on the property will not be significantly impacted and findings to grant the Coastal Development Permit can be granted in this case.

*Pescadero Watershed*

DMF LUP Figure 2b identifies the subject property to be within Pescadero Watershed. Therefore, the subject parcel is required to comply with the DMF LUP Policy 77,which requires residential development, including main and accessory structures, within Pescadero Watershed to be limited to a maximum of 9,000 square feet of site coverage. The site coverage limitation total shall include both structural and other impervious surface coverage. The DMF CIP section 20.147.030.A. describes development standards to protect freshwater and marine resources. Best management practices and erosion & sediment control measures have been incorporated to ensure runoff and drainage are managed during the construction period. The coverage of the existing structures and property features is 7,161 square feet. With the proposed addition of the 1,200 square foot ADU and 373 square foot terrace, and additional 1,573 square feet is added. The applicants have proposed a total impervious coverage of 8,734 square feet.

*Cultural Resources*

Monterey County Geographic Information System (GIS) indicates the subject property to be within a high archaeological sensitivity area and within 750 feet of known archaeological resource. The application includes approximately 65 cubic yards of cut and 45 cubic yards of fill. A preliminary archaeological report (LIB220092) was prepared to address any potential impacts to archaeological or cultural resources. A pedestrian survey did not result in any significant resources or indicators of resources on the property. Due to the findings of the survey, no further investigation was recommended by the archaeologist. The County's standard archaeological condition (Condition No. 3) has been applied to the project to ensure work is halted if any resources are uncovered until the project archaeologist and the County can view the resource and establish its significance and potential mitigation measures.

CEQA:

The project is categorically exempt from environmental review pursuant to Section 15303 of the CEQA Guidelines, "New Construction". This project qualifies for a Class 3 exemption because it includes the new construction of a small structure and will not result in any adverse impacts to the surrounding environmental resources as defined in the CEQA Guidelines. All of the necessary reports have been obtained and have concluded that it is unlikely the project would in impacts to archaeological resources, forest resources or visual impacts. There are no exceptions pursuant to Section 15300.2. The project does not involve a designated historical resource, a hazardous waste site, or development located within a scenic highway. No evidence of significant adverse environmental effects was identified during staff review of the development application.

OTHER AGENCY INVOLVEMENT:

The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, the Environmental Health Bureau, and Pebble Beach Community Services District (CSD). 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.

LUAC:
The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review (see **Exhibit D**). The LUAC reviewed the project at a duly noticed public meeting on January 15, 2026.

The LUAC voted 7-0 to support the project as proposed.

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

HCD-Engineering Services
HCD-Environmental Services
Environmental Health Bureau
Pebble Beach Community Services District

Prepared by: Benjamin Moulton, Assistant Planner
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Project Data Sheet
Exhibit B - Draft Resolution, including:
- Site Plan, Floor Plans, Elevations & Colors and Materials
- Recommended Conditions of Approval
Exhibit C - Tree Assessment
Exhibit D - LUAC Minutes
Exhibit E - Vicinity Map

cc: Front Counter Copy; California Coastal Commission; Pebble Beach Community Services District (Fire); HCD-Engineering Services; HCD-Environmental Services; Environmental Health Bureau; Benjamin Moulton, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Jason Diaz, Agent; George and Dana Holland, Owners; Laborers International Union of North America (Lozeau Drury LLP); The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Project File PLN250070

**Introduced:** 1/22/2026 **Current Status:** Agenda Ready

**Version:** 1 **Matter Type:** Zoning Administrator

**PLN250070 - HOLLAND GEORGE L & DANA R TRUST**

Public hearing to consider the construction of a 1,200 square foot Accessory Dwelling Unit and removal of one Oak tree within 750 feet of known archaeological resources.

**Project Location:** 3363 17 Mile Drive, Pebble Beach

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

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution:

1. Finding the project exempt from CEQA pursuant to CEQA Guidelines Section 15303, for the construction of new structures, and there are no exceptions pursuant to Section 15300.2; and
2. Approving a Combined Development Permit consisting of:
    a. Coastal Administrative Permit & Design Approval to allow the construction of a 1,200 square foot accessory dwelling unit with an attached approximately 375 square foot stone terrace with firepit;
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The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 10 conditions of approval.

PROJECT INFORMATION

**Agent:** Jason Diaz, International Design Group
**Property Owner:** George and Dana Holland
**APN:** 008-361-007-000
**Zoning:** Low Density Residential, 1.5 acres per unit with a Design Control overlay, Coastal Zone or "LDR/1.5-D(CZ)"
**Parcel Size:** 1.05 acres
**Plan Area:** Del Monte Forest Land Use Plan
**Flagged and Staked:** Yes

SUMMARY/DISCUSSION:

The project is located at 3363 17 Mile Dr, Pebble Beach and is subject to the policies of the Del Monte Forest Land Use Plan. The proposed project includes construction of a 1,200 square foot Accessory Dwelling Unit (ADU) with an attached approximately 375 square foot stone terrace with

firepit and the removal of one Coast live oak tree, within 750 feet of a known archaeological resource. The property is served potable water from an existing connection with California American Water. The property has an existing sewer connection with Pebble Beach Community Services District (PBCSD). Therefore, necessary facilities are provided at the project site.

Based on staff's analysis, the proposed project is consistent with applicable goals and policies in the 1982 Monterey County General Plan (General Plan), policies in the Del Monte Forest Land Use Plan (DMF LUP), and regulations and development standards contained in the Monterey County Coastal Implementation Plan, Part 5, Regulations for Development in the Del Monte Forest Land Use Plan Area (DMF CIP) and Title 20 Zoning Ordinance (Title 20).

One protected Coast live oak is proposed for removal. The Arborist Report (LIB260011) confirmed one tree must be removed to allow the new construction. One tree is at the southern portion of the parcel away from the development but is in a state of advanced decline. The arborist found that this decline cannot be abated and therefore recommends removal. Another tree, located near the western property line, is dead with a lean towards the south. Should the tree fall, it could pose a potential hazard to the dwelling. As such, the arborist recommends removal. A Coastal Development Permit has been applied to this project for the removal of this tree.

A Phase I Archaeological Assessment (LIB240023) was prepared for this project to assess any potential impacts to significant archaeological or cultural resources. The report concluded there were no indicators of significant resources on the parcel and did not recommend further investigation.

*Land Use & Development Standards*

The property is zoned Low Density Residential, one unit per 1.5 acres with Design Control overlay district in the Coastal Zone or "LDR/1.5-D(CZ)." Title 20 section 20.14.040 allows for an ADU subject to the granting of a Coastal Administrative Permit. The applicant proposes a height of 15 feet from the average natural grade, consistent with the allowable 15 foot maximum. The proposed structure meets all the required setbacks exceeding the required 50-foot front setback, 6-foot side and rear setbacks. The property is allowed a 15% (6,873 square feet) site coverage and a 17.5% (8,019 square feet) floor area ratio (FAR). The proposed development will result in a 12.1% (5,503 square feet) site coverage, a 13.2% (6,049 square feet) FAR.The proposed project is consistent with the applicable development standards for LDR zoning and regulations for an Accessory Dwelling Unit.

*Health and Safety*

The property will serviced via public utilities:

- The applicant provided the water entitlement for the property showing there are ample water credits to support the proposed development. California American Water and the Pebble Beach Community Services District will provide the proposed project with potable water and sewage services.
- The Pebble Beach Community Services District reviewed the site plans and application materials for compliance with the fire safety regulations and found the project consistent.

*Visual Resources and Design Review*

DMF LUP Figure 3 - Visual Resources, illustrates that the site is located within the viewshed of Point Lobos and 17-Mile Drive. In addition, development is subject to the regulations of the Design Control "D" zoning district, which establishes design review requirements to assure protection of the public viewshed and neighborhood character. The development's design, size and placement are consistent with the goals and policies of the Monterey County General Plan and the surrounding neighborhood character:

- The proposed colors and materials are comparable with the surrounding neighborhood character.
- The proposed colors and materials include light beige colored stucco, terracotta clay tile roof, and bronze window and door frames, all of which match the existing single family dwelling.
- The proposed development is approximately 155 feet from the center of 17 Mile Drive and will be partially visible. Consistent with the DMF LUP Policy 54, the applicants will use existing and proposed vegetation and trees to screen the ADU.
- Additionally, DMF LUP Policy 48 stipulates that development within visually prominent settings shall be sited to avoid having a significant adverse impact on significant public views. Views from Point Lobos will not be adversely impacted as the Del Monte Forest is highly developed. The new structure is situated such that it will blend in with existing structures that are visible from the state park viewing areas.
- Condition No. 10 requires an exterior lighting plan be provided and approved before the issuance of building permits; this condition shall ensure compliance with the DMF LUP Policy 53, and DMF CIP section 20.147.070.B.3.

Therefore, the project, as designed and sited, assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

*Tree Removal*

The application includes the removal of one protected tree that is within the proposed footprint of the ADU. This is the minimum amount of trees to be removed under the circumstances considering other restrictions on the property. The ADU has been appropriately sited to avoid the removal of additional protected trees, development on slopes and to have a minimal visual impact from scenic viewsheds. In accordance with DMF CIP section 20.147.050.B.1, an Arborist Report (LIB260011) was prepared for the project. The arborist recommended a replacement ratio of 1:1 for the one Coast live oak to be removed, which is less than 24 inches in diameter and not considered a landmark tree (see **Exhibit C**). The replacement tree will be planted in an area with the greatest opening in the stand to allow for minimum competition and maximum sunlight. Tree protection measures were recommended within the arborist report and have been implemented as a condition of approval (Condition No. 5). These recommendations include installing protective fencing around the critical root zone of trees that will remain on the property during construction to ensure soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, cleaning of concrete or plaster, and/or dumping of spoils or materials does not occur within driplines and/or critical root zones of the trees. With the recommendations of the arborist and the replacement of the removed trees, the forest resources on the property will not be significantly impacted and findings to grant the Coastal Development Permit can be granted in this case.

*Pescadero Watershed*

DMF LUP Figure 2b identifies the subject property to be within Pescadero Watershed. Therefore, the subject parcel is required to comply with the DMF LUP Policy 77,which requires residential development, including main and accessory structures, within Pescadero Watershed to be limited to a maximum of 9,000 square feet of site coverage. The site coverage limitation total shall include both structural and other impervious surface coverage. The DMF CIP section 20.147.030.A. describes development standards to protect freshwater and marine resources. Best management practices and erosion & sediment control measures have been incorporated to ensure runoff and drainage are managed during the construction period. The coverage of the existing structures and property features is 7,161 square feet. With the proposed addition of the 1,200 square foot ADU and 373 square foot terrace, and additional 1,573 square feet is added. The applicants have proposed a total impervious coverage of 8,734 square feet.

*Cultural Resources*

Monterey County Geographic Information System (GIS) indicates the subject property to be within a high archaeological sensitivity area and within 750 feet of known archaeological resource. The application includes approximately 65 cubic yards of cut and 45 cubic yards of fill. A preliminary archaeological report (LIB220092) was prepared to address any potential impacts to archaeological or cultural resources. A pedestrian survey did not result in any significant resources or indicators of resources on the property. Due to the findings of the survey, no further investigation was recommended by the archaeologist. The County's standard archaeological condition (Condition No. 3) has been applied to the project to ensure work is halted if any resources are uncovered until the project archaeologist and the County can view the resource and establish its significance and potential mitigation measures.

CEQA:

The project is categorically exempt from environmental review pursuant to Section 15303 of the CEQA Guidelines, "New Construction". This project qualifies for a Class 3 exemption because it includes the new construction of a small structure and will not result in any adverse impacts to the surrounding environmental resources as defined in the CEQA Guidelines. All of the necessary reports have been obtained and have concluded that it is unlikely the project would in impacts to archaeological resources, forest resources or visual impacts. There are no exceptions pursuant to Section 15300.2. The project does not involve a designated historical resource, a hazardous waste site, or development located within a scenic highway. No evidence of significant adverse environmental effects was identified during staff review of the development application.

OTHER AGENCY INVOLVEMENT:

The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, the Environmental Health Bureau, and Pebble Beach Community Services District (CSD). 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.

LUAC:
The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review (see **Exhibit D**). The LUAC reviewed the project at a duly noticed public meeting on January 15, 2026.

The LUAC voted 7-0 to support the project as proposed.

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

HCD-Engineering Services
HCD-Environmental Services
Environmental Health Bureau
Pebble Beach Community Services District

Prepared by: Benjamin Moulton, Assistant Planner
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Project Data Sheet
Exhibit B - Draft Resolution, including:
- Site Plan, Floor Plans, Elevations & Colors and Materials
- Recommended Conditions of Approval
Exhibit C - Tree Assessment
Exhibit D - LUAC Minutes
Exhibit E - Vicinity Map

cc: Front Counter Copy; California Coastal Commission; Pebble Beach Community Services District (Fire); HCD-Engineering Services; HCD-Environmental Services; Environmental Health Bureau; Benjamin Moulton, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Jason Diaz, Agent; George and Dana Holland, Owners; Laborers International Union of North America (Lozeau Drury LLP); The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Project File PLN250070

# Exhibit A

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# EXHIBIT A

## Project Information for PLN250070

**Application Name:** HOLLAND GEORGE L & DANA R TRS
**Location:** 3363 17 Mile Dr., Pebble Beach
**Applicable Plan:** Del Monte Forest
**Primary APN:** 008-361-007-000
**Advisory Committee:** Del Monte Forest Advisory Committee
**Coastal Zone:** Yes
**Permit Type:** Combined Development Permit
**Final Action Deadline (884):** 09/05/2025
**Environmental Status:** Categorical Exemption
**Zoning:** LDR/1.5-D(CZ)
**Land Use Designation:** None

Project Site Data:

**Lot Size:** 45823
**Existing Structures (sf):** 4303
**Proposed Structures (sf):** 1200
**Total Sq. Ft.:** 5503
**Special Setbacks on Parcel:**

**Coverage Allowed:** 6873
**Coverage Proposed:** 5503
**Height Allowed:** 15
**Height Proposed:** 15
**FAR Allowed:** 8019
**FAR Proposed:** 6049

Resource Zones and Reports:

**Seismic Hazard Zone:** I|UNDETERMINED
**Erosion Hazard Zone:** Moderate
**Fire Hazard Zone:** Very High
**Flood Hazard Zone:** X
**Archaeological Sensitivity:** High
**Visual Sensitivity:** Sensitive

**Soils Report #:** LIB220103, LIB250248
**Biological Report #:** LIB220093
**Forest Management Rpt. #:** LIB220091
**Geologic Report #:**
**Archaeological Report #:** LIB170169, LIB220092
**Traffic Report #:**
**Historic Report #:** LIB220086

Other Information:

**Water Source:** Cal-Am
**Water Purveyor:** MPWMD
**Fire District:** Pebble Beach CSD
**Tree Removal:** 1 Coast live oak

**Grading (cubic yds.):** Cut 65 CY / Fill 45 CY
**Sewage Disposal (method):** Public
**Sewer District Name:** PBCSD

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# Exhibit B

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# DRAFT RESOLUTION

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

In the matter of the application of:
**HOLLAND GEORGE L & DANA R TRS (PLN250070)**

**RESOLUTION NO. 26-**

Resolution by the Monterey County Zoning Administrator:

1. Finding the project exempt from CEQA pursuant to CEQA Guidelines Section 15303, construction of new structures, and there are no exceptions pursuant to Section 15300.2; and
2. Approving a Combined Development Permit consisting of a:
   a. Coastal Administrative Permit & Design Approval to allow the construction of a 1,200 square foot accessory dwelling unit with an attached approximately 375 square foot stone terrace with firepit;
   b. Coastal Administrative Permit to allow development within 750 feet of known archaeological resources; and
   c. Coastal Development Permit to allow the removal of one (1) Oak tree.

[PLN250070– HOLLAND GEORGE L & DANA R TRS, 3363 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (Assessor's Parcel Number 008-361-007-000)]

**The HOLLAND GEORGE L & DANA R TRS amendment application (PLN250070) came on for a public hearing before the Monterey County Zoning Administrator on January 29, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, and other evidence presented, the Zoning Administrator finds and decides as follows:**

### FINDINGS

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

   **EVIDENCE:** a) The project has been reviewed for consistency with the text, policies, and regulations in:
   - 1982 Monterey County General Plan (General Plan);
   - Del Monte Forest Land Use Plan (DMF LUP);
   - Del Monte Forest Coastal Implementation Plan, Part 5 (CIP);
   - Monterey County Coastal Zoning Ordinance (Title 20).

No conflicts were found to exist. The County received communications from interested members of the public during the course of review indicating inconsistencies, however, the County finds the project consistent with the text, policies, and regulations in the applicable documents (see subsequent Evidence "o").

b) Project Scope. The project consists of construction of a 1,200 square foot Accessory Dwelling Unit with an attached 373 square foot stone terrace with firepit; granite path; and relocating the driveway gate. The project also includes development within 750 feet of a known archaeological resources and the removal of one Coast live oak tree.

c) Allowed Use. The subject property is located at 3363 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-361-007-000). The subject parcel is zoned Low Density Residential with a maximum gross density of 1.5 acres/unit and a Design Control Overlay or "LDR/1.5-D(CZ)," which allows an ADU pursuant to a Coastal Administrative Permit and Design Approval (Title 20 sections 20.14.040.W, and 20.44.020). Development within 750 feet of a known archaeological resource also requires a Coastal Administrative Permit pursuant to section 20.147.080.A.1 of the DMF CIP (see Evidence "h"). Removal of protected trees requires a Coastal Development Permit pursuant to DMF CIP section 20.147.050.A (see Finding 3). Evidence to support the granting of these discretionary permits can be met in this case as outlined in this resolution. Therefore, the project is an allowed use for this site.

d) Lot Legality. The subject parcel (1.05 acres), APN 008-361-007-000, is located on a residential subdivision as Lot 26A 1972 Assessor's Map of El Pescadero Ro. Block 132, Book 8 Page 36-2. Therefore, the County recognizes the subject parcel as a legal lot of record.

e) Design. The property is subject to the Design Control Zoning District ("D" district) standards found in Title 20, Chapter 20.44, which is intended to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. Materials for the proposed ADU will match the existing single family dwelling: cream colored stucco exterior; terracotta clay tile roof; copper gutters and downspouts; stone exterior at ADU and terrace wall; and bronze metal clad wood doors and windows. The homes within this area have a variety of architectural styles, including the often favored New Spanish Revival style. The proposed ADU design, materials, and architectural elements are similarly styled. Therefore, the proposed ADU is consistent with the neighborhood character and will not detract the visual integrity of the site.

f) Development Standards. Title 20 section 20.14.060 guides the development standards for the subject parcel, zoned Low Density Residential with a maximum gross density of 1.5 acres per unit and a Design Control Overlay or "LDR/1.5-D(CZ)." Required setbacks for accessory structures (habitable) are 50 feet (front) and 6 feet (rear and side). The project has over 100 feet front, over 65 feet side, and a rear setback of 6 feet. The height will be 15 feet, meeting the maximum 15-foot height limitation for this zoning district. The maximum building site coverage is 15%, (6,873 square feet), and the proposed

project will bring the total to 12.01% (5,503 square feet) building site coverage. The maximum floor area ratio is 17.5% (8,019 square feet), and the proposed project will have a floor area ratio of 13.2% (6,049 square feet). The project meets the building site coverage and floor area ratio regulations. As summarized above, the project meets the development standards for its zoning district.

g) Historical Resources. The project site's main dwelling was built circa 1936. The historic assessment (LIB220086) found that, presently, the house has undergone a substantial loss of historic integrity of design, materials and workmanship and does not meet the minimum requirements for recognition as an Historic Resource. Therefore, the proposed project would not result in an impact to a historic resource.

h) Cultural Resources. The County of Monterey Geographic Informational System (GIS) identifies the subject property to be within a high archaeological sensitivity and within 750 of known archaeological resources. Title 20.147.080.A.1 requires a Coastal Development Permit for development within the area. However, a report provided results that the site is negative for any potential cultural resources and therefore a Coastal Administrative Permit can be applied in this case. The applicant provided an Archaeological Report (LIB220092) that concluded the site did not reveal any of the indicators expected of a prehistoric archaeological or historical resource. Morley did not find the need to recommend measures to protect resources beyond the standard condition of approval for negative archaeological reports. The project does not include substantial additional grading (approximately 65 cubic yards of cut and 45 cubic yards of fill). The potential for inadvertent impacts to cultural resources is addressed through incorporation of a standard condition of approval, which requires the contractor to stop construction work if resources are uncovered and to pause work within the area until such resources are evaluated (Condition No. 3). Therefore, the proposed project would not result in impacts to cultural resources.

i) Pescadero Watershed. DMF LUP Freshwater and Marine Resource policies and Land Use and Development Policy 77 states that development within the Pescadero Watershed shall be sited to minimize erosion and storm-water runoff by having a maximum of 9,000 square feet of impervious site coverage. Figure 2b of the DMF LUP illustrates the subject property within the Pescadero Watershed, which is the area that drains into the Carmel Area of Special Biological Significance. Title 20, section 20.147.030.A identifies development standards to protect the Pescadero Watershed such as development conforming to the topography, creating simple and direct driveway access and minimizing storm-water runoff by limiting the impervious site coverage to 9,000 square feet. The project brings the total of impervious surfaces to 8,734 square feet. Therefore, the project is consistent with the DMF LUP policies and the Coastal Implementation Plan regulations for development within the Pescadero Watershed.

j) Public Access. As demonstrated in Finding 5, the development is consistent with public access policies of the DMF LUP and the Coastal Implementation Plan.

k) Tree Removal. As demonstrated in Finding 3 and supporting evidence, the required finding to allow tree removal has been made.

l) Visual Resources/Visual Impact. The project is consistent with the DMF LUP policies and Coastal Implementation Plan regulations for scenic and visual resources because it is designed to be subordinate to and blend with the surrounding environment and neighborhood character (see Evidence "e" above) and will not block significant public views of the beach, ocean or the dunes. Consistent with the DMF LUP Policy 53 and DMF CIP section 20.147.070.B.3, the project has been designed, sited and conditioned in a manner to ensure minimal visibility from any scenic areas. The project is conditioned to ensure exterior lighting will be downlit, unobtrusive, and will only illuminate the intended area, as required by the County's Exterior Lighting Design Guidelines (Condition No. 10). Therefore, as designed, sited, and conditioned, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity as outlined in the DMF LUP, DMF CIP and Title 20.

m) Accessory Dwelling Unit. As demonstrated in Finding 6 and supporting evidence, the required findings to grant the Coastal Administrative Permit in this case.

n) Land Use Advisory Committee (LUAC). The project was reviewed by the Del Monte Forest Land Use Advisory Committee in the January 15, 2026 meeting, where the committee unanimously recommended the project for approval (7 ayes, 0 noes, 0 absent).

o) Public Comment. A letter was received from a member of the public in opposition to the project. Raised concerns relate to the public viewshed; stormwater drainage; privacy; increased traffic, noise and light pollution. Staff found that there are no substantive issues raised in the letters not addressed through conditions of approval and implementation by policy and regulation as discussed in this resolution.

p) 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 No. PLN250070.

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

**EVIDENCE:**

a) The project proposes a 1,200 square foot ADU and removal of one 12-inch Coast live oak tree.

b) The project was reviewed by HCD Planning, Engineering Services, and Environmental Services, as well as Pebble Beach Community Services District (Fire) and the Environmental Health Bureau. Conditions were recommended and have been incorporated. There are no further physical or environmental constraints that would indicate that the site is not suitable for the use proposed. The following reports have been prepared and submitted with the application:

- Limited Phase One Historic Assessment for 3363 17 Mile Drive, Pebble Beach, CA, APN 008-361-007-000 (LIB220086) prepared by Seth A. Bernstein, Past Consultants LLC, Pacific Grove, CA on September 9, 2021,
- Arborist Report Tree Resource Assessment & Fuel Management (LIB260011) prepared by Andrew Tope, Tope's Environmental Inc., Carmel, CA on June 23, 2025,
- Preliminary Archaeological Assessment for Assessor's Parcel Number APN 008-361-007 in Pebble Beach, County of Monterey, California (LIB220092) prepared by Susan Morley and Brenna Wheelis, Achasta Archaeological Services, Marina, on March 1, 2022, and
- Geotechnical and Geological Hazards Report for the proposed Holland Detached ADU 3363 17 Mile Drive, Pebble Beach, California 93953 A.P.N. 008-361-007-000 (LIB250248) prepared by Lawrence E. Grice, Grice Engineering, Inc., Salinas on July 29, 2025.

County staff independently reviewed these reports and concurs with their conclusions. There are no further physical or environmental constraints that would indicate that the site is not suitable for the use proposed. The amendment to the project did not require updates to these reports for Planning purposes. All development shall be in accordance with these reports.

c) Slopes over 30% on the property are illustrated in the Site Plan but no development is planned on those areas.

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 No. PLN250070.

3. **FINDING:** **TREE REMOVAL** – The tree removal is the minimum required under the circumstances and will not involve risk of adverse environmental impact.

**EVIDENCE:** a) Consistent with section 20.147.050.B.1 of the Del Monte Forest CIP, an Arborist Report (LIB260011) was submitted to evaluate the proposed tree removal and address potential impacts.

b) The project includes removal of one protected Coast live oak tree. Pursuant to section 20.147.050.A, a Coastal Development Permit has been applied to this project for the proposed tree removal.

c) The Arborist Report states the removal of this tree is necessary for the development to occur. The tree is within the footprint of the proposed ADU. It is the minimum number of trees to be removed for the proposed project. As such, the arborist recommends removal.

d) The location of the proposed ADU is sited in the most open space on the lot and minimizes impacts to trees within the vicinity. As designed, the structure could not be re-sited to avoid or further reduce tree removal.

e) The arborist confirmed the proposed tree removal would not have adverse impacts on forest resources. The stand on the property is composed of oak trees, pine trees, a mountain ash, a redwood, and a buckeye tree. The trees on the property are mainly mature and overmature oaks. The project as proposed is not likely to significantly

reduce the availability of wildlife habitat over the long term as the site is a fragmented stand as part of the surrounding Monterey pine forest areas which will remain untouched.

f) The arborist has recommended a 1:1 replacement ratio for the oak trees. Therefore, the project has been conditioned (Condition No. 6) to replant one tree following the construction. This tree should be planted in the immediate area with the greatest opening in the stand to allow for a minimum of competition and maximum sunlight with at least ten feet of space between each tree.

g) Existing trees within the vicinity of the project site that are not being removed will be protected throughout construction. Protective fencing will be installed around the drip line of the protected trees to ensure no development occurs within the critical root zone. This measure has been implemented as a Condition of Approval, Condition No. 5. The arborist report also requires a Tree Protection Zone (TPZ) to prohibit grading, trenching, or equipment operation in the area of the TPZ.

h) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN250070.

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

**EVIDENCE:**

a) The project was reviewed by HCD Planning, Engineering Services, and Environmental Services, as well as Pebble Beach Community Services District (Fire) and the Environmental Health Bureau, and conditions have been recommended, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood. No new conditions were recommended pertaining to this minor and trivial amendment.

b) Necessary public facilities are existing on the subject property. California American Water Company is the domestic water purveyor and wastewater services are provided by Carmel Area Wastewater District through the Pebble Beach Community Services District. a can and will serve letter was provided that demonstrated the ability to serve the additional fixtures. Therefore, both potable water and wastewater services can serve the project.

c) Preliminary civil plans are attached to the plans which demonstrate the applicant is complying with erosion control regulations as outlined in Chapter 16.12. HCD-Engineering Services reviewed the project submittal which included a Construction Management Plan (CMP). Implementation of the CMP will minimize traffic on public roads.

d) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the

proposed development are found in HCD-Planning File No. PLN250070.

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

**EVIDENCE:**

a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Title 20, section 20.147.130 can be demonstrated.

b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

c) The subject property is not described as an area where the Local Coastal Program requires physical public access (Figure 8, Major Public Access and Recreational Facilities, in the DMF LUP).

d) Based on the project location and its topographical relationship to visual public access points in the area the development will not interfere with visual access at Point Lobos or Pebble Beach public access parking lot (indicated as a designated Vista Point on Figure 3 of the DMP LUP). Consistent with DMF LUP Policies 123 and 137, the proposed development will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity.

e) 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 No. PLN250070.

6. **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 records and is not aware of any violations existing on subject property.

b) 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 No. PLN250070.

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

**EVIDENCE:**

a) The project involves construction of a of a 1,200 square foot ADU, and an attached approximately 375 square foot stone terrace with firepit.

b) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts new construction of small structures, including a second dwelling unit in a residential zone where sufficient water, wastewater and utilities are provided.

c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated

historical resource (see Finding 2, Evidence" b"), a hazardous waste site, development located within view of a State scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. Although 17-Mile Drive is considered scenic in the DMF LUP, it is not a State scenic highway. No adverse environmental effects were identified during staff review of the development application.

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File No. PLN250070.

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

**EVIDENCE:** a) Board of Supervisors. Pursuant to Title 20, section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

b) Coastal Commission. Pursuant to Title 20, section 20.86.080, a project is subject to appeal by/to the California Coastal Commission because it involves development in the underlying zone and is located between the sea and the first through public road paralleling the sea (i.e., State Route/Highway 1).

## DECISION

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

1. Find the project exempt from CEQA pursuant to section 15303, new structures, and there are no exceptions pursuant to Section 15300.2; and
2. Approve a Combined Development Permit consisting of a:
   a. Coastal Administrative Permit & Design Approval to construct a 1,200 square foot accessory dwelling unit with an attached approximately 375 square foot stone terrace with firepit;
   b. Coastal Administrative Permit to allow development within 750 feet of known archaeological resources; and
   c. Coastal Development Permit to allow the removal of one (1) Oak tree.

Said decision is to be in substantial conformance with the attached plan and subject to the attached conditions which are incorporated herein by reference.

**PASSED AND ADOPTED** this 29th day of January, 2026.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

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

NOTES

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

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

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

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

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# County of Monterey HCD Planning

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

PLN250070

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Combined Development Permit (PLN250070) consisting of a: 1) Coastal Administrative Permit and Design Approval to allow the construction of a 1,200 square foot accessory dwelling unit with an attached approximately 375 square foot stone terrace with firepit; 2) Coastal Administrative Permit to allow development within 750 feet of known archaeological resources; and 3) Coastal Development Permit to allow the removal of one (1) Oak tree. The property is located at 3363 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-361-007-000), Del Monte Forest Land Use Plan. Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the 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 Zoning Administrator for Assessor's Parcel Number 008-361-007-000 on January 29, 2026. 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(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.

**5. 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.

**6. PD048 - TREE REPLACEMENT/RELOCATION**

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Prior to final, the applicant shall replace and or relocate each tree approved for removal as follows:
- Replacement ratio recommended by arborist: 1:1

Replacement tree(s) shall be located within the same general location as the tree being removed.
Replacement tree(s) shall be located in areas that will have the least impact on views from 17 Mile Drive.
(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.

**7. PD041 – HEIGHT VERIFICATION**

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of HCD - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (HCD – Planning and HCD – Building Services)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading or building permits, the applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of HCD - Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of HCD - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

**8. 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.

**9. 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.

**10. PD014(B) - LIGHTING - EXTERIOR LIGHTING PLAN (VISUAL SENSITIVITY DISTRICT)**

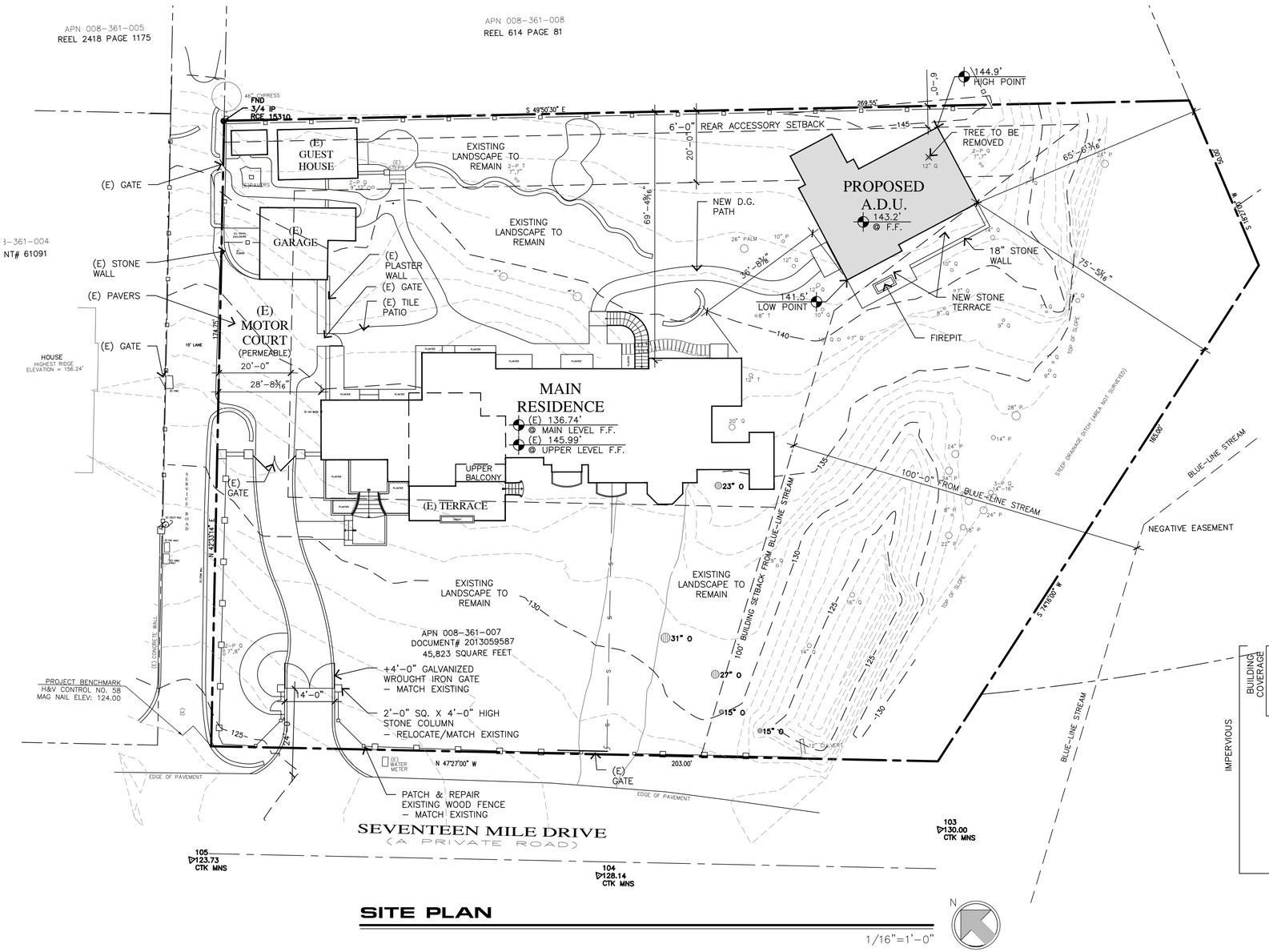
**Responsible Department:** Planning

**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. Exterior lighting shall have recessed lighting elements. Exterior light sources that would be directly visible from when viewed from a common public viewing area, as defined in Section 20.06.197, are prohibited. The applicant shall submit three (3) copies of 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 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, staff shall conduct a site visit to ensure 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.




## SITE PLAN

1/16"=1'-0"

## PLANNING INFO.

- PROPERTY OWNER:
  GEORGE & DANA HOLLAND
  7851 N. SPYGLASS AVENUE
  FRESNO, CA. 93711
- PROJECT ADDRESS:
  3363 17 MILE DRIVE
  PEBBLE BEACH, CA. 93953
- PROJECT SCOPE:
  NEW 1,200 SF ACCESSORY DWELLING UNIT; NEW 373 SF STONE TERRACE W/ FIREPIT; NEW D.G. PATH; REMOVAL OF 1 OAK TREE; RELOCATE EXISTING DRIVEWAY GATE
- OCCUPANCY: R-3, U
- CONST. TYPE: V-B
- A.P.N. 008-361-007
- LEGAL DESC.: LOT: BLOCK:
- ZONE: LDR/1.5-D(CZ)
- STORIES: 1
- MAX BLDG. HT: 30 FT / ADU: 15 FT
- GRADING: N/A
- TREE REMOVAL: 1 OAK
- TOPOGRAPHY: GENTLY SLOPING
- PROJECT CODE COMPLIANCE:
  2022 CBC, CMC, CPC, CFC, CEC, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN BUILDING CODE & 2022 CALIFORNIA ENERGY CODE
- LOT AREA: 45,823 S.F. (1.05 Ac.)
- F.A.R. CALCULATIONS

| MAIN BUILDING | EXISTING | PROPOSED ADDITION | PROPOSED TOTAL |
|---|---|---|---|
| MAIN FLOOR | 3,464 | 0 | 3,464 |
| UPPER FLOOR | 553 | 0 | 553 |
| BASEMENT* | 197 | 0 | 0 |
| DETACHED GARAGE | 452 | 0 | 452 |
| GUESTHOUSE | 311 | 0 | 311 |
| SHED | 69 | 0 | 69 |
| A.D.U. | 0 | 1,200 | 1,200 |
| TOTAL | 4,849 | 1,200 | **6,049** |

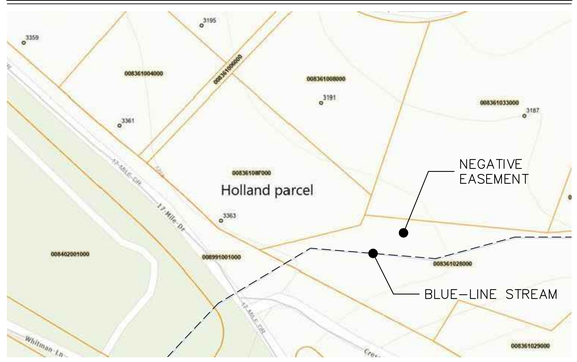
*BASEMENT– NOT COUNTED

- F.A.R. ALLOWED: 8,019 SF (17.50%)
- F.A.R. PROPOSED: 6,049 SF (13.20%)
- COVERAGE CALCULATIONS (BUILDING & IMPERVIOUS):

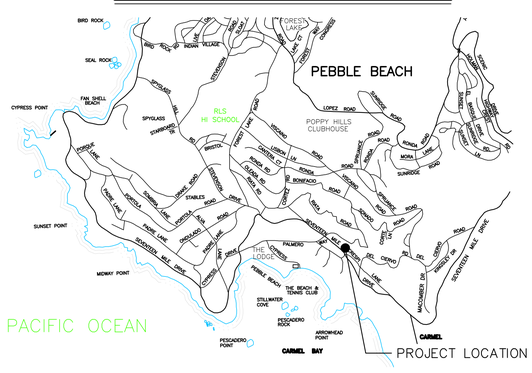
| | | EXISTING | PROPOSED REMOVAL | PROPOSED ADDITION | PROPOSED TOTAL |
|---|---|---|---|---|---|
| BUILDING COVERAGE | MAIN RESIDENCE | 3,471 | 0 | 0 | 3,471 |
| | GUEST HOUSE | 311 | 0 | 0 | 311 |
| | DETACHED GARAGE | 452 | 0 | 0 | 452 |
| | SHED | 69 | 0 | 0 | 69 |
| | A.D.U. | 0 | 0 | 1,200 | 1,200 |
| | STONE STAIRS | 319 | 0 | 0 | 319 |
| | STONE PATIO | 143 | 0 | 0 | 143 |
| | STONE WALLS | 447 | 0 | 0 | 447 |
| | TILE PATIO | 362 | 0 | 0 | 362 |
| | TILE WALKWAY | 692 | 0 | 0 | 692 |
| | PLASTER WALL | 64 | 0 | 0 | 64 |
| | WATER FEATURES | 406 | 0 | 0 | 406 |
| | ROOF TERRACE ACCESS STAIRS | 73 | 0 | 0 | 73 |
| | TERRACE | 272 | 0 | 373 | 645 |
| | BALCONY | 62 | 0 | 0 | 62 |
| | STONE GATE POSTS | 18 | 0 | 0 | 18 |
| | BUILDING COVERAGE SUBTOTAL | 4,303 | 0 | 1,200 | **5,503** |
| IMPERVIOUS | IMPERVIOUS COVERAGE TOTAL | 7,161 | 0 | 1,573 | **8,734** |

- BUILDING SITE COVERAGE PROPOSED: 5,503 SF (12.01%)
- BUILDING SITE COVERAGE ALLOWED: 6,873 SF (15.00%)
- IMPERVIOUS COVERAGE PROPOSED: 8,734 SF
- PESCADERO COVERAGE LIMITATIONS 9,000 SF IMPERVIOUS

## BLUE-LINE STREAM LOCATION




## VICINITY MAP

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WEB idg-inc.net

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STAMPS:

PROJECT/CLIENT:

HOLLAND RESIDENCE A.D.U.

PROJECT ADDRESS:

3363 17 MILE DR
PEBBLE BEACH
CA 93953

APN: 008-361-007

DATE: MAY 8, 2025
PEBBLE BEACH A.R.B.

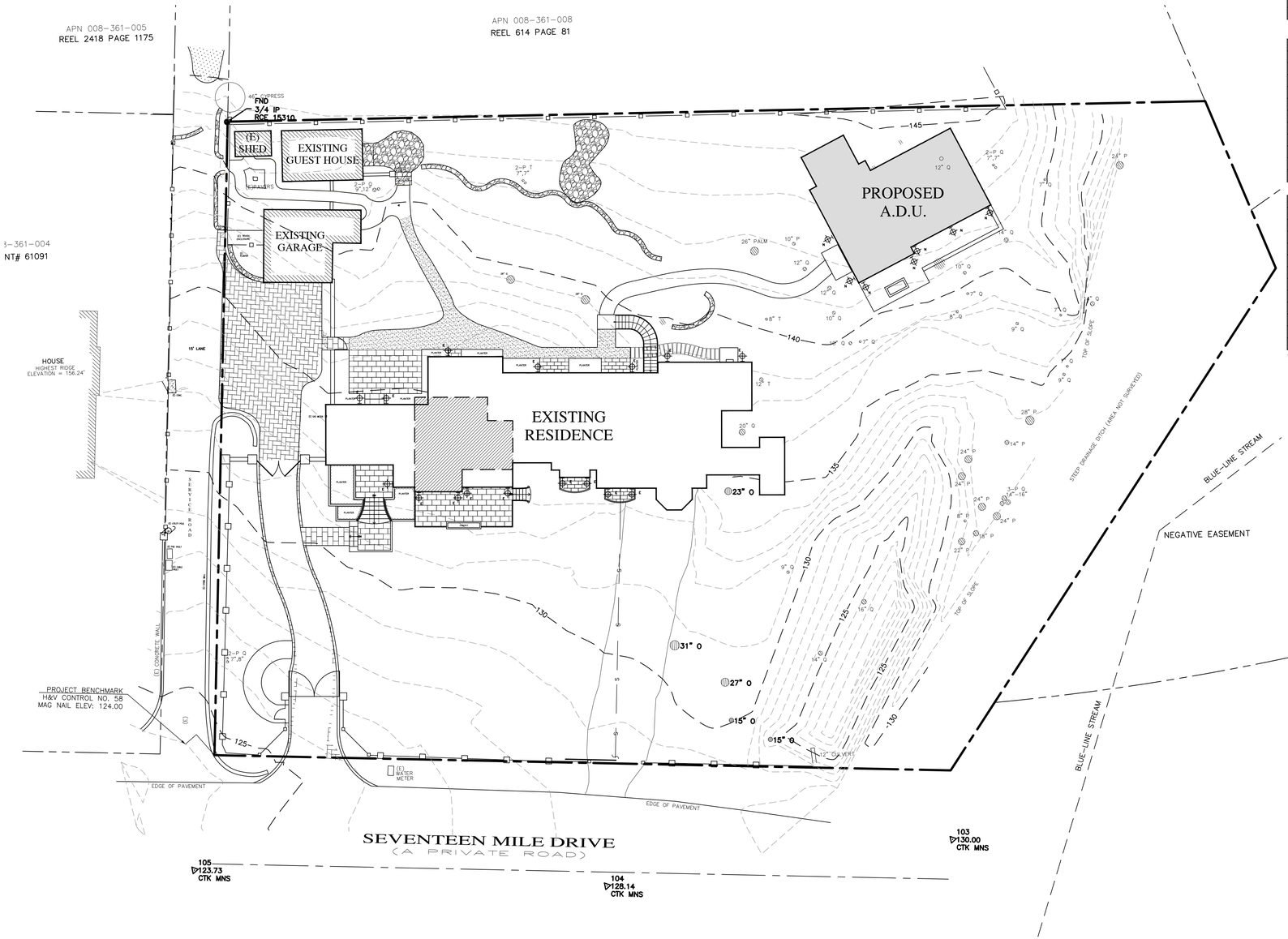
REVISIONS:

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

SITE PLAN

SHEET NO.

A1.0




## A.D.U. EXTERIOR LIGHTING PLAN

1/16"=1'-0"

N

## LIGHTING LEGEND

E EXISTING WALL MOUNTED LIGHT FIXTURE

N EXISTING WALL MOUNTED LIGHT FIXTURE

# MERRIMACK OUTDOOR WALL SCONCE

thegreatoutdoors® by MINKA-LAVERY®

| | |
|---|---|
| Job Name: | |
| Job Type: | |
| Quantity: | |

| | |
|---|---|
| Family: | Merrimack™ |
| Product Category: | Wall Mount |
| Item#: | 8761-66-L |
| Finish: | Black |
| Certification: | 3195126 |

*Lamping*

| | |
|---|---|
| Light Type: | L-Ac10-Module |
| Socket Type: | Led |
| Max Wattage: | 10 |
| LED Included: | Y |
| Dimmable: | N/A |
| CRI: | 80 |
| Color Temp: | 2700 |
| Initial Lumens: | 450.000 |
| Delivered Lumens: | 233.240 |
| Rated Life Hours: | 30000 |
| Photo Cell Included: | N/A |
| Ballast: | N/A |

*Shipping*

| | |
|---|---|
| Carton Weight: | 4.25 |
| Carton Width: | 7.5 |
| Carton Height: | 14 |
| Carton Length: | 9 |
| Carton Cubic Feet: | 0.547 |
| Master Pack: | 1 |
| Master Pack Weight: | N/A |
| Master Pack Width: | N/A |
| Master Pack Height: | N/A |
| Master Pack Length: | N/A |
| Master Cubic Feet: | N/A |
| *Multi-Pack: | N/A |
| Small Package Shippable: | Y |

*Measurements*

| | |
|---|---|
| Width: | 6.25 |
| Height: | 12.25 |
| Length: | N/A |
| Min Overall Height: | N/A |
| Max Overall Height: | N/A |
| Height Adjustable: | N/A |
| Extension: | 7.75 |
| Net Weight: | 3.37 |
| Back Plate/Canopy Width: | 4.25 |
| Back Plate/Canopy Height: | 8.25 |
| Canopy Length: | N/A |
| Center to Top of Fixture: | 6.25 |
| Center to Bottom of Fixture: | 6.25 |
| Slope: | N/A |
| Chain Length: | N/A |
| Wire Length: | 7 |

*Shade*

| | |
|---|---|
| *Shade Description: | N/A |
| *Shade Material: | Glass |
| *Shade Quantity: | 1 |
| *Shade Number: | G8761 |
| *Shade Width: | N/A |
| *Shade Height: | N/A |
| *Shade Length: | N/A |

*Miscellaneous*

| | |
|---|---|
| Safety Cable Included: | N/A |

*For additional information, please contact Customer Care: 1-800-221-7977.

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STAMPS:

PROJECT/CLIENT:

HOLLAND
RESIDENCE
A.D.U.

PROJECT ADDRESS:

3363 17 MILE DR
PEBBLE BEACH
CA 93953

APN: 008-361-007

DATE: MAY 22, 2025
PLANNING SUBMITTAL

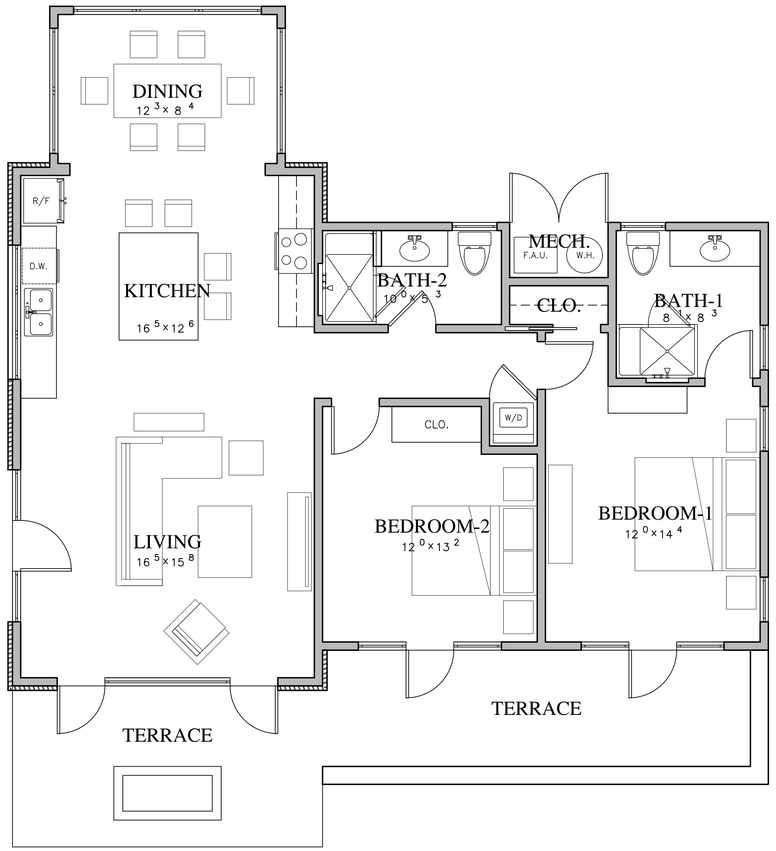
REVISIONS:

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

EXTERIOR
LIGHTING PLAN

SHEET NO.

A1.1




## PROPOSED A.D.U. PLAN (1,200 S.F.)

1/4"=1'-0"

N

### WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.


**JUN A. SILLANO, AIA**

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STAMPS:

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HOLLAND
RESIDENCE
A.D.U.

PROJECT ADDRESS:

3363 17 MILE DR
PEBBLE BEACH
CA 93953

APN: 008-361-007

DATE: MAY 22, 2025
PLANNING SUBMITTAL

REVISIONS:

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

PROPOSED
A.D.U. PLAN

SHEET NO.

A2.0

# GENERAL ROOF NOTES

ROOF MATERIAL = CAP AND PAN CLAY TILE ROOF, MATCH (E) RESIDENCE

FIELD VERIFY WITH OWNER AND ARCHITECT COLOR AND/OR BLEND OF ROOFING UNITS PRIOR TO INSTALLATION

ROOF SLOPE = 4/12 UNLESS OTHERWISE NOTED

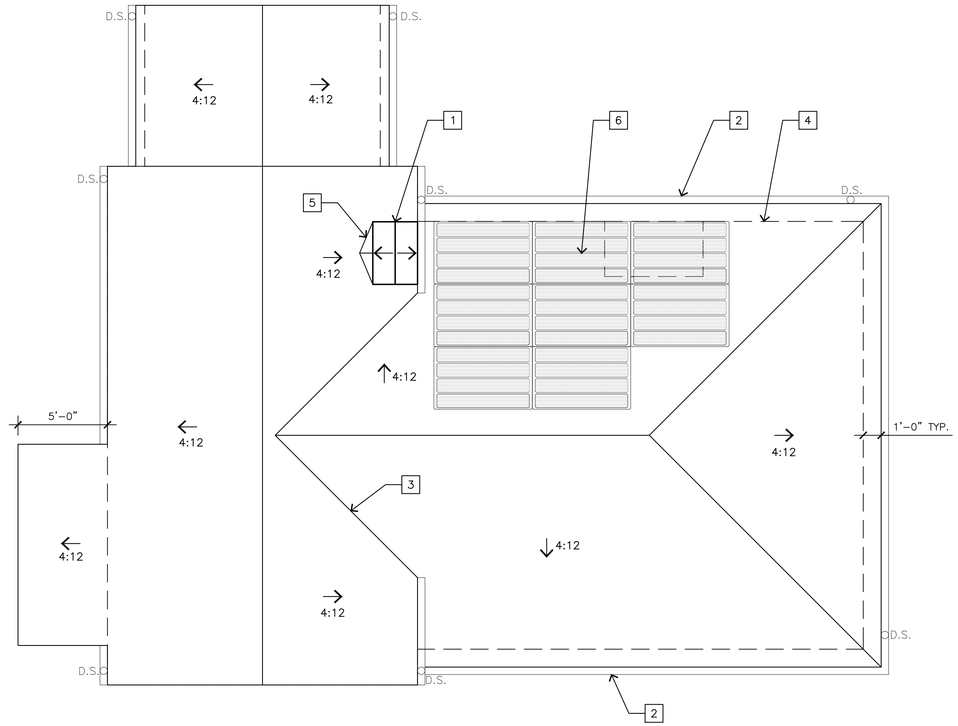
OVERHANG = 12" UNLESS OTHERWISE NOTED

COPPER GUTTERS WITH ROUND DOWNSPOUTS

GANG ALL VENT STACKS TO MINIMIZE QUANTITY OF ROOF JACKS AND LOCATE ROOF JACKS IN LEAST VISIBLE LOCATION

# KEY NOTES

1. CHIMNEY TOP, SEE DETAIL 6/A8.0.
2. PERIMETER COPPER GUTTERS WITH DOWNSPOUTS, SEE DETAIL 11/A8.2. VERIFY DOWNSPOUT LOCATIONS WITH OWNER/ARCHITECT PRIOR TO GUTTER FABRICATION.
3. COPPER VALLEY FLASHING, TYP. SEE DETAIL 5/A8.0
4. WALL LINE BELOW
5. CRICKET, SEE DETAIL 4/A8.0
6. SOLAR PANELS (5'-6" x 3'-6")




## PROPOSED A.D.U. ROOF PLAN

1/4"=1'-0"

N

JUN A. SILLANO, AIA

IDG

ARCHITECTURE + PLANNING + INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH ■ (831) 646-1261
FAX ■ (831) 646-1290
EMAIL ■ idg@idg-inc.net
WEB ■ idg-inc.net

DISCLAIMER:

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS AND SUB-CONTRACTORS ARE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

HOLLAND
RESIDENCE
A.D.U.

PROJECT ADDRESS:

3363 17 MILE DR
PEBBLE BEACH
CA 93953

APN: 008-361-007

DATE: MAY 22, 2025
PLANNING SUBMITTAL

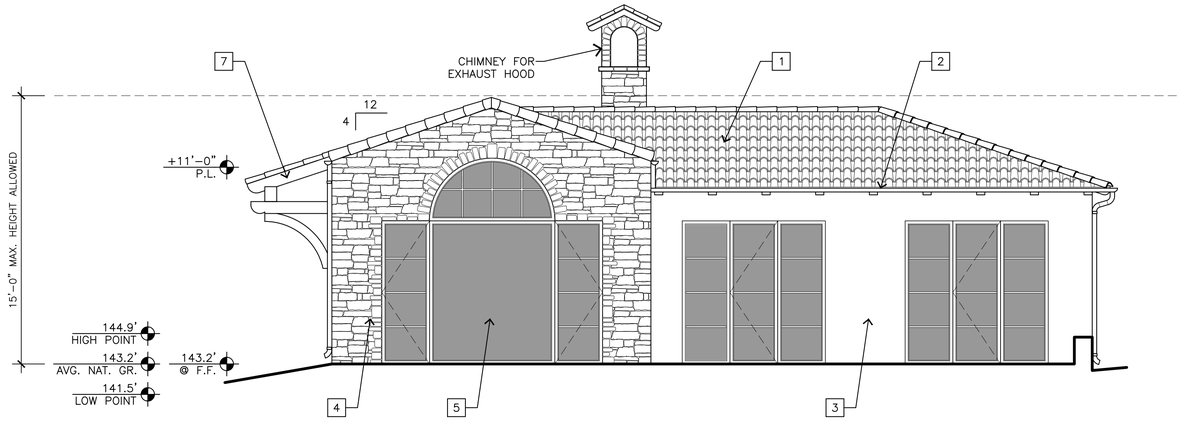
REVISIONS:

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

PROPOSED
A.D.U. ROOF PLAN

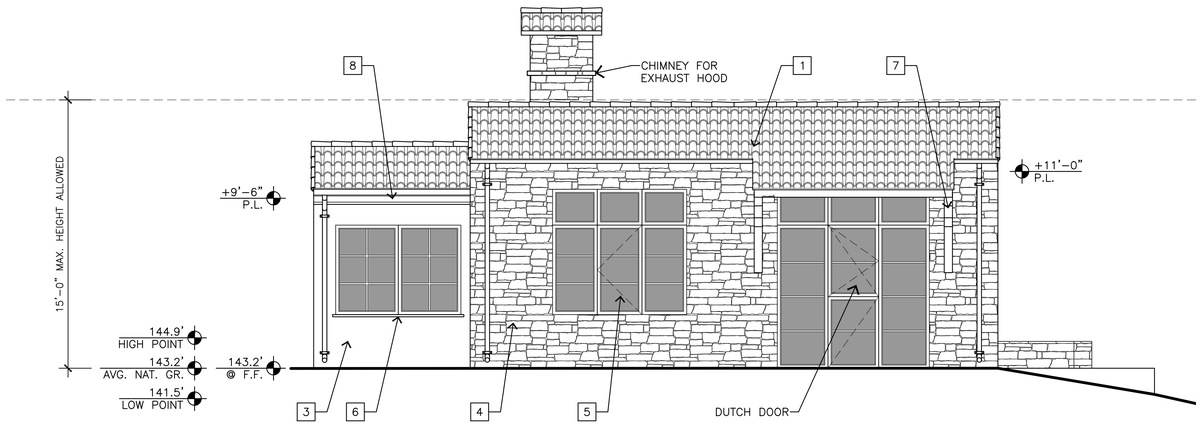
SHEET NO.

A5.0




## WEST ELEVATION

1/4"=1'-0"




## NORTH ELEVATION

1/4"=1'-0"

## EXTERIOR FINISH LEGEND

1. "S" CLAY TILE ROOF – MATCH EXISTING RESIDENCE
2. 5" HALF-ROUND COPPER GUTTERS, DOWNSPOUTS – MATCH EXISTING RESIDENCE
3. EXTERIOR STUCCO – MATCH EXISTING RESIDENCE
4. RANDOM STONE VENEER
5. ALUMINUM EXTERIOR DOORS & WINDOWS
6. CEDAR SILL WOOD – MATCH EXISTING RESIDENCE
7. PAINTED 6X SHAPED CEDAR CORBEL & BEAMS
8. PAINTED SHAPED FASCIA – MATCH EXISTING RESIDENCE
9. SOLAR PANEL (5'-6" x 3'-6")

JUN A. SILLANO, AIA

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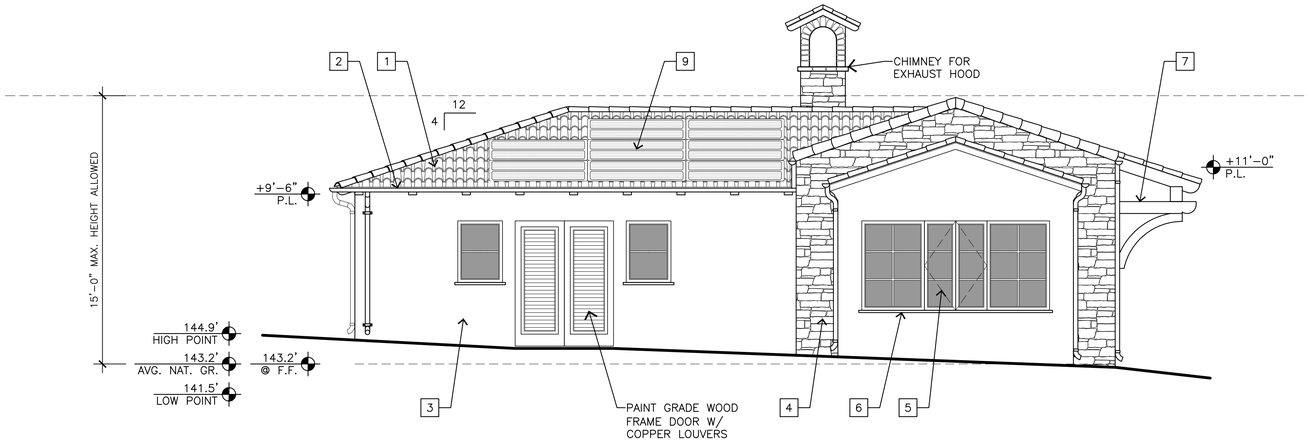
A.D.U. ELEVATIONS

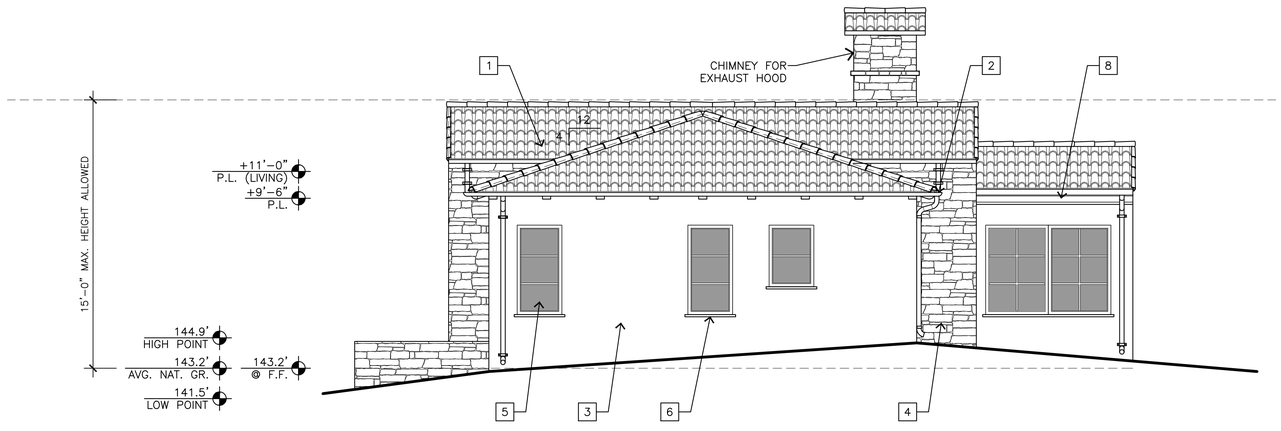
SHEET NO.

A6.0




## EAST ELEVATION

1/4"=1'-0"




## SOUTH ELEVATION

1/4"=1'-0"

## EXTERIOR FINISH LEGEND

1. "S" CLAY TILE ROOF – MATCH EXISTING RESIDENCE
2. 5" HALF-ROUND COPPER GUTTERS, DOWNSPOUTS – MATCH EXISTING RESIDENCE
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PROPOSED
A.D.U. ELEVATIONS

SHEET NO.

A6.1

# GRADING, DRAINAGE, AND EROSION CONTROL PLAN
OF
# THE HOLLAND RESIDENCE ADU
## APN: 008-361-007
### PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA

## GENERAL NOTES:

1) PROJECT DESIGN IS BASED ON INFORMATION OBTAINED FROM THE ARCHITECTURAL PLANS FOR THE HOLLAND RESIDENCE ADU PREPARED BY IDG, DATED 04/10/2025; AND THE TOPOGRAPHIC MAP FOR THE SITE PREPARED BY LANDSET ENGINEERS, DATED 03/17/2025.
2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUBSURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITH THE PROJECT AREA, PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
3) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.
4) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

## GRADING & DRAINAGE NOTES:

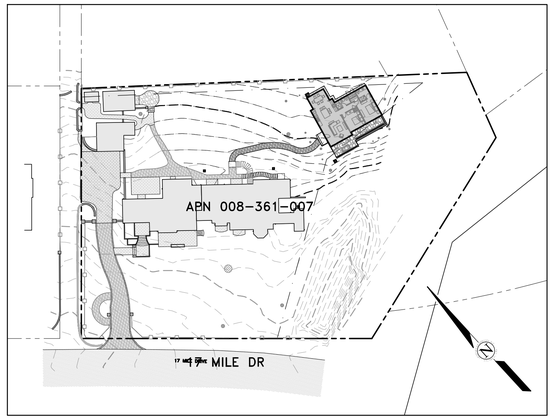
1) ALL GRADING SHALL CONFORM TO THE LATEST AUTHORITY HAVING JURISDICTION GRADING ORDINANCE AND EROSION CONTROL ORDINANCE; THE RECOMMENDATIONS FOUND IN THE PROJECT'S GEOTECHNICAL REPORT PREPARED BY LANDSET ENGINEERS, DATED 04/07/2022; THE LATEST VERSION OF THE CALTRANS SPECIFICATIONS; THE GOVERNING PUBLIC AGENCIES; THE LATEST REVISION OF THE CALIFORNIA BUILDING CODE (CBC); AND THESE PLANS.
2) SURFACE ORGANICS SHALL BE STRIPPED AND STOCKPILED FOR LATER USE AS TOPSOIL MATERIAL ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.
3) NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4" IN DEPTH.
4) THERE ARE APPROXIMATELY 65 CUBIC YARDS OF CUT AND 45 CUBIC YARDS OF FILL TOTAL WITH A NET EXCESS OF 20 CUBIC YARDS. EXCAVATION SHALL BE USED FOR EMBANKMENT CONSTRUCTION, LANDSCAPE PURPOSES AND/OR HAULED OFF-SITE. ADDITIONAL ON-SITE SPOILS GENERATED FROM FOUNDATIONS, UTILITY TRENCHES, SEPTIC CONSTRUCTION, ETC. ARE NOT INCLUDED IN THE ABOVE REFERENCED QUANTITIES. IMPORT MATERIAL SHALL MEET THE REQUIREMENTS OF SELECT STRUCTURAL FILL AS NOTED IN THE SOILS REPORT AND BE APPROVED BY THE SOIL ENGINEER PRIOR TO PLACEMENT.
5) EMBANKMENT MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS, MOISTURE CONDITIONED, AND COMPACTED TO 90% MINIMUM RELATIVE COMPACTION. ALL BASEROCK AND THE UPPER 12" OF SUBGRADE SHALL BE COMPACTED TO 95% MINIMUM RELATIVE COMPACTION.
6) ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER. STEEPER SLOPES MAY BE ALLOWED ONLY WITH THE PERMISSION OF THE SOIL ENGINEER.
7) PAD ELEVATIONS SHALL BE CERTIFIED TO 0.10' PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
8) DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. CONTRACTOR SHALL PROVIDE ADEQUATE WATER TO DO SO AND FOR USE IN GRADING OPERATIONS.
9) A COPY OF ALL COMPACTION TESTS AND THE FINAL GRADING REPORT SHALL BE SUBMITTED TO THE AUTHORITY HAVING JURISDICTION PLANNING AND BUILDING INSPECTION DEPARTMENT AT SCHEDULED INSPECTIONS.
10) THE GROUND IMMEDIATELY ADJACENT TO FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AT 5% FOR A MINIMUM DISTANCE OF 10'. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10' 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 AT A MINIMUM OF 2% WHERE LOCATED WITHIN 5' OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE BUILDING.
11) ROOF DRAINAGE SHALL BE ACCOMPLISHED BY THE USE OF GUTTERS AND DOWNSPOUTS. THE DOWNSPOUTS SHALL BE CONNECTED TO RAINWATER LEADERS AND TIED INTO THE STORM DRAIN SYSTEM AS SHOWN ON THE SITE UTILITY PLAN. DOWNSPOUTS THAT ARE NOT CONNECTED TO A RAINWATER LEADER SHALL OUTLET ONTO SPLASH BLOCKS OR AN APPROVED ALTERNATIVE. SPLASH BLOCKS MAY BE UNNECESSARY IF THE DOWNSPOUT OUTLETS DIRECTLY ONTO AN IMPERVIOUS SURFACE THAT IS PROPERLY GRADED AWAY FROM FOUNDATIONS. RAINWATER LEADERS SHALL BE CONSTRUCTED WITH 4" SDR35 PVC PIPE. UNDER NO CIRCUMSTANCES SHALL A RAINWATER LEADER BE CONNECTED TO A SUBDRAIN LINE.
12) SURFACE RUNOFF SHALL BE COLLECTED BY A SYSTEM OF SWALES AND DRAINS. CAPTURED STORMWATER SHALL BE PIPED TO A DISPERSION TRENCH AS SHOWN ON THE SITE UTILITY PLAN. STORM DRAIN LINES SHALL DRAIN BY GRAVITY AND BE SLOPED AT A MINIMUM OF 2% TO AN OUTLET. WHERE A 2% SLOPE IS IMPRACTICAL, PIPES SHALL BE SLOPED AT NO LESS THAN 1%. STORM DRAIN LINES SHALL HAVE A MINIMUM COVER OF 12" AND SHALL BE CONSTRUCTED WITH SDR35 PVC PIPE, SIZED AS INDICATED.
13) TRENCH DRAINS SHALL BE NDS CHANNEL DRAINS, SIZED AS INDICATED ON THE SITE UTILITY PLAN. FLAT-BOTTOMED CHANNELS SHOULD BE SLOPED AT A MINIMUM OF 0.5% TO AN OUTLET IN ORDER TO ENSURE PROPER DRAINAGE AND PREVENT STANDING WATER IN THE TRENCH. ANY CHANNEL SLOPED AT LESS THAN 0.5% SHALL HAVE OUTLETS SPACED AT NO MORE THAN 15'. GRATES AND CHANNELS SHALL HAVE A LOAD RATING GREATER THAN OR EQUAL TO THE EXPECTED LOADING IN THE INSTALLATION AREA. ALL TRENCH DRAINS SHALL BE SURROUNDED BY A MINIMUM OF 4" OF CONCRETE. TRENCH DRAINS SHOULD BE SIZED TO HANDLE THE PEAK RUNOFF RATE PRODUCED BY A 10-YEAR DESIGN STORM.
14) SUBSURFACE WATER BEHIND ANY RETAINING WALLS SHALL BE CONTROLLED BY THE INSTALLATION OF SUBDRAINS. SUBDRAIN LINES SHALL BE CONSTRUCTED WITH PERFORATED 4" SDR35 PVC PIPE PLACED WITH THE HOLES FACING DOWNWARD. COLLECTED WATER SHALL DRAIN TO DAYLIGHT AT A MINIMUM SLOPE OF 1% AS SHOWN ON THE SITE UTILITY PLAN. PIPES CARRYING SURFACE WATER OR ROOF WATER SHALL NOT UNDER ANY CIRCUMSTANCES OUTLET INTO A SUBDRAIN LINE. THE SYSTEM OF SUBDRAINS SHALL REMAIN INDEPENDENT OF THE SURFACE STORM DRAIN SYSTEM.
15) UTILITY TRENCHES WITHIN THE BUILDING PAD OR ANY NEW PAVED AREAS SHALL BE BACKFILLED WITH CLEAN IMPORTED SAND AND THE TRENCH BACKFILL SHALL BE COMPACTED TO 95% MINIMUM RELATIVE COMPACTION. THE TOP 8" OF TRENCH SHALL BE CAPPED WITH NATIVE SOIL. IN NON-PAVED AREAS NATIVE BACKFILL SHALL BE USED AND COMPACTED TO 90% MINIMUM RELATIVE COMPACTION.
16) ALL WORK IS SUBJECT TO APPROVAL BY THE AUTHORITY HAVING JURISDICTION PUBLIC WORKS SUPERINTENDENT INSPECTION AND ACCEPTANCE.
17) SPECIAL INSPECTIONS BY A SPECIAL INSPECTOR ARE REQUIRED DURING FILL PLACEMENT TO ENSURE PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
18) THE LOCATION, HEIGHT, AND PLATE HEIGHTS OF THE NEW STRUCTURE MUST BE CERTIFIED BY A SURVEYOR TO BE IN CONFORMANCE WITH THE APPROVED PLANS.
19) STOP WORK WITHIN 50 METERS (165') OF UNCOVERED RESOURCE AND CONTACT THE AUTHORITY HAVING JURISDICTION RMA - PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED

## ABBREVIATIONS:

| | | | | | |
|---|---|---|---|---|---|
| ± | = | PLUS OR MINUS; APPROXIMATE | INV | = | PIPE INVERT |
| ø | = | DIAMETER | JB | = | JUNCTION BOX |
| AB | = | AGGREGATE BASE | JT | = | JOINT TRENCH |
| ABAN | = | ABANDON | LF | = | LINEAR FEET |
| AC | = | ASPHALT CONCRETE | LP | = | LOW POINT |
| AD | = | AREA DRAIN | MAX | = | MAXIMUM |
| ADD | = | ADDITION | MIN | = | MINIMUM |
| ADU | = | ACCESSORY DWELLING UNIT | OC | = | ON-CENTER |
| BC | = | BEGINNING OF CURVE | OUT | = | OUTLET |
| A.E. | = | BUILDING ENVELOPE | PCC | = | PORTLAND CEMENT CONCRETE |
| BLDG | = | BUILDING | PERF | = | PERFORATED |
| BOT | = | BOTTOM | PERM | = | PERMEABLE |
| BSMT | = | BASEMENT | PL | = | PROPERTY LINE |
| BVC | = | BEGINNING OF VERTICAL CURVE | POC | = | POINT OF CONNECTION |
| CB | = | CATCH BASIN | PVC | = | POLYVINYL CHLORIDE |
| CF | = | CUBIC FEET | RC | = | RELATIVE COMPACTION |
| CL | = | CENTERLINE | RES | = | RESIDENCE |
| CO | = | CLEANOUT | RM | = | ROOM |
| CONC | = | CONCRETE | RND | = | ROUND |
| CY | = | CUBIC YARDS | RW | = | RETAINING WALL |
| DG | = | DECOMPOSED GRANITE | RWL | = | RAINWATER LEADER |
| DK | = | DECK | SD | = | STORM DRAIN |
| DS | = | DOWNSPOUT | SF | = | SQUARE FEET |
| DWY | = | DRIVEWAY | SG | = | SUBGRADE |
| EC | = | END OF CURVE | SQ | = | SQUARE |
| EG | = | EXISTING GROUND | SS | = | SANITARY SEWER |
| ELEV | = | ELEVATION | STA | = | STATION |
| ESMT | = | EASEMENT | STN | = | STONE |
| EVC | = | END OF VERTICAL CURVE | STP | = | STEP |
| EW | = | EACH WAY | SUBD | = | SUBDRAIN |
| EX | = | EXISTING | TBR | = | TO BE REMOVED |
| FC | = | FLUSH CURB | TD | = | TRENCH DRAIN |
| FD | = | FIRE DEPARTMENT | TW | = | TOP OF WALL |
| FF | = | FINISHED FLOOR | TYP | = | TYPICAL |
| FG | = | FINISHED GRADE | U.N.O. | = | UNLESS NOTED OTHERWISE |
| FL | = | FLOWLINE | VC | = | VERTICAL CURB |
| FM | = | FORCE MAIN | VIF | = | VERIFY IN FIELD |
| FP | = | FINISHED PAD | W/ | = | WITH |
| GAR | = | GARAGE | W/O | = | WITHOUT |
| GB | = | GRADE BREAK | WD | = | WOOD |
| GR | = | GRATE | | | |
| HDPE | = | HIGH-DENSITY POLYETHYLENE | | | |
| HP | = | HIGH POINT | | | |
| HT | = | HEIGHT | | | |

## VICINITY MAP
NOT TO SCALE

## LOT OVERVIEW
SCALE:1" = 50'




## GEOTECHNICAL INSPECTION SCHEDULE:

NOTE: PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL PROVIDE CERTIFICATION FROM THE PROJECT GEOTECHNICAL ENGINEER THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE PROJECT SOIL ENGINEERING INVESTIGATION.

| Inspection item: | Who will conduct the inspection: | When the Inspection is to be completed: | Inspection completed by: | Date completed: |
|---|---|---|---|---|
| Site stripping and clearing | LANDSET ENGINEERS | Beginning of Project | | |
| Subexcavation, fill placement, and compaction | LANDSET ENGINEERS | Throughout grading operations | | |
| Foundation Excavations | LANDSET ENGINEERS | Prior to placement of forms and reinforcing steel | | |
| Surface and subsurface drainage improvements | LANDSET ENGINEERS | Prior to trench backfill | | |
| Utility trench compaction | LANDSET ENGINEERS | During backfill operations | | |
| Retaining wall backfill compaction | LANDSET ENGINEERS | During backfill operations | | |
| Baserock subgrade compaction | LANDSET ENGINEERS | Prior to pavement installation | | |

## STORMWATER CONTROL NOTES:

1) THE PROJECT IS NOT LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER NO. 2013-0001-DWQ; THEREFORE, THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRs) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.
2) THIS PROJECT SHALL IMPLEMENT THE FOLLOWING STRATEGIES: MINIMIZE COMPACTION OF HIGHLY PERMEABLE SOILS; LIMIT CLEARING AND GRADING OF NATIVE VEGETATION; MINIMIZE IMPERVIOUS SURFACES AND LEAVE THE REMAINING LAND IN A NATURAL UNDISTURBED STATE; MINIMIZE STORMWATER RUNOFF BY DIRECTING RUNOFF FROM PATIOS, PORCHES, AND DRIVEWAYS ONTO VEGETATED AREAS AND DIRECTING ROOF RUNOFF INTO AN INFILTRATION SYSTEM SAFELY AWAY FROM BUILDING FOUNDATIONS AND FOOTINGS, CONSISTENT WITH THE CALIFORNIA BUILDING CODE.

## LEGEND:

- PROPERTY BOUNDARY
- SETBACK
- MAJOR CONTOUR (5' INTERVAL)
- MINOR CONTOUR (1' INTERVAL)
- RETAINING WALL
- SWALE FLOW LINE
- SD — STORM DRAIN PIPE
- RWL — RAINWATER LEADER
- SUBDRAIN LINE
- CATCH BASIN
- AREA DRAIN
- JUNCTION BOX
- DISPERSION TRENCH
- ENERGY DISSIPATOR
- TREE
- TREE TO BE REMOVED
- EXISTING RESIDENCE FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- ASPHALT CONCRETE
- CONCRETE
- DECOMPOSED GRANITE
- IMPERVIOUS PAVERS
- PERMEABLE PAVERS
- STONE

## PROJECT DATA:

**SITE LOCATION:**
3363 17 MILE DR
PACIFIC GROVE, CA 93950

**GRADING VOLUMES:**

| | |
|---|---|
| CUT | 65 CY |
| FILL | 45 CY |
| NET | 20 CY CUT |

**SITE AREA:** 45,823 SF (1.05 AC)
**DISTURBED AREA:** ±6703 SF
**IMPERVIOUS LOT COVERAGE:**

| | |
|---|---|
| EXISTING | 7253 SF |
| REMOVED | – 0 SF |
| NEW/REPLACED | +1685 SF |
| TOTAL | 8938 SF |

## INDEX TO SHEETS:


| | |
|---|---|
| SHEET C1 | COVER SHEET |
| SHEET C2 | GRADING & DRAINAGE PLAN |
| SHEET C3 | GRADING SECTIONS & DETAILS |
| SHEET C4 | UTILITY PLAN |
| SHEET C5 | CONSTRUCTION DETAILS |
| SHEET C6 | EROSION & SEDIMENT CONTROL PLAN |
| SHEET C7 | CONSTRUCTION MANAGEMENT PLAN |


## CONTACT INFORMATION:

**PROPERTY OWNER:**
GEORGE AND DANA HOLLAND
7851 N. SPYGLASS AVE
FRESNO, CA 93711

**ARCHITECT:**
IDG
721 LIGHTHOUSE AVE
PACIFIC GROVE, CA 93950
CONTACT: JASON DIAZ

**CIVIL:**
LANDSET ENGINEERS
520-B CRAZY HORSE CANYON RD
SALINAS, CA 93907
CONTACT: GUY GIRAUDO

PROFESSIONAL ENGINEER * REGISTERED * CIVIL * STATE OF CALIFORNIA
GUY R. GIRAUDO
No. 56569
Exp. 06-30-25

APPROVED BY: GUY R. GIRAUDO 5/19/25


LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-9701 Fax (831) 443-3801
www.landseteng.com


"COVER SHEET"
GRADING, DRAINAGE, AND EROSION CONTROL PLAN
OF
THE HOLLAND RESIDENCE ADU
A.P.N.: 008-361-007
PEBBLE BEACH, CALIFORNIA
FOR
GEORGE AND DANA HOLLAND

SCALE: AS SHOWN
DATE: MAY 2025
JOB No. 2393-06

| No. | DATE | BY | REVISION |
|---|---|---|---|
| | 05/12/25 | JAN | RELEASED TO CLIENT |

SHEET C1
OF 7 SHEETS

L:_PROJECTS - LANDSET ENGINEERS\2393 - Holland Residence\2393-06 ADU CIVIL\DWG\Holland ADU_2393_CIVIL.dwg

"GRADING & DRAINAGE PLAN"

# GRADING, DRAINAGE, AND EROSION CONTROL PLAN

OF

THE HOLLAND RESIDENCE ADU

A.P.N.: 008-361-007

PEBBLE BEACH, CALIFORNIA

FOR

GEORGE AND DANA HOLLAND

APPROVED BY:

GUY R. GIRARDO

EXP. 06-30-25

LANDSET ENGINEERS, INC.

520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-9701 Fax (831) 443-3801
www.landsetengineers.com

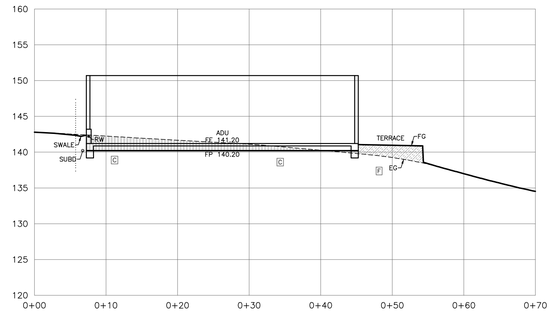
SCALE: 1" = 10'
DATE: MAY 2025
JOB No. 2393-06

SHEET C2

OF 7 SHEETS

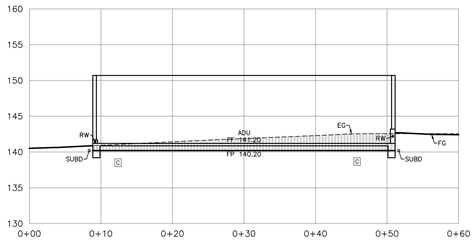
| No. | DATE | BY | REVISION |
|---|---|---|---|
| | 05/12/25 | JAN | RELEASED TO CLIENT |

L:_PROJECTS - LANDSET ENGINEERS\2393 - Holland Residence\2393-06 ADU CIVIL\DWG\Holland ADU_2393_CIVIL.dwg




SECTION A-A

SCALE: 1"=10' H&V




SECTION B-B

SCALE: 1"=10' H&V

"GRADING SECTIONS & DETAILS"

# GRADING, DRAINAGE, AND EROSION CONTROL PLAN

OF

THE HOLLAND RESIDENCE ADU

A.P.N.: 008-361-007

PEBBLE BEACH, CALIFORNIA

FOR

GEORGE AND DIANA HOLLAND

APPROVED BY:

GUY R. GIRAUDO

5/19/25

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

| No. | DATE | BY | REVISION |
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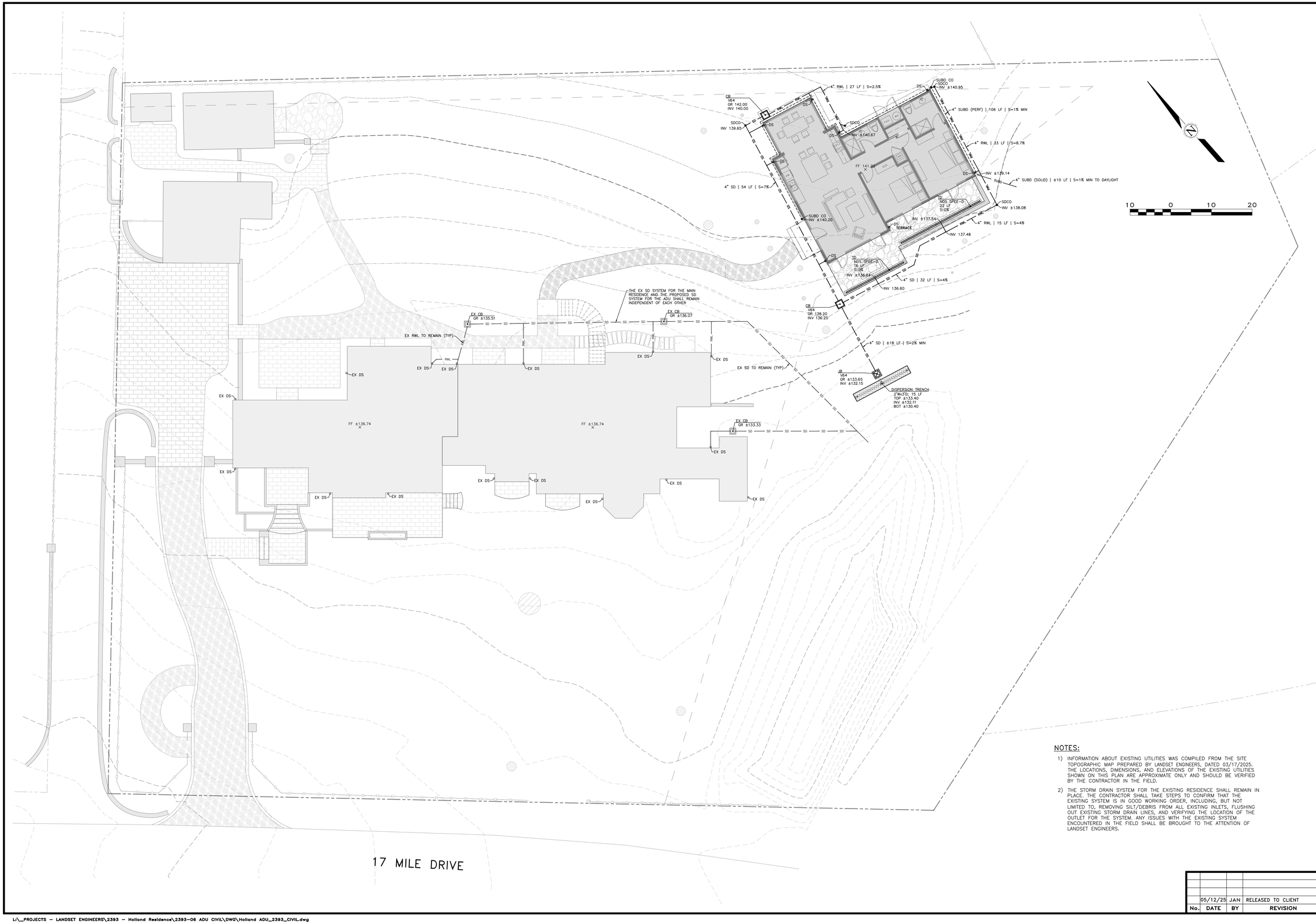
SCALE: AS SHOWN
DATE: MAY 2025
JOB No. 2393-06

SHEET C3

OF 7 SHEETS

L:_PROJECTS – LANDSET ENGINEERS\2393 – Holland Residence\2393-06 ADU CIVIL\DWG\Holland ADU_2393_CIVIL.dwg




"UTILITY PLAN"

# GRADING, DRAINAGE, AND EROSION CONTROL PLAN

OF

THE HOLLAND RESIDENCE ADU

A.P.N.: 008-361-007

PEBBLE BEACH, CALIFORNIA

FOR

GEORGE AND DIANA HOLLAND

NOTES:

1) INFORMATION ABOUT EXISTING UTILITIES WAS COMPILED FROM THE SITE TOPOGRAPHIC MAP PREPARED BY LANDSET ENGINEERS, DATED 03/17/2025. THE LOCATIONS, DIMENSIONS, AND ELEVATIONS OF THE EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED BY THE CONTRACTOR IN THE FIELD.

2) THE STORM DRAIN SYSTEM FOR THE EXISTING RESIDENCE SHALL REMAIN IN PLACE. THE CONTRACTOR SHALL TAKE STEPS TO CONFIRM THAT THE EXISTING SYSTEM IS IN GOOD WORKING ORDER, INCLUDING, BUT NOT LIMITED TO, REMOVING SILT/DEBRIS FROM ALL EXISTING INLETS, FLUSHING OUT EXISTING STORM DRAIN LINES, AND VERIFYING THE LOCATION OF THE OUTLET FOR THE SYSTEM. ANY ISSUES WITH THE EXISTING SYSTEM ENCOUNTERED IN THE FIELD SHALL BE BROUGHT TO THE ATTENTION OF LANDSET ENGINEERS.

APPROVED BY:

GUY R. GIRADDO

6/25/25

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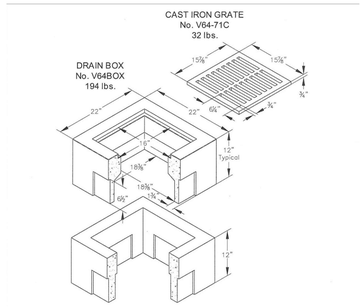
SCALE: 1" = 10'
DATE: MAY 2025
JOB No. 2393-06

SHEET C4

OF 7 SHEETS

L:_PROJECTS – LANDSET ENGINEERS\2393 – Holland Residence\2393-06 ADU CIVIL\DWG\Holland ADU_2393_CIVIL.dwg




This concrete drain box has a cast in galvanized frame and is specifically engineered for drainage in medium areas such as parking lots, school grounds, walkways, ects. Its design permits final grading material to "lock in" and finish clean. Knock-outs accommodate up to 8" O.D. pipe. Approximate dimensions and weight shown. Also available in bolt down.

| Ordering Code | Item | Approx. Shipping Weight | Description |
|---|---|---|---|
| V64BOX | DRAIN BOX | 194 | V64 Drain Box (18⅝" x 18⅝")– 12 per pallet |
| V64-71C | GRATE | 32 | Cast iron |
| V64X12 | EXTENSION | 152 | 12" Reinforced concrete – 12 per pallet |

Oldcastle Precast® Enclosure Solutions
MADERA/TRACY/ROSEVILLE/PHOENIX
Phone: (800) 486-7078 Fax: (800) 486-6824
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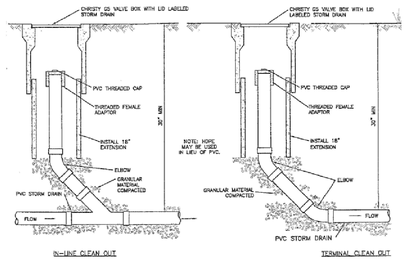
V64 DRAIN BOX
FILE NAME: V64_ISO
ISSUE DATE: January, 2009
www.oldcastleprecast.com

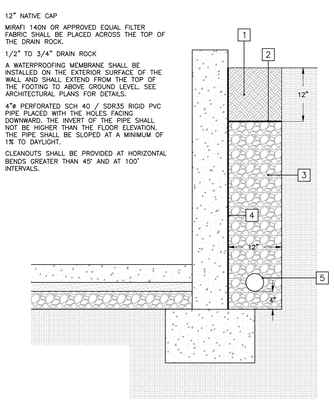
V64 DRAIN BOX
18-3/8" x 18-3/8"
Christy

1 CHRISTY V64 CATCH BASIN

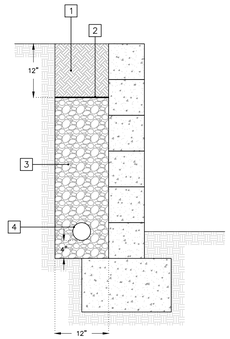



2 G5 STORM DRAIN CLEANOUT

1. 12" NATIVE CAP
2. MIRAFI 140N OR APPROVED EQUAL FILTER FABRIC SHALL BE PLACED ACROSS THE TOP OF THE DRAIN ROCK.
3. 1/2" TO 3/4" DRAIN ROCK
4. A WATERPROOFING MEMBRANE SHALL BE INSTALLED ON THE EXTERIOR SURFACE OF THE WALL AND SHALL EXTEND FROM THE TOP OF THE FOOTING TO ABOVE GROUND LEVEL. SEE ARCHITECTURAL PLANS FOR DETAILS.
5. 4"ø PERFORATED SCH 40 / SDR35 RIGID PVC PIPE PLACED WITH THE HOLES FACING DOWNWARD. THE INVERT OF THE PIPE SHALL NOT BE HIGHER THAN THE FLOOR ELEVATION. THE PIPE SHALL BE SLOPED AT A MINIMUM OF 1% TO DAYLIGHT.
6. CLEANOUTS SHALL BE PROVIDED AT HORIZONTAL BENDS GREATER THAN 45° AND AT 100' INTERVALS.

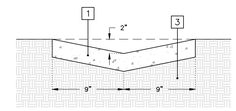



3 PERIMETER SUBDRAIN




1. 12" NATIVE CAP. TRENCH SURFACE SHALL BE RESTORED TO NATURAL/ORIGINAL CONDITION.
2. MIRAFI 140N OR APPROVED EQUAL FILTER FABRIC SHALL BE PLACED ACROSS THE TOP OF THE DRAIN ROCK.
3. 1/2" TO 3/4" DRAIN ROCK.
4. 4"ø PERFORATED SCH 40/SDR 35 RIGID PVC PIPE PLACED WITH THE HOLES FACING DOWNWARD. THE PIPE SHALL BE SLOPED AT A MINIMUM OF 1% TO DAYLIGHT.
5. CLEANOUTS SHALL BE PROVIDED AT THE UPSTREAM END OF ANY RUN OF PERFORATED PIPE, AT HORIZONTAL BENDS GREATER THAN 45°, AND AT A MAXIMUM SPACING OF 100'.

4 SUBDRAIN BEHIND RETAINING WALL

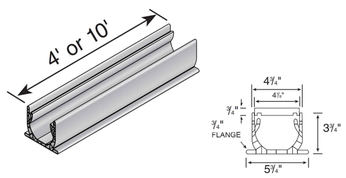



1. 4" THICK CONCRETE VALLEY GUTTER. LONGITUDINAL SLOPE SHALL NOT BE LESS THAN 1% OR GREATER THAN 20%. SIDE SLOPE SHALL BE A MINIMUM OF 5%.
2. IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO REGULARLY MAINTAIN THE SWALE AS NEEDED FROM SILTATION.
3. THE SOIL BELOW THE CONCRETE SHALL BE SCARIFIED 8" AND THEN RECOMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION.

5 CONCRETE SWALE

NDS WE PUT WATER IN ITS PLACE — TECHNICAL SPECIFICATIONS

**Spee-D Channel**



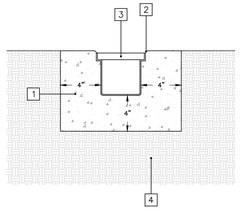

Part #: 400 ( 4 Ft ) , 400-10 ( 10 Ft.)
Material: PVC
Color: #400(Gray), and #400-10(Gray)
Fits: 2" Sch. 40 pipe, 3" and 4" sewer and drain pipe with proper fittings.
UV Inhibitors.

855 N. Harvard Avenue
Lindsay, CA 93247
800-736-1996

Visit ndspro.com for specs, detail drawings, and case studies

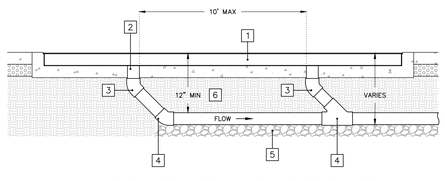
NDS WE PUT WATER IN ITS PLACE

6 NDS SPEE-D CHANNEL DRAIN




1. THE CHANNEL SHALL BE SURROUNDED ON ALL SIDES BY A MINIMUM OF 4" OF CONCRETE FOR BOTH PEDESTRIAN AND LIGHT TRAFFIC LOADING.
2. THE CHANNEL SHALL BE RECESSED 1/8" FOR PEDESTRIAN TRAFFIC AND 1/4" FOR VEHICULAR TRAFFIC.
3. A VARIETY OF GRATES ARE AVAILABLE. THE CORRECT GRATE SHALL BE CHOSEN ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS FOR LOADING.
4. THE SOIL BELOW THE CONCRETE SHALL BE SCARIFIED 8" AND THEN RECOMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION.

7 TRENCH DRAIN INSTALLATION

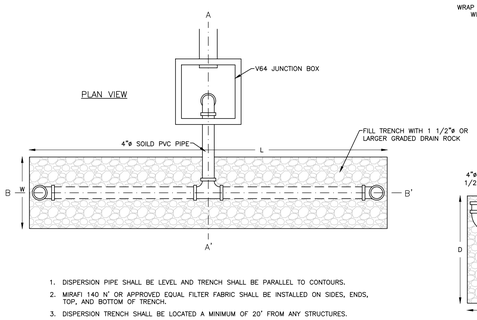



1. NDS CHANNEL DRAIN (MODEL AND LENGTH AS INDICATED ON SITE UTILITY PLAN). OUTLET PIPES SHOULD BE SECURED IN PLACE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. CHANNELS SHOULD BE SLOPED AT A MINIMUM OF 0.5% TO AN OUTLET. ANY CHANNELS SLOPED AT LESS THAN 0.5% SHALL HAVE OUTLETS SPACED AT NO MORE THAN 15'.
2. 4" PVC RISER (LENGTH AS REQUIRED)
3. 4" PVC 45° ELBOW
4. 4" PVC 45° WYE FOR INTERMEDIATE CONNECTIONS, OR 4" PVC 45° ELBOW FOR TERMINAL CONNECTIONS. IF THE STORM DRAIN LINE BEING CONNECTED TO IS LARGER THAN 4", USE THE APPROPRIATE PIPE FITTING INSTEAD.
5. COMPACTED AND CRUSHED STONE BEDDING
6. 12" MINIMUM COVER SHALL BE MAINTAINED OVER ALL STORM DRAIN PIPES.

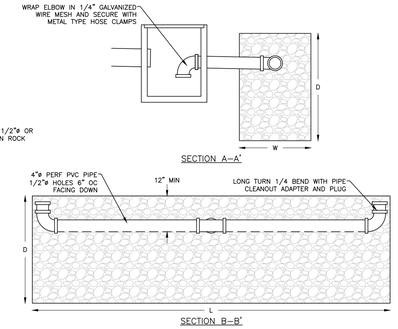
8 TRENCH DRAIN OUTLETS

9

10




1. DISPERSION PIPE SHALL BE LEVEL AND TRENCH SHALL BE PARALLEL TO CONTOURS.
2. MIRAFI 140 N' OR APPROVED EQUAL FILTER FABRIC SHALL BE INSTALLED ON SIDES, ENDS, TOP, AND BOTTOM OF TRENCH.
3. DISPERSION TRENCH SHALL BE LOCATED A MINIMUM OF 20' FROM ANY STRUCTURES.
4. DISPERSION TRENCH SHALL BE LOCATED ON THE LEAST STEEP AVAILABLE SLOPE.
5. DISPERSION TRENCH SHALL BE LOCATED AWAY FROM AND BELOW SEPTIC FIELDS.




11

12

13 DISPERSION TRENCH

APPROVED BY:
GUY R. GIRARDO
CIVIL
No. 56569
Exp. 06-30-25
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA

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"CONSTRUCTION DETAILS"

GRADING, DRAINAGE, AND EROSION CONTROL PLAN
OF
THE HOLLAND RESIDENCE ADU
A.P.N.: 008-361-007
PEBBLE BEACH, CALIFORNIA
FOR
GEORGE AND DANA HOLLAND

SCALE: AS SHOWN
DATE: MAY 2025
JOB No. 2393-06

| No. | DATE | BY | REVISION |
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SHEET C5
OF 7 SHEETS

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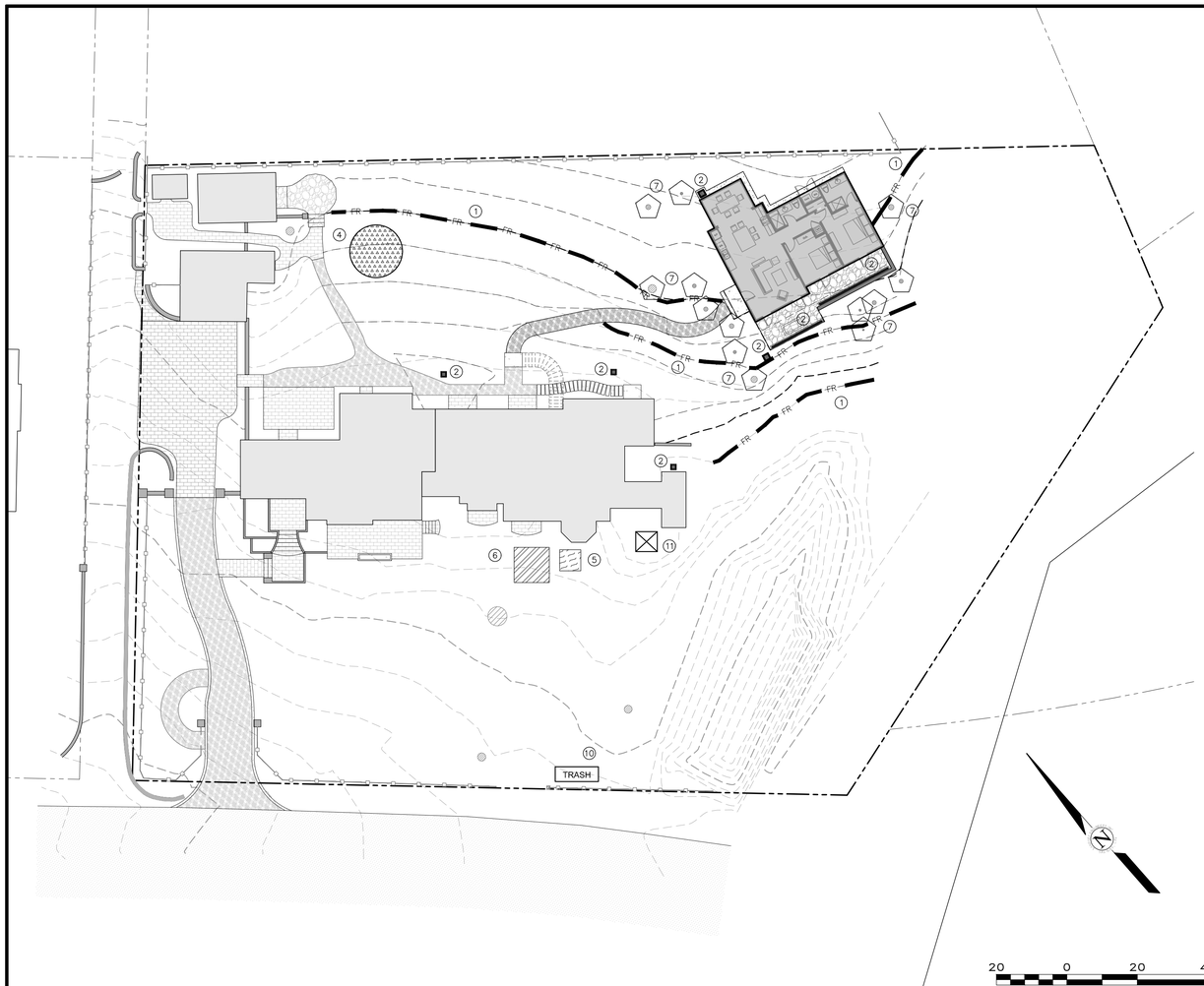
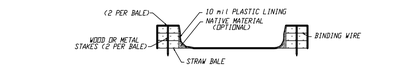
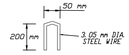



SECTION A - A'
NO SCALE




STAPLE DETAIL
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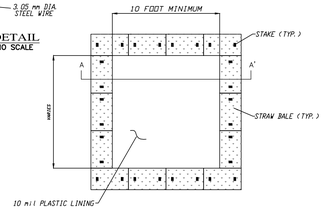
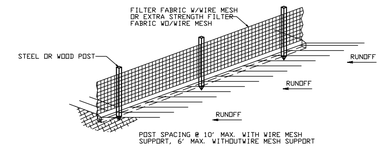



PLAN TYPE "ABOVE GRADE" WITH STRAW BALES
NO SCALE

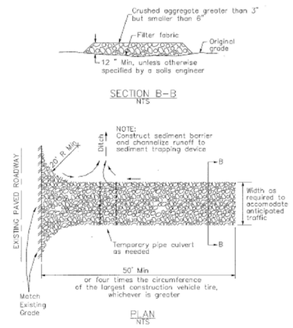
## CONCRETE WASHOUT
NOT TO SCALE




*STANDARD DETAIL* — NATIVE BACKFILL TRENCH

*ALTERNATE DETAIL* — GRAVEL TRENCH

## SILT FENCE
NOT TO SCALE




## STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

## EROSION & SEDIMENT CONTROL NOTES:

1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE AUTHORITY HAVING JURISDICTION EROSION CONTROL ORDINANCE.
2) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
3) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
4) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK. ACCESS ROADS SHALL BE CLEANED DAILY (IF NECESSARY) AND PRIOR TO ANY RAIN EVENT.
5) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
6) CONTRACTOR SHALL PROVIDE WATERING FOR DUST CONTROL DURING ALL GROUND DISTURBANCE OPERATIONS.
7) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.
8) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.
9) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDED WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRA'MOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.
10) SEEDED AREAS SHALL BE RETAINED ON-SITE AND SHALL BE PREVENTED FROM FLOWING INTO THE STORM DRAINAGE SYSTEM. SEDIMENT CATCHMENT BARRIERS SHALL BE INSPECTED BY THE APPLICANT IMMEDIATLEY AFTER ANY SIGNIFICANT RAINFALL AND AT LEAST DAILY DURING ANY PERIOD OF PROLONGED RAINFALL.
11) PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE AUTHORITY HAVING JURISDICTION TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH AUTHORITY HAVING JURISDICTION GRADING AND EROSION CONTROL REGULATIONS.
12) DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE AUTHORITY HAVING JURISDICTION TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPS INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
13) PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE AUTHORITY HAVING JURISDICTION TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
14) THE APPLICANT SHALL SCHEDULE WEEKLY INSPECTIONS WITH THE AUTHORITY HAVING JURISDICTION DURING THE RAINY SEASON, OCTOBER 15th TO APRIL 15th, TO ENSURE CONTAMINANTS ARE NOT DISCHARGED INTO THE AREAS OF SPECIAL BIOLOGICAL SIGNIFICANCE.

## BMP LEGEND:

① FR — FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER), SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.

② DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER – SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.

③ STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (IF NECESSARY FOR THIS APPLICATION, SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP-DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.

④ STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM.

⑤ CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.

⑥ CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.

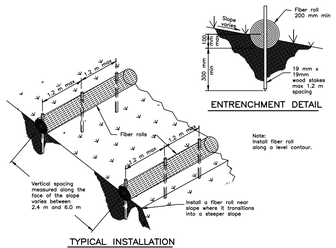
⑦ TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BE A LICENSED AND CERTIFIED ARBORIST.

⑧ SF — SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEYED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

⑨ GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 4OZ/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH 0.5" – 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.

⑩ TRASH / RECYCLE — WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATERTIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ONSITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.

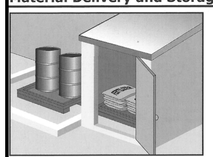
⑪ SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE.




## FIBER ROLL
NOT TO SCALE

## DETAILS
NOT TO SCALE

### Material Delivery and Storage — WM-1



**Description and Purpose**

Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMPs in this section.

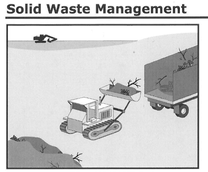
| Categories | |
|---|---|
| EC | Erosion Control |
| SE | Sediment Control |
| TC | Tracking Control |
| WE | Wind Erosion Control |
| NS | Non-Stormwater Management Control |
| WM | Waste Management and Materials Pollution Control ☑ |

Legend:
☑ Primary Category
☒ Secondary Category

| Targeted Constituents | |
|---|---|
| Sediment | ☑ |
| Nutrients | ☑ |
| Trash | ☑ |
| Metals | ☑ |
| Bacteria | |
| Oil and Grease | ☑ |
| Organics | ☑ |

**Potential Alternatives**
None

### Solid Waste Management — WM-5



**Description and Purpose**

Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and subcontractors.

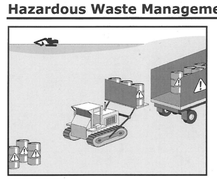
| Categories | |
|---|---|
| EC | Erosion Control |
| SE | Sediment Control |
| TC | Tracking Control |
| WE | Wind Erosion Control |
| NS | Non-Stormwater Management Control |
| WM | Waste Management and Materials Pollution Control ☑ |

Legend:
☑ Primary Objective
☒ Secondary Objective

| Targeted Constituents | |
|---|---|
| Sediment | ☑ |
| Nutrients | ☑ |
| Trash | ☑ |
| Metals | ☑ |
| Bacteria | |
| Oil and Grease | ☑ |
| Organics | ☑ |

**Potential Alternatives**
None

### Hazardous Waste Management — WM-6



**Description and Purpose**

Prevent or reduce the discharge of pollutants to stormwater from hazardous waste through proper material use, waste disposal, and training of employees and subcontractors.

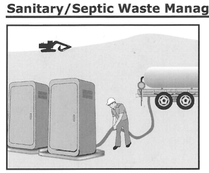
| Categories | |
|---|---|
| EC | Erosion Control |
| SE | Sediment Control |
| TC | Tracking Control |
| WE | Wind Erosion Control |
| NS | Non-Stormwater Management Control |
| WM | Waste Management and Materials Pollution Control ☑ |

Legend:
☑ Primary Objective
☒ Secondary Objective

| Targeted Constituents | |
|---|---|
| Sediment | ☑ |
| Nutrients | ☑ |
| Trash | ☑ |
| Metals | ☑ |
| Bacteria | ☑ |
| Oil and Grease | ☑ |
| Organics | ☑ |

**Potential Alternatives**
None

### Sanitary/Septic Waste Management — WM-9



**Description and Purpose**

Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

| Categories | |
|---|---|
| EC | Erosion Control |
| SE | Sediment Control |
| TC | Tracking Control |
| WE | Wind Erosion Control |
| NS | Non-Stormwater Management Control |
| WM | Waste Management and Materials Pollution Control ☑ |

Legend:
☑ Primary Category
☒ Secondary Category

| Targeted Constituents | |
|---|---|
| Sediment | |
| Nutrients | ☑ |
| Trash | ☑ |
| Metals | |
| Bacteria | ☑ |
| Oil and Grease | |
| Organics | ☑ |

**Potential Alternatives**
None

APPROVED BY:
GUY R. GIRARDO

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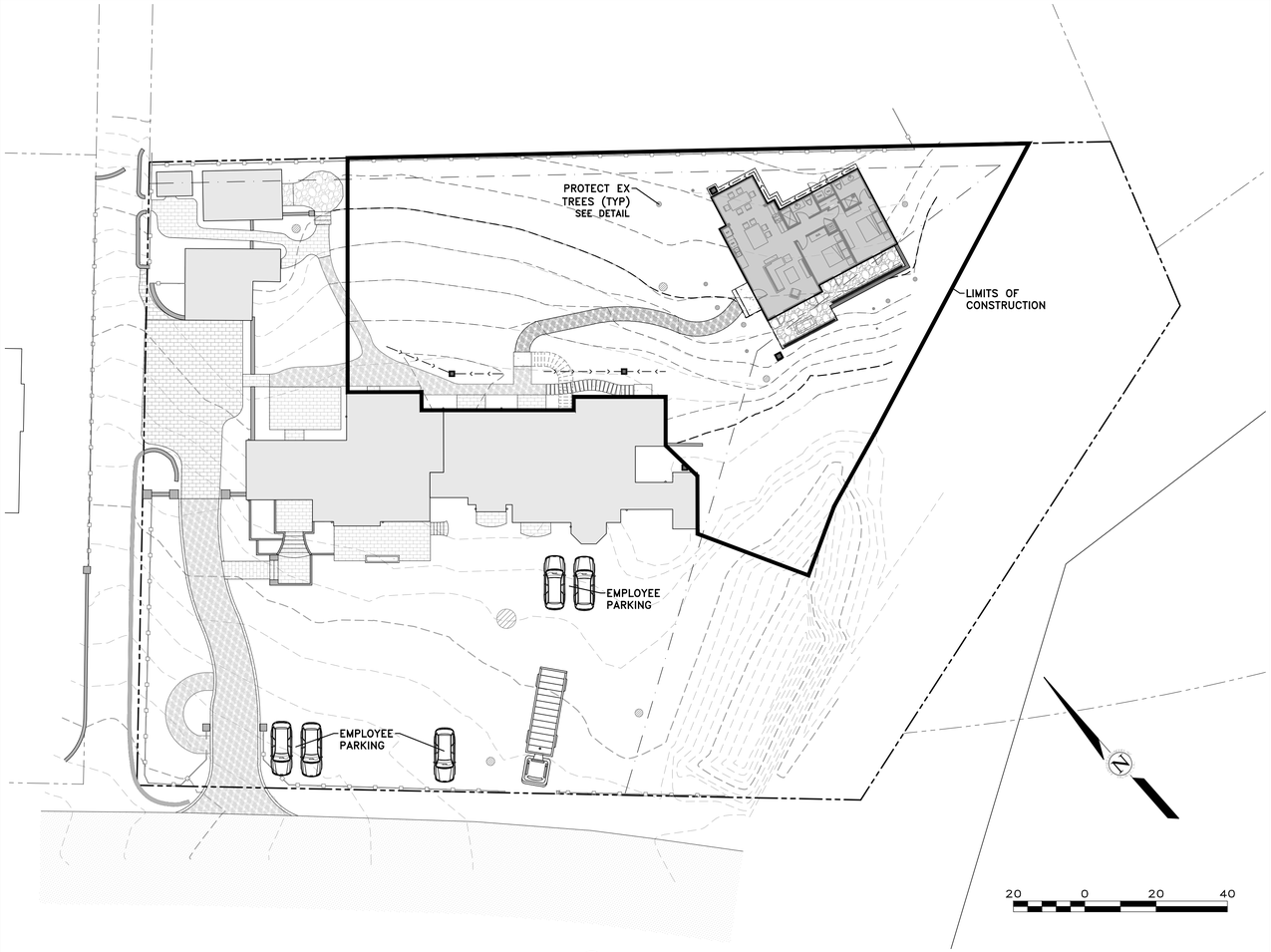
"EROSION & SEDIMENT CONTROL PLAN"
GRADING, DRAINAGE, AND EROSION CONTROL PLAN
OF
THE HOLLAND RESIDENCE ADU
A.P.N.: 008-361-007
PEBBLE BEACH, CALIFORNIA
FOR
GEORGE AND DANA HOLLAND

SCALE: 1" = 20'
DATE: MAY 2025
JOB No. 2393-06

SHEET C6
OF 7 SHEETS

| No. | DATE | BY | REVISION |
|---|---|---|---|
| | 05/12/25 | JAN | RELEASED TO CLIENT |




A PLAN
SCALE: ########

SITE GRADING:
THE PROPOSED GRADING INCLUDES APPROXIMATELY 65 CY OF CUT & 45 CY OF FILL.

CONSTRUCTION STAGING:
A. MOBILIZE, CLEAR AND GRUB

B. SITE GRADING

C. UTILITY INSTALLATION

D. CONSTRUCT STRUCTURE

E. INSTALL PAVERS AND LANDSCAPING

F. SITE CLEANING, PUNCH LIST

MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY, AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY. SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

HAUL ROUTES:
HAUL TRUCKS SHALL BACK ONTO THE SITE FROM 17 MILE DR. HAUL TRUCKS WILL EXIT THE SITE, HEADING SOUTHEAST ON 17 MILE DR. THEY WILL THEN FOLLOW THE ROUTE SHOWN IN DETAIL B, FROM 17 MILE DR TO CA HWY 68 TO CA HWY 1. FLAGGERS SHALL BE STATIONED ON 17 MILE DR AS TRUCKS BACK FROM THE PUBLIC RIGHT-OF-WAY ONTO THE SITE. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE EASEMENT/DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

TRUCK STAGING AREA:
VEHICLES OR TRUCKS SHALL NOT QUEUE ON 17 MILE DR. TRUCKS SHALL QUEUE OFFSITE AND BE DIRECTED TO APPROACH THE SITE BY ONSITE PERSONNEL VIA RADIO OR PHONE.

EMPLOYEE PARKING:
EMPLOYEES SHALL PARK ON SITE WHENEVER POSSIBLE. EMPLOYEES SHALL CARPOOL WHENEVER POSSIBLE. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

LIMITS OF CONSTRUCTION:
ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE BORDER AS SHOWN. EXISTING CYPRESS, PINE, AND OAK TREES LOCATED WITHIN THE LIMITS SHOWN SHALL BE SURROUNDED BY ORANGE PROTECTIVE FENCING (SEE DETAIL).

NUMBER OF EMPLOYEES ONSITE PER DAY: APPROXIMATELY 10-20

NUMBER OF TRUCK TRIPS/DAY: 4

AMOUNT OF GRADING/DAY: 80 C.Y.

HOURS OF OPERATION/DAY: 8

DAYS OF OPERATION: MONDAY THROUGH FRIDAY

TIME OF OPERATION: 8:00 AM - 4:30 PM

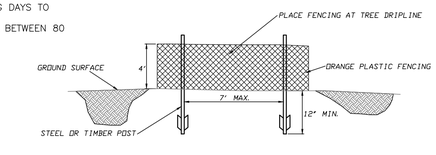
PROJECT SCHEDULING: PROJECTED START DATE IS JANUARY 1, 2026. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

TRUCK TRIP GENERATION CHART:

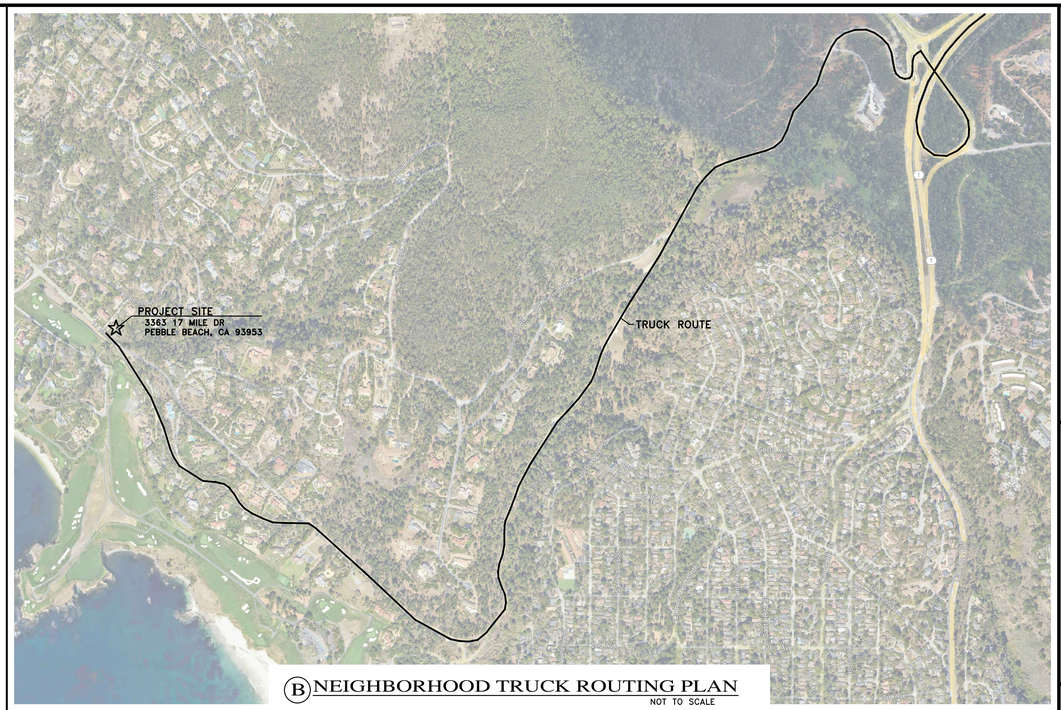
| CATEGORY | NO. OF TRUCK TRIPS | TOTAL DAYS |
|---|---|---|
| DEMOLITION | 4 | 5 |
| GRADING & SOIL REMOVAL (EXPORT) | 4 | 1 |
| ENGINEERING MATERIALS (IMPORT) | - | - |
| TOTALS | 8 | 6 |

TRUCK TRIP GENERATION NOTES:

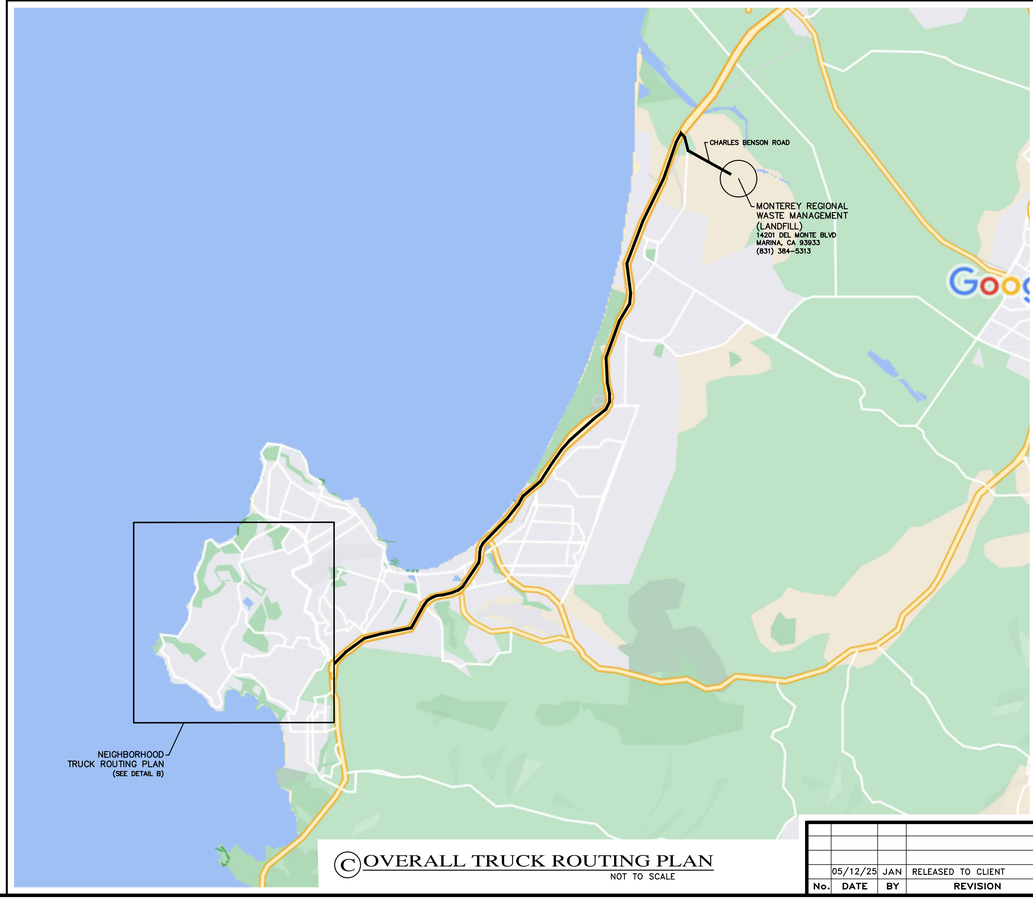
1. TRUCK TRIPS FOR THE GRADING/SOIL IMPORT IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 4 TRUCK LOADS PER DAY.
2. THERE ARE APPROXIMATELY 20 CUBIC YARDS OF SOIL MATERIAL TO BE EXPORTED FROM THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 1 WORKING DAYS TO COMPLETE.
4. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 100 CUBIC YARDS.




ESA FENCING
NOT TO SCALE




B NEIGHBORHOOD TRUCK ROUTING PLAN
NOT TO SCALE




C OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

PROFESSIONAL ENGINEER - REGISTERED - STATE OF CALIFORNIA
GUY R. GIRAUDO
No. 56569
Exp. 06-30-25
CIVIL

APPROVED BY:
GUY R. GIRAUDO
5/19/25

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"CONSTRUCTION MANAGEMENT PLAN"
GRADING, DRAINAGE, AND EROSION CONTROL PLAN
OF
THE HOLLAND RESIDENCE ADU
A.P.N.: 008-361-007
PEBBLE BEACH, CALIFORNIA
FOR
GEORGE AND DANA HOLLAND

SCALE: ########
DATE: MAY 2025
JOB No. 2393-06

| No. | DATE | BY | REVISION |
|---|---|---|---|
| | | | |
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| | 05/12/25 | JAN | RELEASED TO CLIENT |

SHEET C7
OF 7 SHEETS

L:_PROJECTS - LANDSET ENGINEERS\2393 - Holland Residence\2393-06 ADU CIVIL\DWG\Holland ADU_2393_CIVIL.dwg

# Exhibit C

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# Arborist Report
# Tree Resource Assessment
# & Fuel Management
# 3363 17 Mile Drive
# Pebble Beach, Ca 93953

Prepared for:
George & Dana Holland

Prepared by:

Prepared by:
Tope's Environmental Inc.
Andrew Tope
Board Certified Master Arborist WE-7621A
Tree Risk Assessor Qualified
P.O. Box 223436
Carmel, Ca 93922

Andrew Tope
Board Certified Master Arborist WE-7621A
P.O. 223436,
Carmel Ca, 93922

June 23, 2025

George & Dana Holland
3363 17 Mile
Pebble Beach, Ca 93940

Mr. Holland

On April 3, 2025 Jason with the International Design Group reached out to my company. He requested a Tree Resource Assessment and fuel management plan. I was asked to document the trees on site and prepare a report discussing the feasibility of the construction of a ADU. On June 15, 2025 I performed a visual site inspection, the following are my observations and findings.

Sincerely,

Andrew
Tope

## Summary of Report

1. My services were hired by the International Design Group to assess the impact of development on the site.

2. The development in the form of new construction on the property has been proposed for the site located at 3363 17 Mile Dr, Pebble Beach. The project proposes to construct a ADU There are 10 trees which were documented; the project requires the removal of 1 tree on site which was moderate in condition both structurally and in health. This tree assessment report is prepared only to assess the effects that the development project will have on the existing trees on site and recommendations for retention of trees during the project.

3. Replanting is required to conform to county regulations.

**SCOPE OF PROJECT**

To ensure the protection of the tree resources on-site, the agent of owner, International Design Group has requested an assessment of the trees in proximity to proposed development areas and an arborist report for trees that are adjacent to these areas on this property. To accomplish this the following tasks have been completed.

- Evaluate health, structure and preservation suitability for each tree within the proposed development of trees greater than or equal to six diameter inches DBH (diameter breast height).

- Review proposed building site plans as provided.

- Make recommendations to help with tree retention.

- Document findings in the form of a report as required by the County of Monterey

**Limitations and Disclosure**

The following are my observations and findings from the site visit on May 15, 2025. All observations were made using a digital camera, tape measure, diameter tape, and binoculars, no aerial inspections, root collar excavation, or drilling test were performed. This report was limited 3363 17 Mile, Pebble Beach. There are many other trees bordering the site that I didn't inspect.

Arborist's are specialists in tree care. They use their education, knowledge, training and hands on experience to examine trees and determine an appropriate course of action to enhance the beauty and overall health of trees and try to reduce the risk associated with living near trees. An arborist cannot detect every possible condition that could lead to a structural failure or hazardous situation; often signs and symptoms are sometimes hidden within the tree or below ground. A tree is a living organism therefore it's health is effected by many different factors. Arborist cannot guarantee a specific trees health or structural integrity for any specific time frame. To live near trees is to accept some degree of risk. Statements made in this report can be used to manage trees and reduce that risk but never entirely eliminate the risk.

**SITE DESCRIPTION**

. 1) Assessor's Parcel Number: 008-361-007-000

. 2) Location: 3363 17 Mile, Pebble Beach

. 3) Parcel size: Approximately 1.03 Acres

. 4) Existing Land Use: The parcel is developed land zoned for Residential use.

5) Slope: The parcel is on a mild sloped lot. Slopes range from 2-15%.

. 6) Soils: The United States Department of Agriculture has the soil as Baywood sand, 2 to 15 percent slopes. This is a somewhat excessively drained soil formed on dunes. Runoff is very low as is erosion hazard. The available water capacity is approximately 4.8 inches and the windthrow hazard is moderate.

. 7) Vegetation: The vegetation on site is composed primarily of upper level canopy consisting of Monterey pine, California Live Oak, and Coastal Redwood with mixed understory. Under story consist of native grasses. Ground Cover consist of bare soil and wood chips.

**OBSERVATIONS/DISCUSSION**

The following list includes observations made while on-site.

-The site is made up of 2 species of trees including:

- 9 California Live Oaks (Quercus agricola)
- 1 Mountain Ash

- 1 tree, number #90 is believed to be impacted by the proposed construction. It is recommended for removal a this time, The sizes, species, and condition are as followed:

| Tree # | Species | DBH | Condition | recommendations |
|---|---|---|---|---|
| **85** | oak | 13 | thin canopy, moderate lean | preserve |
| **84** | oak | 15 | moderate, low live crown ratio | preserve |
| **83** | oak | 16 | moderate | preserve |
| **82** | oak | 11 | moderate, suppressed canopy | preserve |
| **81** | oak | 21 | moderate, double spar | preserve |
| **90** | oak | 14 | moderate, lean, in building footprint | remove |
| **91** | oak | 18 | moderate, double spar | preserve |
| **92** | ash | 14 | moderate | preserve |
| **95** | oak | 14 | thin canopy, lean | preserve |
| **99** | oak | 6 | moderate, large wound on trunk | preserve |

Image 1: Trees 81, 82, 83, 84, 85

Image 2: Trees, 90, 91, 95, 92, 99.

**Project Conclusion:**

The proposed construction requires the removal 1 tree . The tree to be removed #90 is in the building footprint, therefor cannot be retained.

## Conclusion

The sites tree population is in overall moderate health. The location of the proposed ADU utilizes the open space on the lot and minimizes impacts to the nearby trees. To build the proposed ADU, 1 tree will be impacted due to its proximity to construction. With the implementation of the tree removal, tree pruning, and replanting, the sites tree resources will be preserved. It will have better age diversity and spacing to ensure long term success of the trees. Implementing the proper TPZ will ensure the trees on the site will continue to thrive and be preserved.

**Discussion**

## Preserving/Tree Protection

Preserving and Protecting trees during land/lot development is not the responsibility of just the arborist. It's a joint effort from the planning stages of a project till well after the project has been completed. Owners, engineers, architect, landscape architect, grading, demolition, construction, tree and landscape contractors must be committed to tree preservation. With that goal in mind the trees that add value and beauty to a property will continue to thrive.

Tree root systems are the most common tree part to be damaged during construction. Tree roots can grow much wider than the canopy of the tree. Roots can be easily damaged by driving equipment over the root zone, storing material, digging or excavating, excessive watering, or even excessively walking over the same area. Negative effects from root or construction damage may be delayed for many years. Due to these factors a Tree Protection Zone (TPZ) should be put into place. In this area no grading, trenching or equipment should be operated in this area. All work must be performed by hand and under the supervision of an arborist. Six foot tall orange fencing would be adequate to enclose the tree protection zone. This fencing should be installed before demolition, grubbing, and grading, takes place and shall remain till all construction is completed. Ideally this area will be 1 1/2 times the size of the drip-line of the tree, however that is not always feasible. On this particular site, its recommended that the fencing enclose groups of trees instead of just one, since many of the oaks, pines, and cypress are clustered close together.

Even with the TPZ in place trees can still be damaged and stressed from the work being performed. With the extra stress that construction can put onto trees they become more susceptible to diseases and pests. Preventative measures can be taken to protect trees from these health issues. Fungicides and insecticides can be injected into the trunk of the trees around the construction site. These injections can be used to control a variety of common health issues on many tree species. Residual effects from one injection may last as long as two years depending on the formulation used. With the long lasting effects treating one time before construction begins may protect the trees the entire project.

**Tree Protection Specifications**

- Retain trees by the installation of temporary fencing.
- Fencing materials shall be chain link or plastic mesh.
-Fencing shall not be attached to the trees.
-Fencing shall be supported using staking to make rigid and be a minimum height of 4ft above ground.
-Fencing shall be installed before the project begins and remain the duration of the project.

**Tree Removals**

**1** tree has been deemed a candidate to be removed due to its proximity to the proposed construction.. This tree would not be good candidate for tree relocation either due to location, structural issues, or proximity to other trees. The tree to be removed would not be considered a specimen tree, and removal of the tree would have an overall reduction of approximately 5% of the overall canopy coverage on the lot. The tree should be removed by a licensed contractor with special attention taken to not damage the remaining trees or their TPZ fencing.

**Tree Pruning**

A crown cleaning could be performed on the trees in close proximity to the building site. Crown cleaning consists of removing dead, diseased, and/or broken limbs. Other advisements for pruning include:

-On mature trees no more than 25% of live foliage is recommended to be removed in one particular pruning.

-All pruning should be performed in accordance to standards set forth by the International Society of Arboriculture.

**Tree Replanting**

A 1 for 1 ratio is required for removal of trees under 24''. In total 1, 5 gallon or larger California Live Oak shall be planted. Replanted trees shall be planted making sure the root ball is equal to or slightly higher than the surrounding soil height. Mulching the area around the newly planted tree will help keep soil moist and provide nutrients to the tree.

**Continued Monitoring Intervals**

Tree Protection Zones.

During the development of the site its recommended that a certified arborist periodically checks in at the site to ensure the TPZ requirements are being followed properly.

Replanted Trees

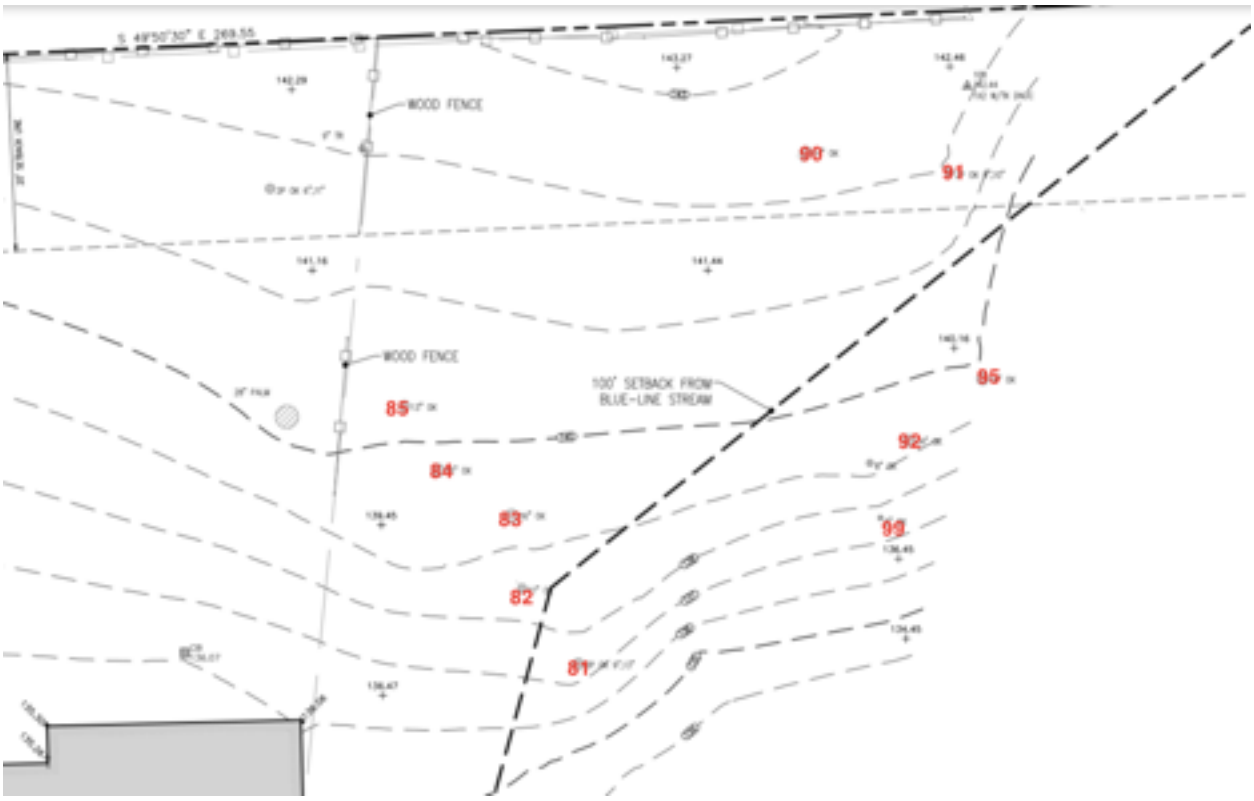
To ensure the continued health and survival of the replanted and relocated trees a certified arborist should monitor the newly planted trees for 3 years. It should consists of:

- Inspection of trees at the 6 month, 1 year, and 3 year interval. - Inspecting for vigor, and proper growth rates.

- Inspecting for possible diseases or pest presence.
- Identify dead or dying trees.
- Replace dead or dying trees.

Certified Arborist Andrew Tope WE-7621A

Image 3: Map of trees, #90 to be removed.



# Fuel Management Plan.

Per County Ordinance, a fuel management plan is required for new Construction. I was asked to prepare a plan to reduce fuel levels on site. The following observations were made I have also included the rules and guidelines of California's Department of Forestry and Fire Protection (CalFire)

Observations

- The site is primarily forested with California Live Oaks in the building envelope and Monterey Pines in the ravine to the south.

  - Several of these trees have dead branches throughout their canopies. - Understory and fine fuels vegetation consists of native grasses

- - Downed tree material was observed in the ravine to the south.

Recommendations

- Reduce fine fuel load: Grasses and shrubs (fine fuels) should be mowed or cut to a height of no more than 3 inches above grade. Weed wackers or smaller mowers would be acceptable to perform work. Special attention to be taken to not damage remaining trees with weed wackers.

Remove any downed branches or trees with in 100ft of structures. Off hauling material or chipping and broadcasting wood chips on site would be an acceptable practice.
Remove any standing dead trees. Off hauling material or chipping and broadcasting wood chips on site would be an acceptable practice.

Pruning remaining trees. Trees larger than 6 inches in diameter and within 100ft of any structure shall have their canopies raised. Crown raising includes raise of the lowest branches of a tree. Specifications include raising canopy heights up to 8ft or 1/3 the

canopy of the trees canopy which ever is less. Performing crown raising helps prevent fires from climbing into the canopies of trees. A canopy cleaning/deadwooding shall be performed as well. This includes removal of any dead/dying branches. Canopy cleaning will reduce the overall fuel loads on site.

Below you will find the rules and guidelines for vegetation management in California.

**Fire Defensible Space (PRC 4291 Amended January 1, 2019)**

California's Department of Forestry and Fire Protection (CalFire) has instituted a set of rules and guidelines for vegetation management and fire safety for homes in the wildland- urban interface (WUI). These rules have been adopted to reduce the fuels around homes and allow firefighters a better chance to combat the increasing wildfires that have been occurring in California. The law (Public Resource Code 4291) is as follows.

---

a) A person who owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining a mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or land that is covered with flammable material, shall at all times do all of the following:

1) Maintain defensible space of 100 feet from each side and from the front and rear of the structure, but not beyond the property line except as provided in paragraph (2). The amount of fuel modification necessary shall take into account the flammability of the structure as affected by building material, building standards, location, and type of vegetation. Fuels shall be maintained in a condition so that a wildfire burning under average weather conditions would be unlikely to ignite the structure. This paragraph

does 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 other nearby vegetation. The intensity of fuels management may vary within the 100-foot perimeter of the structure, the most intense being within the first 30 feet around the structure. Consistent with fuels management

objectives, steps should be taken to minimize erosion. For the purposes of this paragraph, “fuel” means any combustible material, including petroleum-based products and wildland fuels.

2) A greater distance than that required under paragraph (1) may be required by state law, local ordinance, rule, or regulation. Clearance 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 other feasible mitigation measure possible to reduce the risk of ignition or spread of wildfire to the structure. Clearance

on adjacent property shall only be conducted following written consent by the adjacent landowner.
3) An insurance company that insures an occupied dwelling or occupied structure may require a greater distance than that required under paragraph (1) if a fire expert, designated by the director, provides 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 other feasible mitigation measure possible to reduce the risk of ignition or spread of wildfire to the structure. The greater distance may not be beyond the property line unless allowed by state law, local ordinance, rule, or regulation.

4) Remove that portion of any tree that extends within 10-feet of the outlet of a chimney or stovepipe. Provide and maintain at all times a non-combustible screen over the outlet of every chimney that is attached to any fireplace, stove or other device that burns any solid or liquid fuel. Use metal screen material with openings no smaller than 3/8 inch and no larger than 1/2 inch.

5) Maintain any tree adjacent to or overhanging a building free of dead or dying wood.

6) Maintain the roof of a structure free of leaves, needles, or other dead vegetative growth. 7) Prior to constructing a new building or structure or rebuilding a building or structure damaged by a fire in such an area, 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.

b) A person is not required under this section to manage fuels on land if that person does not have the legal right to manage fuels, nor is a person required to enter upon or to alter property that is owned by any other person without the consent of the owner of the property.

c) 1) Except as provided in Section 18930 of the Health and Safety Code, the director may adopt regulations exempting structures with exteriors constructed entirely of nonflammable materials, or conditioned upon the contents and composition of same, he or she may vary the requirements respecting the removing or clearing away of flammable vegetation or other combustible growth with respect to the area surrounding those structures.

2) An exemption or variance under paragraph (1) shall not apply unless and until the occupant of the structure, or if there is not an occupant, the owner of the structure, files with the department, in a form as the director shall prescribe, a written consent to the inspection of the interior and contents of the structure to ascertain whether this section and the regulations adopted under this section are complied with at all times.

d) The director may authorize the removal of vegetation that is not consistent with the standards of this section. The director may prescribe a procedure for the removal of that vegetation and make the expense a lien upon the building, structure, or grounds, in the same manner that is applicable to a legislative body under Section 51186 of the Government Code.

e) The department shall develop, periodically update, and post on its Internet Web site a guidance document on fuels management pursuant to this chapter. Guidance shall include, but not be limited to, regionally appropriate vegetation management suggestions that preserve and restore native species that are fire resistant or drought tolerant, or both, minimize erosion, minimize water consumption, and permit trees near homes for shade, aesthetics, and habitat; and suggestions to minimize or eliminate the risk of flammability of nonvegetative sources of combustion such as woodpiles, propane tanks, decks, and outdoor lawn furniture.

f) As used in this section, "person" means a private individual, organization, partnership, limited liability company, or corporation.

Detailed descriptions of the firebreaks described in section (A) and (B) of Public Resource Code 4291. These spacings are to be used in and around home sites.

Zone 1

Zone 1 extends 30 feet out from buildings, structures, decks, etc.

• Remove all dead plants, grass and weeds (vegetation).

• Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.

• Trim trees regularly to keep branches a minimum of 10 feet from other trees.

• Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.

• Relocate wood piles into Zone 2.

• Remove or prune flammable plants and shrubs near windows.

• Remove vegetation and items that could catch fire from around and under decks.

• Create a separation between trees, shrubs and items that could catch fire, such as patio furniture, wood piles, swing sets, etc.

Zone 2

Zone 2 extends 100 feet out from buildings, structures, decks, etc.

• 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.

Plant and Tree Spacing

The spacing between grass, shrubs, and trees is crucial to reduce the spread of wildfires. The spacing needed is determined by the type and size of brush and trees, as well as the slope of the land. For example, a property on a steep slope with larger vegetation requires greater spacing between trees and shrubs than a level property that has small, sparse vegetation.

Vertical Spacing

Remove all tree branches 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.

6.To determine the proper vertical spacing between shrubs and the lowest branches of trees, use the formula 3x the height of the shrub to obtain the vertical clearance. Example: A five-foot

shrub is growing near a tree. 3×5 = 15 feet of clearance needed between the top of the shrub and the lowest tree branch.

Horizontal Spacing

Horizontal spacing depends on the slope of the land and the height of the shrubs or trees. Shrub spacing generally would be a multiplier of height with trees being in multipliers of 10 feet. On a flat to mid-slope (0-20%) distance between shrubs or trees should generally be 2x the shrub height between plants. Example: a 4-foot

shrub should have 8 feet in between plants and trees should 10 feet between tree crowns.
With a moderate slope (20-40%) shrub spacing should be 4x the shrub height in between plants and the tree spacing should be 20 feet. Example: a 5-foot shrub should have 20 feet in between plants and trees should have 20 feet in between crowns.

On steep slopes (>40%) shrub spacing should be 6x shrub height in between plants and tree spacing should be 30 feet. Example: a 4-foot shrub should have 24 feet in between plants and trees should have 30 feet in between tree crowns.

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# Exhibit D

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# MINUTES
## Del Monte Land Use Advisory Committee
## January 15, 2026

1. **Meeting called to order by** Lori Lietzke **at** 4:02 pm

2. **Roll Call**

**Members Present:**
Maureen Lyon, Carol Church, Lori Lietzke, Rick Verbanec, Ned Van Roekel, Bart Bruno, Kamlesh Parikh

**Members Absent:**

3. **Approval of Minutes:**

A. **November 6, 2025** minutes

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

Second: Bart Bruno (LUAC Member's Name)

Ayes: Maureen Lyon, Lori Lietzke, Rick Verbanec, Ned Van Roekel, Bart Bruno, Kamlesh Parikh

Noes:

Absent:

Abstain: Carol Church

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.

5. **Scheduled Item(s)**

**6. Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

B) Announcements

No meetings in February

**7. Meeting Adjourned:** 5:10 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:** HOLLAND GEORGE L & DANA R TRS
**File Number:** PLN250070
**Project Location:** 3363 17 MILE DR, PEBBLE BEACH, CA 93953
**Assessor's Parcel Number(s):** 008-361-007-000
**Project Planner:** Benjamin Moulton
**Area Plan:** Del Monte Forest Land Use Plan, Coastal Zone
**Project Description:** Construction of ADU with stone terrace and firepit. DMFLUP

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

**(Please include the names of the those present)**

Amy Denney (Rep.)

**Was a County Staff/Representative present at meeting?** Jade Mason **(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) |
|---|---|---|
| Terrace appears to be in set back close to stream. | County rep. to check with project planner | None at this time |
| | | |
| | | |

**ADDITIONAL LUAC COMMENTS**

**RECOMMENDATION:**

Motion by: Maureen Lyon (LUAC Member's Name)

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

X Support Project as proposed

___ Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Carol Church, Lori Lietzke, Rick Verbanec, Ned Van Roekel, Bart Bruno, Kamlesh Parikh

Noes: _____

Absent: _____

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:** RONDA RD INVESTMENT LLC
**File Number:** PLN250023
**Project Location:** 3950 RONDA RD, PEBBLE BEACH, CA 93953
**Assessor's Parcel Number(s):** 008-222-024-000
**Project Planner:** Benjamin Moulton
**Area Plan:** Del Monte Forest Land Use Plan, Coastal Zone
**Project Description:** Construction of 1,154 square foot addition to single-family dwelling; 220 square foot loggia; replacement and addition of guest parking to driveway with permeable pavers. DMFLUP

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

**(Please include the names of the those present)**

Amy Denney (IDG Rep); Cody Phillips

**Was a County Staff/Representative present at meeting?** Jade Mason **(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) |
|---|---|---|
| | | |
| | | |
| | | |

**ADDITIONAL LUAC COMMENTS**

**RECOMMENDATION:**

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

Second by: Carol Church (LUAC Member's Name)

X Support Project as proposed

___ Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Carol Church, Lori Lietzke, Rick Verbanec, Ned Van Roekel, Bart Bruno, Kamlesh Parikh

Noes: _____

Absent: _____

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

**3.**

**Project Name:** 3292 17MDR LLC
**File Number:** PLN250047
**Project Location:** 3292 STEVENSON DR, PEBBLE BEACH, CA 93953
**Assessor's Parcel Number(s):** 008-455-019-000 & 008-455-020-000
**Project Planner:** McKenna Bowling
**Area Plan:** Del Monte Forest Land Use Plan, Coastal Zone
**Project Description:** Lot Line Adjustment between two (2) legal lots of record consisting of Parcel A (1.6 acres) and Parcel B (2.2 acres) resulting in Parcel 1 (1.94 acres) and Lot 2 (1.86 acres); demolition of existing single-family dwelling; and construction of 11,245 square foot single-family dwelling. DMFLUP

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

**(Please include the names of the those present)**

Aengus Jeffers (Rep); David Stocker (Rep)

**Was a County Staff/Representative present at meeting?** Jade Mason **(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) |
|---|---|---|
| Presence of "screening" along smaller vacant/adjacent lot | | Prefer screening be maintained along the road covering both lots. |
| | | |
| | | |

**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: Maureen Lyon, Carol Church, Lori Lietzke, Rick Verbanec, Ned Van Roekel, Bart Bruno, Kamlesh Parikh

Noes: _____

Absent: _____

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

**4.**

**Project Name:** ASHKAR KAMRAN F & ZOHORI FLOURA TALEB
**File Number:** PLN240369
**Project Location:** 2972 COLTON RD, PEBBLE BEACH, CA 93953
**Assessor's Parcel Number(s):** 007-512-028-000
**Project Planner:** Joseph Alameda
**Area Plan:** Greater Monterey Peninsula Area Plan
**Project Description:** Construction of 3,750 single-family dwelling, attached 777 square foot garage, removal of 12 trees.

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

**(Please include the names of the those present)**

Project Planner Joseph Almeda presenting for the owners

**Was a County Staff/Representative present at meeting?** Joseph Almeda; Jade Mason **(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)** |
|---|---|---|
| Question about PB requirement for 2nd story setback | Meets ordinance requirements for this inland area of PB | |
| | | |
| | | |

**ADDITIONAL LUAC COMMENTS**

**RECOMMENDATION:**

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

Second by: Maureen Lyon (LUAC Member's Name)

X Support Project as proposed

____ Support Project with changes

____ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Carol Church, Lori Lietzke, Rick Verbanec, Ned Van Roekel, Bart Bruno, Kamlesh Parikh

Noes: _____

Absent: _____

Abstain: _____

# Exhibit E

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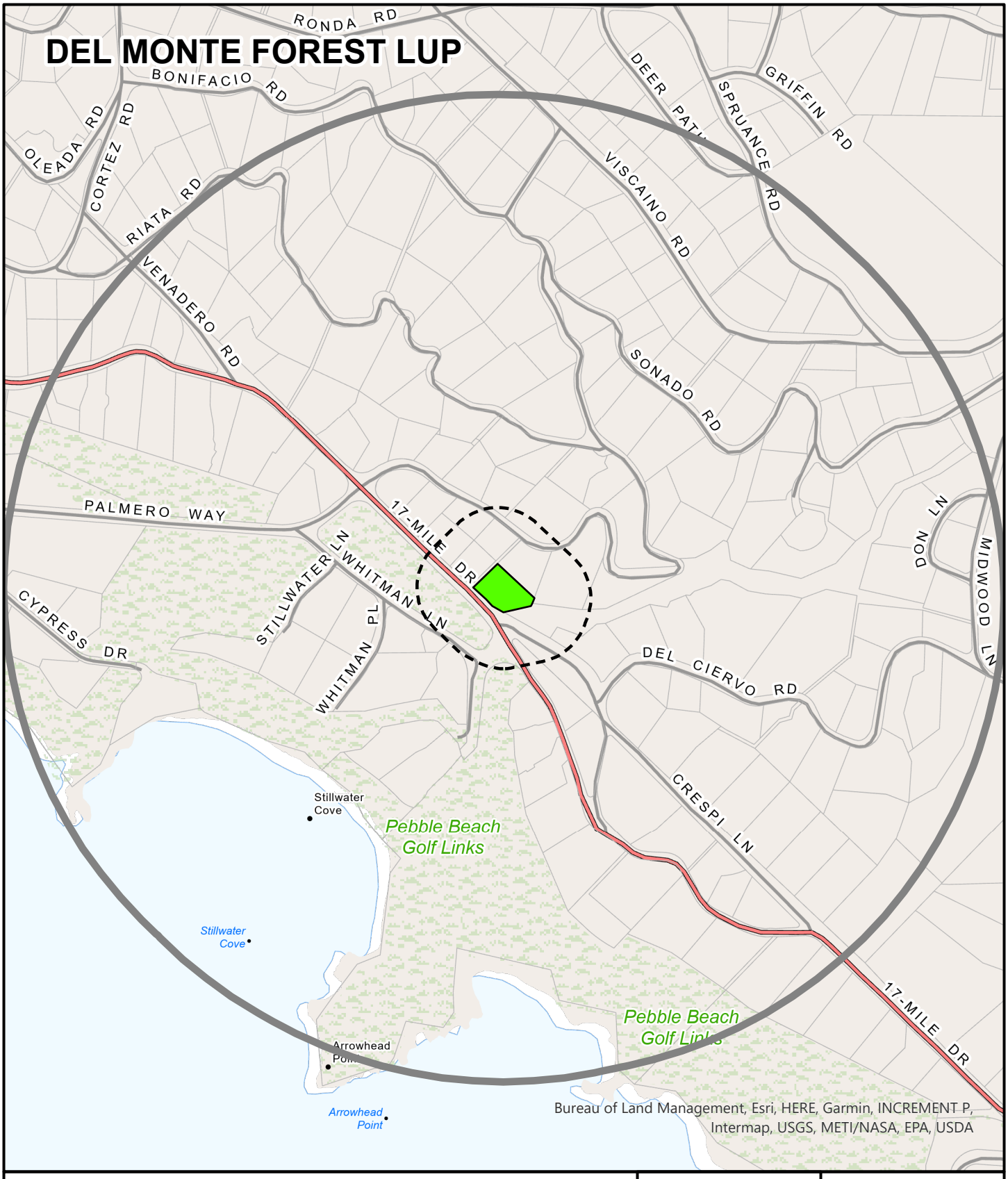


**APPLICANT:** HOLLAND GEORGE L & DANA R TRS

**APN:** 008361007000 **FILE #** PLN250070

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: BENJAMIN MOULTON

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**Introduced:** 1/22/2026 **Current Status:** Agenda Ready

**Version:** 1 **Matter Type:** Zoning Administrator

**PLN250060 - CURTIS ALASTAIR STUART & AMANDA JANE**

Public hearing to consider construction of 930 square foot addition to an existing two-story 5,622 square foot single family dwelling, and associated site improvements; removal of 3 hazardous Monterey Pine trees; and development on slopes in excess of 30%.
**Project Location:** 3158 Don Lane, Pebble Beach

**Proposed CEQA action:** Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and no exceptions apply pursuant to section 15300.2.

RECOMMENDATION:

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

1. Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and there are no exceptions pursuant to section 15300.2; and
2. Approve a Combined Development Permit consisting of a:
   a) Coastal Administrative Permit and Design Approval to allow a 930 square foot addition to an existing two-story 5,622 square foot single family dwelling, and associated site improvements;
   b) Waiver of a Coastal Development Permit to allow removal of 3 hazardous Monterey Pine trees; and
   c) Coastal Development Permit to allow development on slopes in excess of 30%.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 5 conditions of approval.

PROJECT INFORMATION:

**Agent:** Samuel Pitnick
**Property Owner:** Alastair and Amanda Curtis
**APN:** 008-361-024-000
**Parcel Size:** 2.13 acres
**Zoning:** Low Density Residential, with 1.5 acres per unit density, Design Control overlay, in the Coastal Zone "LDR/1.5-D(CZ)"
**Plan Area:** Del Monte Forest Land Use Plan (LUP)
**Flagged and Staked:** No
**Project Planner:** McKenna Bowling, Associate Planner
bowlingmr@countyofmonterey.gov, (831) 755-5298

SUMMARY/DISCUSSION:

The project site, approximately 2.13 acres, is located at 3158 Don Lane, Pebble Beach. The parcel is zoned Low Density Residential, with 1.5 acres per unit density, Design Control overlay in the Coastal Zone. The proposed project consists of a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow a 930 square foot addition and change of exterior colors and materials to an existing two-story 5,622 square foot single family dwelling, and associated site improvements including new hardscaping and replacing the driveway, and a Waiver of a Coastal Development Permit to allow removal of 3 hazardous Monterey Pines. The property is served potable water from an existing connection with California American Water. The property has an existing sewer connection with Pebble Beach Community Services District (PBCSD). Therefore, necessary facilities are provided at the project site.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan (General Plan), Del Monte Forest Land Use Plan (DMF LUP), Del Monte Forest Coastal Implementation Policy, Part 5 (CIP), and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

*Site Development Standards*

The subject parcel is zoned Low Density Residential, with 1.5 acres per unit density, Design Control overlay in the Coastal Zone. Title 20 section 20.14.060 establishes the site development standards applicable to main structures in this LDR zoning district. As delineated on the attached project plans (**Attachment 2** of **Exhibit B**), the existing residence will continue to maintain its required setbacks and height, and the addition is within the existing disturbed area of the lower-level floor to include a gym, expansion of wooden decks, and changes to the exterior colors and materials. This property has an allowable maximum building site coverage of 15 percent and a maximum floor area ratio of 17.5 percent. The project involves minor increases to the buildings site coverage, and both coverages continue to be under the maximum allowed coverages. The property is in the Del Monte Forest and is within the Pescadero Watershed area of the forest; therefore the subject parcel is required to comply with Del Monte Forest LUP Policy 77. The project includes replacement of the existing driveway and updates to hardscaping around the property. With implementation of this project, the property continues to be under the maximum allowed impervious coverage and proposes 6,176 square feet of impervious surface coverage.

*Design and Visual Resources*

As designed, the proposed project will change the residence's exterior colors and materials to include tan painted vertical wood siding, dark bronze aluminum clad framing for windows and doors, and dark brown metal standing seam roofing. The proposed exterior finishes are compatible with the surrounding environment and consistent with the surrounding residential neighborhood character, which consists of large custom residences with varying architectural styles. Staff conducted a site visit on November 4, 2025, to determine whether the project would be visible from any common public viewing area, including 17 Mile Drive, Point Lobos, and Highway 1. The subject parcel is not visible from Point Lobos due to intervening mature vegetation and development. As proposed, the project will not increase the existing development's visibility and will not introduce new structures visible from

17 Mile Drive due to the property's existing development, and intervening vegetation. Due to distance and vegetation, the project site is not visible from Point Lobos. Policy 48 of the Del Monte Forest Land Use Plan indicates that development within visually prominent settings, including those identified in Figure 3 of the LUP shall be designed to avoid blocking or having a significant adverse impact on significant public views. This project includes exterior modifications to an existing residence and does not include substantial expansion of the building footprint or new structures. Further, because the project site is situated northeast of 17-Mile Drive, it will not block ocean views or public views. Therefore, the project, as designed and sited, assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

*Archaeological Resources*
In accordance with the Del Monte Forest Land Use Plan Policy 58, the project was required to complete a Phase One Archaeological Survey because to the parcel is recognized as having a high archaeological sensitivity and being within 750 feet of known archaeological resources. This report concluded that no resources were present on-site and that the property had been used heavily and had high ground disturbance, resulting in no indicators of historical activity or cultural or archaeological resources. Therefore, there is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts on cultural resources is limited and will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

*Tree Removal*
The proposed development would require the removal of three Monterey Pines (28", 25" and 19" in Diameter Breast Height). DMF CIP section 20.147.050 identifies specific findings to allow the removal of protected trees subject to the granting of a Coastal Development Permit. The three trees are all located within the construction footprint, next to the existing driveway. According to the arborist report (County of Monterey Library No. LIB250135) all three trees are declining in health and condition, with natural leans towards the residence as a result of poor canopy balance and symmetry. If the project were to reconfigure the footprint of the residence, new trees would be impacted as result due to the property having an existing mixed woodland on the subject parcel. Additionally, the work proposed is within the existing footprint of the existing residence and reduction in scope would not lessen the impact to trees, therefore the proposed tree removal meets the minimum necessary to construct the first single-family dwelling.

*Slopes*
The proposed development requires development on slopes in excess of 30 percent, and per Title 20 sections 20.14.030 and 20.64.230, development on slopes exceeding 30 percent is nonexempt development requires a Coastal Development Permit be applied. In order to grant the Coastal Development Permit, the Appropriate Authority must find that there is no feasible alternative which would allow development to occur on slopes of less than 30 percent; or that the proposed development better achieves the goals, policies and objectives of the County of Monterey Local Coastal Program. According to County of Monterey GIS records, approximately half of the subject parcel contains slopes exceeding 30 percent. If the project were to relocate or adjust the footprint of the additions to the residence, it would likely result in new impacts to other resources not previously considered, such as increase in the tree removal count. The property is heavily forested, and placing

the additions within existing disturbed areas reduces the potential to impact nearby trees as result of construction, and is located on an area of the property containing the least amount of slopes. Therefore, the development taking place on slopes exceeding 30 percent better meets the goals and policies by reducing impacts to other resources, and there is no feasible alternative to development on slopes, as most of the property contains slopes exceeding 30 percent.

CEQA:
California Environmental Quality Act (CEQA) Guidelines section 15301 categorically exempts additions to existing structures provided that the addition will not result in an increase of more than 50% of the floor area of the structure/s before the addition, or 2,500 square feet (whichever is less). As proposed, the project includes a 930 square foot addition to an existing 5,622 square foot two-story single family dwelling, therefore the project qualifies as a Class 1 categorical exemption. The proposed project does not create impacts to an environmental resource, any scenic highways, or historical resources; this will not create any cumulative or significant impact, and this site is not a hazardous waste site. No evidence of significant adverse environmental effects were identified during staff's review of the development application.

LUAC:
County staff referred the project to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly-noticed public meeting on July November 6, 2025, and voted 6-0 in support of the project as proposed.

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

Prepared by: McKenna Bowling, Associate Planner, (831) 755-5298
Reviewed/Approved by: Jacquelyn M Nickerson, Principal Planner

The following attachments are on file with the HCD:
Exhibit A - Project Data Sheet
Exhibit B - Draft Resolution including:
- Conditions of approval
- Site Plans
Exhibit C - Vicinity Map
Exhibit D - LUAC Minutes
Exhibit E - Arborist Report

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Associate Planner;

Jacquelyn M. Nickerson, Principal Planner; Amanda and Alastair Curtis, Property Owners; Samuel Pitnick, Agent; The Open Monterey Project; LandWatch (Executive Director); Christopher Paul; Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250060.

# County of Monterey

**Item No.3**

## Zoning Administrator

**Legistar File Number: ZA 26-005**

January 29, 2026

**Introduced:** 1/22/2026
**Version:** 1
**Current Status:** Agenda Ready
**Matter Type:** Zoning Administrator

**PLN250060 - CURTIS ALASTAIR STUART & AMANDA JANE**

Public hearing to consider construction of 930 square foot addition to an existing two-story 5,622 square foot single family dwelling, and associated site improvements; removal of 3 hazardous Monterey Pine trees; and development on slopes in excess of 30%.
**Project Location:** 3158 Don Lane, Pebble Beach

**Proposed CEQA action:** Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and no exceptions apply pursuant to section 15300.2.

RECOMMENDATION:

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

1. Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and there are no exceptions pursuant to section 15300.2; and
2. Approve a Combined Development Permit consisting of a:
   a) Coastal Administrative Permit and Design Approval to allow a 930 square foot addition to an existing two-story 5,622 square foot single family dwelling, and associated site improvements;
   b) Waiver of a Coastal Development Permit to allow removal of 3 hazardous Monterey Pine trees; and
   c) Coastal Development Permit to allow development on slopes in excess of 30%.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 5 conditions of approval.

PROJECT INFORMATION:

**Agent:** Samuel Pitnick
**Property Owner:** Alastair and Amanda Curtis
**APN:** 008-361-024-000
**Parcel Size:** 2.13 acres
**Zoning:** Low Density Residential, with 1.5 acres per unit density, Design Control overlay, in the Coastal Zone "LDR/1.5-D(CZ)"
**Plan Area:** Del Monte Forest Land Use Plan (LUP)
**Flagged and Staked:** No
**Project Planner:** McKenna Bowling, Associate Planner
bowlingmr@countyofmonterey.gov, (831) 755-5298

SUMMARY/DISCUSSION:

The project site, approximately 2.13 acres, is located at 3158 Don Lane, Pebble Beach. The parcel is zoned Low Density Residential, with 1.5 acres per unit density, Design Control overlay in the Coastal Zone. The proposed project consists of a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow a 930 square foot addition and change of exterior colors and materials to an existing two-story 5,622 square foot single family dwelling, and associated site improvements including new hardscaping and replacing the driveway, and a Waiver of a Coastal Development Permit to allow removal of 3 hazardous Monterey Pines. The property is served potable water from an existing connection with California American Water. The property has an existing sewer connection with Pebble Beach Community Services District (PBCSD). Therefore, necessary facilities are provided at the project site.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan (General Plan), Del Monte Forest Land Use Plan (DMF LUP), Del Monte Forest Coastal Implementation Policy, Part 5 (CIP), and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

*Site Development Standards*

The subject parcel is zoned Low Density Residential, with 1.5 acres per unit density, Design Control overlay in the Coastal Zone. Title 20 section 20.14.060 establishes the site development standards applicable to main structures in this LDR zoning district. As delineated on the attached project plans (**Attachment 2** of **Exhibit B**), the existing residence will continue to maintain its required setbacks and height, and the addition is within the existing disturbed area of the lower-level floor to include a gym, expansion of wooden decks, and changes to the exterior colors and materials. This property has an allowable maximum building site coverage of 15 percent and a maximum floor area ratio of 17.5 percent. The project involves minor increases to the buildings site coverage, and both coverages continue to be under the maximum allowed coverages. The property is in the Del Monte Forest and is within the Pescadero Watershed area of the forest; therefore the subject parcel is required to comply with Del Monte Forest LUP Policy 77. The project includes replacement of the existing driveway and updates to hardscaping around the property. With implementation of this project, the property continues to be under the maximum allowed impervious coverage and proposes 6,176 square feet of impervious surface coverage.

*Design and Visual Resources*

As designed, the proposed project will change the residence's exterior colors and materials to include tan painted vertical wood siding, dark bronze aluminum clad framing for windows and doors, and dark brown metal standing seam roofing. The proposed exterior finishes are compatible with the surrounding environment and consistent with the surrounding residential neighborhood character, which consists of large custom residences with varying architectural styles. Staff conducted a site visit on November 4, 2025, to determine whether the project would be visible from any common public viewing area, including 17 Mile Drive, Point Lobos, and Highway 1. The subject parcel is not visible from Point Lobos due to intervening mature vegetation and development. As proposed, the project will not increase the existing development's visibility and will not introduce new structures visible from

17 Mile Drive due to the property's existing development, and intervening vegetation. Due to distance and vegetation, the project site is not visible from Point Lobos. Policy 48 of the Del Monte Forest Land Use Plan indicates that development within visually prominent settings, including those identified in Figure 3 of the LUP shall be designed to avoid blocking or having a significant adverse impact on significant public views. This project includes exterior modifications to an existing residence and does not include substantial expansion of the building footprint or new structures. Further, because the project site is situated northeast of 17-Mile Drive, it will not block ocean views or public views. Therefore, the project, as designed and sited, assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

*Archaeological Resources*
In accordance with the Del Monte Forest Land Use Plan Policy 58, the project was required to complete a Phase One Archaeological Survey because to the parcel is recognized as having a high archaeological sensitivity and being within 750 feet of known archaeological resources. This report concluded that no resources were present on-site and that the property had been used heavily and had high ground disturbance, resulting in no indicators of historical activity or cultural or archaeological resources. Therefore, there is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts on cultural resources is limited and will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

*Tree Removal*
The proposed development would require the removal of three Monterey Pines (28", 25" and 19" in Diameter Breast Height). DMF CIP section 20.147.050 identifies specific findings to allow the removal of protected trees subject to the granting of a Coastal Development Permit. The three trees are all located within the construction footprint, next to the existing driveway. According to the arborist report (County of Monterey Library No. LIB250135) all three trees are declining in health and condition, with natural leans towards the residence as a result of poor canopy balance and symmetry. If the project were to reconfigure the footprint of the residence, new trees would be impacted as result due to the property having an existing mixed woodland on the subject parcel. Additionally, the work proposed is within the existing footprint of the existing residence and reduction in scope would not lessen the impact to trees, therefore the proposed tree removal meets the minimum necessary to construct the first single-family dwelling.

*Slopes*
The proposed development requires development on slopes in excess of 30 percent, and per Title 20 sections 20.14.030 and 20.64.230, development on slopes exceeding 30 percent is nonexempt development requires a Coastal Development Permit be applied. In order to grant the Coastal Development Permit, the Appropriate Authority must find that there is no feasible alternative which would allow development to occur on slopes of less than 30 percent; or that the proposed development better achieves the goals, policies and objectives of the County of Monterey Local Coastal Program. According to County of Monterey GIS records, approximately half of the subject parcel contains slopes exceeding 30 percent. If the project were to relocate or adjust the footprint of the additions to the residence, it would likely result in new impacts to other resources not previously considered, such as increase in the tree removal count. The property is heavily forested, and placing

the additions within existing disturbed areas reduces the potential to impact nearby trees as result of construction, and is located on an area of the property containing the least amount of slopes. Therefore, the development taking place on slopes exceeding 30 percent better meets the goals and policies by reducing impacts to other resources, and there is no feasible alternative to development on slopes, as most of the property contains slopes exceeding 30 percent.

CEQA:
California Environmental Quality Act (CEQA) Guidelines section 15301 categorically exempts additions to existing structures provided that the addition will not result in an increase of more than 50% of the floor area of the structure/s before the addition, or 2,500 square feet (whichever is less). As proposed, the project includes a 930 square foot addition to an existing 5,622 square foot two-story single family dwelling, therefore the project qualifies as a Class 1 categorical exemption. The proposed project does not create impacts to an environmental resource, any scenic highways, or historical resources; this will not create any cumulative or significant impact, and this site is not a hazardous waste site. No evidence of significant adverse environmental effects were identified during staff's review of the development application.

LUAC:
County staff referred the project to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly-noticed public meeting on July November 6, 2025, and voted 6-0 in support of the project as proposed.

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

Prepared by: McKenna Bowling, Associate Planner, (831) 755-5298
Reviewed/Approved by: Jacquelyn M Nickerson, Principal Planner

The following attachments are on file with the HCD:
Exhibit A - Project Data Sheet
Exhibit B - Draft Resolution including:
- Conditions of approval
- Site Plans
Exhibit C - Vicinity Map
Exhibit D - LUAC Minutes
Exhibit E - Arborist Report

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Associate Planner;

Jacquelyn M. Nickerson, Principal Planner; Amanda and Alastair Curtis, Property Owners; Samuel Pitnick, Agent; The Open Monterey Project; LandWatch (Executive Director); Christopher Paul; Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250060.

# Exhibit A

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# EXHIBIT A

## Project Information for PLN250060

| | | | |
|---|---|---|---|
| **Application Name:** | Curtis Alastair Stuart & Amanda Jane | | |
| **Location:** | 3158 Don Ln, Pebble Beach | | |
| **Applicable Plan:** | Del Monte Forest LUP | **Primary APN:** | 008-361-024-000 |
| **Advisory Committee:** | Del Monte Forest Advisory Committee | **Coastal Zone:** | Yes |
| **Permit Type:** | Combined Development Permit | **Final Action Deadline (884):** | |
| **Environmental Status:** | | | |
| **Zoning:** | RC-D(CZ)\|LDR/1.5-D(CZ) | **Land Use Designation:** | See 2010 Del Monte Forest LUP |

Project Site Data:

| | | | |
|---|---|---|---|
| **Lot Size:** | 93203 | **Coverage Allowed:** | 15 |
| | | **Coverage Proposed:** | 5.54 |
| **Existing Structures (sf):** | 4571 | **Height Allowed:** | |
| **Proposed Structures (sf):** | 5192 | **Height Proposed:** | |
| **Total Sq. Ft.:** | 9763 | | |
| | | **FAR Allowed:** | 17.5 |
| **Special Setbacks on Parcel:** | | **FAR Proposed:** | 0.07 |

Resource Zones and Reports:

| | | | |
|---|---|---|---|
| **Seismic Hazard Zone:** | UNDETERMINED | **Soils Report #:** | LIB250309 |
| **Erosion Hazard Zone:** | Moderate | **Biological Report #:** | |
| **Fire Hazard Zone:** | Very High | **Forest Management Rpt. #:** | LIB250135 |
| **Flood Hazard Zone:** | X (unshaded) | **Geologic Report #:** | |
| **Archaeological Sensitivity:** | high | **Archaeological Report #:** | LIB250144 |
| **Visual Sensitivity:** | None | **Traffic Report #:** | |
| | | **Historic Report #:** | |

Other Information:

| | | | |
|---|---|---|---|
| **Water Source:** | CalAm | **Grading (cubic yds.):** | |
| **Water Purveyor:** | CalAm | **Sewage Disposal (method):** | PBCSD |
| **Fire District:** | Pebble Beach CSD | **Sewer District Name:** | PBCSD |
| **Tree Removal:** | 3/Monterey Pine | | |

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# Exhibit B

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# DRAFT RESOLUTION

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

In the matter of the application of:
**CURTIS ALASTAIR STUART & AMANDA JANE (PLN250060)**
**RESOLUTION NO. 26-**
Resolution by the County of Monterey Zoning Administrator:

1) Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and there are no exceptions pursuant to section 15300.2; and
2) Approve a Combined Development Permit consisting of:
   a) Coastal Administrative Permit and Design Approval to allow 930 square foot addition to an existing two-story 5,622 square foot single family dwelling, and associated site improvements; and
   b) Waiver of a Coastal Development Permit to allow the removal of 3 Monterey Pines; and
   c) A Coastal Development Permit to allow development on slopes in excess of 30 percent.

[PLN250060, Curtis Alastair Stuart and Amanda Jane, 3158 Don Lane, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-361-024-000)]

**The Curtis application (PLN250060) came on for public hearing before the County of Monterey Zoning Administrator on January 29, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:**

### FINDINGS

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

**EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 1982 Monterey County General Plan (General Plan) ;
- Del Monte Forest Land Use Plan (DMF LUP);
- Monterey County Coastal Implementation Plan Part 5;
- Monterey County Zoning Ordinance (Title 20);

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

b) Allowed Use. The property is located at 3158 Don Lane, Pebble Beach, (APN: 008-361-024-000), in the Del Monte Forest Land Use Plan. The parcel is zoned Low Density Residential, 1 unit per 1.5 acres and Design Control overlay district in the Coastal Zone "LDR/1.5-

D (CZ)". Additions to single family dwellings are typically exempt from a Coastal Development Permit; however, the subject property is between the sea and first public road and exceed ten percent of the structure's internal floor area (Title 20 section 20.70.120.A). Therefore, the addition requires a Coastal Administrative Permit. The project consists of a 930 square foot addition consisting of new decking and new gym, addition to the garage, and exterior colors and materials change to the residence and accessory structures. Additionally, the project includes removal of 3 hazardous Monterey Pines; a Waiver of a Coastal Development Permit was applied pursuant to Del Monte Forest CIP Policy 20.147.050. The project also includes additions taking place on slopes exceeding 30 percent; a Coastal Development Permit was applied pursuant to Title 20 section 20.14.030. Therefore, the project is an allowed land use for this site.

c) Lot Legality. The property is shown in its current configuration as lot 24 on the 1964 and 1972 Assessor's Maps of El Pescadero Rd, book 8 on page 36. The legal description on the grant deed refers to a record of survey which was recorded with the County Recorder on August 15th, 1962. This record of survey also shows the lot in its current configuration. The subject parcel was under the same ownership as an adjacent parcel in 1972 but there is no record of the property undergoing a lot line adjustment, subdivision or merger. Based on the evidence, the County recognizes it as a legal lot of record.

d) Design/Neighborhood and Community Character. The property is subject to the Design Control "D" overlay zoning district regulations contained in Title 20 Chapter 20.44, which requires design review of proposed development to assure protection of the public viewshed and neighborhood character. The proposed development will remain consistent with the neighborhood character, and proposes exterior changes including new dark brown metal standing seam roof, light brown painted vertical wood siding, dark bronze aluminum clad windows and doors, and replacement of entry gate and new property line fencing to match existing fencing. The addition is within existing space of the residence and garage, to include a new gym in the lower-level of the residence, and additional loft space within the garage. The colors and materials will continue to blend with the surrounding area and remain consistent with neighborhood character.

e) Visual Resources. DMF LUP Policy 48, states development located in visually prominent settings, as identified within Figure 3, shall be designed, and sited in a manner that avoids blocking significant public views, or that may create a significant adverse impact. The subject parcel is located within the green shaded area of Figure 3, which is indicated as having viewshed points from Point Lobos, 17-Mile Drive and Vista Points. The proposed residence and accessory structures are sited further back than the required and include colors and materials that blend the structures into the surrounding forested areas. Staff conducted a site visit on November 4, 2025 and the development does not have any potential to create an adverse visual impact from these vista points. Therefore, as designed and sited, the project assures protection of the

public viewshed, is consistent with scenic and visual resources policy of the Del Monte Forest Land Use Plan.

f) Development Standards. Development standards for Low Density Residential zoning can be found in Title 20, section 20.14.060. The proposed development is consistent with all applicable development standards. The maximum floor area and building coverage are 17.5% and 15%. The proposed addition will result in a slight increase; however still comply with these regulations at 7.6% and 5.5%. The setbacks will continue to comply with the minimum required 30 feet (front), 20 feet (side and rear). The proposed development as illustrated in the attached plans will continue to comply with these standards. Therefore, the proposed work conforms with the site development standards in Title 20.

g) Cultural Resources. Monterey County Geographic Information System records identifies the subject property to be within a high archaeological sensitivity area and within 750 feet of known archaeological resources. Pursuant to DMF CIP section 20.147.080.B, an archaeological report was prepared for this property (County of Monterey Library No. LIB250144) and this report concluded that no indicators that define cultural resources were present on the project parcel, and therefore construction should not be delayed due to concern for cultural resources. The proposed residential development will primarily occur within the existing footprint of the structure and does not include any major ground disturbance with proposed grading quantities of 69 cubic yards of cut and fill, and an area of disturbance indicated as 3,542 square feet. Therefore, the project does not pose any potential impacts to archaeological resources. Standard Condition No. 3 has been applied to assure that in the event during construction or ground disturbance, if a potential resource is discovered a certified Archaeologist will be notified to visit the site and determine the extent of resources and develop proper mitigation measures required for the discovery.

h) Pescadero Watershed. Figure 2b of the DMF LUP identifies the subject property is within the area of drainage to Carmel Bay Area of Special Biological Significance/Pescadero Watershed. Therefore the subject parcel is required to comply with Del Monte Forest LUP Policy 77 which identifies that any new development shall be limited to a maximum of 9,000 square feet of impervious coverage. The project includes a 930 square foot addition, replacement of the existing driveway and updates to hardscaping around the property. With implementation of this project, the property continues to be under the maximum allowed impervious coverage and proposes 6,176 square feet of impervious surface coverage.

i) Tree Removal. As demonstrated in Finding 7, the development is consistent with forest resources regulations and granting of a Coastal Development Permit.

j) Development on slopes in excess of 30%. As demonstrated in Finding 8, the project involves development on slopes exceeding 30 percent and is consistent with the applicable policies outlined in Title 20.

k) Public Access. As demonstrated in Finding 6, the development is consistent with public access policies of the DMF LUP.

l) Land Use Advisory Committee. The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) on November 6, 2025, for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did warrant referral to the LUAC because the project included a Design Approval subject to review by the Zoning Administrator. The LUAC voted unanimously in support of the project as proposed.

m) 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 PLN250060.

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

**EVIDENCE:**

a) The project has been reviewed for site suitability by the following departments and agencies: HCD- Planning, Pebble Beach Community Services District (CSD Fire Protection District), HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

b) The following reports have been prepared:

- "Tree Impact Assessment" (County of Monterey Library No. LIB250135) prepared by Thompson Wildland Management, Monterey, CA, May 10, 2025.
- "Phase 1 Archaeological Assessment" (County of Monterey Library No. LIB250144) prepared by Susan Morley, Marina, CA, April 1, 2025.
- "Geotechnical Investigation" (County of Monterey Library No. LIB250309) prepared by Greg Bloom, Watsonville, CA, August 19, 2025.

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 November 4, 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 PLN250060.

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, HCD-Engineering Services, Pebble Beach Community Services District (PBCSD), HCD-

Environmental Services and the 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) The EHB reviewed the project and confirmed the property currently receives water and wastewater services from the PBCSD. The property will continue to be served by PBCSD following the proposed development. New water or wastewater systems are not proposed so they did not request any "Can and Will Serve" letters.

c) The EHB did not add any conditions of approval to the proposed development permit.

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 are found in Project File PLN250060.

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 records to assess if any violation exists on the subject property, there are no open code enforcement cases for the property.

b) 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 PLN250060.

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 Article 19 Section 15301 categorically exempts minor alterations to existing structures provided the alterations result in negligible or no expansion of the use. The current use is residential, and the proposed use is also residential, therefore, there will be no expansion.

b) This project qualifies for a Class 1 exemption because it is an addition to a residence and conversion of existing internal space within the garage. The project will not increase the floor area by 50% or 2,500 square feet.

c) No adverse environmental effects were identified during staff review of the development application during a site visit on November 4, 2025.

d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. Project location is not within a sensitive environment. There is no cumulative impact without any prior successive projects of the same type in the same place, over time and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. Removal of three native trees will not result in an adverse environmental impact or significant long-term impacts.

No known historical resources are found in the geotechnical and the results of the archaeological reports concluded there will be no impacts to any potential resources.

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 PLN250060.

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

**EVIDENCE:**

a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in DMF CIP Section 20.147.130, can be demonstrated.

b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

c) The subject property is not described as an area where the Local Coastal Program requires physical public access (Figure 8, Major Public Access and Recreational Facilities, in the DMF LUP).

d) The subject project site is not identified as an area where the Local Coastal Program requires visual public access (Figure 3, Visual Resources, in the DMF LUP).

e) Based on the project location, and its topographical relationship to visual public access points in the area, the development proposal will not interfere with visual access along 17-Mile Drive or from Point Lobos. Consistent with DMF LUP Policies 123 and 137, the proposed development will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity.

f) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN250060.

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

**EVIDENCE:**

a) The project includes application for the removal of three hazardous Monterey Pine trees. In accordance with DMF CIP section 20.147.050, hazardous trees may be removed that pose an immediate danger to life, health, property or essential public services, or removal of diseased trees if it is determined by a professional forester that such trees present a severe and serious infection hazard to the rest of the forest.

b) Pursuant to Section 20.147.050.B.1 of the DMF CIP, an Arborist Report prepared for the proposed project (County of Monterey Library No. LIB250135). The arborist report evaluated the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. Three Monterey Pines are located within the proposed

construction footprint of the replacement driveway and are proposed for removal due to the current hazard all three trees pose to the property, nearby home, and nearby trees that are to be retained. The arborist provided hazard ratings for each of these trees that confirm the need for removal. As stated in the report, the remaining trees located in the vicinity of the project operations will be retained and protected in place for the duration of the project. According to the arborist report, tree #1 has a diameter at breast height (DBH) of 28 inches and is in declining condition with physiological and structure disorders, that include a notable lean towards the residence. Tree # 2 has a DBH of 25 inches and similarly to Tree #1, is in poor declining health and condition, and in close proximity to both trees 1 and 3. Tree #3 has a DBH of 19 inches is also in declining health and condition, and also has a notable lean towards the residence, with a majority of its canopy weight on the leaning side of the tree. Additionally, the project has been designed and sited to minimize the removal of protected trees to the greatest extent possible under the circumstances.

c) Measures for tree protection of trees to be retained during construction have been incorporated as Condition No. 5. Condition No. 4 requires the applicant to replant five one-gallon Monterey Pines, and after six months of replanting the replacement trees, the applicant shall submit evidence demonstrating that the replacement trees are in healthy, growing condition.

d) No significant long-term effects on the forest ecosystem are anticipated. The project as proposed will not significantly reduce the availability of wildlife over the long term as the site as surrounding forested areas which are to remain untouched.

e) Staff conducted a site inspection on November 4, 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 PLN250060.

8. **FINDING:** **DEVELOPMENT ON SLOPESE IN EXCESS OF 30% -** The proposed development on slopes in excess of 30% better achieves the goals, policies, and objectives of the Monterey County General Plan and Del Monte Forest Land Use Plan and the Monterey County Zoning Ordinance (Title 20) than other development alternatives.

**EVIDENCE:** a) Pursuant to Title 20 section 20.64.230, development on slopes exceeding 30 percent is allowed subject to the granting of a Costal Development Permit if there are no feasible alternatives that would allow development to occur on slopes less than 30 percent 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 Coastal Development Permit have been met.

b) According to County of Monterey GIS records, approximately half of the subject parcel contains slopes exceeding 30 percent. If the project were to relocate or adjust the footprint of the additions to the residence, it would likely result in new impacts to other resources not previously

considered, such as increase in the tree removal count. The property is heavily forested, and placing the additions within existing disturbed areas reduces the potential to impact nearby trees as result of construction, and is located on an area of the property containing the least amount of slopes. Therefore, the development taking place on slopes exceeding 30 percent better meets the goals and policies by reducing impacts to other resources, and there is no feasible alternative to development on slopes, as most of the property contains slopes exceeding 30 percent.

c) 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 PLN250060.

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

**EVIDENCE:** a) Board of Supervisors. Pursuant to Title 20, Section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

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

## DECISION

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

1. Find the project qualifies as a Class 1 Categorical Exemption pursuant to Section 15301 of the CEQA guidelines and there are no exceptions pursuant to Section 15300.2 of the CEQA guidelines; and
2. Approve a Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow a 930 square foot addition to an existing two-story 5,622 square foot single family dwelling, and associated site improvements; and 2) Waiver of a Coastal Development Permit to allow removal of three hazardous Monterey Pines; and 3) A Coastal Development Permit to allow development on slopes in excess of 30 percent.
3.

**PASSED AND ADOPTED** this 29th day of January, 2026.

_____

Mike Novo, AICP

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

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

NOTES

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

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

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

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

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# County of Monterey HCD Planning

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

PLN250060

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Combined Development Permit (PLN250060) allows 930 square foot addition and change of exterior colors and materials to an existing two-story 5,622 square foot single family dwelling, and associated site improvements including new hardscaping and replacement driveway; and removal of 3 Monterey Pines. The property is located at 3158 Don Lane, Pebble Beach (Assessor's Parcel Number 008-361-024-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to conditions and uses specified in the permit on an 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 Zoning Administrator for Assessor's Parcel Number 008-361-024-000 on January 29, 2026. The permit was granted subject to 5 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. 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: 1:1
- Replacement ratio recommended by arborist: Replace with (5) one-gallon Monterey Pines
- Other:

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.

**5. PD049 - TREE AND ROOT PROTECTION**

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Prior to beginning any tree removal, trees which are located close to trees approved for removal shall be protected from inadvertent damage from equipment or tree removal activity by fencing off the canopy drip-lines and/or critical root zones (whichever is greater) with protective materials. Any tree protection measures recommended by a County-approved tree consultant, in addition to the standard condition, shall be implemented. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to construction or tree removal, the Owner/Applicant/Tree Removal Contractor submit evidence of tree protection to HCD -Planning for review and approval.

After construction or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit photos of the trees on the property to HCD -Planning to document that the tree protection has been successful or if follow-up remediation measures or additional permits are required.

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## PROPOSED MATERIALS

PROPOSED METAL STANDING SEAM ROOF - DARK BROWN

ALUM. CLAD WINDOWS & DOORS - BRONZE

VERTICAL WOOD SIDING - PAINTED TAN/KHAKI
EXPOSED WOOD POSTS & BEAMS - PAINTED DARK BROWN

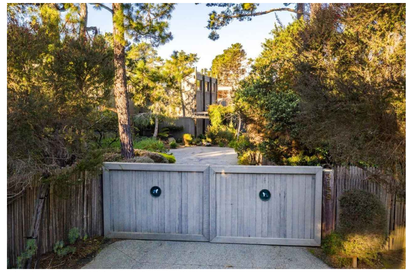
## GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY SURVEY AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL PROTECT EXISTING TREES AND ROOT SYSTEM. ALL EXCAVATION AROUND EXISTING TREES SHALL BE MADE BY HAND.
3. CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES NOTIFICATION: "STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY RMA-PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED".
4. SMOKE DETECTORS IN THE MAIN DWELLING SHALL BE INSTALLED AND FIELD VERIFIED IN EACH BEDROOM, IN THE HALLWAY LEADING TO THE BEDROOMS AND ON EACH FLOOR PER CRC R314.2. CARBON MONOXIDE ALARMS SHLL BE INSTALLED AND FIELD VERIFIED ON EACH FLOOR PER CRC R315.2.
5. ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24 REGARDLESS OF THE INFORMATION INDICATED ON THESE PLANS. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL SUPERVISING THE CONSTRUCTION TO ENSURE THAT THE WORK IS DONE IN ACCORDANCE WITH CODE REQUIREMENTS PRIOR TO REQUESTING INSPECTION.
6. THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE CITY, RELEVANT LAWS, ORDINANCES, RULES AND/OR REGULATIONS
7. CONTRACTOR TO OBTAIN AN 8-1-1/DIG ALERT TICKET PRIOR TO PERMIT ISSUANCE AND TO MAINTAIN THE TICKET IN ACTIVE STATUS AND ON SITE FOR INSPECTION THROUGHOUT THE PROJECT.

## DEFERRED SUBMITTALS

1. PHOTOVOLTAIC SYSTEM DRAWINGS & DETAILS.

## EXISTING PROPERTY PHOTOS



STREET VIEW OF PROPERTY

FRONT OF HOUSE & GARAGE

BACK OF HOUSE

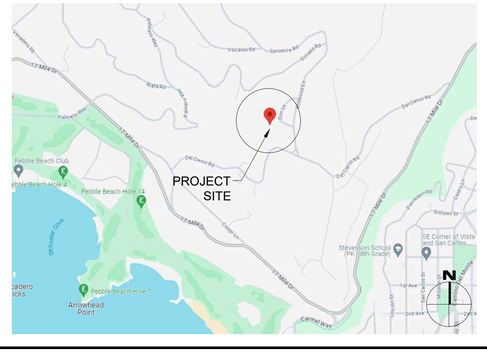
## BUILDING CODE INFO

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

ALL MATERIALS & CONSTRUCTION TO COMPLY WITH CHAPTER 7A OF THE 2022 CBC, AND CHAPTER 3, SECTION 337R OF THE 2022 CRC.

## VICINITY MAP




## SHEET INDEX

| | |
|---|---|
| G1.0 | PROJECT INFORMATION |
| G1.1 | CONSTRUCTION MANAGEMENT & EROSION CONTROL PLAN |
| G1.2 | GRADING PLAN |
| G1.3 | FUEL MANAGEMENT PLAN |
| G1.4 | SURVEY / EXISTING SITE PLAN |
| A1.0 | PROPOSED SITE PLAN |
| A1.1 | PROPOSED SITE LIGHTING |
| A2.0 | EXISTING LOWER LEVEL FLOOR PLAN |
| A2.1 | EXISTING MAIN LEVEL FLOOR PLAN |
| A2.2 | EXISTING UPPER LEVEL FLOOR PLAN |
| A2.3 | EXISTING ROOF PLAN |
| A2.4 | PROPOSED LOWER LEVEL GYM FLOOR PLAN |
| A2.5 | PROPOSED LOWER LEVEL FLOOR PLAN |
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| A2.8 | PROPOSED ROOF PLAN |
| A3.0 | BUILDING ELEVATIONS |
| A3.1 | BUILDING ELEVATIONS |
| A3.2 | BUILDING ELEVATIONS |
| A3.3 | BUILDING ELEVATIONS |
| A4.0 | DOOR & WINDOW SCHEDULES |
| L-0.1 | OVERALL SITE PLAN |
| L-1.0 | SITE PLAN |
| L-2.0 | GRADING PLAN |
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| L-3.0 | SITE DETAILS |
| L-3.1 | SITE DETAILS |
| L-4.0 | PLANTING NOTES |
| L-4.1 | PLANTING PLAN |
| L-5.0 | SITE LIGHTING PLAN |
| L-5.1 | SITE LIGHTING SPECS |

## SCOPE OF WORK

REMODEL & ADDITION TO AN (E) SINGLE FAMILY HOUSE & ATTACHED GARAGE. CONSTRUCT NEW 375 SF LOWER LEVEL GYM BELOW (E) HOUSE. CONSTRUCT NEW 24 SF ELEVATOR SHAFT. ADD 260 SF TO (E) STORAGE LOFT ABOVE GARAGE. ADD 502 SF OF NEW EXTERIOR DECKING.

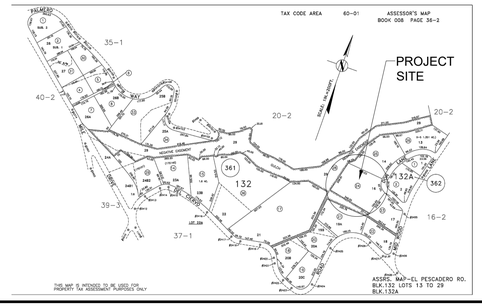
REPLACE (E) EXT. WOOD WINDOWS & DOORS WITH NEW ALUM. CLAD WINDOWS & DOORS. REPLACE (E) SKYLIGHTS & ADD 1 NEW SKYLIGHT. REPLACE (E) COMPOSITE TILE ROOF WITH NEW METAL STANDING SEAM ROOF. REPAINT (E) WOOD SIDING & EXPOSED STRUCTURE.

REPLACE (E) DRIVEWAY & DRIVEWAY GATE. INSTALL NEW HARDSCAPING & LANDSCAPING AROUND HOUSE.

## MISCELLANEOUS

| | |
|---|---|
| WATER SOURCE | CAL AM |
| WASTE DISPOSAL SYSTEM | SEWER - P.B.C.S.D. |
| TREES TO BE REMOVED | (1) 15" MONTEREY PINE<br>(2) 36" MONTEREY PINE<br>3 TREES TOTAL |
| GRADING ESTIMATES: | |
| (P) CUT | 69 CU.YDS. |
| (P) FILL | 166 CU.YDS. |
| (P) NET FILL | 97 CU.YDS. |
| (E) PARKING | 2 SPACES (COVERED) |
| (P) PARKING | 2 SPACES (COVERED) |
| (E) BUILDING SPRINKLERED | NO |
| (P) BUILDING SPRINKLERED | NO (SEE ALTERATION CALC'S) |

## PARCEL MAP




## PROJECT TEAM

| | |
|---|---|
| OWNER | AMANDA & ALASTAIR CURTIS<br>3158 DON LANE<br>PEBBLE BEACH, CA 93953 |
| ARCHITECT | SAMUEL PITNICK ARCHITECTS, INC.<br>LICENSE # C-34362<br>PO BOX 22412, CARMEL, CA 93922<br>PHONE: (831) 241-1895<br>SAMUELPITNICK@GMAIL.COM |
| SURVEYOR | RASMUSSEN LAND SURVEYING<br>2150 GARDEN ROAD, SUITE A-3<br>MONTEREY, CA 93940<br>PHONE: (831) 375-7240 |
| LANDSCAPE ARCHITECT | SEVEN SPRINGS STUDIOS<br>2548 EMPIRE GRADE<br>SANTA CRUZ, CA 95060<br>PHONE: (831) 466-9617 |
| ARBORIST | THOMPSON WILDLAND MANAGEMENT<br>57 VIA DEL REY MONTEREY, CA. 93940<br>PHONE: (831) 372-3796 |
| ARCHAEOLOGIST | ACHASTA ARCHAEOLOGICAL SERVICES<br>3059 BOSTICK AVENUE<br>MARINA, CA 93933<br>PHONE: (831) 277-9071 |

## PROJECT INFORMATION

| | |
|---|---|
| PROPERTY ADDRESS | 3158 DON LANE<br>PEBBLE BEACH, CA 93953 |
| APN | 008-361-024-000 |
| ZONING | LDR/1.5-D(CZ) |
| TYPE OF CONSTRUCTION | TYPE V-B |
| OCCUPANCY GROUP | R-3 / SINGLE FAMILY RESIDENCE<br>U / GARAGE |
| YEAR BUILT | 1984 |

## BUILDING INFORMATION & LOT COVERAGE

| | |
|---|---|
| LOT SIZE | 93,203 SF (2.14 ACRES) |
| ALLOWABLE SITE COVERAGE | 15% OR 13,980 SF |
| (E) SITE COVERAGE: | |
| (E) STRUCTURES | 4,167 SF |
| (E) EAVES >30" | 44 SF |
| (E) DECKS/PATIOS >24" | 360 SF |
| (E) TOTAL | 4,571 SF OR 4.9% |
| (P) SITE COVERAGE: | |
| (P) STRUCTURES | 4,191 SF |
| (P) EAVES >30" | 44 SF |
| (P) DECKS/PATIOS >24" | 957 SF |
| (P) TOTAL | 5,192 SF OR 5.5% |
| ALLOWABLE FLOOR AREA | 17.5% OR 16,310 SF |
| (E) FLOOR AREA: | |
| (E) LOWER LEVEL | 1,465 SF |
| (E) MAIN LEVEL | 2,515 SF |
| (E) UPPER LEVEL | 870 SF |
| (E) GARAGE & LOFT | 772 SF |
| (E) GUEST HOUSE | 516 SF |
| (E) TOTAL | 6,138 SF |
| (P) FLOOR AREA: | |
| (P) LOWER LEVEL GYM | 375 SF |
| (P) ELEVATOR | 24 SF |
| (E) LOWER LEVEL | 1,465 SF |
| (E) MAIN LEVEL | 2,515 SF |
| (E) UPPER LEVEL | 870 SF |
| (P) GARAGE & LOFT | 1,032 SF |
| (E) GUEST HOUSE | 516 SF |
| (P) TOTAL | 7,067 SF |

## PESCADERO WATERSHED COVERAGE CALC'S

| | |
|---|---|
| ALLOWABLE IMPERVIOUS COVERAGE | 9,000 SF |
| (E) IMPERVIOUS COVERAGE: | |
| (E) STRUCTURES | 4,167 SF |
| (E) EAVES >30" | 44 SF |
| (E) DRIVEWAY & HARDSCAPE | 2,120 SF |
| (E) TOTAL | 6,331 SF |
| (P) IMPERVIOUS COVERAGE: | |
| (P) STRUCTURES | 4,191 SF |
| (P) EAVES >30" | 44 SF |
| (P) HARDSCAPE | 1,941 SF |
| (P) TOTAL | 6,176 SF |

# CURTIS RESIDENCE

3158 DON LANE
PEBBLE BEACH, CA 93953

LICENSED ARCHITECT
SAMUEL B. PITNICK
C - 34362
REN. 05/31/27
STATE OF CALIFORNIA

SAMUEL PITNICK ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1895
EMAIL: SAMUELPITNICK@GMAIL.COM

| REVISIONS | DATE |
|---|---|
| | |

ARCHITECTURAL

PROJECT INFORMATION

Scale: SEE DWG.
Drawn By: SBP
Job: -

G1.0

05/02/2025

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## GENERAL NOTES

1. TREE PROTECTION SHALL BE IN PLACE PRIOR TO ANY PERMITS BEING ISSUED.
2. ALSO SEE BEST MANAGEMENT PRACTICES SHEET.
3. CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES NOTIFICATION: "STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY RMA-PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED".

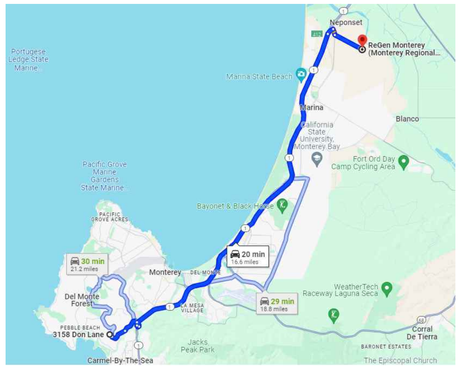
## CONSTRUCTION MANAGEMENT NOTES

1. DURATION OF CONSTRUCTION IS APPROX. 12-16 MONTHS STARTING FROM THE DATE PERMITS ARE ISSUED.
2. WORK SHALL BE PERFORMED BETWEEN THE HOURS OF 8 AM AND 5 PM. WORK PERFORMED BEFORE 8AM SHALL BE NON-CONSTRUCTION ACTIVITY (QUIET HOUR)
3. TRUCKS WILL BE ROUTED TO AND FROM THE SITE USING THE PEBBLE BEACH EXIT OFF OF HIGHWAY ONE. TRUCKS WILL TAKE HIGHWAY ONE NORTH AND EXIT DEL MONTE BLVD. TO TRANSPORT WASTE AND DEBRIS TO MONTEREY REGIONAL WASTE MANAGEMENT DISTRICT. REFER TO MAP ON THIS SHEET.
4. THE NUMBER OF WORKERS WILL VARY THROUGH OUT THE CONSTRUCTION. WORKERS ONSITE WILL RANGE FROM 2 TO 12.
5. EROSION CONTROL PROTECTION TO BE INSTALLED PER THE PERMITTED PLANS.
6. STERILE STRAW WATTLES SHALL BE PLACED BEFORE AND DURING RAIN STORM EVENTS TO CONTAIN STORM WATER AND EROSION DURING CONSTRUCTION.
7. ALL ON AND OFF-ROAD DIESEL EQUIPMENT SHALL NOT IDLE FOR MORE THAN 5 MINUTES.
8. SUBSTITUTE GASOLINE-POWERED IN PLACE OF DIESEL-POWERED EQUIPMENT, WHERE FEASIBLE.
9. USE ALTERNATIVELY FUELED CONSTRUCTION EQUIPMENT ON-SITE WHERE FEASIBLE, SUCH AS COMPRESSED NATURAL GAS (CNG), LIQUEFIED NATURAL GAS (LNG), PROPANE OR BIODIESEL.
10. CONSTRUCTION TRUCK TRIPS WILL BE SCHEDULED DURING NON-PEAK HOURS TO REDUCE PEAK HOUR EMISSIONS.
11. DUST CONTROL MEASURES WILL BE IMPLEMENTED INCLUDING THE USE WATER TRUCKS OR SPRINKLER SYSTEMS IN SUFFICIENT QUANTITIES TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. WATERING FREQUENCY SHALL BE INCREASED WHENEVER WIND SPEEDS EXCEED 15 MPH. RECLAIMED (NON-POTABLE) WILL BE USED WHENEVER POSSIBLE.
12. ALL TRUCKS HAULING DIRT, SAND, SOIL, OR OTHER LOOSE MATERIALS ARE TO BE COVERED OR SHOULD MAINTAIN AT LEAST TWO FEET OF FREEBOARD (MINIMUM VERTICAL DISTANCE BETWEEN TOP OF LOAD AND TOP OF TRAILER) IN ACCORDANCE WITH CVC SECTION 23114.
13. TRUCK STAGING - ALL TRUCK STAGING REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT SHALL BE STAGED ON PRIVATE PROPERTY.

## CONSTRUCTION MANAGEMENT LEGEND

- CONSTRUCTION MATERIAL STORAGE
- PAINT & SOLVENT CLEAN-OUT AREA
- CONCRETE CONTAINMENT WASHOUT
- STRAW WATTLE
- TREE PROTECTION
- SILT FENCING

## TRUCK ROUTING FROM SITE TO DUMP



1 CONSTRUCTION MANAGEMENT, EROSION CONTROL & DRAINAGE PLAN
SCALE: 3/32" = 1'-0"

0' 4' 8' 16'

N

CURTIS RESIDENCE
3158 DON LANE
PEBBLE BEACH, CA
93953

LICENSED ARCHITECT
SAMUEL B. PITNICK
C- 34362
REN. 05/31/27
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| REVISIONS | DATE |
|---|---|
| | |

ARCHITECTURAL

CONSTRUCTION MANAGEMENT PLAN

Scale: SEE DWG.
Drawn By: SBP
Job: -

G1.1

05/02/2025

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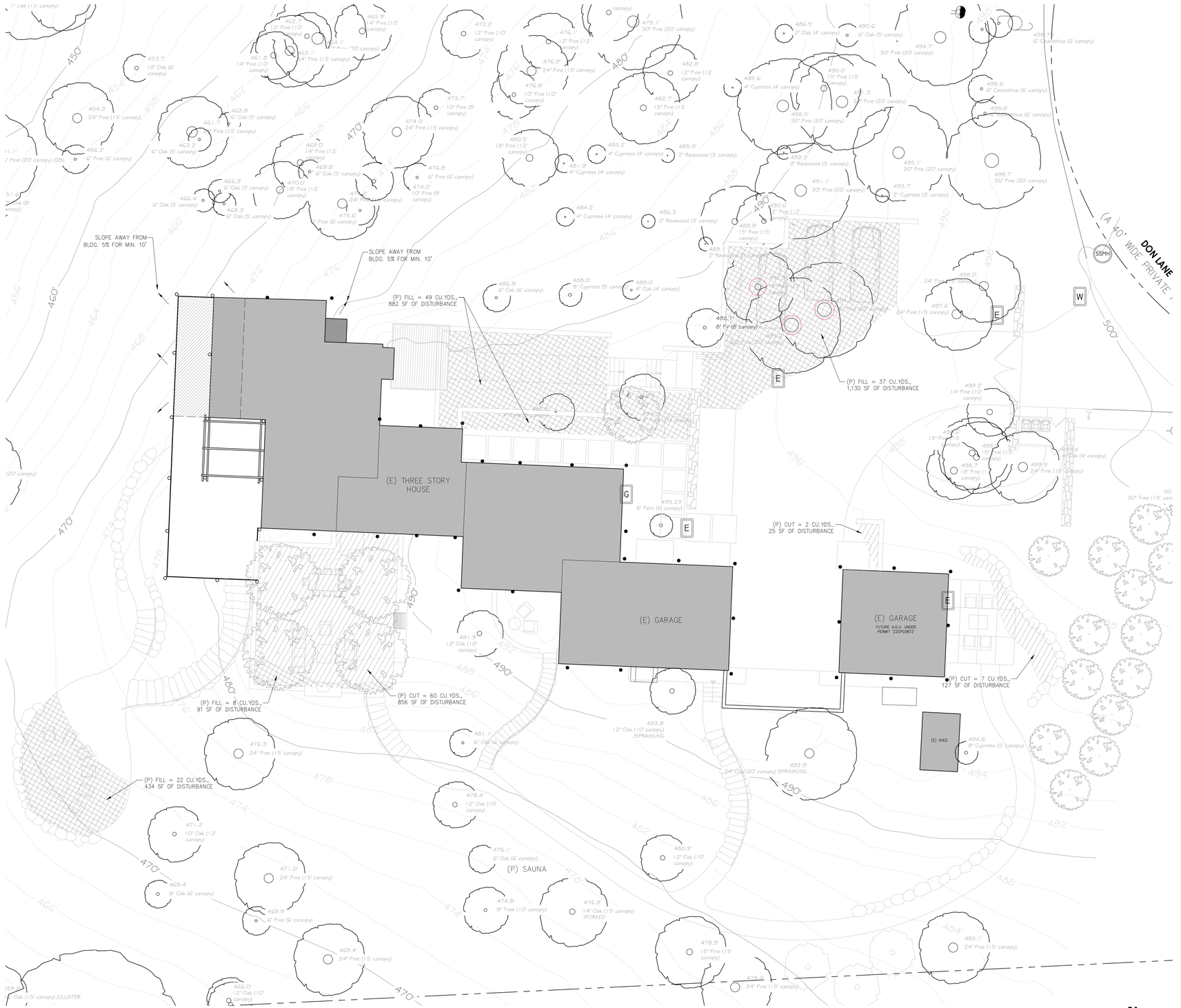
## GRADING LEGEND

CUT MATERIAL

FILL MATERIAL

GRADING ESTIMATES:
(P) CUT = 69 CU.YDS.
(P) FILL = 166 CU.YDS.
(P) NET FILL = 97 CU.YDS.
AREA OF DISTURBANCE = 3,542 SF

| Inspection item: | When the inspection is to be completed: | Who will conduct the inspection: | Inspection completed by: | Date completed: |
|---|---|---|---|---|
| Site stripping and clearing | Beginning of project | SOIL SURVEYS GROUP | | |
| Overexcavation | Prior to placement of structural fill | SOIL SURVEYS GROUP | | |
| Subexcavation, fill placement, and compaction | Throughout grading operations | SOIL SURVEYS GROUP | | |
| Foundation excavations | Prior to placement of formwork and reinforcing steel | SOIL SURVEYS GROUP | | |
| Surface and subsurface drainage improvements | Prior to trench backfill | SOIL SURVEYS GROUP | | |
| Utility trench compaction | During backfill operations | SOIL SURVEYS GROUP | | |




1 GRADING PLAN
SCALE: 3/32" = 1'-0"

0' 4' 8' 16'

N

CURTIS RESIDENCE
3158 DON LANE
PEBBLE BEACH, CA
93953

LICENSED ARCHITECT
SAMUEL B. PITNICK
C- 34362
REN. 05/31/27
STATE OF CALIFORNIA

SAMUEL PITNICK ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 624-1885
EMAIL: SAMUELPITNICK@GMAIL.COM

| REVISIONS | DATE |
|---|---|
| | |

ARCHITECTURAL

GRADING PLAN

Scale: SEE DWG.
Drawn By: SBP
Job: -

G1.2

05/02/2025

## FUEL MANAGEMENT NOTES

'GREEN ZONE' WITHIN 30 FEET SURROUNDING THE BUILDING:

1. CUT FLAMMABLE VEGETATION AROUND BUILDINGS A MINIMUM 30 FEET OR TO THE PROPERTY LINE, WHICHEVER IS CLOSER, EXCEPT FOR LANDSCAPING, AS FOLLOWS:
   - 1.1. CUT DRY AND DEAD GRASS TO A MAXIMUM HEIGHT OF 4 INCHES.
   - 1.2. MAINTAIN THE ROOF AND GUTTERS OF THE STRUCTURE FREE OF LEAVES, NEEDLES OR OTHER DEAD VEGETATIVE GROWTH.
   - 1.3. MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD WOOD.
   - 1.4. TRIM TREE LIMBS THAT EXTEND WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVE PIPE. O TRIM DEAD PORTIONS OF TREE LIMBS WITHIN 10 FEET FROM THE GROUND.
   - 1.5. REMOVE ALL LIMBS WITHIN 6 FEET OF THE GROUND.
   - 1.6. REMOVE ALL DEAD FALLEN MATERIAL UNLESS IT IS EMBEDDED IN THE SOIL.
   - 1.7. REMOVE ALL CUT MATERIAL FROM THE AREA.
2. REMOVE ALL CUT MATERIAL FROM THE AREA OR CHIP AND SPREAD ON SITE.
3. PROVIDE AND MAINTAIN AT ALL TIMES A SCREEN OVER THE OUTLET OF EVERY CHIMNEY OR STOVEPIPE THAT IS ATTACHED TO A FIREPLACE, STOVE OR OTHER DEVICE THAT BURNS ANY SOLID OR LIQUID FUEL. THE SCREEN SHALL BE CONSTRUCTED OF NONFLAMMABLE MATERIAL AND OPENINGS OF NOT MORE THAN ONE-HALF INCH IN SIZE.
4. POST HOUSE NUMBERS PER FIRE DEPARTMENT REQUIREMENTS.

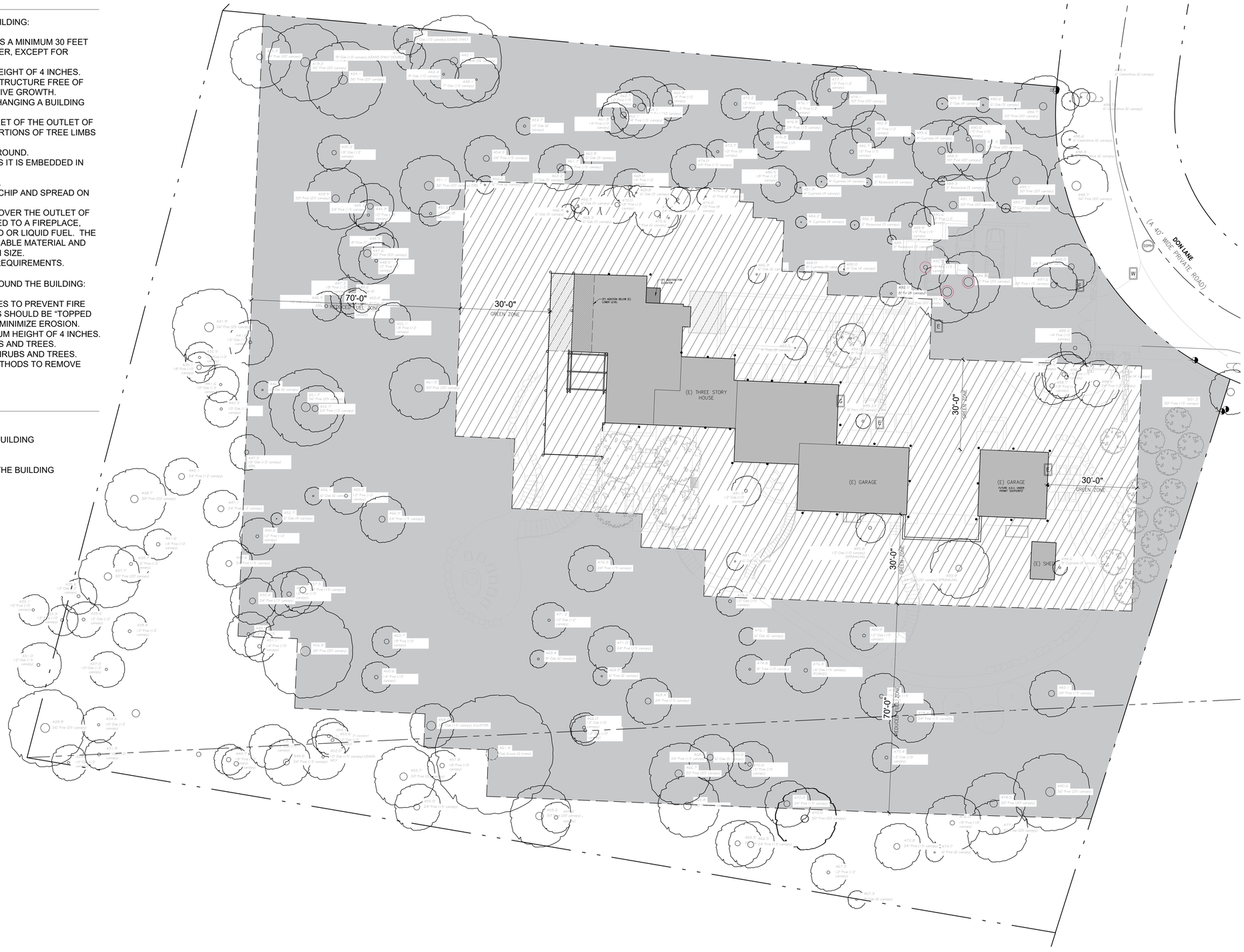
'REDUCED FUEL ZONE' BETWEEN 30 AND 100 FEET AROUND THE BUILDING:

1. CUT PLANTS AND GRASS BENEATH TREE CANOPIES TO PREVENT FIRE FROM SPREADING TO THE TREES. THESE PLANTS SHOULD BE "TOPPED OFF" LEAVING THE ROOT STRUCTURE INTACT TO MINIMIZE EROSION.
2. CUT OR MOW ANNUAL GRASS DOWN TO A MAXIMUM HEIGHT OF 4 INCHES.
3. CREATE HORIZONTAL SPACING BETWEEN SHRUBS AND TREES.
4. CREATE VERTICAL SPACING BETWEEN GRASS, SHRUBS AND TREES.
5. DO NOT USE HERBICIDE OR OTHER CHEMICAL METHODS TO REMOVE VEGETATION.

## FUEL MANAGEMENT LEGEND

'GREEN ZONE'
WITHIN 30 FEET SURROUNDING THE BUILDING

'REDUCED FUEL ZONE'
BETWEEN 30 AND 100 FEET AROUND THE BUILDING




1 FUEL MANAGEMENT PLAN
SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

N

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ARCHITECTURAL

FUEL MANAGEMENT PLAN

Scale: SEE DWG.
Drawn By: SBP
Job: -

G1.3

05/02/2025

## Map Legend:

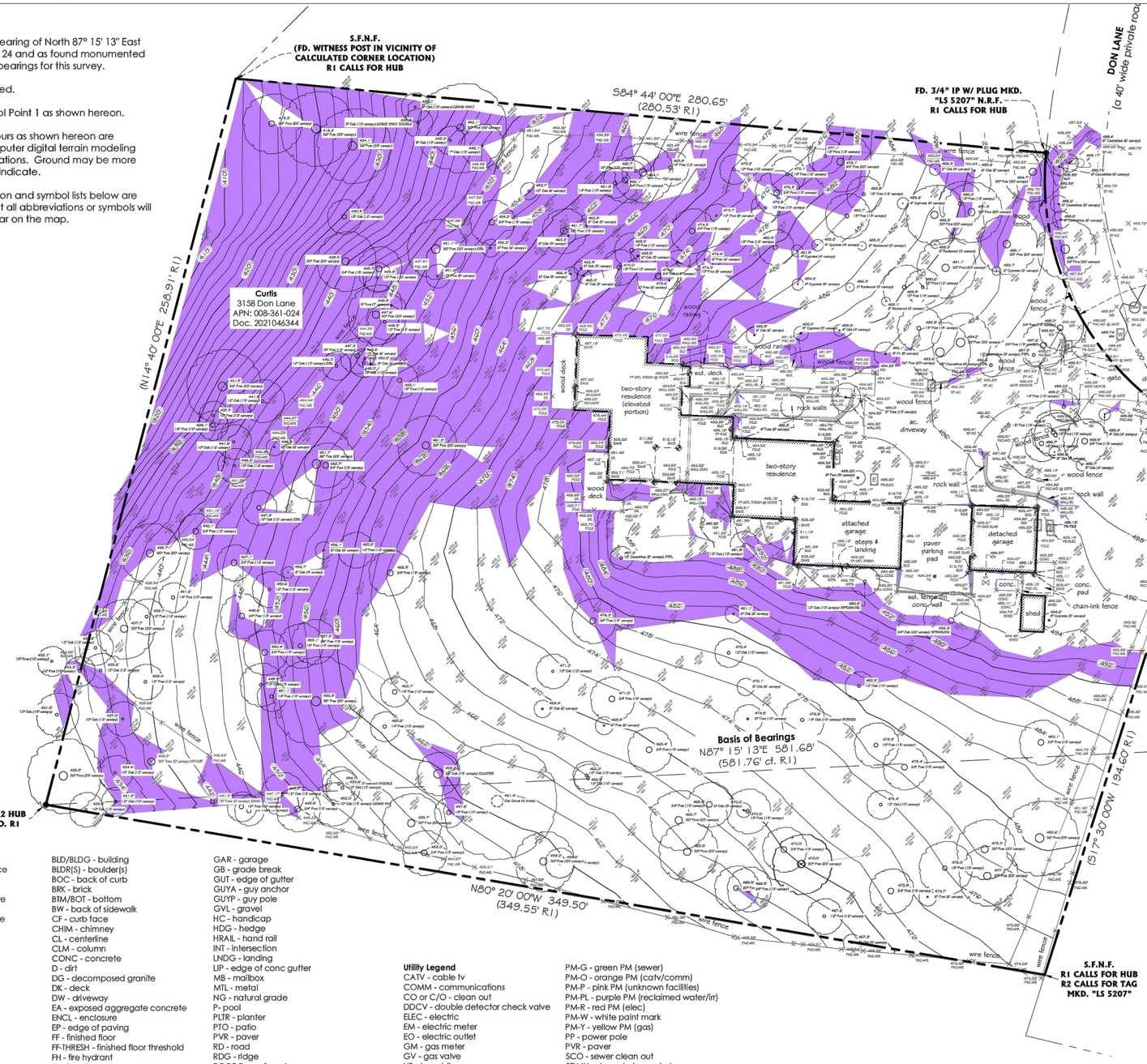
Basis of Bearings: The bearing of North 87° 15' 13" East as shown on X3 Surveys 24 and as found monumented is taken as the basis of bearings for this survey.

Vertical Datum: Assumed.

Site Benchmark: Control Point 1 as shown hereon.

Contour Interval: Contours as shown hereon are interpolated using computer digital terrain modeling software and spot elevations. Ground may be more irregular than contours indicate.

Note: The abbreviation and symbol lists below are comprehensive and not all abbreviations or symbols will appear on the map.




## Surveyor's Notes:

This map portrays the site at the time of the survey and does not show soils or geologic information, underground conditions, easements, zoning setbacks, regulatory information or any other items not specifically identified by the party requesting the survey. There may be easements or other rights, recorded or unrecorded, affecting the subject property which are not shown hereon.

Visible evidence of underground utilities such as utility meters, manhole lids, clean outs, valve covers, pull boxes and similar features are shown hereon. Underground utility pipes, conduits, transmission lines sewer laterals, etc. were not located. Information regarding underground utility line locations should be obtained from the appropriate utility companies or public agencies.

Elevations are based on an assumed datum as noted. Ground may be more irregular than contours indicate.

Distances are expressed in feet and decimals thereof.

The cross symbol (x) marks the horizontal position of the spot elevation shown. Tree symbols indicating tree trunk and tree canopy are drawn to scale based on approximate trunk and canopy diameters.

Sufficient boundary ties were made to graphically show existing features however a complete boundary survey was not performed.

## Record Map References:

R1: Record of Survey filed in Volume X3 of Surveys at Page 24, in the Monterey County Recorder's Office, State of California.

R2: Record of Survey filed in Volume 16 of Surveys at Page 146, in the Monterey County Recorder's Office, State of California.

**Boundary Legend**
A.G.S.- above ground surface
A.S.O. - as shown on
AP - angle point
BC - brass cap or begin curve
BFP - backflow preventer
B.G.S.- below ground surface
BOC - back of curb
COR - corner
CP - control point
CTL - CONTROL
DOC. - document
ENG/ENGR - engineer
FD/FND - found
F.T.C. - from true corner
I.P. - iron pipe
L&T - lead & tag
LS - land surveyor
M-T - MAG NAIL & tag
MAG - MAG NAIL
MKD - marked
MON - monument
N-T - nail & tag
N.R.F. - no reference found
N.S.F. - not searched for
O.R. - Official Records, Monterey County
O.U. - origin unknown
POL - point on line
RCE - registered civil engineer
ROW - right of way
S.F.N.F. - searched for, not found
SPK - spike
STA - station(control point)
TBM - temporary benchmark

**Topography Legend**
AC - asphalt concrete
AD - area drain
AL - area light
BLD/BLDG - building
BLDR(S) - boulder(s)
BOC - back of curb
BRK - brick
BTM/BOT - bottom
BW - back of sidewalk
CF - curb face
CHIM - chimney
CL - centerline
CLM - column
CONC - concrete
D - dirt
DG - decomposed granite
DK - deck
DW - driveway
EA - exposed aggregate concrete
ENCL - enclosure
EP - edge of paving
FF - finished floor
FF-THRESH - finished floor threshold
FH - fire hydrant
FL - flow line
FL-NG - flow line natural grade
FNC - fence
FNC-BRD - board fence
FNC-BW - barbed wire fence
FNC-CL - chain-link fence
FNC-GS - grapestake fence
FNC-HW - hogwire fence
FNC-I - iron fence
FNC-LAT - lattice fence
FNC-PR - post & rail fence
FNC-WD - wood fence
FNC-WI - wrought iron fence
FNC-WR - wire fence
FOB - face of building
FOW - face of wall
FS - finished surface
FTG - footing
FW - front of sidewalk
GAR - garage
GB - grade break
GUT - edge of gutter
GUYA - guy anchor
GUYP - guy pole
GVL - gravel
HC - handicap
HDG - hedge
HRAIL - hand rail
INT - intersection
LNDG - landing
LIP - edge of conc gutter
MB - mailbox
MTL - metal
NG - natural grade
P- pool
PLTR - planter
PTO - patio
PVR - paver
RD - road
RDG - ridge
ROOF-P - roof peak
ROOF-R - roof ridge
STC - stucco
STN - stone
STP - step
STRP - stripe
SW - sidewalk
SWL - swale
TC - top of curb
TOP - top of slope
TOE - toe of slope
TW/TOW - top of wall
WALL-AB - Allen Block wall
WALL-CMU - concrete masonry unit wall
WALL-CRML - Carmel stone wall
WALL-DSTN - dry stack stone wall
WALL-RR - rrtie wall
WALL-STC - stucco wall
WLK - sidewalk

**Utility Legend**
CATV - cable tv
COMM - communications
CO or C/O - clean out
DDCV - double detector check valve
ELEC - electric
EM - electric meter
EO - electric outlet
GM - gas meter
GV - gas valve
HB - hose bib
ICV - irrigation control valve
IRR - irrigation
JP - joint utility pole
LT - light
LT-STD - light standard/pole
PB - utility pull box
PB-? - unmarked pull box
PF-PIN FLAG
PF-B - blue pin flag
PF-G - green pin flag
PF-O - orange pin flag
PF-P - pink pin flag
PF-PL - purple pin flag
PF-R - red pin flag
PF-W - white pin flag
PF-Y - yellow pin flag
PM - paint mark
PM-B - blue PM (water)
PM-G - green PM (sewer)
PM-O - orange PM (catv/comm)
PM-P - pink PM (unknown facilities)
PM-PL - purple PM (reclaimed water/irr)
PM-R - red PM (elec)
PM-W - white paint mark
PM-Y - yellow PM (gas)
PP - power pole
PVR - paver
SCO - sewer clean out
SDMH - storm drain manhole
SSMH - sanitary sewer manhole
ST LT - street light
STN - stone
TELCO - telephone
TG - top of drain grate
UP - utility pole
UTIL - utility
VLT - vault
VLT-GTE - GTE vault
VLT-PB - PacBell vault
VLT-PGE - PG&E vault
VLT-TELCOM - telecommunications vault
VLT-? - unmarked vault
VLT-VRZ - Verizon vault
WD-wood
WL - water line
WM - water meter
WV - water valve

30% Slope or greater

**DRAWING REVISIONS:**
December 2021 - Original Survey
February 2025 - 30% Slope Shading update

catch basin-drain
control point
electric meter or pull box
fire hydrant
gas meter or pull box
gas valve
guy anchor
irrigation pull box
irrigation control valve
light standard
manhole
point on line
sewer clean out
sign(pole)
storm drain manhole
sewer manhole
telephone manhole
telephone pull box
traffic signal box
cable television pull box
unmarked pull box
utility pole
water meter
water valve
well

301.26'
36" Cyp. (40' canopy) /3-8" trunks
Typical tree notation. Indicates an elevation of 301.26' at the trunk of a cypress tree with a 36" trunk diameter (inner circle) and a 40' diameter canopy (outer tree symbol). Multi-trunk trees denoted with an overall trunk diameter with clarifying notes following / symbol.

0.00 FS-CONC
Finished surface elevation shot

0.00 NG
Natural grade elevation shot

Indicates monument found as noted.

Subject Parcel Boundary
Parcel Boundary
Right of Way
Right of Way Center Line

# Topographic Survey

3158 Don Lane, APN: 008-361-024
Located in Pebble Beach, Monterey County, State of California

Prepared For and Requested By: Alistair and Amanda Curtis

**December 2021 /**
**Updated February 2025**

**Rasmussen Land Surveying, Inc.**
2150 Garden Road, Suite A-3, Monterey, California 93942
P: 831.375.7240 F: 831.375.2545

LICENSED LAND SURVEYOR
ROGER PETERSON
No. 5958
STATE OF CALIFORNIA

RLS W.O. # 2021-102



Plotted On: 2/13/2025 3:15 PM File Names: G:\Shared drives\Civil 3D Projects 2020-2029\2021 Projects\2021-102 Curtis\DWG\Slope Shading 3-15 Don Lane 2021-102 Curtis.dwg

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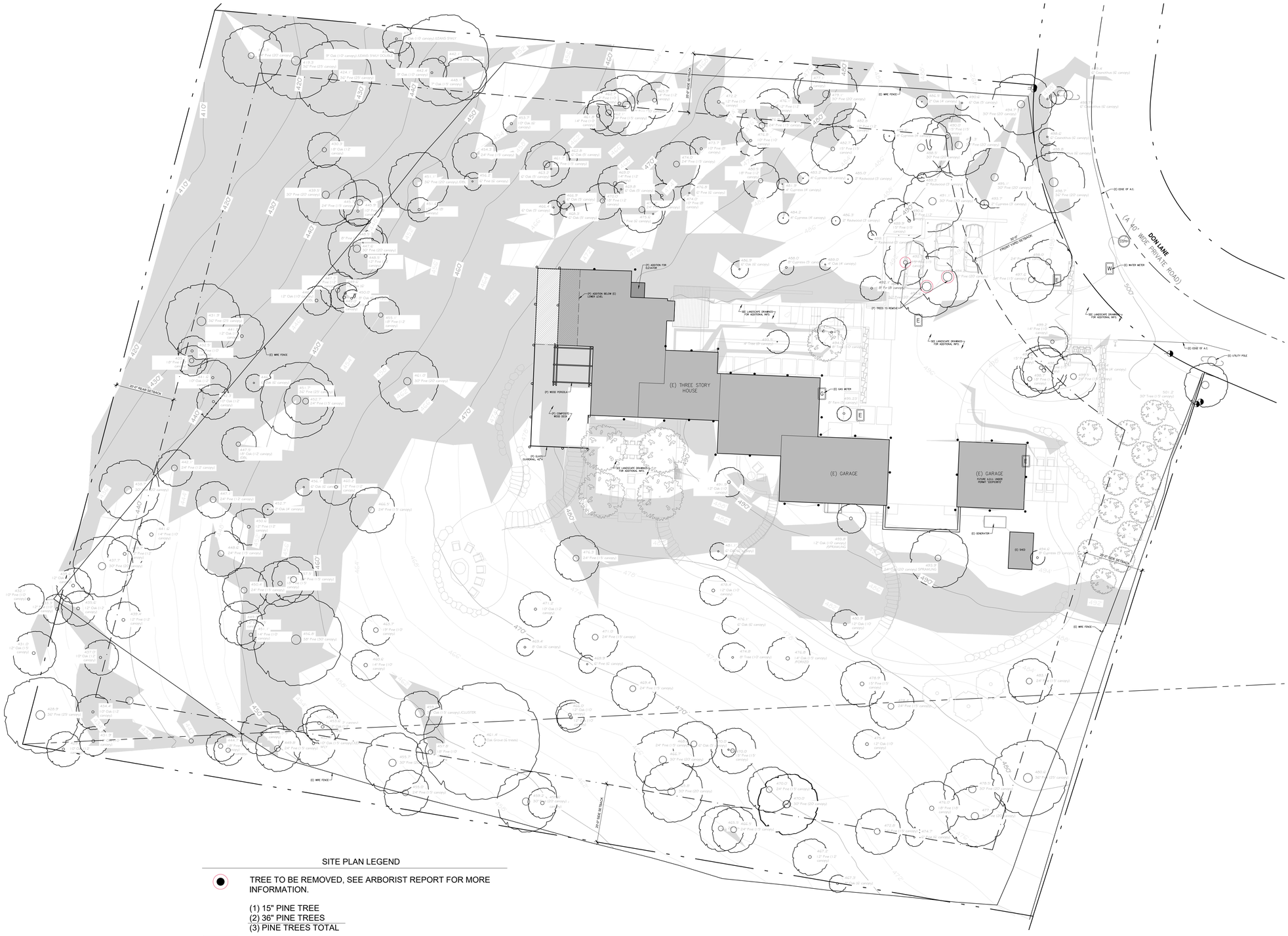


SITE PLAN LEGEND

TREE TO BE REMOVED, SEE ARBORIST REPORT FOR MORE INFORMATION.

(1) 15" PINE TREE
(2) 36" PINE TREES
(3) PINE TREES TOTAL

SLOPES 30% OR GREATER

1 PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

N

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| REVISIONS | DATE |
|---|---|
| | |

ARCHITECTURAL

PROPOSED SITE PLAN

Scale: SEE DWG.
Drawn By: SBP
Job: -

A1.0

05/02/2025

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## Caliber LED Outdoor Wall Sconce

By dweLED

LUMENS
LIGHT AND LIVING
**Call Us 877.445.4486**

### Product Options

**Finish:** Black , Bronze , Brushed Aluminum , White
**Size:** One-Way Light , Two-Way Light

### Details

- Construction, Aluminum hardware with lens diffuser
- Weather-resistant powder coated finish
- Driver concealed within the fixture
- ELV dimming, 100% to 10%
- Material: Aluminum
- Dimmable When Used With a Electronic low voltage (ELV) dimmer Dimmer (Not Included)
- Dimmer Range: 100 - 10%
- ADA compliant
- ETL Listed Wet
- Warranty: 5 Year Functional, 2 Year Finish
- Made In China

**Notes:**

### Dimensions

One-Way Light Option Fixture: Width 4.5", Height 10", Depth 4", Diameter 3"
One-Way Light Option Wall Plate: Width 4.5", Height 5.5", Depth 0.5"
Two-Way Light Option Fixture: Width 4.5", Height 14", Depth 4", Diameter 3"
Two-Way Light Option Wall Plate: Width 4.5", Height 5.5", Depth 0.5"

### Lighting

- One-Way Light Option: 11 Watt (735 Lumens) 120 Volt Integrated LED: CRI: 90 Color Temp: 3000K Lifespan: 72000 hours
- Two-Way Light Option: 21 Watt (1500 Lumens) 120 Volt Integrated LED: CRI: 90 Color Temp: 3000K Lifespan: 72000 hours

### Additional Details

**Product URL:**
https://www.lumens.com/caliber-led-outdoor-wall-sconce-by-dweled-DWEP154866.html
**Rating:** ETL Listed Wet

**Product ID:** DWEP154866

**Prepared by:**

**Prepared for:**
**Project:**
**Room:**
**Placement:**
**Approval:**

Created November 18th, 2020

3 PROPOSED EXTERIOR WALL SCONCE @ EXT. SIDE DOORS
SCALE: N.T.S.

## Lightology — Cylinder Adjustable Double Outdoor Wall Light

**SPEC #** WAC1206436

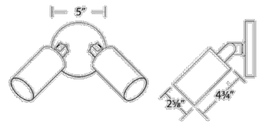
**BRAND** WAC Lighting

**DESCRIPTION**

The Cylinder Adjustable Double Outdoor Wall Light provides bright, energy-efficient spot lighting from its sleek, cylindrical housings. The adjustable cylinders house integrated LED light sources with TIR reflectors, and they can be aimed independtly with its grooved swivel joint. Can be mounted on wall or ceiling. Dimmable 100% to 10% with ELV dimmers.

*Shown in: Bronze*

| | |
|---|---|
| **SHADE COLOR** | N/A |
| **BODY FINISH** | Bronze |
| **WATTAGE** | 13W |
| **DIMMER** | Low Voltage Electronic |
| **DIMENSIONS** | 5"W x 5"H x 5"D |
| **INTEGRATED LED MODULE** | |
| **LAMP** | 2 x LED765W120V LED |
| *Technical Information* | |
| **LUMINOUS FLUX** | 2170 lumens |
| **LUMENS/WATT** | 131.52 |
| **LAMP COLOR** | 3000K |
| **COLOR RENDERING** | 90 CRI |
| **SPEC #** | WAC1206436 |




| COMPANY | PROJECT | FIXTURE TYPE | APPROVED BY | DATE |
|---|---|---|---|---|
| | | | | |

LIGHTOLOGY.COM | RUSHQUOTES@LIGHTOLOGY.COM
Oct 03, 2024 | 1.866.954.4489

2 PROPOSED EXTERIOR WALL SCONCE @ BACK DECK
SCALE: N.T.S.

## Lightology — Alumilux Line Linear Outdoor Wall Sconce

**SPEC #** ET21072450

**BRAND** Et2

**DESCRIPTION**

The Alumilux Line 120V Outdoor Wall Sconce is a linear sconce featuring aluminum construction and indirect lighting. Can be mounted in a vertical or horizontal position.

*Shown in: Bronze*

| | |
|---|---|
| **SHADE COLOR** | N/A |
| **BODY FINISH** | Bronze |
| **WATTAGE** | 13W |
| **DIMMER** | Low Voltage Electronic |
| **DIMENSIONS** | 4.5"W x 24"H x 2.25"D |
| **INTEGRATED LED MODULE** | |
| **LAMP** | 2 x LED/6.5W/120V LED |
| *Technical Information* | |
| **LUMINOUS FLUX** | 1040 lumens |
| **LUMENS/WATT** | 160.00 |
| **LAMP COLOR** | 3000K |
| **COLOR RENDERING** | 90 CRI |
| **SPEC #** | ET21072450 |

| COMPANY | PROJECT | FIXTURE TYPE | APPROVED BY | DATE |
|---|---|---|---|---|
| | | | | |

LIGHTOLOGY.COM | RUSHQUOTES@LIGHTOLOGY.COM
Sep 25, 2024 | 1.866.954.4489

1 PROPOSED EXTERIOR WALL SCONCE @ ENTRY
SCALE: N.T.S.

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| | |
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| | |
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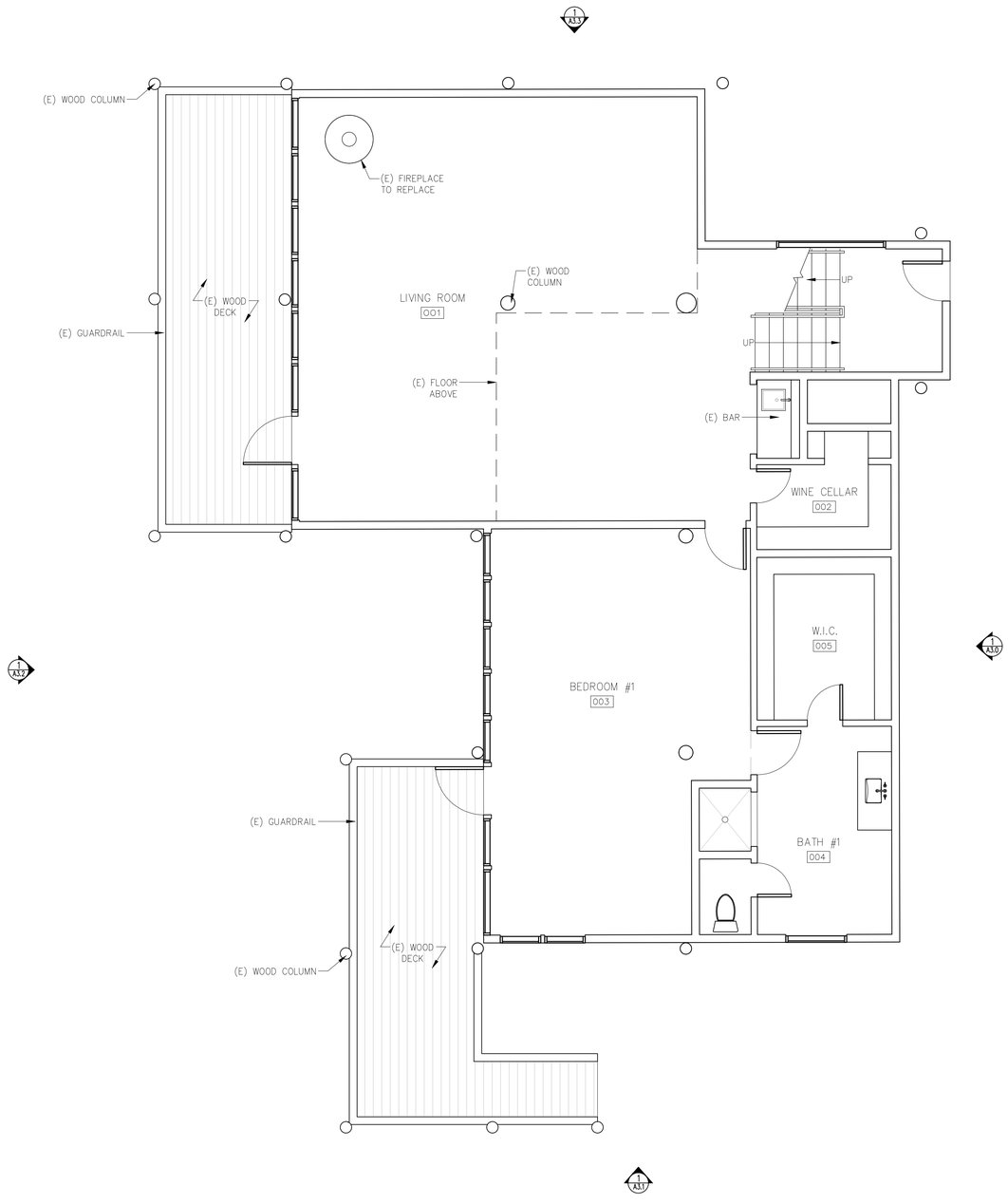
ARCHITECTURAL

PROPOSED
SITE LIGHTING

Scale: SEE DWG.
Drawn By: SBP
Job: -

A1.1

02/28/2025




1 EXISTING LOWER LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"

WALL TYPE LEGEND:

(E) WALL TO REMAIN

(E) WALL TO REMOVE

(P) WALL

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EXISTING LOWER LEVEL FLOOR PLAN

Scale: SEE DWG.
Drawn By: SBP
Job: -

A2.0

02/28/2025

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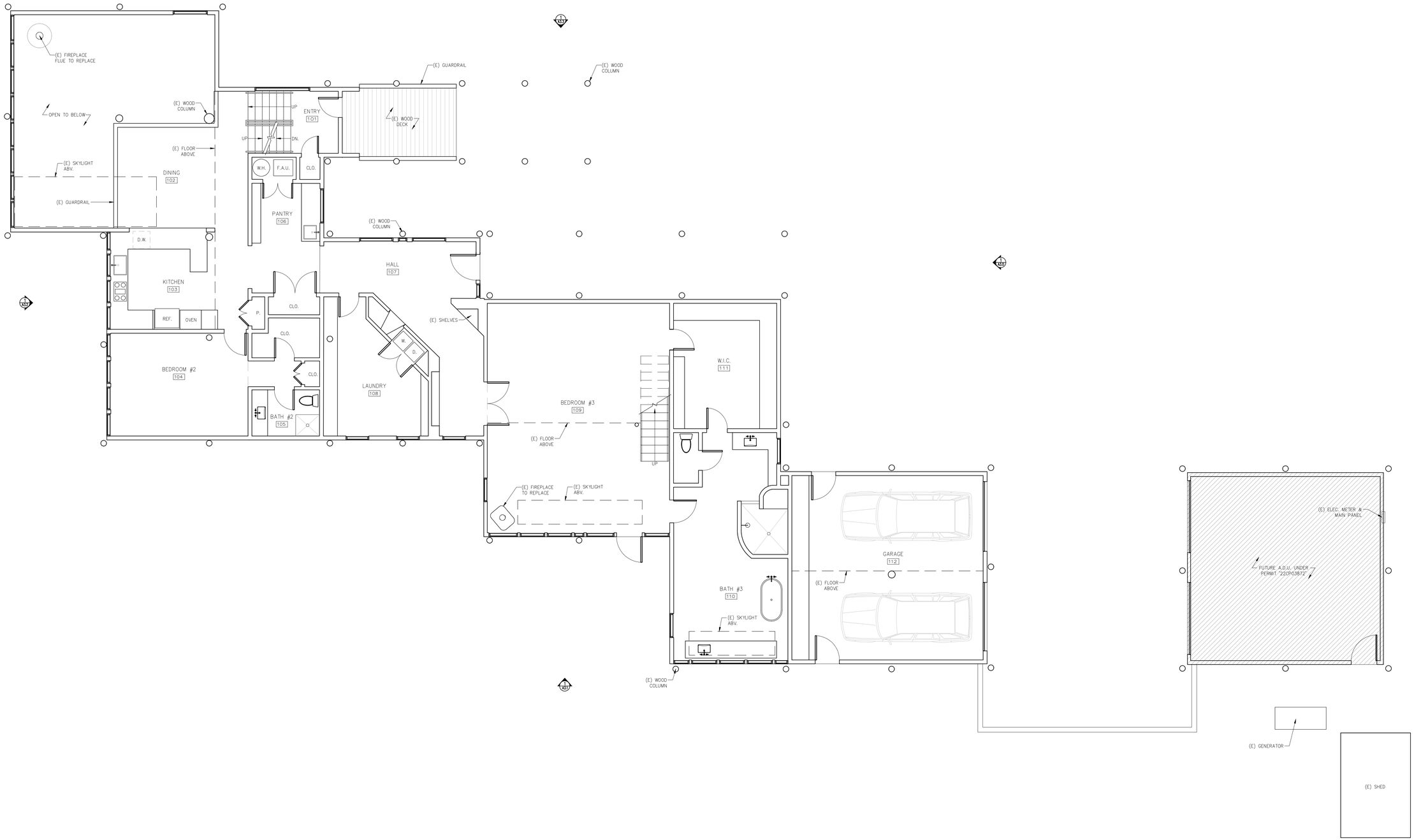


WALL TYPE LEGEND:

(E) WALL TO REMAIN

(E) WALL TO REMOVE

(P) WALL

1 EXISTING MAIN LEVEL FLOOR PLAN
SCALE: 3/16"=1'-0"

0' 2' 4' 8'

N

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EXISTING
MAIN LEVEL
FLOOR PLAN

Scale: SEE DWG.
Drawn By: SBP
Job: -

A2.1

02/28/2025

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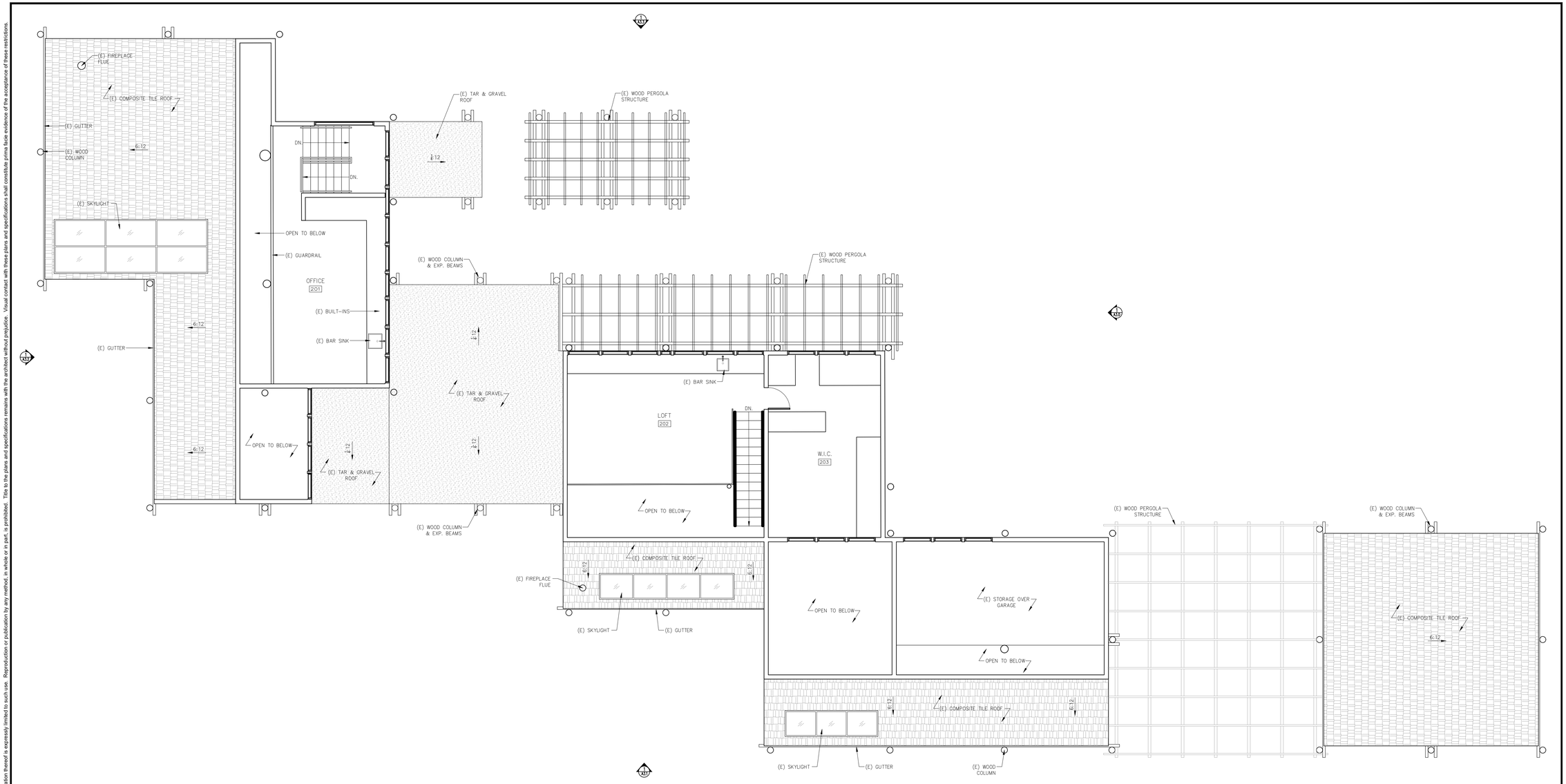


1 EXISTING UPPER LEVEL FLOOR PLAN
SCALE: 3/16"=1'-0"

0' 2' 4' 8'

N

WALL TYPE LEGEND:

(E) WALL TO REMAIN

(E) WALL TO REMOVE

(P) WALL

# CURTIS RESIDENCE

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ARCHITECTURAL

EXISTING UPPER LEVEL FLOOR PLAN

Scale: SEE DWG.
Drawn By: SBP
Job: -

A2.2

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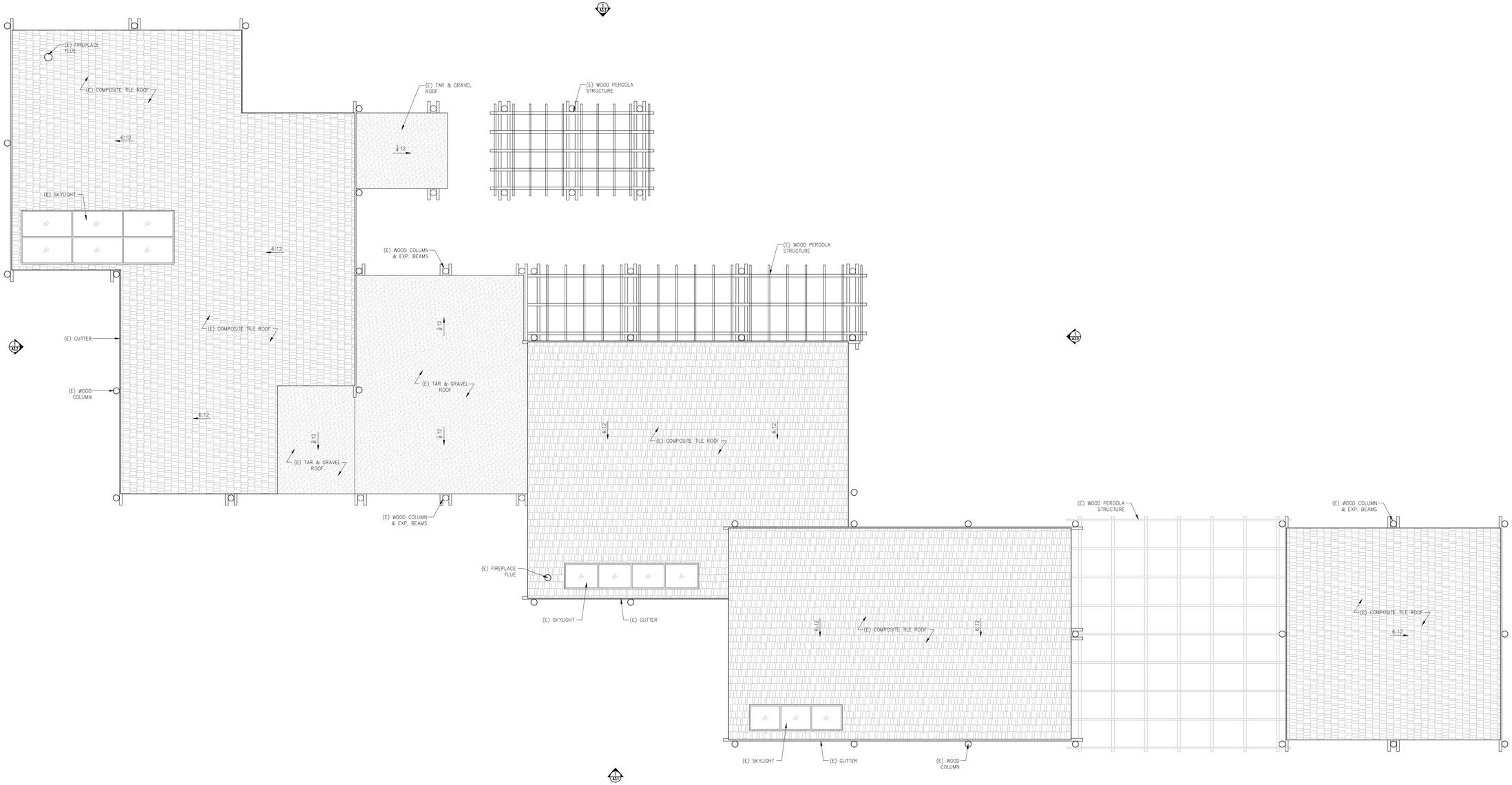


1 EXISTING ROOF PLAN
SCALE: 3/16"=1'-0"

0' 2' 4' 8'

N

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PEBBLE BEACH, CA
93953

LICENSED ARCHITECT
SAMUEL B. PITNICK
C- 34362
REN: 05/31/25
STATE OF CALIFORNIA

SAMUEL PITNICK ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1885
EMAIL: SAMUELPITNICK@GMAIL.COM

| REVISIONS | DATE |
|---|---|
| | |

ARCHITECTURAL

EXISTING ROOF PLAN

Scale: SEE DWG.
Drawn By: SBP
Job: -

A2.3

02/28/2025

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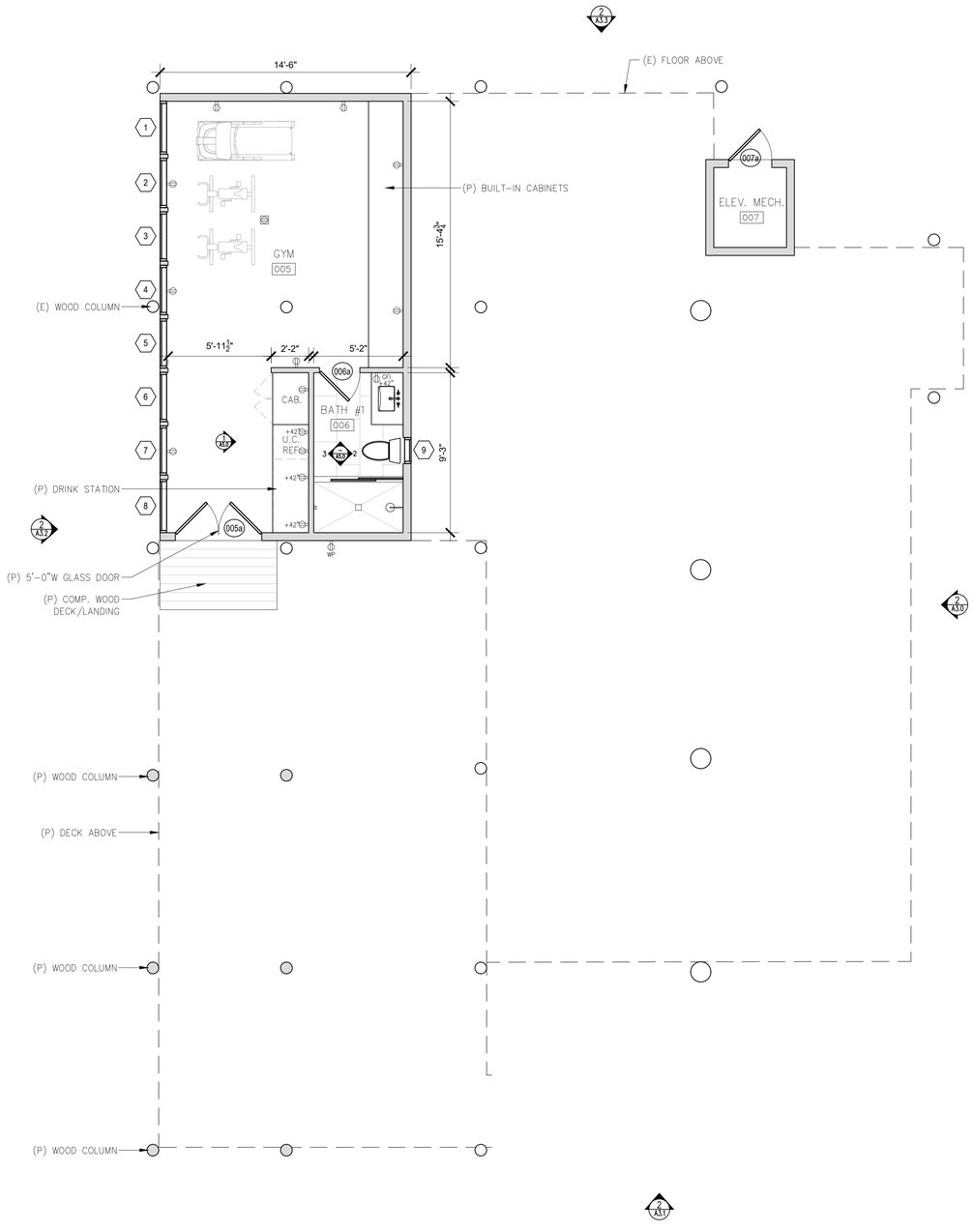
## FLOOR PLAN SYMBOLS LEGEND

- TAMPER RESISTANT DUPLEX OUTLET, BY LUTRON 'DESIGNER' SERIES W/ SCREWLESS WALL PLATES, TYP. ALL OUTLETS
- TAMPER RESISTANT QUAD OUTLET
- 220V TAMPER RESISTANT DUPLEX OUTLET
- USB — TAMPER RESISTANT DUPLEX OUTLET W/ USB CHARGING
- GFI — GROUND FAULT CIRCUIT INTERRUPT OUTLET
- WP — WATER PROOF EXTERIOR GFCI OUTLET / TAMPER RESISTANT
- TAMPER RESISTANT FLOOR OUTLET
- G.D. — GARAGE DOOR OPENER W/ AUTOMATIC GARAGE DOOR BATTERY BACKUP
- HB — HOSE BIBB W/ ANTI-SIPHON DEVICE
- T — THERMOSTATIC CONTROL FOR HEATING SYSTEM




1 PROPOSED GYM LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"

0' 2' 4' 8'

WALL TYPE LEGEND:
- (E) WALL TO REMAIN
- (E) WALL TO REMOVE
- (P) WALL

CURTIS RESIDENCE
3158 DON LANE
PEBBLE BEACH, CA
93953

LICENSED ARCHITECT — SAMUEL B. PITNICK — C- 34362 — REN. 05/31/25 — STATE OF CALIFORNIA

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PROPOSED GYM LEVEL FLOOR PLAN

Scale: SEE DWG.
Drawn By: SBP
Job: -

A2.4

02/28/2025

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## FLOOR PLAN SYMBOLS LEGEND

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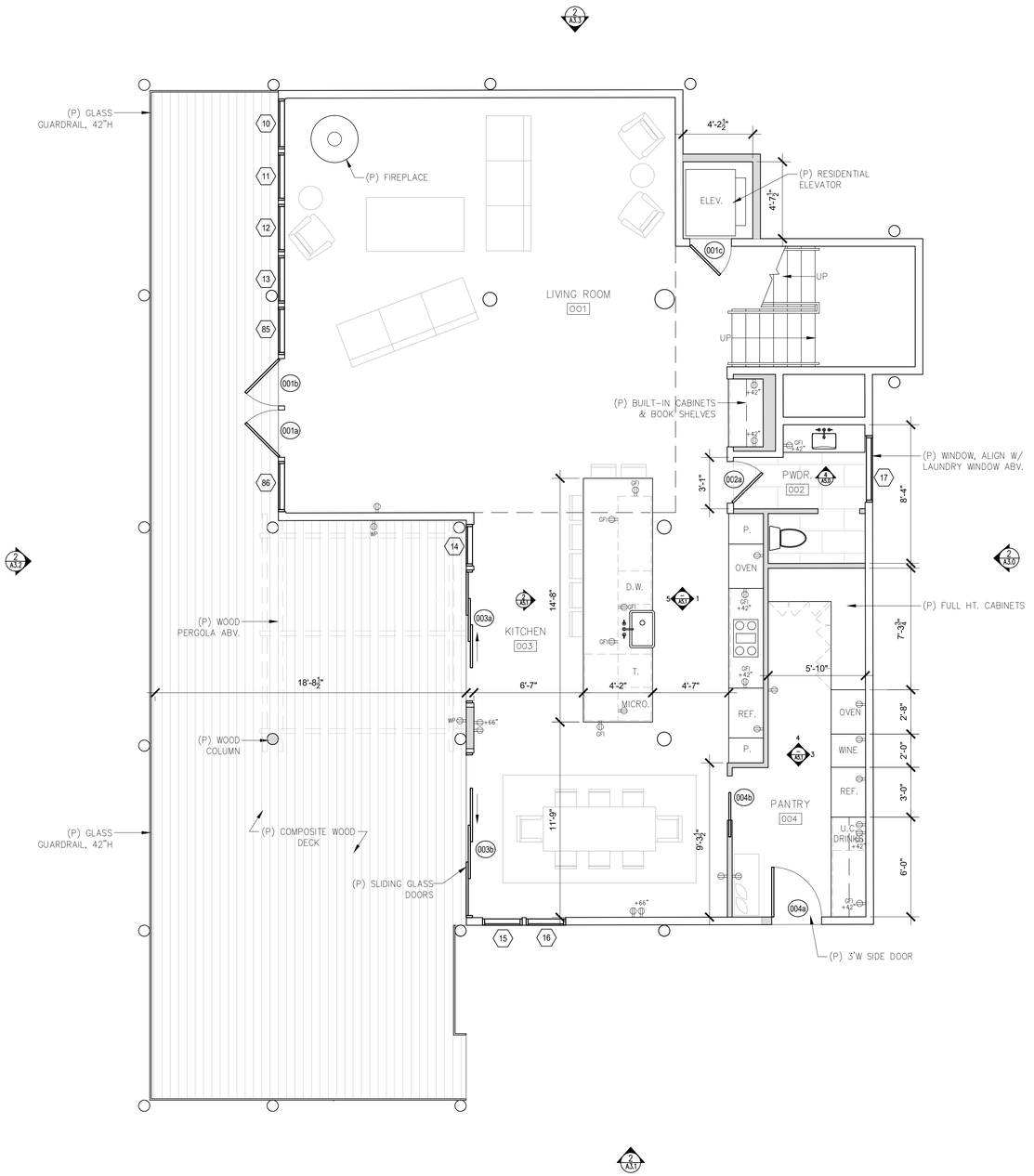
- HB — HOSE BIBB W/ ANTI-SIPHON DEVICE
- THERMOSTATIC CONTROL FOR HEATING SYSTEM




1 PROPOSED LOWER LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"

0' 2' 4' 8'

WALL TYPE LEGEND:
- (E) WALL TO REMAIN
- (E) WALL TO REMOVE
- (P) WALL

CURTIS RESIDENCE
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ARCHITECTURAL

PROPOSED LOWER LEVEL FLOOR PLAN

Scale: SEE DWG.
Drawn By: SBP
Job: -

A2.5

02/28/2025

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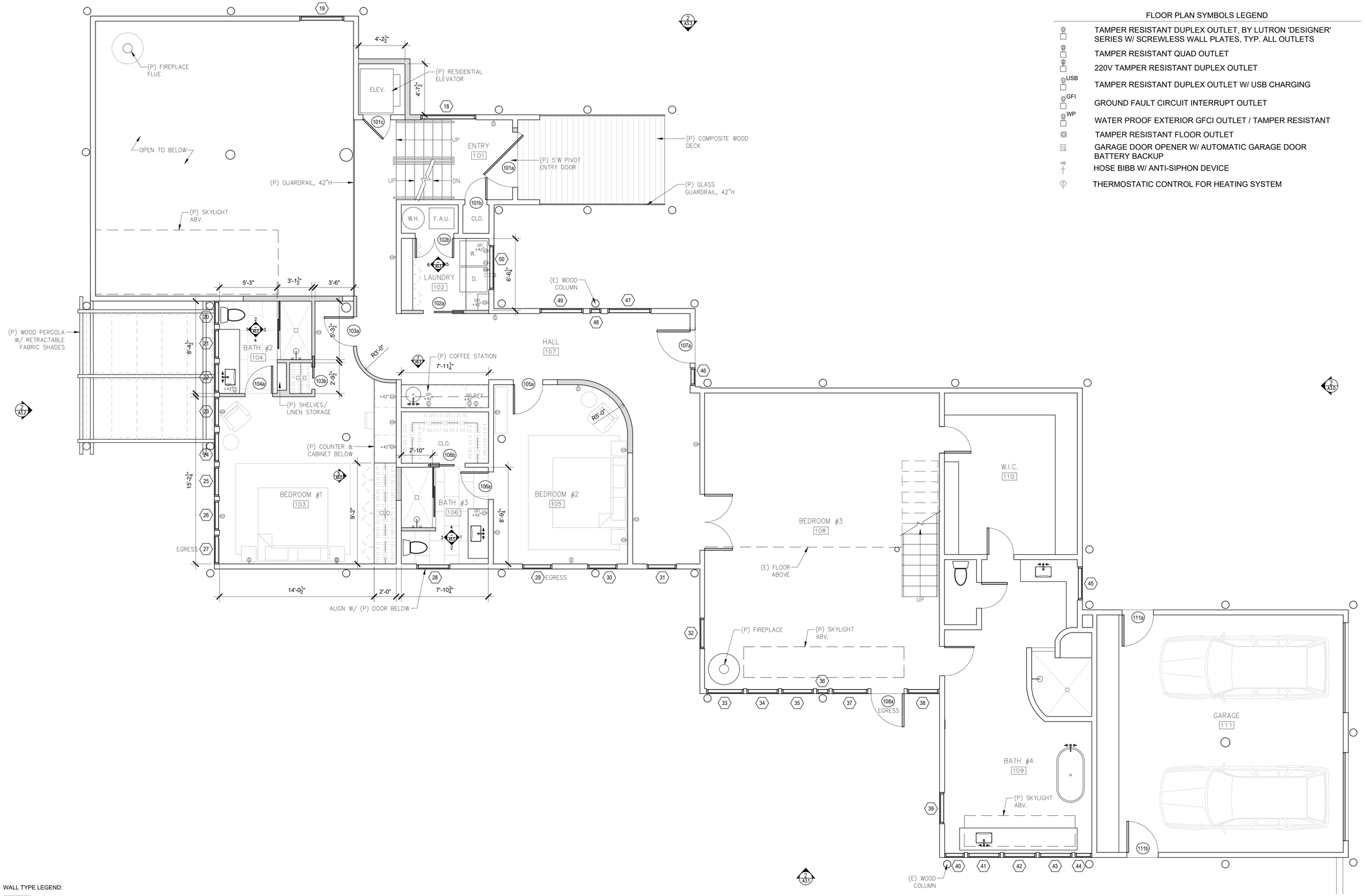


FLOOR PLAN SYMBOLS LEGEND

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- TAMPER RESISTANT QUAD OUTLET
- 220V TAMPER RESISTANT DUPLEX OUTLET
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- HB — HOSE BIBB W/ ANTI-SIPHON DEVICE
- THERMOSTATIC CONTROL FOR HEATING SYSTEM

WALL TYPE LEGEND:

- (E) WALL TO REMAIN
- (E) WALL TO REMOVE
- (P) WALL

1 PROPOSED MAIN LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"

0' 2' 4' 8'

N

CURTIS RESIDENCE
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PROPOSED MAIN LEVEL FLOOR PLAN

Scale: SEE DWG.
Drawn By: SBP
Job: -

A2.6

02/28/2025

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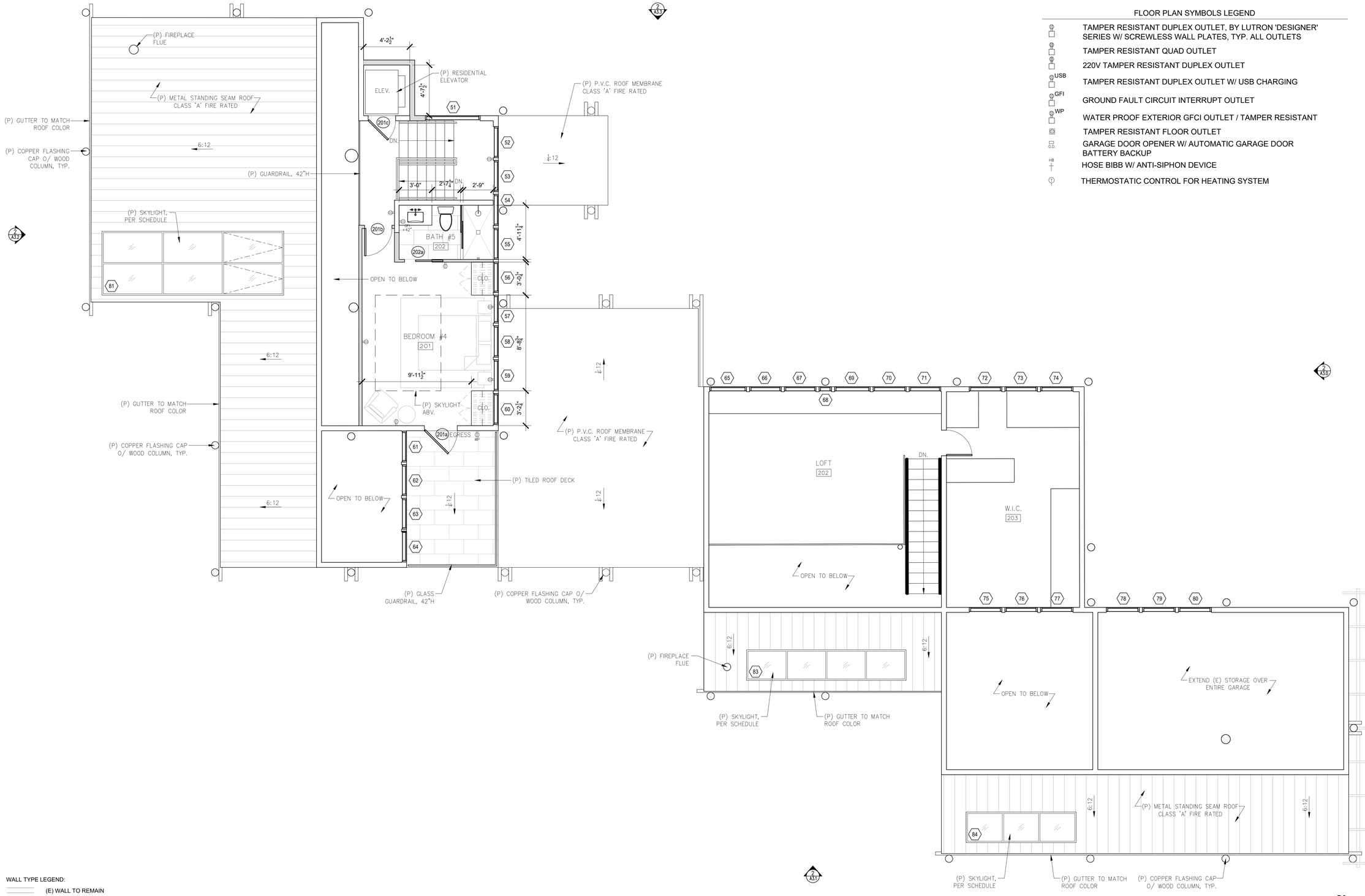


FLOOR PLAN SYMBOLS LEGEND

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- TAMPER RESISTANT QUAD OUTLET
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- HB — HOSE BIBB W/ ANTI-SIPHON DEVICE
- THERMOSTATIC CONTROL FOR HEATING SYSTEM

WALL TYPE LEGEND:

- (E) WALL TO REMAIN
- (E) WALL TO REMOVE
- (P) WALL

1 PROPOSED UPPER LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"

0' 2' 4' 8'

N

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PROPOSED UPPER LEVEL FLOOR PLAN

Scale: SEE DWG.
Drawn By: SBP
Job: -

A2.7

02/28/2025

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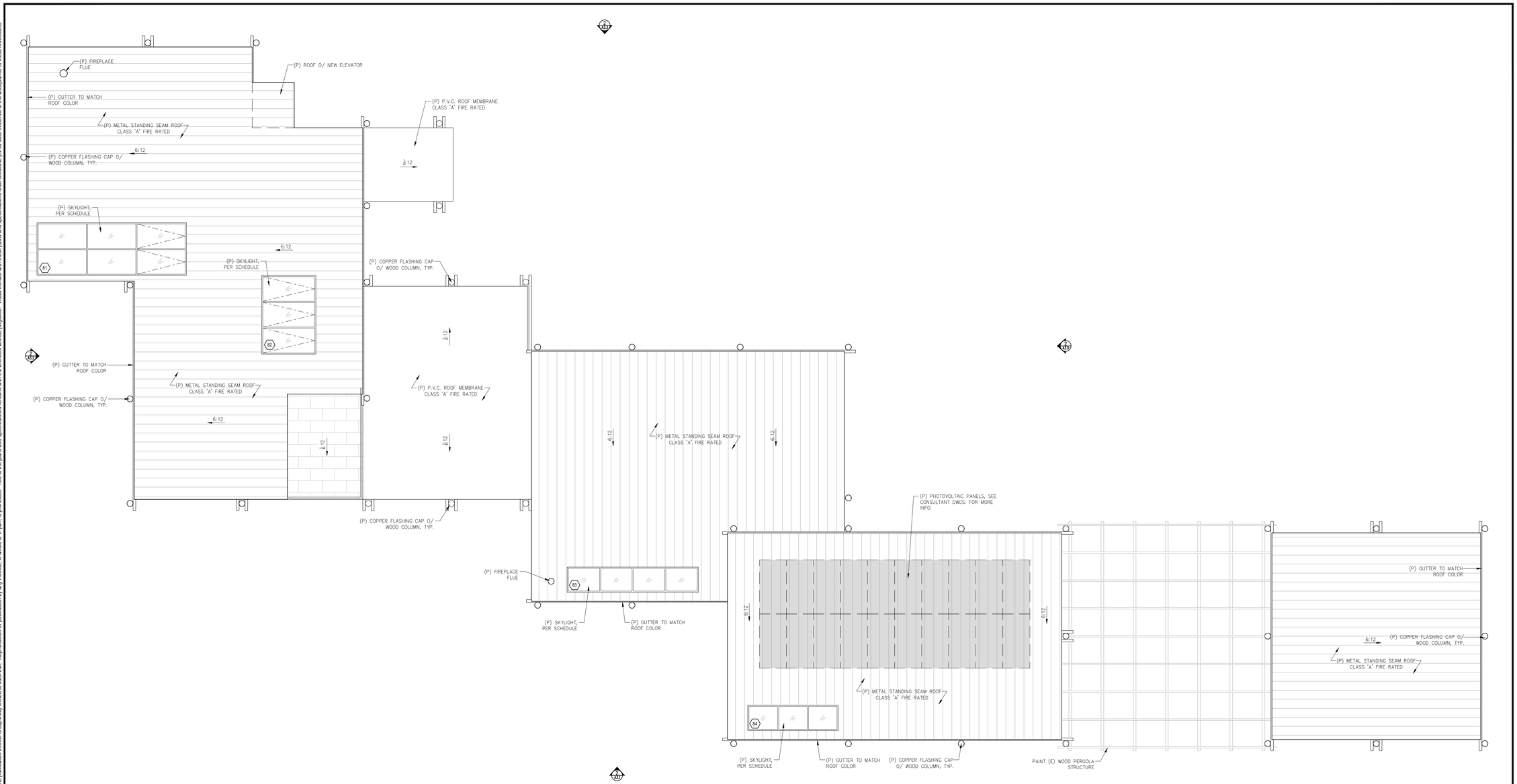


1 PROPOSED ROOF PLAN
SCALE: 3/16"=1'-0"

0' 2' 4' 8'

N

CURTIS RESIDENCE
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PEBBLE BEACH, CA
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PROPOSED ROOF PLAN

Scale: SEE DWG.
Drawn By: SBP
Job: -

A2.8

02/28/2025

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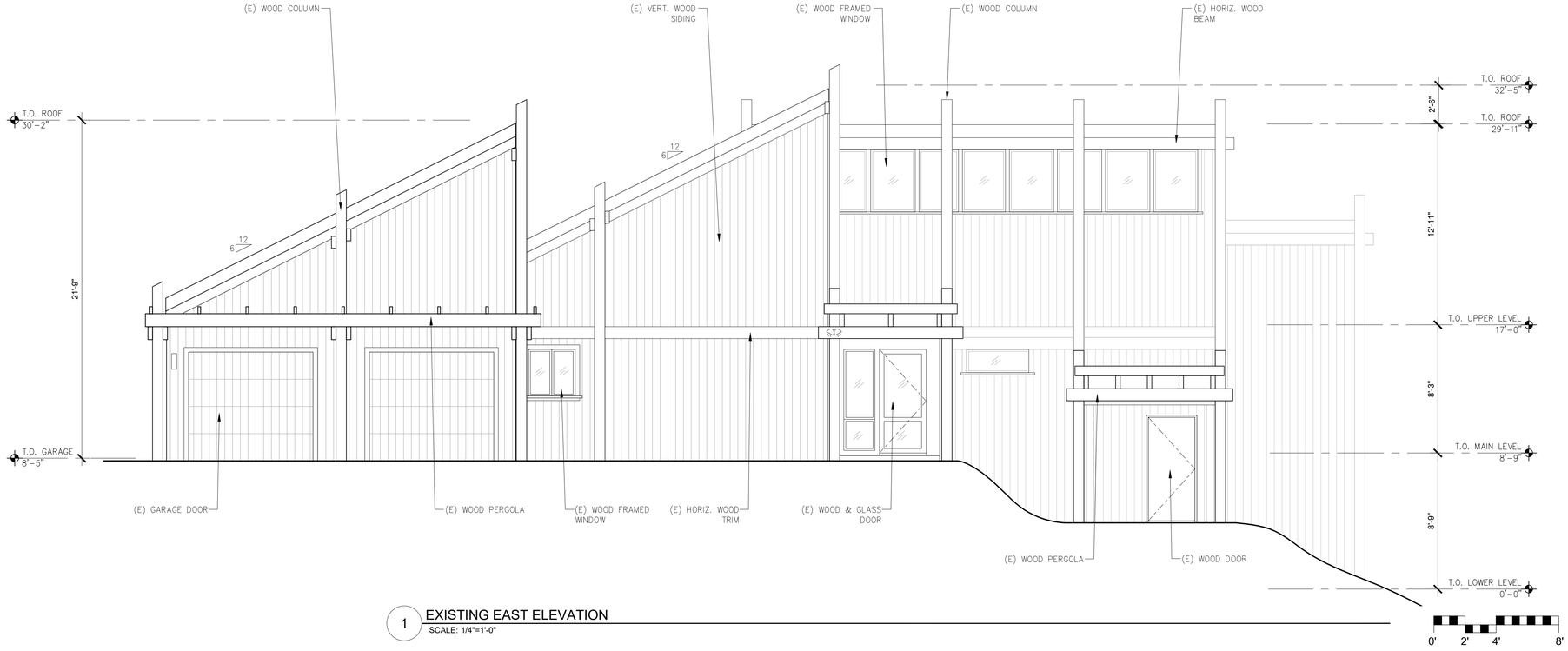
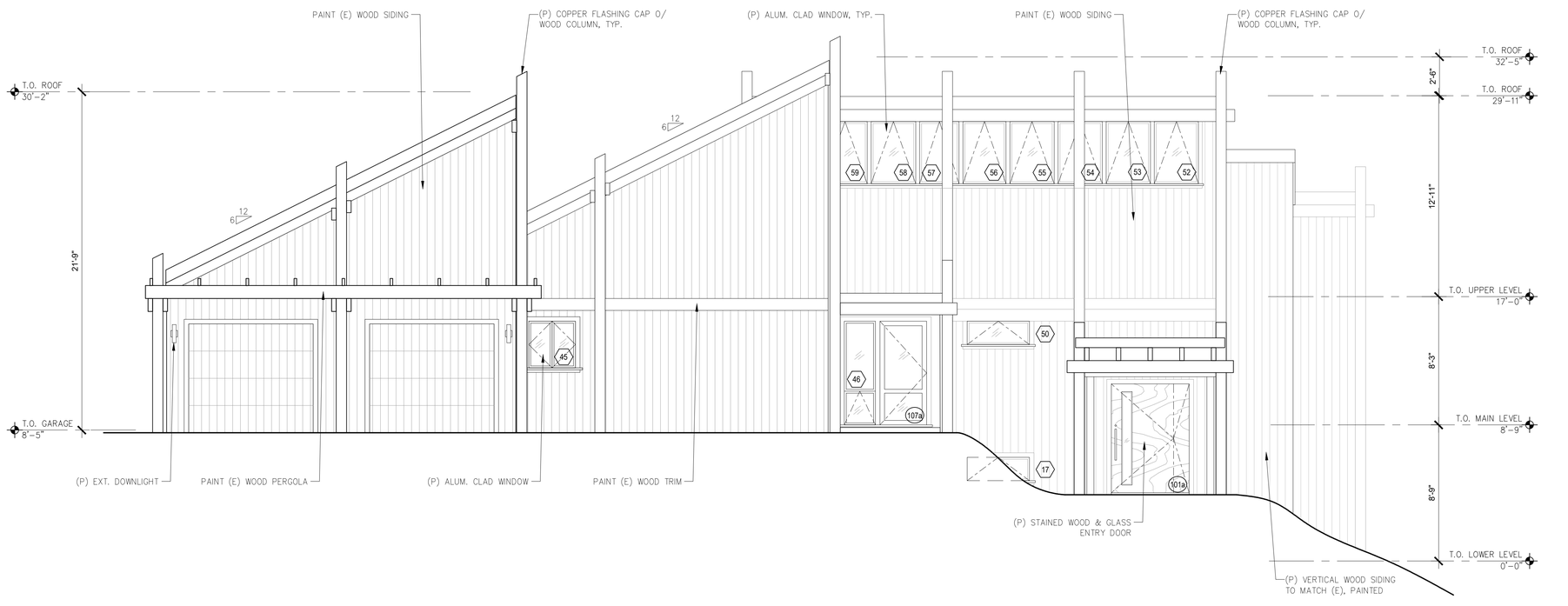



1 EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"




2 PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-0"

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ARCHITECTURAL

BUILDING ELEVATIONS

Scale: SEE DWG.
Drawn By: SBP
Job: -

A3.0

02/28/2025

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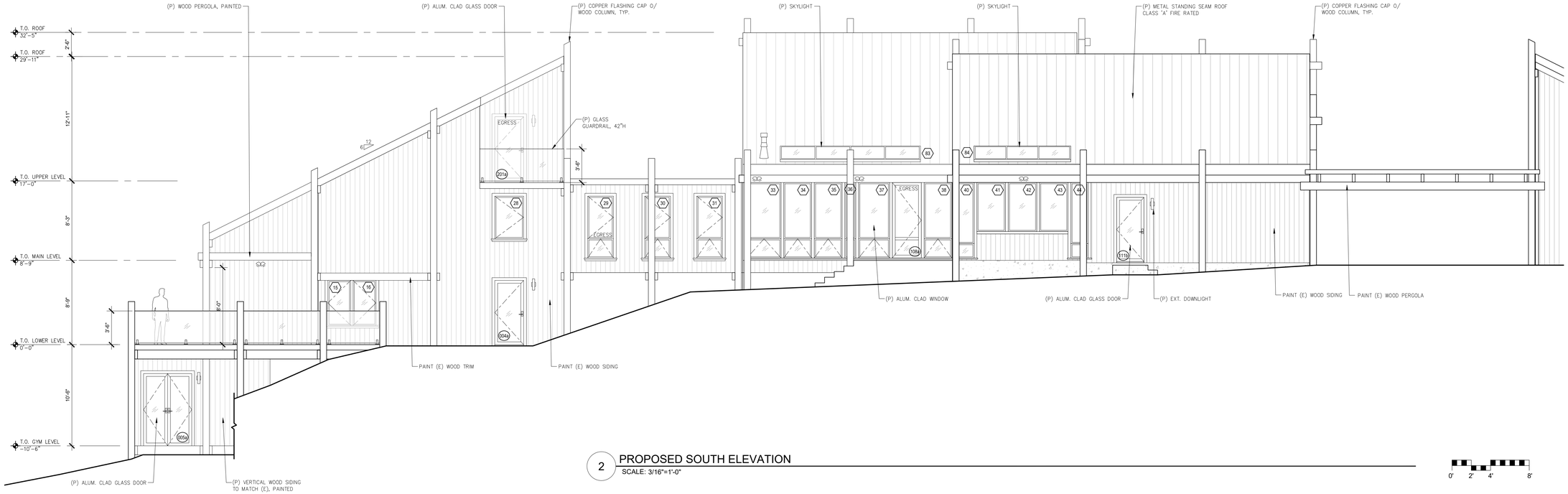
1 EXISTING SOUTH ELEVATION
SCALE: 3/16"=1'-0"

0' 2' 4' 8'




2 PROPOSED SOUTH ELEVATION
SCALE: 3/16"=1'-0"

0' 2' 4' 8'

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BUILDING ELEVATIONS

Scale: SEE DWG.
Drawn By: SBP
Job: -

A3.1

02/28/2025

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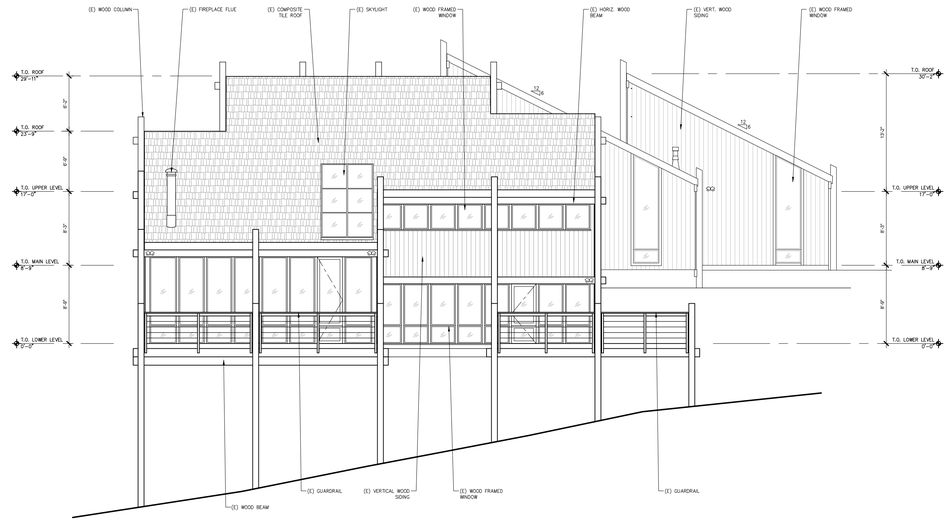
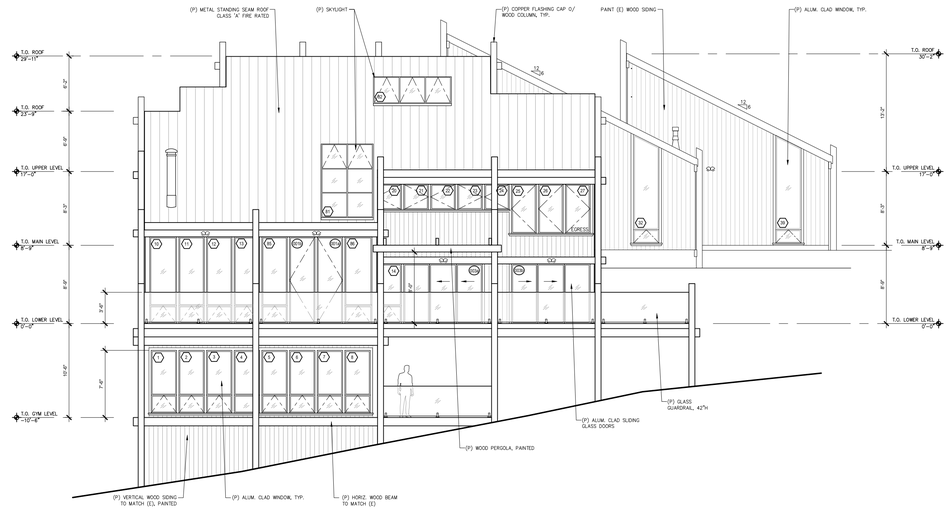



1 EXISTING WEST ELEVATION
SCALE: 1/8"=1'-0"

0' 2' 4' 8'




2 PROPOSED WEST ELEVATION
SCALE: 1/8"=1'-0"

0' 2' 4' 8'

CURTIS RESIDENCE
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PEBBLE BEACH, CA 93953

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| REVISIONS | DATE |
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ARCHITECTURAL

BUILDING ELEVATIONS

Scale: SEE DWG.
Drawn By: SBP
Job: -

A3.2

02/28/2025

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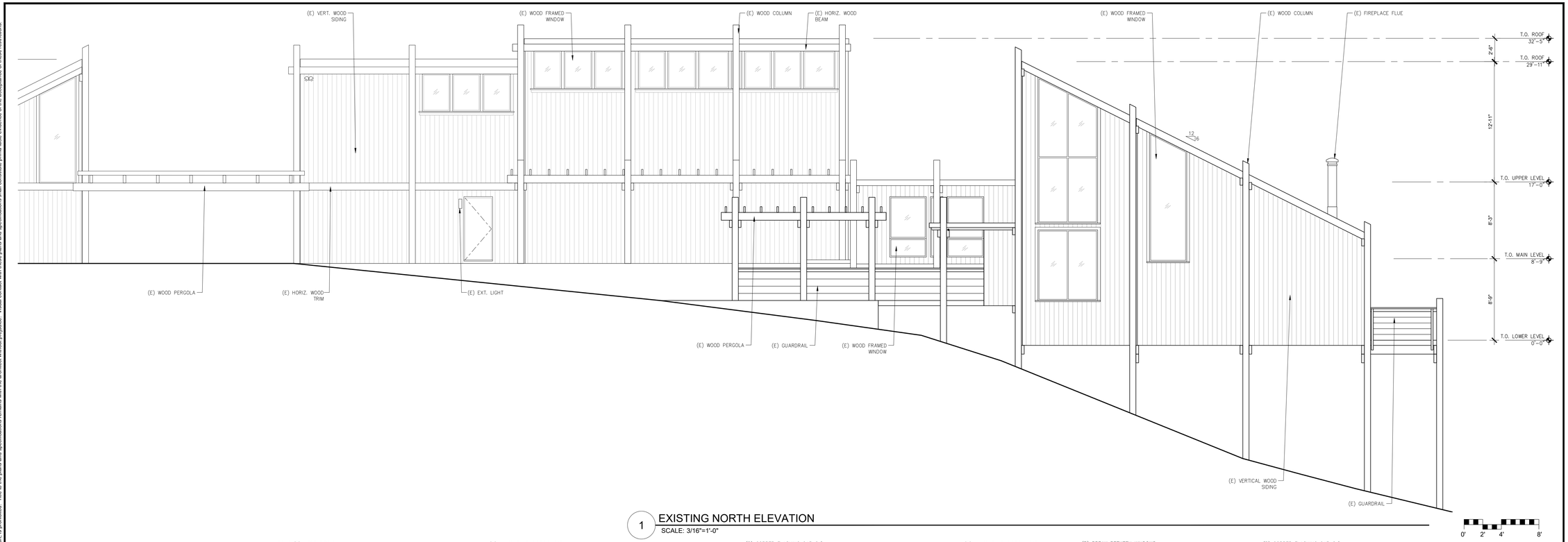


1 EXISTING NORTH ELEVATION
SCALE: 3/16"=1'-0"




2 PROPOSED NORTH ELEVATION
SCALE: 3/16"=1'-0"

# CURTIS RESIDENCE

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ARCHITECTURAL

BUILDING ELEVATIONS

Scale: SEE DWG.
Drawn By: SBP
Job: -

A3.3

02/28/2025

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## WINDOW SCHEDULE (CONTINUED)

| TAG | WIDTH | HEIGHT | THICK | WINDOW MTL. | FRAME MTL. | TYPE | COMMENTS |
|---|---|---|---|---|---|---|---|
| 42 | 3'-0" | 5'-0" | | GLASS | ALUM. CLAD | FIXED | TEMPERED GLAZING |
| 43 | 3'-0" | 5'-0" | | GLASS | ALUM. CLAD | FIXED | TEMPERED GLAZING |
| 44 | 1'-8" | 7'-10" | | GLASS | ALUM. CLAD | FIXED/FIXED | TEMPERED GLAZING |
| 45 | 3'-0" | 3'-0" | | GLASS | ALUM. CLAD | CASEMENT | TEMPERED GLAZING |
| 46 | 2'-0" | 6'-8" | | GLASS | ALUM. CLAD | FIXED/AWNING | TEMPERED GLAZING |
| 47 | 4'-0" | 6'-6" | | GLASS | ALUM. CLAD | FIXED/AWNING | TEMPERED GLAZING |
| 48 | 1'-4" | 6'-6" | | GLASS | ALUM. CLAD | FIXED/FIXED | TEMPERED GLAZING |
| 49 | 4'-0" | 6'-6" | | GLASS | ALUM. CLAD | FIXED/AWNING | TEMPERED GLAZING |
| 50 | 4'-0" | 1'-6" | | GLASS | ALUM. CLAD | AWNING | TEMPERED GLAZING |
| 51 | 5'-0" | VARIES | | GLASS | ALUM. CLAD | FIXED | TEMPERED GLAZING |
| 52 | 2'-10" | 4'-0" | | GLASS | ALUM. CLAD | AWNING | TEMPERED GLAZING, PROVIDE MOTORIZED SHADE |
| 53 | 2'-10" | 4'-0" | | GLASS | ALUM. CLAD | AWNING | TEMPERED GLAZING, PROVIDE MOTORIZED SHADE |
| 54 | 2'-10" | 4'-0" | | GLASS | ALUM. CLAD | AWNING | TEMPERED GLAZING |
| 55 | 2'-10" | 4'-0" | | GLASS | ALUM. CLAD | AWNING | TEMPERED GLAZING |
| 56 | 2'-10" | 4'-0" | | GLASS | ALUM. CLAD | AWNING | TEMPERED GLAZING, PROVIDE MOTORIZED SHADE |
| 57 | 2'-10" | 4'-0" | | GLASS | ALUM. CLAD | AWNING | TEMPERED GLAZING, PROVIDE MOTORIZED SHADE |
| 58 | 2'-10" | 4'-0" | | GLASS | ALUM. CLAD | AWNING | TEMPERED GLAZING, PROVIDE MOTORIZED SHADE |
| 59 | 2'-10" | 4'-0" | | GLASS | ALUM. CLAD | AWNING | TEMPERED GLAZING, PROVIDE MOTORIZED SHADE |
| 60 | 2'-10" | 4'-0" | | GLASS | ALUM. CLAD | AWNING | TEMPERED GLAZING, PROVIDE MOTORIZED SHADE |
| 61 | 2'-10" | 4'-0" | | GLASS | ALUM. CLAD | AWNING | TEMPERED GLAZING, PROVIDE MOTORIZED SHADE |
| 62 | 2'-10" | 4'-0" | | GLASS | ALUM. CLAD | AWNING | TEMPERED GLAZING, PROVIDE MOTORIZED SHADE |
| 63 | 2'-10" | 4'-0" | | GLASS | ALUM. CLAD | AWNING | TEMPERED GLAZING, PROVIDE MOTORIZED SHADE |
| 64 | 2'-10" | 4'-0" | | GLASS | ALUM. CLAD | AWNING | TEMPERED GLAZING, PROVIDE MOTORIZED SHADE |
| 65 | 3'-4" | 4'-0" | | GLASS | ALUM. CLAD | AWNING | TEMPERED GLAZING |
| 66 | 2'-10" | 4'-0" | | GLASS | ALUM. CLAD | AWNING | TEMPERED GLAZING |
| 67 | 2'-10" | 4'-0" | | GLASS | ALUM. CLAD | AWNING | TEMPERED GLAZING |
| 68 | 1'-2" | 4'-0" | | GLASS | ALUM. CLAD | AWNING | TEMPERED GLAZING |
| 69 | 3'-3" | 4'-0" | | GLASS | ALUM. CLAD | AWNING | TEMPERED GLAZING |
| 70 | 2'-10" | 4'-0" | | GLASS | ALUM. CLAD | AWNING | TEMPERED GLAZING |
| 71 | 2'-10" | 4'-0" | | GLASS | ALUM. CLAD | AWNING | TEMPERED GLAZING |
| 72 | 3'-0" | 4'-0" | | GLASS | ALUM. CLAD | AWNING | TEMPERED GLAZING |
| 73 | 3'-0" | 4'-0" | | GLASS | ALUM. CLAD | AWNING | TEMPERED GLAZING |
| 74 | 3'-0" | 4'-0" | | GLASS | ALUM. CLAD | AWNING | TEMPERED GLAZING |
| 75 | 3'-0" | 4'-0" | | GLASS | ALUM. CLAD | AWNING | TEMPERED GLAZING |
| 76 | 3'-0" | 4'-0" | | GLASS | ALUM. CLAD | AWNING | TEMPERED GLAZING |
| 77 | 3'-0" | 4'-0" | | GLASS | ALUM. CLAD | AWNING | TEMPERED GLAZING |
| 78 | 3'-0" | 4'-0" | | GLASS | ALUM. CLAD | AWNING | TEMPERED GLAZING |
| 79 | 3'-0" | 4'-0" | | GLASS | ALUM. CLAD | AWNING | TEMPERED GLAZING |
| 80 | 3'-0" | 4'-0" | | GLASS | ALUM. CLAD | AWNING | TEMPERED GLAZING |
| 81 | 5'-10" | 16'-6" | | GLASS | ALUM. | SKYLIGHT | TEMPERED GLAZING, OPERABLE |
| 82 | 8'-8" | 6'-0" | | GLASS | ALUM. | SKYLIGHT | TEMPERED GLAZING, OPERABLE W/ BLACKOUT SHADES |
| 83 | 14'-6" | 3'-0" | | GLASS | ALUM. | SKYLIGHT | TEMPERED GLAZING |
| 84 | 10'-0" | 3'-0" | | GLASS | ALUM. | SKYLIGHT | TEMPERED GLAZING |
| 85 | 2'-10" | 9'-6" | | GLASS | ALUM. CLAD | FIXED/AWNING | TEMPERED GLAZING |
| 86 | 2'-10" | 9'-6" | | GLASS | ALUM. CLAD | FIXED/AWNING | TEMPERED GLAZING |

## EXTERIOR DOOR SCHEDULE

| TAG | WIDTH | HEIGHT | THICK | DOOR MTL. | FRAME MTL. | TYPE | COMMENTS |
|---|---|---|---|---|---|---|---|
| 001a | 2'-10" | 9'-8" | - | ALUM. CLAD/GLASS | ALUM. CLAD | SWING | TEMPERED GLAZING |
| 001b | 2'-10" | 9'-8" | - | ALUM. CLAD/GLASS | ALUM. CLAD | SWING | TEMPERED GLAZING |
| 003a | 8'-0" | 6'-8" | - | ALUM. CLAD/GLASS | ALUM. CLAD | SLIDING | TEMPERED GLAZING |
| 003b | 9'-11" | 6'-8" | - | ALUM. CLAD/GLASS | ALUM. CLAD | SLIDING | TEMPERED GLAZING |
| 004a | 3'-0" | 6'-8" | - | ALUM. CLAD/GLASS | ALUM. CLAD | SWING | TEMPERED GLAZING |
| 005a | 5'-0" | 7'-6" | - | ALUM. CLAD/GLASS | ALUM. CLAD | FRENCH | TEMPERED GLAZING |
| 007a | 2'-8" | 5'-0" | - | WOOD | WOOD | SWING | TO MATCH ADJ. SIDING |
| | | | | | | | |
| 101a | 5'-0" | 7'-0" | - | WOOD/GLASS | WOOD | PIVOT | TEMPERED GLAZING |
| 107a | 3'-0" | 6'-8" | - | ALUM. CLAD/GLASS | ALUM. CLAD | SWING | TEMPERED GLAZING |
| 108a | 3'-0" | 7'-10" | - | ALUM. CLAD/GLASS | ALUM. CLAD | SWING | TEMPERED GLAZING, EGRESS |
| 111a | 3'-0" | 6'-8" | - | ALUM. CLAD/GLASS | ALUM. CLAD | SWING | TEMPERED GLAZING, OBSCURE |
| 111b | 3'-0" | 6'-8" | - | ALUM. CLAD/GLASS | ALUM. CLAD | SWING | TEMPERED GLAZING, OBSCURE |
| | | | | | | | |
| 201a | 3'-0" | 6'-8" | - | ALUM. CLAD/GLASS | ALUM. CLAD | SWING | TEMPERED GLAZING, EGRESS |

## INTERIOR DOOR SCHEDULE

| TAG | WIDTH | HEIGHT | THICK | DOOR MTL. | FRAME MTL. | TYPE | COMMENTS |
|---|---|---|---|---|---|---|---|
| 001c | 2'-6" | 6'-8" | 1.75" | WOOD | WOOD | SWING | VERIFY SIZE W/ ELEV. MANUF. |
| 002a | 2'-6" | 6'-8" | 1.75" | WOOD | WOOD | SWING | |
| 004b | 2'-8" | 6'-8" | 1.75" | WOOD | WOOD | POCKETING | |
| 006a | 2'-4" | 6'-8" | 1.75" | WOOD | WOOD | SWING | |
| | | | | | | | |
| 101b | 2'-0" | 6'-8" | 1.75" | WOOD | WOOD | SWING | |
| 101c | 2'-6" | 6'-8" | 1.75" | WOOD | WOOD | SWING | VERIFY SIZE W/ ELEV. MANUF. |
| 102a | 2'-8" | 6'-8" | 1.75" | WOOD | WOOD | POCKETING | |
| 102b | 3'-6" | 6'-8" | 1.75" | WOOD | WOOD | FRENCH/CLOSET | |
| 103a | 2'-8" | 6'-8" | 1.75" | WOOD | WOOD | SWING | |
| 103b | 2'-0" | 6'-8" | 1.75" | WOOD | WOOD | POCKETING | |
| 104a | 2'-6" | 6'-8" | 1.75" | WOOD | WOOD | SWING | |
| 105a | 2'-8" | 6'-8" | 1.75" | WOOD | WOOD | SWING | |
| 106a | 2'-6" | 6'-8" | 1.75" | WOOD | WOOD | SWING | |
| 106b | 2'-4" | 6'-8" | 1.75" | WOOD | WOOD | POCKETING | |
| | | | | | | | |
| 201b | 2'-6" | 6'-8" | 1.75" | WOOD | WOOD | SWING | |
| 201c | 2'-6" | 6'-8" | 1.75" | WOOD | WOOD | SWING | VERIFY SIZE W/ ELEV. MANUF. |
| 202a | 2'-6" | 6'-8" | 1.75" | WOOD | WOOD | POCKETING | |

## WINDOW SCHEDULE

| TAG | WIDTH | HEIGHT | THICK | WINDOW MTL. | FRAME MTL. | TYPE | COMMENTS |
|---|---|---|---|---|---|---|---|
| 1 | 2'-10" | 7'-0" | | GLASS | ALUM. CLAD | FIXED/AWNING | TEMPERED GLAZING, PROVIDE MOTORIZED SHADE |
| 2 | 2'-10" | 7'-0" | | GLASS | ALUM. CLAD | FIXED/AWNING | TEMPERED GLAZING, PROVIDE MOTORIZED SHADE |
| 3 | 2'-10" | 7'-0" | | GLASS | ALUM. CLAD | FIXED/AWNING | TEMPERED GLAZING, PROVIDE MOTORIZED SHADE |
| 4 | 2'-10" | 7'-0" | | GLASS | ALUM. CLAD | FIXED/AWNING | TEMPERED GLAZING, PROVIDE MOTORIZED SHADE |
| 5 | 2'-10" | 7'-0" | | GLASS | ALUM. CLAD | FIXED/AWNING | TEMPERED GLAZING, PROVIDE MOTORIZED SHADE |
| 6 | 2'-10" | 7'-0" | | GLASS | ALUM. CLAD | FIXED/AWNING | TEMPERED GLAZING, PROVIDE MOTORIZED SHADE |
| 7 | 2'-10" | 7'-0" | | GLASS | ALUM. CLAD | FIXED/AWNING | TEMPERED GLAZING, PROVIDE MOTORIZED SHADE |
| 8 | 2'-10" | 7'-0" | | GLASS | ALUM. CLAD | FIXED/AWNING | TEMPERED GLAZING, PROVIDE MOTORIZED SHADE |
| 9 | 1'-6" | 3'-0" | | GLASS | ALUM. CLAD | CASEMENT | TEMPERED GLAZING |
| 10 | 2'-10" | 9'-6" | | GLASS | ALUM. CLAD | FIXED/AWNING | TEMPERED GLAZING |
| 11 | 2'-10" | 9'-6" | | GLASS | ALUM. CLAD | FIXED/AWNING | TEMPERED GLAZING |
| 12 | 2'-10" | 9'-6" | | GLASS | ALUM. CLAD | FIXED/AWNING | TEMPERED GLAZING |
| 13 | 2'-10" | 9'-6" | | GLASS | ALUM. CLAD | FIXED/AWNING | TEMPERED GLAZING |
| 14 | 2'-6" | 6'-6" | | GLASS | ALUM. CLAD | FIXED/AWNING | TEMPERED GLAZING |
| 15 | 2'-4" | 4'-8" | | GLASS | ALUM. CLAD | CASEMENT | TEMPERED GLAZING |
| 16 | 2'-4" | 4'-8" | | GLASS | ALUM. CLAD | CASEMENT | TEMPERED GLAZING |
| 17 | 4'-0" | 1'-6" | | GLASS | ALUM. CLAD | AWNING | TEMPERED GLAZING |
| 18 | 5'-0" | 7'-0" | | GLASS | ALUM. CLAD | FIXED/AWNING | TEMPERED GLAZING |
| 19 | 4'-0" | VARIES | | GLASS | ALUM. CLAD | FIXED | TEMPERED GLAZING |
| 20 | 2'-10" | 2'-10" | | GLASS | ALUM. CLAD | CASEMENT | TEMPERED GLAZING |
| 21 | 2'-10" | 2'-10" | | GLASS | ALUM. CLAD | CASEMENT | TEMPERED GLAZING |
| 22 | 2'-10" | 2'-10" | | GLASS | ALUM. CLAD | CASEMENT | TEMPERED GLAZING |
| 23 | 2'-10" | 2'-10" | | GLASS | ALUM. CLAD | CASEMENT | TEMPERED GLAZING |
| 24 | 2'-10" | 2'-10" | | GLASS | ALUM. CLAD | CASEMENT | TEMPERED GLAZING |
| 25 | 2'-10" | 5'-6" | | GLASS | ALUM. CLAD | CASEMENT | TEMPERED GLAZING |
| 26 | 2'-10" | 5'-6" | | GLASS | ALUM. CLAD | CASEMENT | TEMPERED GLAZING |
| 27 | 2'-10" | 5'-6" | | GLASS | ALUM. CLAD | CASEMENT | TEMPERED GLAZING, EGRESS |
| 28 | 3'-0" | 4'-6" | | GLASS | ALUM. CLAD | CASEMENT | TEMPERED GLAZING |
| 29 | 2'-8" | 6'-6" | | GLASS | ALUM. CLAD | CASEMENT/AWNING | TEMPERED GLAZING, EGRESS |
| 30 | 2'-8" | 6'-6" | | GLASS | ALUM. CLAD | CASEMENT/AWNING | TEMPERED GLAZING |
| 31 | 2'-8" | 6'-6" | | GLASS | ALUM. CLAD | CASEMENT/AWNING | TEMPERED GLAZING |
| 32 | 3'-0" | VARIES | | GLASS | ALUM. CLAD | FIXED/AWNING | TEMPERED GLAZING |
| 33 | 3'-4" | 7'-10" | | GLASS | ALUM. CLAD | FIXED/AWNING | TEMPERED GLAZING |
| 34 | 2'-10" | 7'-10" | | GLASS | ALUM. CLAD | FIXED/AWNING | TEMPERED GLAZING |
| 35 | 2'-10" | 7'-10" | | GLASS | ALUM. CLAD | FIXED/AWNING | TEMPERED GLAZING |
| 36 | 1'-2" | 7'-10" | | GLASS | ALUM. CLAD | FIXED/FIXED | TEMPERED GLAZING |
| 37 | 2'-10" | 7'-10" | | GLASS | ALUM. CLAD | FIXED/AWNING | TEMPERED GLAZING |
| 38 | 2'-10" | 7'-10" | | GLASS | ALUM. CLAD | FIXED/AWNING | TEMPERED GLAZING |
| 39 | 3'-0" | VARIES | | GLASS | ALUM. CLAD | FIXED/AWNING | TEMPERED GLAZING |
| 40 | 1'-8" | 7'-10" | | GLASS | ALUM. CLAD | FIXED/FIXED | TEMPERED GLAZING |
| 41 | 3'-0" | 5'-0" | | GLASS | ALUM. CLAD | FIXED | TEMPERED GLAZING |

## WINDOW & EXTERIOR DOOR NOTES

1. WINDOWS & DOORS ARE BY 'KOLBE - VISTALUX' (OR APPV'D EQUAL)
   GLAZING: DUAL GLAZING, ARGON GAS, LOWE2
   EXTERIOR MTL: DARK BRONZE ALUM.
   INTERIOR MTL: STAIN GRADE WOOD
2. CONTRACTOR TO VERIFY ROUGH OPENING DIMENSIONS WITH ON SITE FIELD CONDITIONS PRIOR TO ORDERING WINDOWS & DOORS.
3. ALL DIMENSIONS ARE GIVEN FOR OVERALL FRAME SIZE
4. ALL HEAD HEIGHTS TO ALIGN WHERE POSSIBLE
5. ALL OPERABLE WINDOWS TO BE PROVIDED WITH SCREENS.
6. REQUIRED SAFETY GLAZING SHALL CONFIRM TO THE HUMAN IMPACT LOADS PER CRC SECTIONS R308.3 & R308.4.
7. GLAZING SHALL BE TEMPERED IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
   (A) THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET ; AND
   (B) THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR; AND
   (C) THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR; AND
   (D) ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE GLAZING; AND
   (E) GLAZING IN ENCLOSURES FOR, OR WALLS FACING BATHTUBS & SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
   (F) FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BI-FOLD DOOR ASSEMBLIES.
8. GLAZING SHALL BE TEMPERED IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
9. CONTRACTOR TO PROVIDE SHOP DRAWING TO ARCHITECT FOR REVIEW PRIOR TO ORDERING DOORS AND WINDOWS.
10. ALL WINDOWS TO BE DUAL GLAZED - ARGON FILLED WITH THERMAL SPACER
11. MIN. U-VALUE & SGHC = PER TITLE 24 CALCULATIONS
12. EXTERIOR WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE, GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2. [§R327.8.2.1]
13. EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITIONRESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1- 1/4 INCHES THICK, SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR MEET THE REQUIREMENTS OF SFM-7A-1. [§R327.8.3]

## SKYLIGHT NOTES

1. SKYLIGHTS ARE BY "VELUX" (OR APPV'D EQUAL)
2. SKYLIGHTS SHALL HAVE SOLAR SHADING DEVICES INSTALLED.
3. SKYLIGHTS SHALL USE NON-REFLECTIVE GLASS TO MINIMIZE THE AMOUNT OF LIGHT AND GLARE VISIBLE FROM ADJOINING PROPERTIES.
4. SKYLIGHTS SHALL BE FLAT IN PROFILE.
5. SKYLIGHT FLASHING SHALL MATCH THE ADJACENT ROOF COLOR.

CURTIS RESIDENCE
3158 DON LANE
PEBBLE BEACH, CA
93953

LICENSED ARCHITECT
SAMUEL B. PITNICK
C - 34362
REN: 05/31/25
STATE OF CALIFORNIA

SAMUEL PITNICK ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 234-1885
EMAIL: SAMUELPITNICK@GMAIL.COM

| REVISIONS | DATE |
|---|---|
| | |

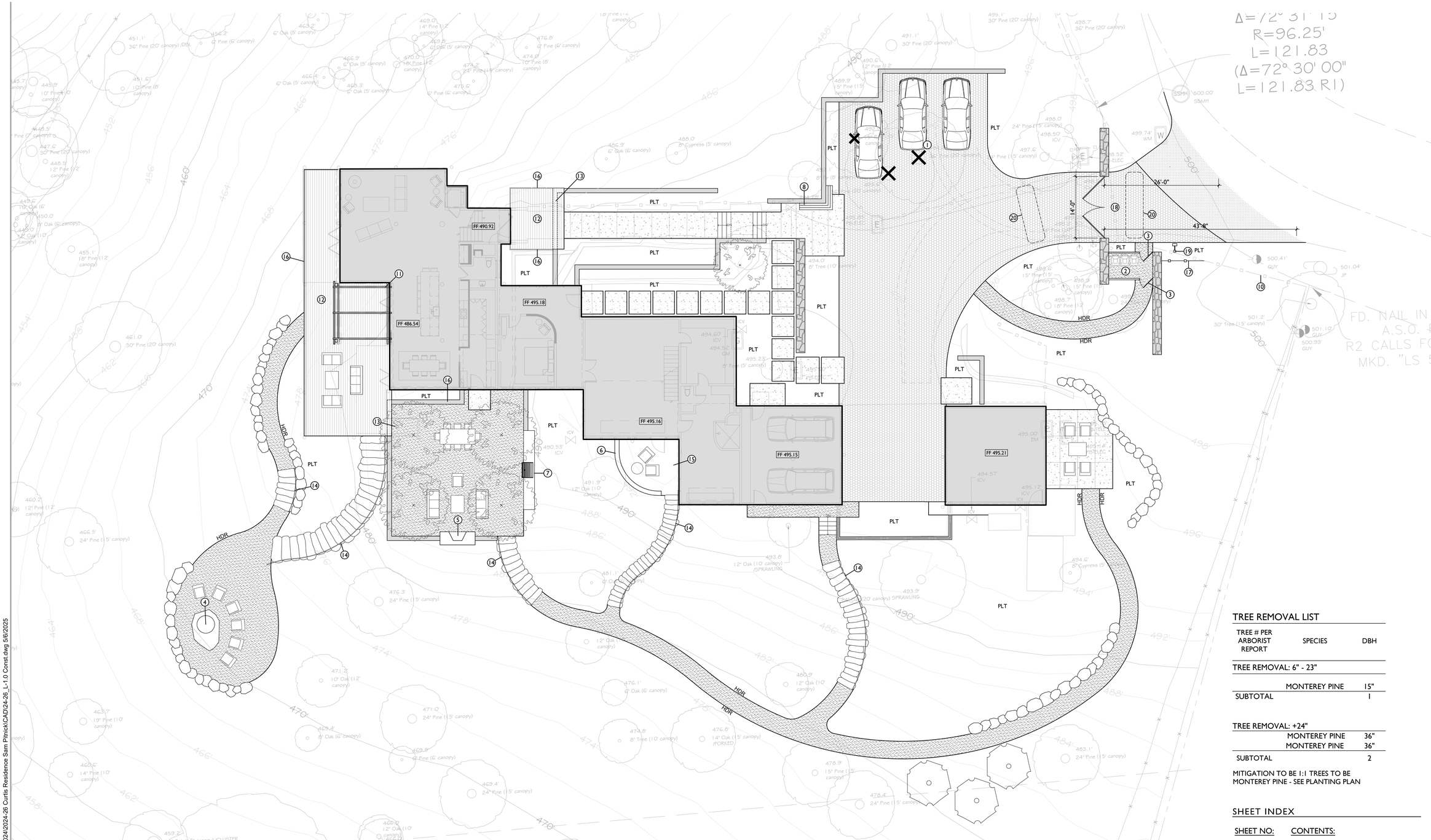
ARCHITECTURAL

DOOR & WINDOW SCHEDULES

Scale: SEE DWG.
Drawn By: SBP
Job: -

A4.0

02/28/2025

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## TREE REMOVAL LIST

| TREE # PER ARBORIST REPORT | SPECIES | DBH |
|---|---|---|
| TREE REMOVAL: 6" - 23" | | |
| | MONTEREY PINE | 15" |
| SUBTOTAL | | 1 |
| TREE REMOVAL: +24" | | |
| | MONTEREY PINE | 36" |
| | MONTEREY PINE | 36" |
| SUBTOTAL | | 2 |

MITIGATION TO BE 1:1 TREES TO BE MONTEREY PINE - SEE PLANTING PLAN

## SHEET INDEX


| SHEET NO: | CONTENTS: |
|---|---|
| L-0.1 | OVERALL SITE PLAN |
| L-1.0 | SITE PLAN |
| L-2.0 | GRADING PLAN |
| L-2.1 | DRAINAGE PLAN |
| L-3.0 | CONSTRUCTION DETAILS |
| L-3.1 | CONSTRUCTION DETAILS |
| L-4.0 | PLANTING NOTES |
| L-4.1 | PLANTING PLAN |
| L-5.0 | SITE LIGHTING PLAN |
| L-5.1 | SITE LIGHTING SPECS |


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
01-24-22
Date
STATE OF CALIFORNIA

PROJECT NAME:

# CURTIS RESIDENCE

PROJECT ADDRESS:

3158 DON LANE
PEBBLE BEACH, CA 93953

APN: 008-361-024-000

ISSUANCE:

PLANNING DEPARTMENT SUBMITTAL

PROJECT NO: 2024-26
DATE: 05/06/2025

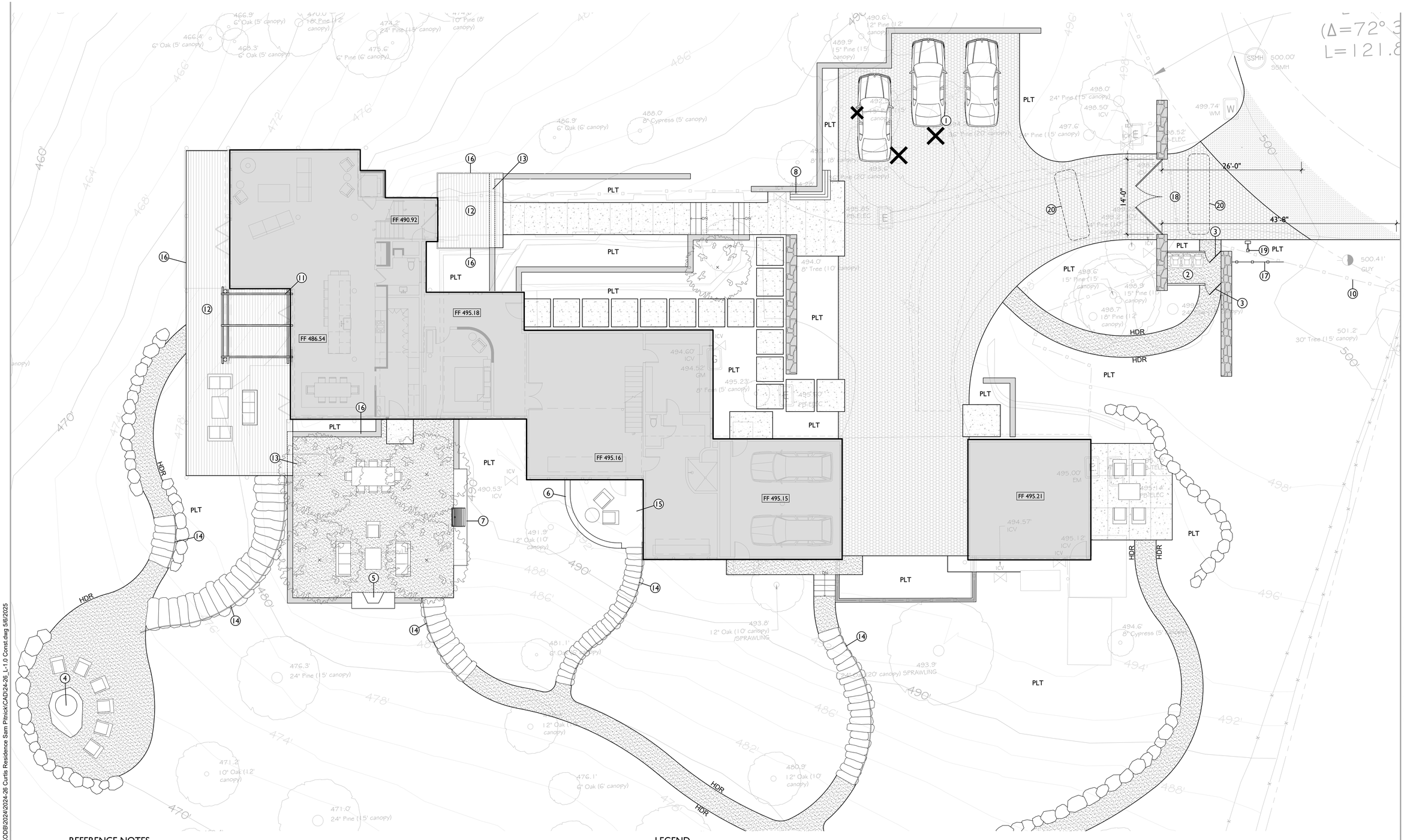
REVISIONS:
DATE DESCRIPTION

SHEET NAME:

OVERALL SITE PLAN

SHEET NO:

L-0.1




## REFERENCE NOTES

1. GUEST PARKING
2. TRASH ENCLOSURE
3. PEDESTRIAN GATE: 6' HIGH. SEE 3/L-2.2
4. GAS FIREPIT WITH AUTO IGNITER. SEE 1/L-3.1
5. GAS FIREPLACE WITH AUTO IGNITER. SEE 1/L-3.1
6. REPAIR EXISTING DRYSTACK STONE WALL AS NEEDED AND INFILL EXISTING STEPS WITH NEW WALL SECTION TO MATCH EXISTING.
7. OUTDOOR KITCHEN WITH BBQ
8. CANTILEVERED WOOD SEAT OFF STONE WALL
9. INTENTIONALLY LEFT BLANK
10. EXISTING FENCE: TO REMAIN
11. WOOD TRELLIS: SEE ARCHITECTURAL DRAWINGS.
12. WOOD DECK: SEE ARCHITECTURAL DRAWINGS.
13. RETAINING WALL TO CONTINUE BELOW LEVEL OF DECK
14. ORNAMENTAL HANDRAIL ON ONE SIDE OF STEPS
15. EXISTING OPEN JOINT FLAGSTONE TERRACE: TO REMAIN
16. GUARDRAIL AT EDGE OF DECK: SEE ARCHITECTURAL DRAWINGS.
17. NEW 6' HIGH PROPERTY LINE FENCE TO MATCH EXISTING PROPERTY LINE FENCING
18. NEW WOOD DRIVE GATE WITH AUTOMATIC GATE OPERATORS WITH BATTERY BACK-UPS: SEE 1/L-3.0
19. GATE KEYPAD WITH KNOX BOX
20. TRAFFIC LOOPS FOR DRIVE GATES AS NEEDED

## LEGEND

- ASPHALT PAVING: MATCH EXISTING ROAD SECTION.
- PERMEABLE PAVER DRIVEWAY: SAND SET OVER 8" COMPACTED PERMEABLE CLASS II BASE. INSTALL PER MANUFACTURERS INSTRUCTIONS.
- CONCRETE PAVING: INTEGRAL COLOR WITH LIGHT SAND FINISH - 4" THICK WITH #4 @ 16" O.C. OVER 6" COMPACTED CLASS II BASE. SEE GEOTECHNICAL REPORT - CONTRACTOR TO PREPARE SAMPLES FOR OWNER AND LANDSCAPE ARCHITECT'S REVIEW.
- CRUSHED GRAVEL: FOR PEDESTRIAN AREAS - 2" OF 3/8" 'CALIFORNIA GOLD' CRUSHED GRAVEL OVER 4" COMPACTED CLASS II PERMEABLE BASE COMPACTED SUBGRADE.
- WOOD DECK
- DN — CONCRETE STEPS:. COLOR AND FINISH TO MATCH CONCRETE PAVING.
- STONE STEPS
- STONE WALL: CMU WALL WITH STONE VENEER. STONE TYPE TO MATCH ARCHITECTURAL STONE.
- POURED IN PLACE CONCRETE WALL WITH INTEGRAL COLOR AND BOARD FORM FINISH. CONTRACTOR TO PREPARE SAMPLES FOR OWNER AND LANDSCAPE ARCHITECT'S REVIEW.
- BOULDER WALL
- FENCE: 6' HIGH WOOD FENCING.
- HDR — METAL EDGE
- PLT — PLANTING AREA
- 12" — EXISTING TREE: TO REMAIN, PRESERVE AND PROTECT.
- EXISTING TREE: TO BE REMOVED.

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

8 0 8 16

N

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT
SARAH PHILLIPS NO. 6525
Signature
11-30-25 Renewal Date
01-24-22 Date
STATE OF CALIFORNIA

PROJECT NAME:

# CURTIS RESIDENCE

PROJECT ADDRESS:

3158 DON LANE
PEBBLE BEACH, CA 93953

APN: 008-361-024-000

ISSUANCE:

PLANNING DEPARTMENT SUBMITTAL

PROJECT NO: 2024-26
DATE: 05/06/2025

REVISIONS:

| DATE | DESCRIPTION |
|---|---|

SHEET NAME:

## SITE PLAN

SHEET NO:

L-1.0

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GYM BELOW
FF 476.04

FF 490.92

WD 490.88
LEVEL

FS 490.88

WARP CONCRETE FROM CROSS
SLOPE TO LEVEL AT DECK EDGE

TW 491.21

TW 491.21

TW 491.21

TW 495.47

FF 495.18

FS 495.14

1.3%

TW 495.47

FS 491.40

FS 492.90

FS 494.40

TW 495.47

FS 494.45

TW 497.16

TD RIM 494.66

TW 497.16

FS 495.01

TW 496.40

TW 496.40

TW 496.40

FS 494.59

FS 494.86

CB RIM
494.20

FS 494.36

FS 494.51

TW 504.70

TW 504.70

6.6%

TW 504.70

TW 504.70

TW 504.70

TW 497.17

FS 495.06

TW 497.17

FS 495.17

TW 498.00

FS 495.11

FS 495.05

FS 495.17

TD RIM 494.95

TD RIM 494.95

FF 495.21

FS 495.17

FS 495.97

TW 497.00

TW 496.00

FS 495.11

FS 495.05

FS 495.17

FS 495.11

FS 493.00

FS 492.50

TW 400.00

TW 400.00

FS 480.00

21 TREADS @ 18"
21 RISERS @ 6"

TW 477.50

FS 475.00

TW 478.00

6 TREADS @ 18"
6 RISERS @ 6"

TW 478.00

FS 472.00
25 TREADS @ 24"
25 RISERS @ 6"

TW 473.00

AD

FS 471.50

TW 473.00

WD 486.50
LEVEL

FF 486.54

TW 487.55

FS 486.50

TW 487.55

ONE STEP DOWN
OFF DECK

FS 486.00

ONE STEP DOWN
TW 490.00

TW 490.00

FF 495.16

FF 495.15

EXISTING TERRACE
TO REMAIN

FS 485.55

AD

FS 485.55

TW 487.55

TW 487.55

11 TREADS @ 18"
11 RISERS @ 6"

27 TREADS @ 15"
27 RISERS @ 6"

FS 479.00

488

486

## LEGEND

| | |
|---|---|
| × 214.05 | EXISTING ELEVATION |
| + FS 0.00 | SPOT ELEVATION |
| FS | FINISH SURFACE (PAVING OR DG) |
| FG | FINISH GRADE |
| TW | TOP OF WALL |
| HP / LP | HIGH POINT / LOW POINT |
| VIF | VERIFY IN FIELD |
| WD | WOOD DECK SURFACE ELEVATION: DECKS TO BE LEVEL |
| 5.00% | SLOPE |
| | FLUSH |
| | DESIGNATES SLOPES IN EXCESS OF 30% |

## REFERENCE NOTES

1. ADJUST UTILITY BOX TO NEW FINISH GRADE - CONTRACTOR TO VERIFY IF BOX COULD BE RELOCATED.

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

8 0 8 16

N


SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617


LICENSED LANDSCAPE ARCHITECT
SARAH PHILLIPS NO. 6525
Signature
11-30-25
Renewal Date
01-24-22
Date
STATE OF CALIFORNIA

PROJECT NAME:

# CURTIS RESIDENCE

PROJECT ADDRESS:

3158 DON LANE
PEBBLE BEACH, CA 93953

APN: 008-361-024-000

ISSUANCE:

PLANNING DEPARTMENT SUBMITTAL

PROJECT NO: 2024-26
DATE: 05/06/2025

REVISIONS:

| DATE | DESCRIPTION |
|---|---|

SHEET NAME:

GRADING PLAN

SHEET NO:

L-2.0

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GYM BELOW
FF 476.04

FF 490.92

WD 490.88
LEVEL

WARP CONCRETE FROM CROSS SLOPE TO LEVEL AT DECK EDGE

FF 495.18

FF 486.54

WD 486.50
LEVEL

ONE STEP DOWN

ONE STEP DOWN
OFF DECK

FF 495.16

FF 495.15

EXISTING TERRACE
TO REMAIN

CB RIM
494.20

6.6%

1.3%

FF 495.21

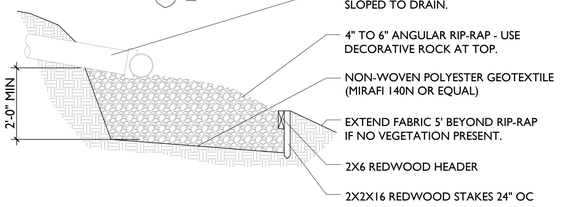
4" PERF PIPE, TYP.

AD

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

8 0 8 16

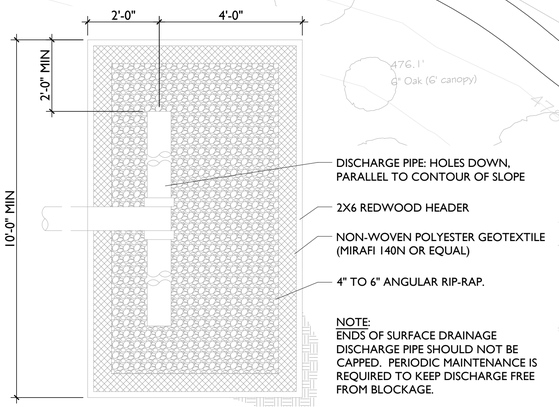
N




THE INTENT OF ENERGY DISSIPATOR TO DISPERSE THE COLLECTED DRAINAGE AS 'SHEET FLOW' ONTO THE EXISTING GROUND SURFACE , WHICH SIMULATES THE DRAINAGE CONDITIONS THAT WOULD OTHERWISE NATURALLY OCCUR IF NO DEVELOPMENT WAS PRESENT ON THE SITE.

## (1) ENERGY DISSIPATOR

1/2" = 1'-0"




NOTE:
ENDS OF SURFACE DRAINAGE DISCHARGE PIPE SHOULD NOT BE CAPPED. PERIODIC MAINTENANCE IS REQUIRED TO KEEP DISCHARGE FREE FROM BLOCKAGE.

## LEGEND

- CB — CATCH BASIN
- SOLID DRAIN LINE: SIZE AS SHOWN.
- PERFORATED DRAIN LINE: SIZE AS SHOWN. SEE
- TRENCH DRAIN: WITH ORNAMENTAL GRATE, AVAILABLE FROM URBAN ACCESSORIES
- CO — CLEAN OUT
- AD — AREA DRAIN

## REFERENCE NOTES

(1) ENERGY DISSIPATOR: SEE (2/L-2.0)

(2) CONNECT TO HOUSE DOWNSPOUTS AS DETERMINED IN FIELD


SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

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SANTA CRUZ, CA 95060
831.466.9617


LICENSED LANDSCAPE ARCHITECT
SARAH PHILLIPS
NO. 6532
Signature
11-30-25
Renewal Date
01-24-22
Date
STATE OF CALIFORNIA

PROJECT NAME:

# CURTIS RESIDENCE

PROJECT ADDRESS:

3158 DON LANE
PEBBLE BEACH, CA 93953

APN: 008-361-024-000

ISSUANCE:

PLANNING DEPARTMENT SUBMITTAL

PROJECT NO: 2024-26
DATE: 05/06/2025

REVISIONS:

DATE DESCRIPTION

SHEET NAME:

DRAINAGE PLAN

SHEET NO:

L-2.1



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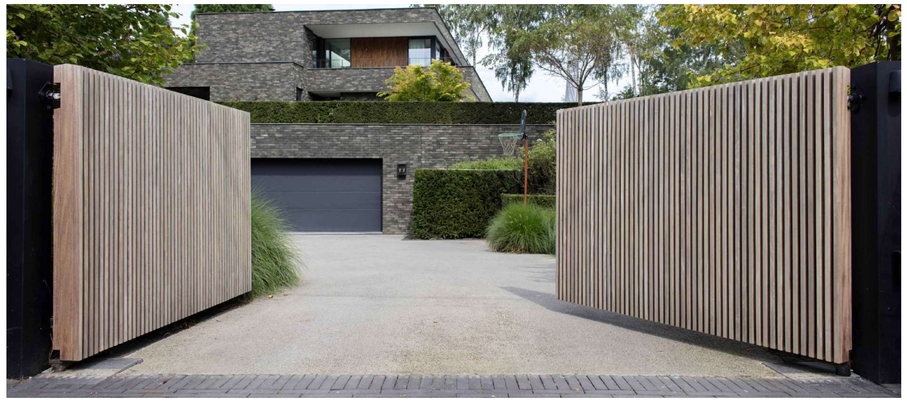
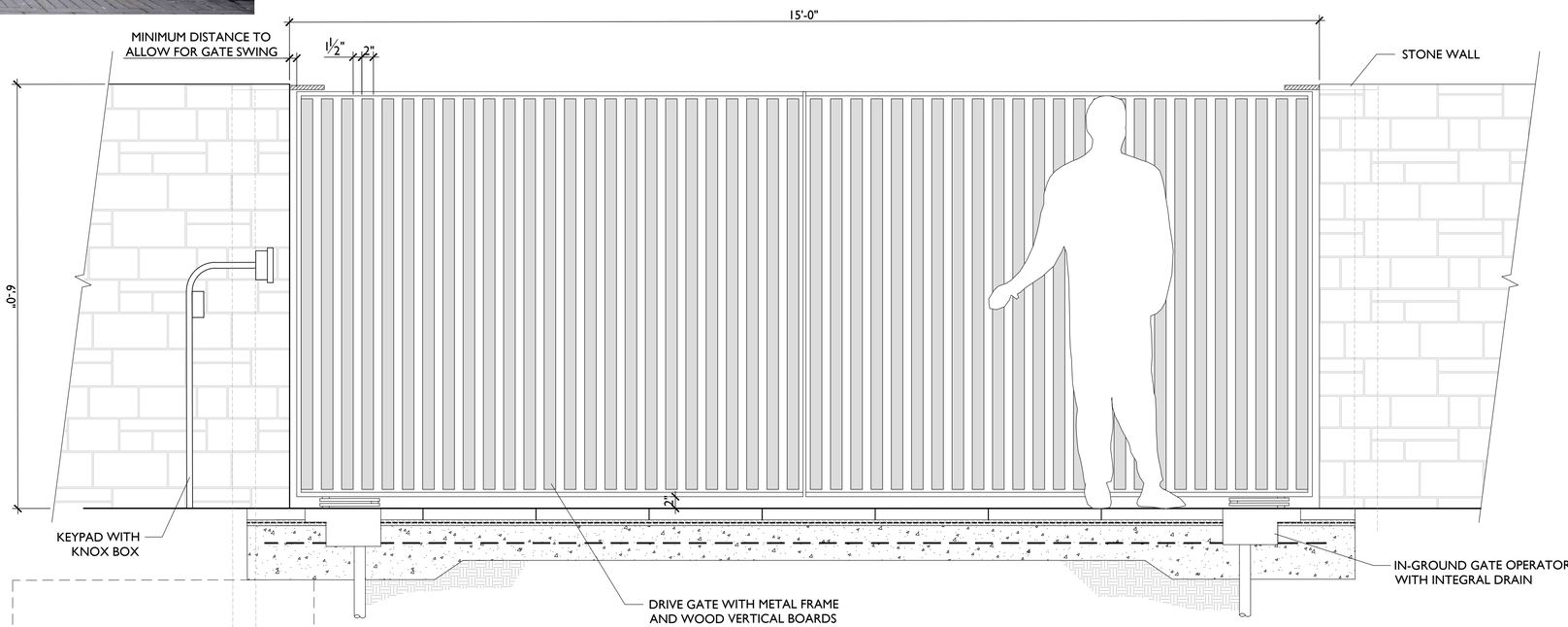
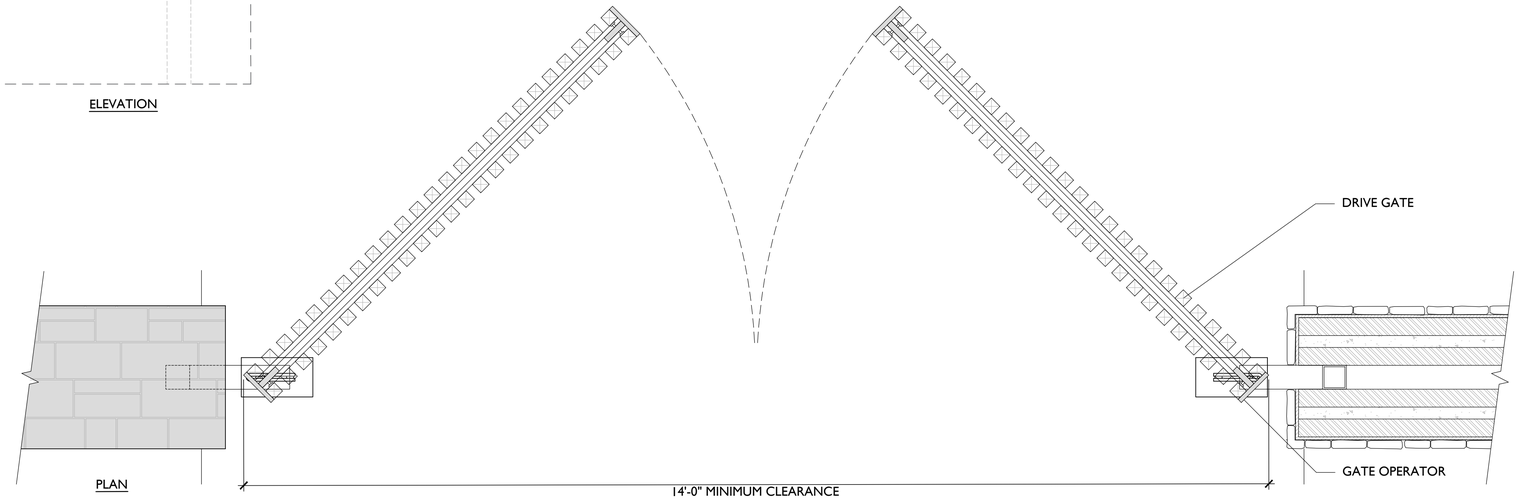


DRIVE GATE INSPIRATION




ELEVATION




PLAN

1 DRIVE GATE
1" = 1'-0"


SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617


LICENSED LANDSCAPE ARCHITECT
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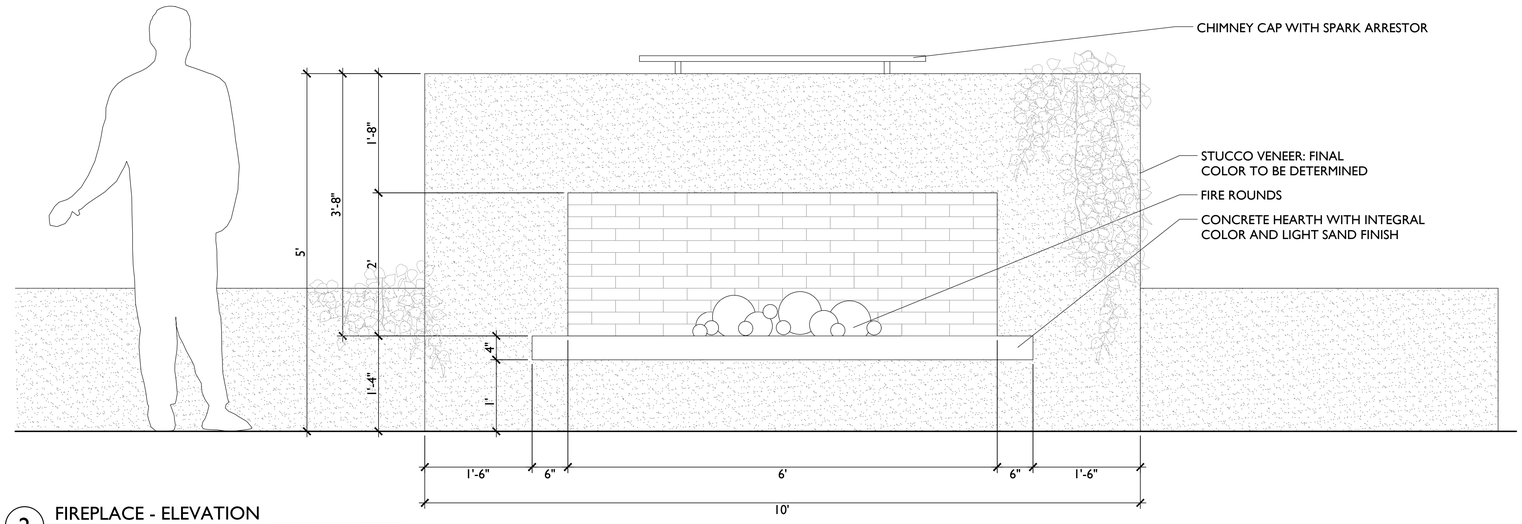
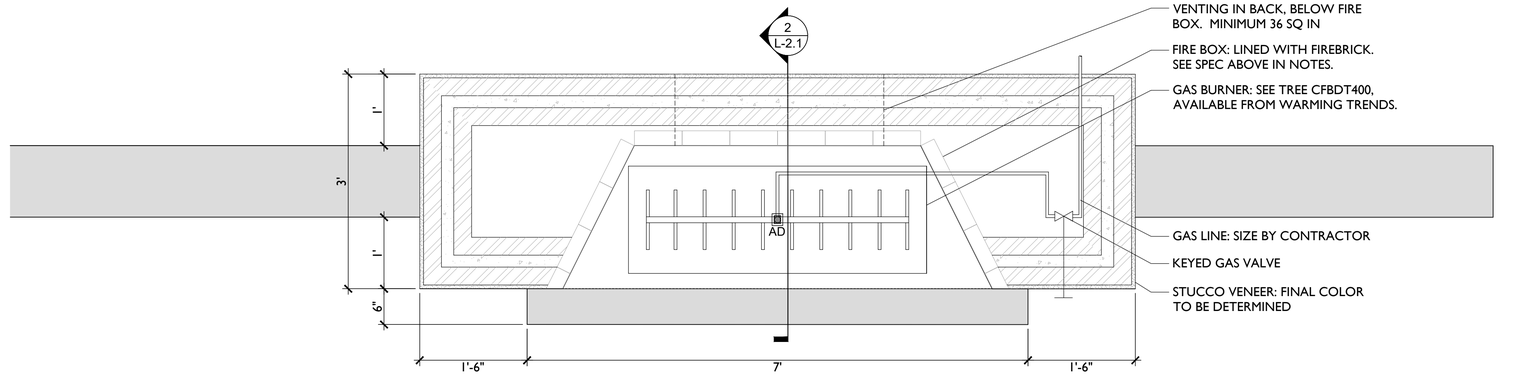



2 FIREPLACE - ELEVATION

1" = 1'-0"

INSPIRATION




1 FIREPLACE - PLAN

1" = 1'-0"

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## 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 SCOTTS 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. 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. 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.

## 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 | NAME | CLA# | DATE |
|---|---|---|---|
| | SIMON PHILLIPS | 4532 | 05-06-2025 |

## 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 | NAME | CLA# | DATE |
|---|---|---|---|
| | SIMON PHILLIPS | 4532 | 05-06-2025 |

## PLANT LEGEND

| *WUC | CODE | BOTANICAL NAME | COMMON NAME | SIZE | CHARACTER |
|---|---|---|---|---|---|
| | | TREES | | | |
| M | Aa | ALSOPHILA AUSTRALIS | AUSTRALIAN TREE FERN | 15 GAL. | |
| L | Am | ARBUTUS MARINA | STRAWBERRY TREE | 24" BOX | |
| VL | Co | CERCIS OCCIDENTALIS | WESTERN REDBUD | 15 GAL. | |
| L | Dk | DIOSPYROS KAKI 'FUYU' | FUYU PERSIMMON | 24" BOX | |
| M | Pr | PINUS RADIATA | MONTEREY PINE | 15 GAL. | MULTI |
| | | SHRUBS | | | |
| M | Ac | ACANTHUS MOLLIS | BEAR'S BREECH | 1 GAL. | |
| L | Au | AEONIUM URBICUM 'SALAD BOWL' | SALAD BOWL AEONIUM | 1 GAL. | |
| L | Adh | ARCTOSTAPHYLOS 'DR. HURD' | DR. HURD MANZANITA | 15 GAL. | |
| L | Ap | ARCTOSTAPHYLOS 'PACIFIC MIST' | PACIFIC MIST MANZANITA | 1 GAL. | |
| L | Ahm | ARCTOSTAPHYLOS 'HOWARD MC MINN' | HOWARD MCMINN MANZANITA | 15 GAL. | |
| M | Bc | BERGENIA CORDIFOLIA | HEARTLEAF BERGENIA | 1 GAL. | |
| L | Cy | CEANOTHUS 'YANKEE POINT' | YANKEE POINT CEANOTHUS | 1 GAL. | |
| L | Cr | CEANOTHUS 'RAY HARTMAN' | RAY HARTMAN CEANOTHUS | 15 GAL. | |
| M | Dt | DIANELLA TASMANICA | TASMAN FLAX-LILY | 1 GAL. | |
| L | Ee | ECHEVERIA ELEGANS | HENS AND CHICKS | 1 GAL. | |
| L | Em | EUPHORBIA 'MARTINII' | MARTIN'S SPURGE | 1 GAL. | |
| M | Fr | FRANCOA RAMOSA | BRIDAL WREATH | 1 GAL. | |
| M | Hj | HEMEROCALLIS 'JOAN SENIOR' | JOAN SENIOR DAYLILY | 1 GAL. | |
| L | Jp | JUNCUS 'ELK BLUE' | COMMON RUSH | 1 GAL. | |
| L | Lp | LOMANDRA 'POM POM' | SHORTY MAT RUSH | 1 GAL. | |
| L | Ms | MAHONIA 'SOFT CARESS' | SOFT CARESS MAHONIA | 5 GAL. | |
| L | Mc | MUHLENBERGIA CAPILLARIS | MUHLY GRASS | 1 GAL. | |
| L | Rs | RIBES S. V. GLUTINOSUM | PINK-FLOWERING CURRANT | 5 GAL. | |
| L | Sj | SEDUM 'AUTUMN JOY' | AUTUMN JOY SEDUM | 1 GAL. | |
| VL | Vb | VERBENA BONARIENSIS | PURPLETOP VERVAIN | 1 GAL. | |
| M | Vp | VIBURNUM PLICATUM | JAPANESE SNOWBALL | 15 GAL. | |
| L | Wm | WESTRINGIA 'MUNDI' | COAST ROSEMARY | 1 GAL. | |
| M | Wf | WOODWARDIA FIMBRIATA | GIANT CHAIN FERN | 1 GAL. | |
| | | MEADOW | | | |
| M | | SESLERIA AUTUMNALIS | AUTUMN MOOR GRASS | 1 GAL @ 18" O.C., 435 SF | |
| | | MISCELLANEOUS | | | |
| | | CRUSHED GRAVEL: 2" THICK OVER 4" COMPACTED CLASS II BASE. | | | |
| | | MULCH | | | |
| | HDR | METAL EDGE WELD ALL JOINTS AND PRIME AND PAINT ONCE WELDED. | | | |

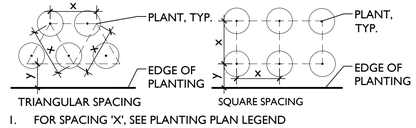
## REFERENCE NOTES

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. EXISTING TREE: TO BE REMOVED
4. FINAL PLACEMENT OF MITIGATION TREES TO BE DETERMINED IN FIELD. TOTAL MITIGATION TREES TO BE PLANTED - 3.
5. CITRUS TREES AVAILABLE FROM MENLO GROWERS IN GILROY
6. 5' NON-COMBUSTIBLE ZONE AROUND ALL STRUCTURES
7. IRRIGATION FOR MITIGATION TREES BY THE YOGA STUDIO TO BE CONNECTED TO THE YOGA STUDIO POTABLE LINE - INSTALL WITH BACKFLOW PREVENTER AND BATTERY OPERATED VALVE.

## * 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

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

8 0 8 16

N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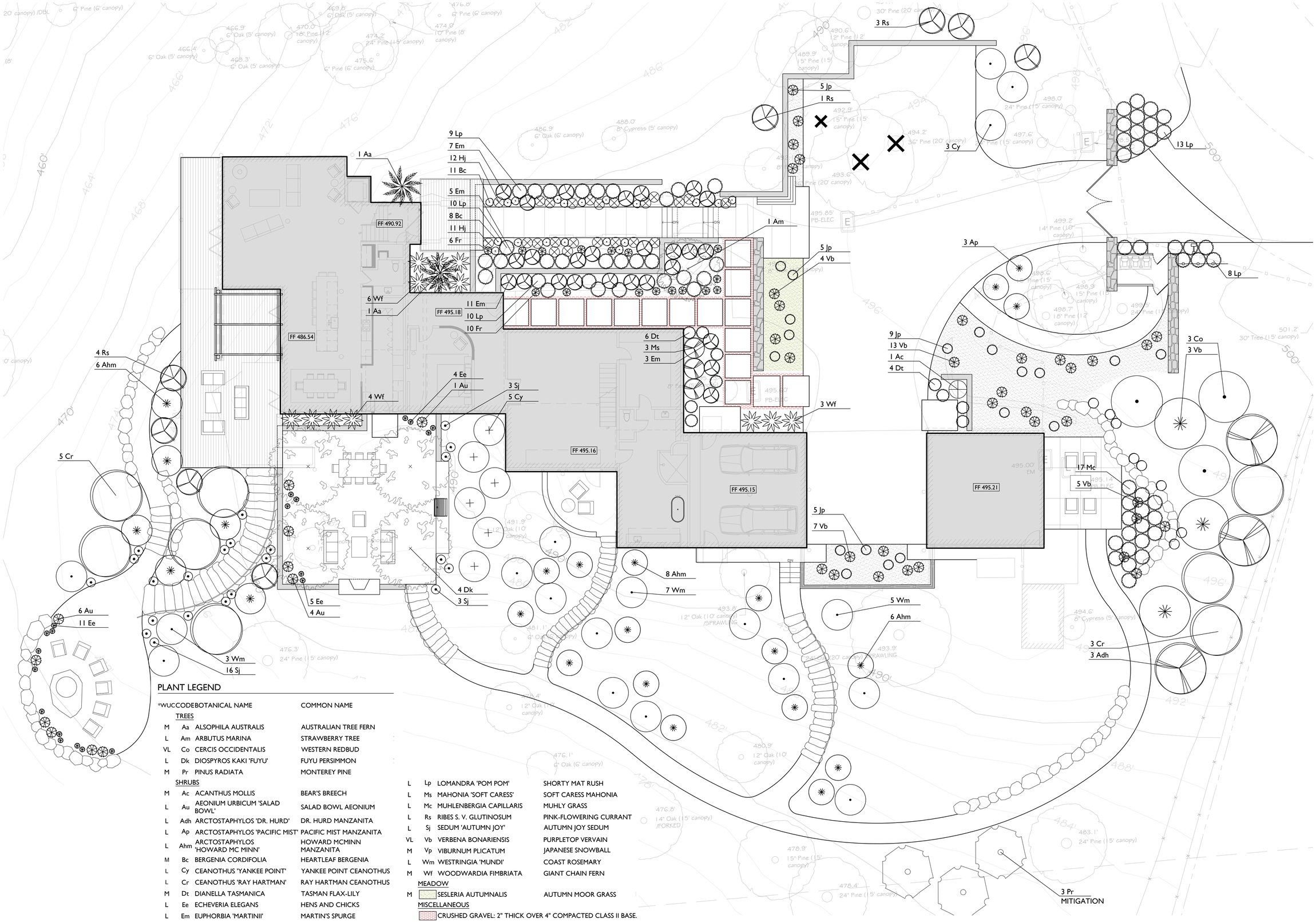


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| M | Pr | PINUS RADIATA | MONTEREY PINE |
| | | SHRUBS | |
| M | Ac | ACANTHUS MOLLIS | BEAR'S BREECH |
| L | Au | AEONIUM URBICUM 'SALAD BOWL' | SALAD BOWL AEONIUM |
| L | Adh | ARCTOSTAPHYLOS 'DR. HURD' | DR. HURD MANZANITA |
| L | Ap | ARCTOSTAPHYLOS 'PACIFIC MIST' | PACIFIC MIST MANZANITA |
| L | Ahm | ARCTOSTAPHYLOS 'HOWARD MC MINN' | HOWARD MCMINN MANZANITA |
| M | Bc | BERGENIA CORDIFOLIA | HEARTLEAF BERGENIA |
| L | Cy | CEANOTHUS 'YANKEE POINT' | YANKEE POINT CEANOTHUS |
| L | Cr | CEANOTHUS 'RAY HARTMAN' | RAY HARTMAN CEANOTHUS |
| M | Dt | DIANELLA TASMANICA | TASMAN FLAX-LILY |
| L | Ee | ECHEVERIA ELEGANS | HENS AND CHICKS |
| L | Em | EUPHORBIA 'MARTINII' | MARTIN'S SPURGE |
| M | Fr | FRANCOA RAMOSA | BRIDAL WREATH |
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| L | Jp | JUNCUS 'ELK BLUE' | COMMON RUSH |
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| | | MISCELLANEOUS | |
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| | | MULCH | |
| | HDR | METAL EDGE WELD ALL JOINTS AND PRIME AND PAINT ONCE WELDED. | |

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

8 0 8 16

N

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## FIXTURE LEGEND

| SYM | TYPE | MANUFACTURER | LAMP | COMMENTS |
|---|---|---|---|---|
| | RECESSED WALL LIGHT | SPJ-RBS-3W-LG-MBR-3W-27K-12V | 3W LED 2700K | SEE 1/L-5.1 |
| | PATH LIGHT | SPJ18-16-MBR-6W-27K-8-15V-WIDE ANGLE FLOOD WITH SPJ14-51 ADJUSTABLE FLOOD | 6W LED 2700K | SEE 2/L-5.1 |
| | DRIVE LIGHT | BK LIGHTING DR2-LED-RD-e57-bzp-4 | 8W LED 2700K | SEE 3/L-5.1 |
| | ROPE LIGHT | DIODE LED ALPHATECH X LINEAR | 2W LED 2700K | SEE 4/L-5.1 |
| | BBQ LIGHT | SPJ-BL-101-PVDS-2W-27K-8-15V | 2W LED 2700K | SEE 5/L-5.1 |
| | GFCI OUTLET | IN WEATHERPROOF HOUSING | | |

RECESSED WALL LIGHT

PATH LIGHT

DRIVE LIGHT

ROPE LIGHT

BBQ LIGHT

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

8 0 8 16

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Renewal Date 01-24-22
Date
STATE OF CALIFORNIA

PROJECT NAME:

CURTIS RESIDENCE

PROJECT ADDRESS:

3158 DON LANE
PEBBLE BEACH, CA 93953

APN: 008-361-024-000

ISSUANCE:

PLANNING DEPARTMENT SUBMITTAL

PROJECT NO: 2024-26
DATE: 05/06/2025

REVISIONS:

DATE DESCRIPTION

SHEET NAME:

SITE LIGHTING PLAN

SHEET NO:

L-5.0


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G:\.shortcut-targets-by-id\1iI0gX69W8d4eZB9MnxhXwR2XQi9KODB\2024\2024-26 Curtis Residence Sam Plinick\CAD\24-26_L-5.0 Lighting.dwg 5/6/2025

## 4 ROPE LIGHT

diodeled

**ALPHATECH® X** Linear LED Lighting
Specification Sheet

**ALPHATECH® X** 130/250/400
Linear LED Lighting

Full diffusion, precision light quality, and physical durability for reliably beautiful lighting. Suitable for every application, including indoor and outdoor, submerged in water, and in extreme weather conditions. Made in the USA with foreign parts.

Date
Project Notes

**FEATURES**

- Objectively superior CRI, Gamut, and Fidelity
- Seamless end-to-end mounting for limitless linear runs
- Top-bending and side-bending options with multiple output levels
- Stabilized for UV for outdoor use
- IP69 for submersible applications
- UL676 listed for pools, spas, and fountains
- NSF component approved

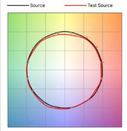
**ORDERING CODES**

Fixtures built to order

| Diode LED | Voltage | Bend Style/Model | CCT | | Length | Mounting | |
|---|---|---|---|---|---|---|---|
| DI | | | | | | | |
| | 24V | TE-ATX-130 (Top Bend)<br>SE-ATX-250 (Side Bend)<br>TE-ATX-400 (Top Bend) | 24 (2400K)<br>27 (2700K)<br>30 (3000K) | 35 (3500K)<br>40 (4000K) | Length (in.) (2 - 192 in.) | RTCL (Rotating Clip)<br>RSCL (90° Clip)<br>SPCH (Spine Channel) | WMS (Wire Management System)<br>MTCH (Mounting Channel)<br>MTCL (Mounting Clip) |

| | 24V-TE-ATX-130 | 24V-SE-ATX-250 | 24V-TE-ATX-400 |
|---|---|---|---|
| Voltage | 24V | 24V | 24V |
| Wattage | 1.8W/ft. | 5.0W/ft. | 4.0W/ft. |
| 2400K | 141/ft. | 281/ft. | 380/ft. |
| 2700K | 141/ft. | 266/ft. | 409/ft. |
| Lumens 3000K | 123/ft. | 314/ft. | 393/ft. |
| 3500K | 133/ft. | 322/ft. | 410/ft. |
| 4000K | 127/ft. | 271/ft. | 422/ft. |
| Max Length (With Seamless Interconnection, On One Circuit) | 55 feet | 20 feet | 30 feet |
| Max Length (Strips Piece) | 26.25 feet, Straight Wire Only | 16 feet | 20 feet, Straight Wire Only |
| Dimmable | Dim to Dark - see driver options | Dim to Dark - see driver options | Dim to Dark - see driver options |
| Field Cuttable | No | No | No |
| Bend Radius | 6 in. | 6 in. | 6 in. |
| Environment | Outdoor / Wet Location (IP69) | Outdoor / Wet Location (IP69) | Outdoor / Wet Location (IP69) |
| Ambient Temperature | -4 - 122°F (-20 ~ 50°C) | -4 - 122°F (-20 ~ 50°C) | -4 - 122°F (-20 ~ 50°C) |
| Ambient Temperature (Deep Cold) | -40°F Min, Luminaire is required to be energized when temperature falls below -4°F | -40°F Min, Luminaire is required to be energized when temperature falls below -4°F | -40°F Min, Luminaire is required to be energized when temperature falls below -4°F |
| Ambient Temperature (Sauna) | 180°F Max, <30% Humidity | 180°F Max, <30% Humidity | 180°F Max, <30% Humidity |
| Certification | UL 2108, UL 676 (with Mounting Channel), NSF | UL 2108, UL 676 (with Mounting Channel), NSF | UL 2108, UL 676 (with Mounting Channel), NSF |
| Warranty | 5 Years, 2 Years Deep Cold, 1 Year Sauna | 5 Years, 2 Years Deep Cold, 1 Year Sauna | 5 Years, 2 Years Deep Cold, 1 Year Sauna |

**COLOR VECTOR GRAPHIC**




**BEND OPTIONS**

Specification Sheet | ALPHATECH® X Linear LED Lighting | SS990024 | V2.2
1 of 5

## 2 PATH LIGHT

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 (PVDBL))

| WATTAGE | LUMENS |
|---|---|
| ☐ 1W | 80 |
| ☐ 2W | 150 |
| ☐ 3W | 200 |
| ☐ 6W | 300 |

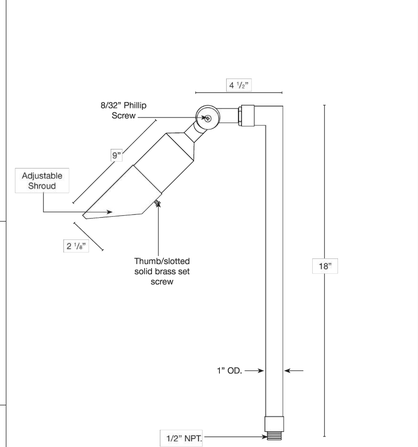
Custom lumen packages are available upon request

**COLOR TEMPERATURE**
- ☐ 2200K ☐ 5000K
- ☐ 2700K ☐ 6500K
- ☐ 3000K ☐ Amber (TF)
- ☐ 4000K ☐ RGBW

Custom options are available

**ELECTRICAL**
- ☐ 8-15V ☐ 120V

**OPTICS**
- ☐ SPOT ☐ FLOOD
- ☐ WIDE FLOOD ☐ WIDE ANGLE FLOOD



Model: SPJ14-51 Adjustable Shroud

Wet Listed

| Ordering Example | Customer Approval | Date |
|---|---|---|
| SPJ18-16-MBR-3W-27K-8-15V | | |

## 5 BBQ LIGHT

SPJ LIGHTING Inc.
ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING

SPECIFICATION SHEET

Patio Deck Light
SPJ-BL-101

MODEL: **SPJ-BL-101**
MATERIAL: **Solid Brass**
FINISH: **PVD Satin**
ELECTRICAL: **8-15V or 120V**
WATTAGE: **2W**
ENGINE: **FB-LS2**
LUMENS: **150**

**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 (PVDBL))

| WATTAGE | LUMENS |
|---|---|
| ☐ 1W | 80 |
| ☐ 2W | 150 |
| ☐ 3W | 200 |
| ☐ 6W | 300 |

Custom lumen packages are available upon request

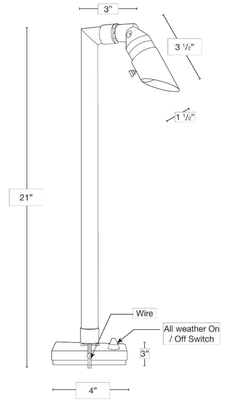
**COLOR TEMPERATURE**
- ☐ 2200K ☐ 5000K
- ☐ 2700K ☐ 6500K
- ☐ 3000K ☐ RGBW
- ☐ 4000K ☐ WARM DIMMING

Custom options are available

**ELECTRICAL**
- ☐ 8-15V ☐ 120V

**OPTICS**

| | |
|---|---|
| ☐ SPOT | 19d |
| ☐ FLOOD | 38d |
| ☐ WIDE FLOOD | 54d |
| ☐ WIDE ANGLE FLOOD | 120d |




Wet Listed

| Ordering Example | Customer Approval | Date |
|---|---|---|
| SPJ-BL-101-PVDS-2W-27K-8-15V | | |

## 3 DRIVE LIGHT

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, BPR, 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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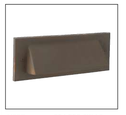
01/05/2024 SKU-1085
SUB-2179-00

## 1 RECESSED WALL LIGHT

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 (PVDBL))

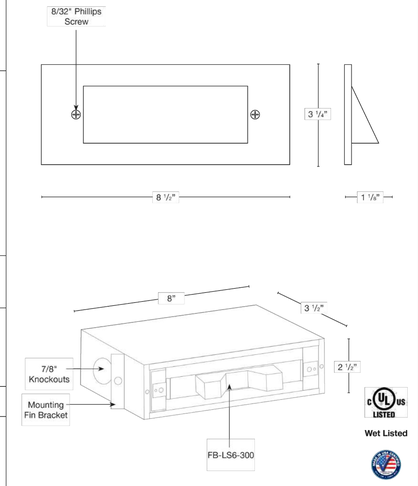
| WATTAGE | LUMENS |
|---|---|
| ☐ 3W | 350 |

Custom lumen packages are available upon request

**COLOR TEMPERATURE**
- ☐ 2200K ☐ 5000K
- ☐ 2700K ☐ 6500K
- ☐ 3000K ☐ RGBW
- ☐ 4000K

Custom options are available

**ELECTRICAL**
- ☐ 12V ☐ 120V




Wet Listed

| Ordering Example | Customer Approval | Date |
|---|---|---|
| SPJ-RBS-3W-LG-MBR-3W-27K-12V | | |

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT
NO. 6332
SHAWN PHILLIPS
Signature
11-30-25
Renewal Date
01-24-22
Date
STATE OF CALIFORNIA

PROJECT NAME:

CURTIS RESIDENCE

PROJECT ADDRESS:

3158 DON LANE
PEBBLE BEACH, CA 93953

APN: 008-361-024-000

ISSUANCE:

PLANNING DEPARTMENT SUBMITTAL

PROJECT NO: 2024-26
DATE: 05/06/2025

REVISIONS:

| DATE | DESCRIPTION |
|---|---|

SHEET NAME:

SITE LIGHTING SPECS

SHEET NO:

L-5.1

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# Exhibit C

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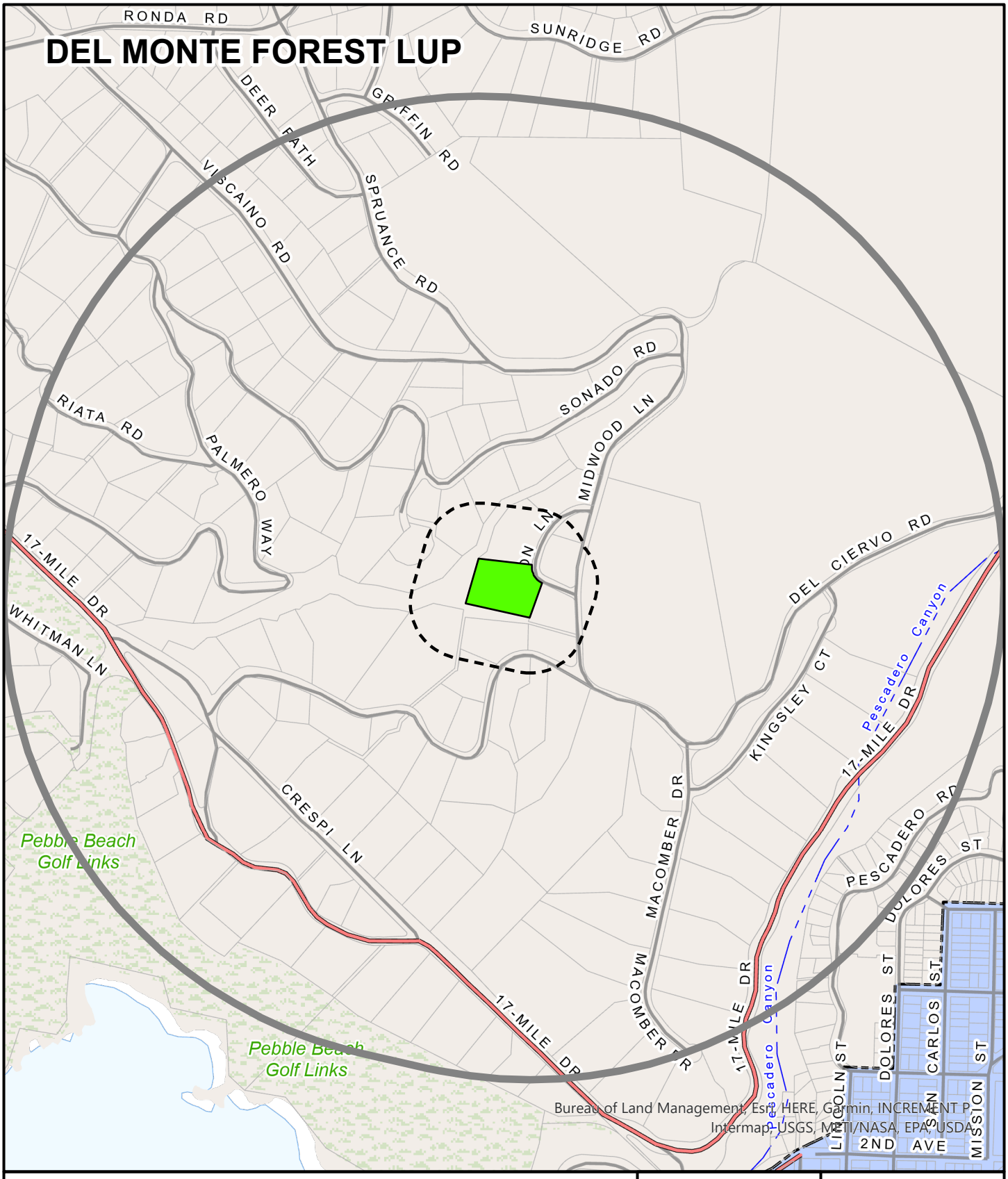


**APPLICANT:** AMANDA AND ALASTAIR CURTIS

**APN:** 008361024000 **FILE #** PLN250060

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
## Del Monte Land Use Advisory Committee
## November 6, 2025

**1. Meeting called to order by** Lori Lietzke **at** 3:01 pm

**2. Roll Call**

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

**Members Absent:**
Carol Church

**3. Approval of Minutes:**

A. **October 16, 2025** minutes

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

Second: Rick Verbanec (LUAC Member's Name)

Ayes: Maureen Lyon, Rick Verbanec, Ned Van Roekel, Bart Bruno, Kamlesh Parikh

Noes:

Absent: Carol Church

Abstain: Lori Lietzke

**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.

No

**5. Scheduled Item(s)**

**PLN250127 -** YANG PHILLIP & YANG MARIKO TRS (Continued from 10-16-25)
**PLN250060** - CURTIS ALASTAIR STUART & AMANDA JANE

**6. Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

No

B) Announcements

Change: Future meetings will be held at 4 PM at PBCSD Meeting Room while repairs are being done on the PBCSD Building. All LUAC members agreed.

**7. Meeting Adjourned:** 3:58 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:** YANG PHILLIP & YANG MARIKO TRS
**File Number:** PLN250127
**Project Location:** 3332 Ondulado Rd, Pebble Beach, CA 93953
**Assessor's Parcel Number(s):** 008-302-025-000
**Project Planner:** Jordan Evans-Polockow
**Area Plan:** Del Monte Forest Land Use Plan, Coastal Zone
**Project Description:** Demolish a 2,592 square foot single one-story family residence and construction of a 2,813 square foot two-story single-family dwelling with an attached 595 square foot two-car garage.

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

**(Please include the names of the those present)**

Phillip and Mariko Yang (owners); Craig Holdren (Architect), Terry Baldwin (Neighbor), Nancy Zahm & John Hagen (neighbors), Hop Essick (neighbor)

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

**PUBLIC COMMENT:**

| Name | Site Neighbor? | | Issues / Concerns (suggested changes) |
|---|---|---|---|
| | YES | NO | |
| Memo from Nikki Simon, PB ARB (attached to minutes) was read | | X | Memo concerned notification from ARB on construction projects. Only neighbors adjacent are notified. |
| Terry Baldwin (Neighbor) | X | | Concern on drainage from property. Ondulado area has drainage problems. Drainage is being address, catch basin on property. County rep. stated that plans meet county codes for drainage. |
| Craig Holdren | | X | Addressed issue of modern architecture that neighbors had issue with. Did study of area and pointed out many modern buildings in neighborhood.<br>Landscape plan has been revised to include more plantings of trees. |

| | | | |
|---|---|---|---|
| John Hagen | **X** | | What is the size of oaks being planted? Trees will be 7-8 ft; 48 inch planters. |

**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)** |
|---|---|---|
| Property fence is very straight and long | | PB would like to see fences lines soften and broken up by plantings or other architectural features. |
| | | |
| | | |

**ADDITIONAL LUAC COMMENTS**

**RECOMMENDATION:**

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

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

X Support Project as proposed

___ Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Bart Bruno, Rick Verbanec, Ned Van Roekel, Kamlesh Parikh

Noes: _____

Absent: Carol Church

Abstain: Lori Lietzke (Rick verbanec took over Lori's duties for this project)

# 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:** CURTIS ALASTAIR STUART & AMANDA JANE
**File Number:** PLN250060
**Project Location:** 3158 Don Ln, Pebble Beach, CA 93953
**Assessor's Parcel Number(s):** 008-361-024-000
**Project Planner:** McKenna Bowling
**Area Plan:** Del Monte Forest Land Use Plan, Coastal Zone
**Project Description:** Construction of 930 square foot additional to an existing 5,622 square foot single family dwelling, and removal of 3 Monterey Pine trees.

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

**(Please include the names of the those present)**

Sam Pitnick (architect)

**Was a County Staff/Representative present at meeting?** Jade Mason **(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) |
|---|---|---|
| Property located in heavily wooded area | Zone Zero | Work with fire department to increase fire resistance |
| | | |
| | | |

**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: Carol Church

Abstain: _____

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# Exhibit E

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**THOMPSON**
**WILDLAND MANAGEMENT**
Environmental Management & Conservation Services
*International Society of Arboriculture* Certified Arborist # WE-7468A
*Department of Pesticide Regulation* Qualified Applicator Lic. #QL50949 B
Environmental & Arborist Assessments, Protection, Restoration, Monitoring & Reporting
Wildland Fire Property Protection, Fuel Reduction & Vegetation Management
Invasive Weed Control, and Habitat Restoration & Management
Soil Erosion & Sedimentation Control
Resource Ecologist

January 12, 2026

Curtis Residence
3158 Don Lane
Pebble Beach, CA. 93953
APN: 008-361-024-000

Subject: Addendum to the original arborist report for 3158 Don Lane in Pebble Beach

Per the request of the *Monterey County Housing & Community Development Department-Planning Services* department, and as an addendum to the pre-construction tree impact assessment report dated May 10, 2025, the 3 declining and structurally deficient Monterey pines (*Pinus radiata*) identified as *Tree#s 1-3* will need to be removed due to their location within the construction footprint for the proposed parking improvement project. However, it should also be noted that per the *Tree Hazard Evaluation Forms* that were completed, it is true and accurate that these 3 aging and declining pines on their own, and regardless of construction related impacts, pose a hazard concern to the property and nearby home, as well as to nearby trees that will be retained.

The Monterey pine (*Pinus radiata)* identified as *Tree#1* has a DBH (diameter at breast height) of 28 inches (refer to *Figures 1-3*) and is planned for removal due to its location within the proposed construction footprint for the parking area. This large and senescing pine is in declining condition and the nearby *Tree#s 2 & 3* (located within 10 feet of *Tree#1*) that are also proposed for removal are in similar declining health and condition. Physiological and structural disorders for *Tree#1* include the following: 1) A notable lean towards the home with a majority of canopy weight on the leaning side of the tree; 2) Poor canopy balance and symmetry; 3) A structurally problematic bow and bend in the lower-mid section of the stem; and 4) The occurrence of pitch tube cankers and frass is evidence of wood boring beetle activity, which is adversely affecting tree health. <u>This declining pine scored a hazard rating of 10 on the ISA Tree Hazard Evaluation Form, which meets the criteria of a hazard tree that should be removed.</u> Per a County tree removal permit, it will be necessary to mitigate at a 2:1 replacement ratio with a

minimum 1-gallon container size trees in order to satisfy MCHCD tree removal permit requirements. It should be noted that County conditions require a 1:1 replacement ratio for native specie trees (e.g., pines, oaks and cypress) removed that are 6 to 23 inches DBH, and a 2:1 replacement ratio for protection status trees that are 24 inch DBH or larger.

The Monterey pine identified as *Tree#2* has a DBH of 25 inches and is also proposed for removal due to its location within the parking area construction footprint (refer to *Figures 1 & 2*). Similar to the nearby *Tree#1*, this large and senescing pine is also in declining health and condition. The most notable deficiency observed in this tree is a sparsely foliated and thinning canopy, which is a sign of declining health and condition. This declining pine also scored a hazard rating of 10 on the *ISA Tree Hazard Evaluation Form*, which meets the criteria of a hazard tree that should be removed. Per MCHCD tree removal permit conditions, this pine will also need to be replaced at a 2:1 replacement ration due to it being larger than 24 inch DBH.

The Monterey pine identified as *Tree#3* has a DBH of 19 inches and is proposed for removal due to its location within the parking area construction footprint (refer to *Figures 1 & 2*). Similar to the nearby *Tree#s 1 & 2*, this large and senescing pine is also in declining health and condition. The most notable deficiency observed in this tree is poor canopy balance and symmetry and a lean towards the occupied home, with a vast majority of canopy weight on the leaning side of the tree. This declining pine scored a hazard rating of 10 on the *ISA Tree Hazard Evaluation Form*, which meets the criteria of a hazard tree that should be removed. Per MCHCD tree removal permit conditions, this pine will need to be replaced at a 1:1 replacement ration due to it being in the 6-23 inch DBH size range.

Upon obtaining a County permit, tree removal should be performed by licensed and insured tree workers trained in accordance with ANSI Z133.1 safety regulations, as required by OSHA. Tree protection measures shall be installed to nearby trees that could be impacted by tree removal and/or construction operations. Additionally, if substantial soil disturbance occurs at the removal site it may be necessary to install erosion and sedimentation control measures to effectively stabilize exposed soil surfaces and contain sediment runoff. Furthermore, best management practices involved with tree removal, disposal, and the cleaning and sterilization of tools and equipment should be implemented to minimize the potential movement and spread of harmful biotic disorders that may be present.

Following tree removal, five (5) minimum 1-gallon container size Monterey pine seedlings or saplings of good physiological health and structural condition shall be planted on the subject property to replace the 3 removed pine trees, which will assist in sustaining and supporting the long-term health, viability and character of this mixed woodland environment. Alternatively, it should be acceptable to plant 2 young native

coast live oaks instead of 2 Monterey pines (resulting in 3 pines and 2 oaks, which should be acceptable to satisfy county mitigation requirements), since oaks are native to the region and are appropriate to this mixed woodland vegetation community. On this property, there are considerably fewer oaks compared to the more abundant and dominant pines, so planting more oaks will assist in improving native tree diversity and woodland habitat.

These 5 replacement plantings should be acquired from a local native plant nursery that has a good selection of specimens that are free from harmful pathogens, insect pests and/or structural disorders. Furthermore, the young replacement trees should be planted during the appropriate time of year (i.e., fall or winter) using proper tree planting techniques and best management practices (e.g., adequate irrigation and tree protection from wildlife), and should be planted in suitable locations that will support healthy establishment and maturation. Successful completion of this MCHCD tree removal permit compliance action shall be achieved when the 5 replacement plantings survive a one-year monitoring period.

Best regards,

*Rob Thompson* *1-12-26*
ISA Certified Arborist # WE-7468A Date
Resource Ecologist

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