County of Monterey

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

Meeting Agenda - Final

Thursday, November 13, 2025
9:30 AM

County of Monterey Zoning Administrator

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

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

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

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

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

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

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

Enter this Meeting ID number 927 7145 8150 when prompted.

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

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

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

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

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

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

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

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

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

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

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

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

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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.

9:30 A.M. - SCHEDULED ITEMS

1. PLN250242 - PEBBLE BEACH COMPANY (AT&T MOBILITY) (CONTINUED FROM OCTOBER 30TH, 2025)
   Public hearing to consider installation of a wireless telecommunication facility consisting of a 40-6 foot high pole with one antenna and associated equipment greater than the height allowed for the zoning district, within 750 feet of a known archaeological resource.
   Project Location: Pebble Beach Company Right-of-Way, Adjacent to the property located at 3426 17 Mile Drive, Pebble Beach, CA 93953 (Coordinates 36.5606724 N, 121.9272187 W)
   Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

   Attachments: Staff Report
   Exhibit A - Project Data Sheet
   Exhibit B - Draft Resolution
   Exhibit C - LUAC Minutes
   Exhibit D - Radio Frequency Report
   Exhibit E - Vicinity Map
   Exhibit F - Coverage Map
   Exhibit G - Photo Simulations

2. PLN240301 - KEVIN & JOAN BARLETT (CONTINUED FROM OCTOBER 30, 2025)
Public hearing to consider the establishment of a Commercial Vacation Rental at a residential property (transient lodging for a period of 30 calendar days or fewer).
Project Location: 17834 Cachagua Road, Carmel Valley.
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.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map
Exhibit C - Parcel Map

3. PLN240224 - CYPRESS POINT CLUB (AT&T MOBILITY)
Public hearing to consider the installation of a rooftop wireless communications facility within an expanded existing faux chimney, including equipment cabinets within an existing shed and existing underground conduits, within 750 feet of a known archaeological resource.
Project Location: 3150 17 Mile Dr, Pebble Beach, CA 93953
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map
Exhibit C - Historical Report
Exhibit D - Radio Frequency Study
Exhibit E - Del Monte Forest LUAC Minutes

4. PLN240171 - GRECH AARON
Public hearing to consider construction of a 2,957 square foot two-story single-family dwelling with attached two-car garage, removal of 9 trees and associated site improvements including new driveway.
Project Location: 4063 Crest Road, Pebble Beach
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

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

5. PLN240042 - HAIN JOHN R & JENNIFER ALLEN TRS
Public Hearing to consider the construction of a 1,200 square foot accessory dwelling unit and associated site improvements, including a new septic system and the removal of two Coast live oak trees.
Project Location: 38042 Palo Colorado Road, Big Sur.
Proposed CEQA action: Find that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303 and there are no exceptions pursuant to section 15300.2.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Arborist Report
Exhibit C - EIR Geology Excerpt
Exhibit D - Big Sur Coast LUAC Meeting Minutes
Exhibit E - Vicinity Map

6. PLN240108 - BUCHANAN ELIOT L
Public Hearing to consider after-the-fact development on slopes in excess of 25% to accommodate construction of an Accessory Dwelling Unit, and restoration of 3,545 square feet of slopes in excess of 25% to partially clear Code Enforcement No. 20CE00484.
Project Location: 15596 Via La Gitana, Carmel Valley.
Proposed CEQA action: Find the project Categorically Exempt per CEQA Guidelines sections 15301 and 15333, and there are no exceptions pursuant to Guidelines section 15300.2.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Carmel Valley LUAC Minutes 07/21/25
Exhibit C - Vicinity Map

7. PLN240177 - ING DENNIS & MICHELE ING 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: 44737 Sun Valley Drive, King City, CA 93930
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.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map

OTHER MATTERS

ADJOURNMENT

Introduced: 11/7/2025 **Current Status:** Agenda Ready

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

PLN250242 - PEBBLE BEACH COMPANY (AT&T MOBILITY) (CONTINUED FROM OCTOBER 30TH, 2025)

Public hearing to consider installation of a wireless telecommunication facility consisting of a 40-6 foot high pole with one antenna and associated equipment greater than the height allowed for the zoning district, within 750 feet of a known archaeological resource.

Project Location: Pebble Beach Company Right-of-Way, Adjacent to the property located at 3426 17 Mile Drive, Pebble Beach, CA 93953 (Coordinates 36.5606724 N, 121.9272187 W)

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

RECOMMENDATIONS

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

a. Find the project qualifies for a Class 3 Categorical Exemption from CEQA Guidelines Section 15303, and that none of the exceptions from Section 15300.2 apply to the project; and
b. Approve a Combined Development Permit consisting of a 1.) Coastal Development Permit and Design Approval to allow the installation of a wireless telecommunication facility consisting of a 40-6 foot high pole with one antenna and associated equipment; 2.) Coastal Development Permit to exceed the required height of 30 feet established by the district; and 3.) Coastal Administrative Permit to allow development within 750 of an archaeological resource.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 8 conditions of approval.

PROJECT INFORMATION

Agent: Justin Giarritta
Property Owner: PEBBLE BEACH COMPANY (AT&T MOBILITY)
APN: 008-381-007-000
Parcel Size: N/A
Zoning: N/A
Plan Area: Del Monte Forest Land Use Plan (Coastal Zone)
Flagged and Staked: N/A
Project Planner: Jade Mason, Assistant Planner
MasonJ@countyofmonterey.gov, (831)755-3759

SUMMARY/DISCUSSION

The subject property is located within a utility easement (Coordinates 36.5606724 N, 121.9272187 W) adjacent to 3426 17 Mile Drive, Pebble Beach, within the Del Monte Forest Area. The applicant (AT&T Mobility) proposes the installation of a small cell wireless telecommunication facility (WCF). This project does not include an increase in wastewater generation or installation, upgrade, or repairs to any onsite wastewater treatment system components. This project was duly noticed and scheduled before the Monterey County Zoning Administrator on October 30th, 2025. After staff's presentation and public comment, the Zoning Administrator continued the item to November 13th, 2025 to ensure the proposed development does not impact thew public viewshed from 17 Mile Drive and other designated vista points. As discussed below, the proposed development will not cause a significant adverse visual impact.

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 Plan (DMF CIP), and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

Site Location and Analysis

The development is proposed to be located on 17 Mile Drive, which is a private road, owned and maintained by Pebble Beach Company. The General Plan does not specify a land use designation for privately or publicly owned roads; however, the County considers such land use as Public/Quasi Public use, serving the public at large. Accordingly, Title 20, section 20.40.050.S allows for WCF subject to a Coastal Development Permit in each case. Staff analyzed the proposed development for the best siting and location for the WCF. The proposed development would allow AT&T to provide maximum coverage to its customers. Staff recommended the proposed development to be moved to lessen visual impacts, to which the applicant shifted the wireless communication facility near the tree line and vegetation to better screen the wooden pole and make the development less of a contrast against the skyline. As proposed, the development would not detract from views of the sea and forest, pursuant to DMF LUP Policy 56 as development shall de designed and sited to minimize obstructions of and degradation to views from the road to the sea. The Applicant provided Service Coverage Maps illustrating this area to have poor coverage, and the proposed WCF would provide a clear and consistent mobile service within the area (**Exhibit F**). According to these Service Coverage Maps, the proposed facility is necessary to close significant service coverage gap area within Del Monte Forest.

Co-Location

Title 20 section 20.64.310 encourages co-location of wireless facilities when possible. Co-location opportunities were analyzed for the proposed project. There are no existing WCF that could be used for co-location and meet the coverage objectives identified in the plan provided. The project includes the installation a 40-6 foot WCF which includes an antenna, two radios and associated equipment. The project includes a condition to encourage future co-location by other wireless carriers (Condition No. 6).

Design and Visual Resources
The surrounding areas are designated as a Design Control Zoning District ("D" zoning overlay). Pursuant to Title 20, Chapter 20.44, the regulation of the location, size, configuration, materials, and colors of structures and fences is intended to protect the public viewshed and preserve neighborhood character. The proposed WCF will utilize the same material and colors as the existing utility pole, which is wooden dark brown. The development is surrounded by existing vegetation and as designed would blend with the surrounding environment. DMF LUP Forest Visual Resources Map Figure 3 identifies this subject area to be within the 17-Mile drive public viewshed and near a designated vista point. DMF LUP Policy 48 indicates that new development within visually prominent settings, as illustrated on Figure 3, shall be sited and designed in such a manner that will not take away the scenic value of the area. DMF LUP Policy 52 further reinforces that new structures shall be sited and designed to harmonize with the natural setting and not be visually intrusive. The colors and materials of the pole blend with the surrounding environment and match existing nearby poles. The applicant suspended a balloon simulation to the proposed 40-6 foot height and staff conducted site visit on November 6th, 2025, and viewed it from different points to ensure adverse impacts were minimized on scenic views (Exhibit G). Based on this site visit, staff found that the previously proposed development has potential, although minimal, to have a visual impact due to the minimal vegetation surrounding the WCF being at a significant lower height. Staff worked with the applicant to move the development approximately 15 feet towards existing vegetation of similar height. Based on this revision, staff found that the proposed development blends with the surrounding area and does not have any impact to any public views.

Although this exceeds the maximum height allowed for PQP, Title 21 section 20.62.030 allows for towers, poles, water tanks and similar structures may be erected to a greater height than the limit established by the zoning district subject to a Coastal Development Permit. As proposed, the project would be consistent with design and visual resource policies of the DMF LUP and Title 20.

Radio Frequency
The applicant has submitted a report prepared by Waterford Consultants (Exhibit D), evaluating the proposed facility. The report finds that the facility will comply with prevailing Federal Communications Commission (FCC) and Occupational Safety and Health Administration (OSHA) standards for limiting public exposure to radio frequency energy. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. The site is adequate for the proposed development of the wireless communication facility and the applicant has demonstrated that it is the most adequate for the provision of services as required by the FCC.

Cultural Resources
Monterey County Geographic Information System (GIS) records identify the subject property to be within a high archaeological sensitivity area and is not within a known or potential archaeological resource area. An Archaeological Report (LIB120206) was previously conducted on the adjacent parcel and concluded the site was inconclusive of potential significant archaeological resources in the project area and no evidence of significant historical resources. The proposed project would be adjacent to this parcel in an area previously disturbed by the existing utility pole. The proposed WCF

would be in the same location and depth of the existing pole. An archaeological waiver was submitted to and approved by a designee of the Chief of Planning given that the proposed development does not involve land clearing and land disturbance of previously disturbed land, and no cultural resources were discovered in the initial installation of the original existing pole. Staff has deemed that an archaeological report is not required under the Title 20 section 20.147.080.B.1. There is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited. This 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.

CEQA:

California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the installation of small new equipment and facilities on small structures. The proposed project is to install a small cell wireless telecommunication facility. The project does not involve the removal of trees or major vegetation. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse environmental effects was identified during staff review of the development application. There is no cumulative impact without any prior successive projects of the same type in the same place, over time. There is no significant effect on the environment due to unusual circumstances. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site. No evidence of known historical resources was identified that may cause a substantial adverse change. The project site will not impact scenic resources within the scenic highway, such as trees, rock outcroppings, and historical buildings.

LAND USE ADVISORY COMMITTEE:

The proposed project was reviewed by the Del Monte Forest Advisory Committee on September 18th, 2025. The LUAC voted unanimously 3-0 to recommend approval of the project (Exhibit C).

OTHER AGENCY INVOLVEMENT

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

HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Pebble Beach Community Services District
California Coastal Commission

Prepared by: Jade Mason, 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:
- Recommended Conditions of Approval
- Site Plans
Exhibit C - LUAC Minutes

Exhibit D - Radio Frequency Report
Exhibit E - Vicinity Map
Exhibit F - Coverage Map
Exhibit G - Photo Simulations

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jade Mason, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Pebble Beach Company, Property Owner; Justin Giarritta, Agent; The Open Monterey Project (Molly Erickson); Landwatch: Planning File

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Although this exceeds the maximum height allowed for PQP, Title 21 section 20.62.030 allows for towers, poles, water tanks and similar structures may be erected to a greater height than the limit established by the zoning district subject to a Coastal Development Permit. As proposed, the project would be consistent with design and visual resource policies of the DMF LUP and Title 20.

Radio Frequency

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would be in the same location and depth of the existing pole. An archaeological waiver was submitted to and approved by a designee of the Chief of Planning given that the proposed development does not involve land clearing and land disturbance of previously disturbed land, and no cultural resources were discovered in the initial installation of the original existing pole. Staff has deemed that an archaeological report is not required under the Title 20 section 20.147.080.B.1. There is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited. This 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.

CEQA:

California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the installation of small new equipment and facilities on small structures. The proposed project is to install a small cell wireless telecommunication facility. The project does not involve the removal of trees or major vegetation. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse environmental effects was identified during staff review of the development application. There is no cumulative impact without any prior successive projects of the same type in the same place, over time. There is no significant effect on the environment due to unusual circumstances. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site. No evidence of known historical resources was identified that may cause a substantial adverse change. The project site will not impact scenic resources within the scenic highway, such as trees, rock outcroppings, and historical buildings.

LAND USE ADVISORY COMMITTEE:

The proposed project was reviewed by the Del Monte Forest Advisory Committee on September 18th, 2025. The LUAC voted unanimously 3-0 to recommend approval of the project (Exhibit C).

OTHER AGENCY INVOLVEMENT

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

HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Pebble Beach Community Services District
California Coastal Commission

Prepared by: Jade Mason, 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:
- Recommended Conditions of Approval
- Site Plans
Exhibit C - LUAC Minutes

Exhibit D - Radio Frequency Report
Exhibit E - Vicinity Map
Exhibit F - Coverage Map
Exhibit G - Photo Simulations

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jade Mason, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Pebble Beach Company, Property Owner; Justin Giarritta, Agent; The Open Monterey Project (Molly Erickson); Landwatch: Planning File

Exhibit A

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EXHIBIT A

Project Information for PLN250242

Application Name:	Pebble Beach Company (At&T Mobility)		
Location:	3426 17 Mile Dr, Pebble Beach		
Applicable Plan:		**Primary APN:**	000-000-000-000
Advisory Committee:		**Coastal Zone:**	
Permit Type:	Coastal Development Permit	**Final Action Deadline (884):**	
Environmental Status:			
Zoning:		**Land Use Designation:**	

Project Site Data:

Lot Size:		**Coverage Allowed:**	
		Coverage Proposed:	
Existing Structures (sf):			
Proposed Structures (sf):		**Height Allowed:**	N/A
Total Sq. Ft.:		**Height Proposed:**	40.5 ft
		FAR Allowed:	
Special Setbacks on Parcel:		**FAR Proposed:**	

Resource Zones and Reports:

Seismic Hazard Zone:		**Soils Report #:**	
Erosion Hazard Zone:		**Biological Report #:**	
Fire Hazard Zone:		**Forest Management Rpt. #:**	
Flood Hazard Zone:		**Geologic Report #:**	
Archaeological Sensitivity:		**Archaeological Report #:**	
Visual Sensitivity:		**Traffic Report #:**	
		Historic Report #:	

Other Information:

Water Source:		**Grading (cubic yds.):**	
Water Purveyor:		**Sewage Disposal (method):**	
Fire District:		**Sewer District Name:**	
Tree Removal:			

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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:
PEBBLE BEACH COMPANY (AT&T Mobility) (PLN250242)
RESOLUTION NO. 25-
Resolution by the Monterey County Zoning Administrator:

1) Finding the project categorically exempt per section 15303 of the CEQA Guidelines; and
2) Approving Combined Development Permit consisting of a 1.) Coastal Development Permit and Design Approval to allow the installation of a wireless telecommunication facility consisting of a 40-6 foot high pole with one antenna and associated equipment; 2.) Coastal Development Permit to exceed the required height of 30 feet established by the district; and 3.) Coastal Administrative Permit to allow development within 750 feet of an archaeological resource.

[PLN250242, Pebble Beach Company (AT&T Mobility), 3426 17 Mile Drive, Del Monte Forest Land Use Plan, Coastal Zone (APN: 008-991-001-000)]

The Pebble Beach Company (AT&T Mobility) application (PLN250242) came on for public hearing before the Monterey County Zoning Administrator on November 13, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

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

   EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
   - 1982 Monterey County General Plan;
   - Del Monte Forest Land Use Plan (DMF MUP);
   - Del Monte Forest Coastal Implementation Plan (DMF CIP); and
   - Monterey County Code (MCC) 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 adjacent to 3426 17 Mile Drive, Pebble Beach (APN 008-381-007-000), Del Monte Forest Land Use Plan, Coastal Zone. The parcel is zoned Public Quasi Public in the Coastal Zone or [PQP(CZ)]. The General Plan does not specify a land use designation for privately or publicly owned roads; however, the County considers such land use as Public/Quasi Public use, serving the public at large. Wireless communication facilities are a conditional use with a Coastal Development Permit in this zoning district, pursuant to Title 20 section 20.40.050.S. The project proposes the installation of a wireless telecommunication facility (WCF) consisting of a 40-6 foot high pole with one antenna and associated equipment greater than the height allowed for the zoning district. Therefore, the project is consistent with the zoning.

c) Lot Legality. The project is located in the Pacific Gas & Electric (PG&E) right-of-way (36.5606724 N, 121.9272187 W) and adjacent to 3426 17 Mile Drive, Pebble Beach.

d) Design and Visual Resources. The surrounding areas are designated as a Design Control Zoning District ("D" zoning overlay). Pursuant to Title 20, Chapter 20.44, the regulation of the location, size, configuration, materials, and colors of structures and fences is intended to protect the public viewshed and preserve neighborhood character. The proposed WCF will utilize the same material and colors as the existing utility poles in the area which is wooden dark brown. The development is surrounded by existing vegetation and will blend with the surrounding environment.

Additionally, DMF LUP Policy 48 indicates that new development within visually prominent settings, as illustrated on the Del Monte Forest Visual Resources Map (Figure 3), shall be sited and designed in such a manner that will not take away the scenic value of the area. Figure 3 also indicates that the project area is near a Designated Vista Point and within the Viewshed from 17-Mile Dr & Vista Points. The project and surrounding area are designated Sensitive for visual sensitivity. This designation is due to the project being sited directly off 17 Mile Drive, which is a Major Public Access Road in Figure 8 (Major Public Access & Recreational Facilities, in the DMF LUP). DMF LUP Policy 52 further reinforces that new structures shall be sited and designed to harmonize with the natural setting and not be visually intrusive, to which the natural wooden pole will blend with the environment and not be of contrast to the views along 17 Mile Drive. Pursuant to Title 20 section 20.64.310.H.1, wireless communication facilities should not be sited to create visual clutter or negatively affect specific views. The colors and materials of the pole blend with the surrounding environment and match existing nearby poles. The applicant suspended a balloon simulation to the proposed 40-6 foot height and staff conducted site visit on November 6th, 2025, and viewed it from different points to ensure adverse impacts were minimized on scenic views. Based on this site visit, staff found that the previously proposed development has potential, although minimal, to have a visual impact due to the minimal vegetation surrounding the WCF being at a

significant lower height. Staff worked with the applicant to move the development approximately 15 feet towards existing vegetation of similar height. Based on this revision, staff found that the proposed development blends with the surrounding area and does not have any impact to any public views.

Pursuant to Title 20 section 20.62.030.B, towers, poles, water tanks and similar structures may be erected to a greater height than the limit established for the district in which they are to be located, subject to a Coastal Development Permit. Therefore, the project meets regulations for the siting, design, and construction of wireless communication facilities pursuant to Monterey County Code (MCC) Title 20 section 20.64.310.

e) Cultural Resources. According to Monterey County Geographic Information System (GIS) records identifies the subject property to be within a high archaeological sensitivity area and is within a known or potential archaeological resource area. An Archaeological Report (LIB120206) was previously conducted on the adjacent parcel and concluded the site was inconclusive of potential significant archaeological resources in the project area and no evidence of significant historical resources. An archaeological waiver was submitted to and approved by a designee of the Chief of Planning given that no cultural resources were discovered in the report from an adjacent parcel. Staff has deemed that an archaeological report is not required under the Title 20 section 20.147.080.B.1. There is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited. This 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.

f) Wireless Telecommunication Facility. As demonstrated in Finding 6 the project is consistent with the regulations for siting and design of WCF contained in Title 20 Section 20.64.310.

g) Public Access. As demonstrated in Finding 7, the development is consistent with public access policies of the DMF LUP.

h) Land Use Advisory Committee. The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC, at a noticed public meeting on September 18, 2025, unanimously voted to support the project as proposed.

i) County staff conducted a site visit on October 7th, 2025, and November 6th, 2025, to verify that the project location and height did not cause any adverse or visual impacts.

j) 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 PLN250242.

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, HCD-Public Works, HCD-Environmental Services, and the 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) Staff identified potential impacts to resources. The following reports have been prepared:

- "Radio Frequency Emissions Compliance Report for AT&T Mobility" prepared by Waterford Consultants, Frederick, MD, January 22, 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 independently reviewed these reports and concurs with their conclusions. All development shall be in accordance with these reports.

c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN250242.

3. **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, Pebble Beach Community Services District, HCD-Public Works, 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) Necessary public facilities are available. The proposed project will not require the use of water or sewer as it is an unmanned wireless communication facility.

c) A Radio-Frequency (RF) engineering analysis was prepared by Waterford Consultants, evaluating the proposed WCF. The report finds that the facility will comply with prevailing Federal Communications Commission (FCC) and Occupational Safety and Health Administration (OSHA) standards for limiting public exposure to radio frequency energy. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. The site is adequate for the proposed development of the wireless communication facility and the applicant has demonstrated that it is the most adequate for the provision of services as required by the FCC.

d) County staff conducted a site visit on October 7th, 2025, and November 6th, 2025, to verify that the site is suitable for this use.

e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN250242.

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

EVIDENCE:

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

b) Staff conducted a site inspection on October 7th, 2025 and November 6th, 2025, and researched County records to assess if any violation exists on the subject property.

c) There are no known violations on the subject parcel (PG&E right-of-way).

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 PLN250242.

5. **FINDING:** **CEQA (Exempt) –** The project is categorically exempt from environmental review, and no unusual circumstances were identified to exist for the proposed project. California Environmental Quality Act (CEQA) Guidelines §15303 categorically exempts the construction and location of new, small facilities or structures.

EVIDENCE:

a) The development will include the installation of a wireless telecommunication facility consisting of a 40-6 foot high pole with one antenna and associated equipment. The project also includes a PG&E Smart Meter, two (2) mounted radios, and a canister antenna. Due to the wireless facility being considered a small facility and the support structures are also small, they qualify for a categorical exemption as described in §15303 of the CEQA Guidelines.

b) No adverse environmental effects were identified during staff review of the development application. None of the exceptions under CEQA Guidelines §15300.2 apply to this project. The project is not located on a hazardous waste site, near a scenic highway or historical resource. The project would not contribute to a cumulative impact of successive projects as there are no other wireless communication facilities in proximity to this project site.

c) 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 PLN250242.

6. **FINDING:** **WIRELESS COMMUNICATION FACILITIES** – The development of the proposed co-located wireless communications facility will not significantly affect any designated public viewing area, scenic corridor, or any identified environmentally sensitive area or resources. The site is adequate for the proposed development of the co-located wireless communications facility, and the applicant has demonstrated that it is the most adequate for the provision of services as required by the FCC. The proposed telecommunication facility will not create a hazard for aircraft in flight. The proposed co-located wireless communication facility complies with all applicable requirements of MCC §20.64.310. The subject property on which the wireless communication facility is to

be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions, and any other applicable provisions of MCC, and all zoning violation abatement costs, if any, have been paid.

EVIDENCE: a) This project consists of the construction of a 37-6 foot wooden pole and a 2-foot canister antenna, making the complete development a 40-6 foot small wireless communication facility. The development includes a PG&E Smart Meter, two (2) mounted radios, and a canister antenna, and new wooden pole. The property is located adjacent to 3426 17 Mile Drive, Pebble Beach.

b) Pursuant to the requirements in MCC §20.64.310(C), wireless communication facilities are allowed on any lot or parcel in any zoning district subject to the appropriate entitlement including the construction, modification, and placement of any antennas used for multi-channel distributions services and personal wireless service facilities. The proposed AT&T Mobility wireless facility requires a Coastal Development Permit. (see evidence b, Finding 1)

c) Site Location and Analysis. The development is proposed to be located on 17 Mile Drive, which is a private road, owned and maintained by Pebble Beach Company. The General Plan does not specify a land use designation for privately or publicly owned roads; however, the County considers such land use as Public/Quasi Public use, serving the public at large. Accordingly, Title 20, section 20.40.050.S allows for WCF subject to a Coastal Development Permit in each case. Staff analyzed the proposed development for the best siting and location for the WCF. The proposed development would allow AT&T to provide maximum coverage to its customers. The Applicant provided Service Coverage Maps illustrating this area to have poor coverage, and the proposed WCF would provide a clear and consistent mobile service within the area. According to these Service Coverage Maps, the proposed facility is necessary to close significant service coverage gap area within Del Monte Forest.

d) Co-Location. Although no existing WCFs met the coverage objectives for co-location, the project utilizes the same location as the PG&E pole, minimizing new infrastructure and visual clutter. Title 20 section 20.64.310 encourages co-location, and Condition No. 6 has been added to support future co-location by other carriers. Additionally, the proposed 6-foot-1-inch height increase is allowable under Title 20 section 20.62.030.B with a Coastal Development Permit, which is justified here due to the limited visual change and compliance with siting and design standards. See Finding 1, Evidence d for further detail.

e) The project is consistent with MCC Chapter 20.92, Airport Approach Zoning, and does not require review by the Monterey County Airport Land Use Commission. This project does not affect any aircraft zones identified in MCC §20.92.050 and therefore need not comply with the heights outlined in MCC §20.92.060. The proposed telecommunication facility will not create a hazard for airport approaches or departures.

f) The project does not penetrate a FAR Part 77 Imaginary Surface. The project site is located approximately 4.9 miles from Monterey Regional Airport, the nearest public use airport. If deemed necessary by the FCC, warning lights would be located on top of the structure to prevent conflict with any aircraft when visibility is limited. The proposed telecommunication facility will not create a hazard for aircraft in flight.

g) The project planner reviewed the project application materials and plans and the County GIS database to verify that the project on the subject parcel conforms to the plans listed above and that the site is suitable for this use. 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 PLN250242.

7. **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) Public access is not required as part of the project as the development is on 17 Mile Drive and near an unpaved road or trail; however, no substantial adverse impact would occur on access, either individually or cumulatively, as described in DMF CIP Section 20.147.130.

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 described as an area where Major Public Access & Recreational Facilities requires visual or physical public access (Figure 8, DMF LUP).

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250242.

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

EVIDENCE:

a) Board of Supervisors. Pursuant to §§20.44.070 and 20.86.030 of the Monterey County Zoning Ordinance (Title 20), 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. The proposed project is subject to appeal by/to the California Coastal Commission because it is a project involving development that is permitted in the underlying zone as a conditional use, pursuant to §20.86.080.3 of the Monterey County Zoning Ordinance (Title 20).

DECISION

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

1. Find the project Categorically Exempt per Section 15303 of the CEQA Guidelines and does not meet any of the exceptions under Section 15300.2;
2. Approve a Combined Development Permit consisting of a 1.) Coastal Development Permit and Design Approval to allow the installation of a wireless telecommunication facility consisting of a 40-6 foot high pole with one antenna and associated equipment; 2.) Coastal Development Permit to exceed the required height of 30 feet established by the district; and 3.) Coastal Administrative Permit to allow development within 750 feet of an archaeological resource.

PASSED AND ADOPTED this 13th day of November, 2025.

_____

Mike Novo, 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. 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.

County of Monterey HCD Planning

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

PLN250242

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit and Design Approval (PLN250242) allows 1.) Coastal Development Permit and Design Approval to allow the installation of a wireless telecommunication facility consisting of a 40-6 foot high pole with one antenna and associated equipment; 2.) Coastal Development Permit to exceed the required height of 30 feet established by the district; and 3.) Coastal Administrative Permit to allow development within 750 of an archaeological resource. The property is located in the PG&E right-of-way, adjacent to the property located at 3426 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-381-007-000), 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 Coastal Development Permit and Design Approval (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 008-991-001-000 on November 13, 2025. The permit was granted subject to 8 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. PD039(A) - WIRELESS INDEMNIFICATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant agrees as a condition and in consideration of the approval of the permit to enter into an indemnification agreement with the County whereby the applicant agrees to defend, indemnify, and hold harmless the County, its officers, agents and employees from actions or claims of any description brought on account of any injury or damages sustained by any person or property resulting from the issuance of the permit and conduct of the activities authorized under said permit. Applicant shall obtain the permission of the owner on which the wireless communication facility is located to allow the recordation of said indemnification agreement, and the applicant shall cause said indemnification agreement to be recorded by the County Recorder as a prerequisite to the issuance of the building and/or grading permit. The County shall promptly notify the applicant of any such claim, action, or proceeding and the County shall cooperate fully in the defense thereof. The County may, at its sole discretion, participate in the defense of such action, but such participation shall not relieve applicant of its obligations under this condition. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit signed and notarized Indemnification Agreement to the Director of HCD-Planning for review and signature by the County.

Prior to the issuance of grading or building permits, the Owner/Applicant shall submit proof of recordation of the Indemnification Agreement, as outlined, to HCD-Planning.

5. PD039(B) - WIRELESS REDUCE VISUAL IMPACTS

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall agree in writing that if future technological advances allow for reducing the visual impacts of the telecommunication facility, the applicant shall make modifications to the facility accordingly to reduce the visual impact as part of the facility's normal replacement schedule. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit, in writing, a declaration agreeing to comply with the terms of this condition HCD - Planning for review and approval.

6. PD039(C) - WIRELESS CO-LOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant and/or successors assigns shall encourage co-location by other wireless carriers on this tower assuming appropriate permits are approved for co-location. Any expansion or additions of microwave dishes, antennas and/or similar appurtenances located on the monopole, which are not approved pursuant to this permit, are not allowed unless the appropriate authority approves additional permits or waivers. In any case, the overall height of the pole shall not exceed the specified height. (HCD - Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall encourage co-location by other wireless carriers on this tower assuming appropriate permits are approved for co-location. The overall height of the pole shall not exceed ___ feet.

7. PD039(D) - WIRELESS REMOVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If the applicant abandons the facility or terminates the use, the applicant shall remove the monopole, panel antennas, and equipment shelter. Upon such termination or abandonment, the applicant shall enter into a site restoration agreement subject to the approval of the Director of HCD - Planning and County Counsel. The site shall be restored to its natural state within six (6) months of the termination of use or abandonment of the site.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to abandoning the facility or terminating the use, the Owner/Applicant shall submit a site restoration agreement to HCD - Planning subject to the approval of the HCD - Director of Planning and County Counsel.

Within 6 months of termination of use or abandonment of the site, the Owner Applicant shall restore the site to its natural state.

8. PD039(E) - WIRELESS EMISSION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The facility must comply with Federal Communications Commission (FCC) emission standards. If the facility is in violation of FCC emission standards, the Director of HCD - Planning shall set a public hearing before the Appropriate Authority whereupon the appropriate authority may, upon a finding based on substantial evidence that the facility is in violation of the then existing FCC emission standards, revoke the permit or modify the conditions of the permit. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of use and on an on-going basis, the Owner/Applicant shall submit documentation demonstrating compliance with the FCC emission standards to the Director of HCD-Planning for review and approval.

On an on-going basis, if the facility is in violation of FCC emission standards, the Director of HCD-Planning shall set a public hearing before the Appropriate Authority to consider revocation or modification of the permit.

CRAN_RSFR_PEBBL_201

(NEAR) 3426 17 MILE DR
PEBBLE BEACH, CA 93953

SITE ID:	CRAN_RSFR_PEBBL_201
IWM:	WSSFR0052073
FA CODE:	16519527
SITE TYPE:	WOODEN UTILITY POLE
POLE #:	TBD
COUNTY:	MONTEREY

PROJECT TEAM

APPLICANT:
AT&T MOBILITY
5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583
CONTACT: MARC GRABISCH
EMAIL: MG387K@ATT.COM

AT&T MOBILITY PROJECT MANAGER:
AT&T MOBILITY
5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583
CONTACT: SEAN RANDALL
EMAIL: SR9530@ATT.COM

AT&T MOBILITY RF MANAGER:
5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583
CONTACT: HENRY PINEDA
EMAIL: HP088P@ATT.COM

PROJECT MANAGER:
NEXT EDGE
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GA 30005
PHONE: (707) 225-2865
EMAIL: JUSTIN.GIARRITTA@NEXTEDGENETWORKS.COM

A&E PROJECT MANAGER:
NEXT EDGE
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GA 30005
PHONE: (530) 305-6898
EMAIL: TODD.LAWRENCE@NEXTEDGENETWORKS.COM

CONSTRUCTION MANAGER:
NEXT EDGE
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GA 30005
PHONE: (415) 989.1102
EMAIL: ATTPROJECTTEAM@MODUSLLC.COM

PROJECT DESCRIPTION

AT&T PROPOSES TO INSTALL A NEW WIRELESS COMMUNICATION SITE ON A WOODEN UTILITY POLE IN THE PUBLIC RIGHT-OF-WAY.

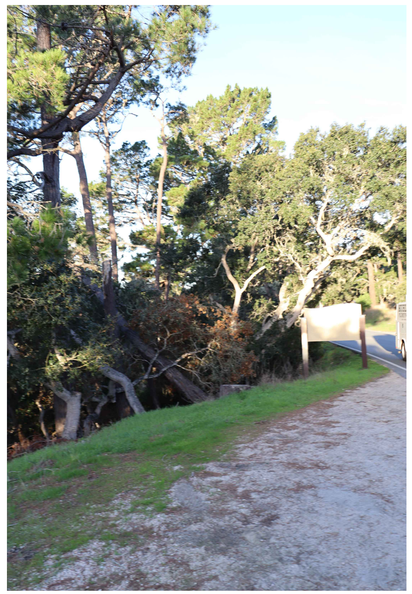
SCOPE:

- INSTALL (1) NEW WOODEN UTILITY POLE
- INSTALL (2) NEW 2' PANEL ANTENNA ON TOP OF WOODEN UTILITY POLE
- INSTALL (1) NEW RADIO 4490, ON WOODEN UTILITY POLE
- INSTALL (1) NEW PSU AC08 ON WOODEN UTILITY POLE
- INSTALL (1) NEW BBU RP6339 ON WOODEN UTILITY POLE
- INSTALL (1) NEW COAX CONDUIT FROM EQUIPMENT TO NEW CANISTER ANTENNA
- INSTALL (1) NEW POWER CONDUIT FROM P.O.C. TO EQUIPMENT
- INSTALL (1) NEW FIBER CONDUIT FROM P.O.C. TO EQUIPMENT
- INSTALL (1) NEW EQUIPMENT BRACKET
- INSTALL (1) NEW SMART METER / DISCONNECT
- CABLING TO BE INSTALLED IN A TIGHT NEAT MANNER WITHOUT EXCESS CABLE LOOPS
- ALL AT&T ADDED APPURTENANCES SHALL BE PAINTED TO MATCH POLE COLOR (NON-GLOSSY "SABLE" BY SHERWIN WILLIAMS, OR EQUIVALENT)

DRAWING INDEX

SHEET NO.	SHEET TITLE
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A-2	ENLARGED SITE PLAN & PROPOSED EQUIPMENT LAYOUT PLANS
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D-2	DETAILS
E-1	ELECTRICAL GENERAL NOTES
E-2	ONE-LINE DIAGRAM & GROUNDING SCHEMATIC
E-3	ELECTRICAL DETAILS
TCP-1	TRAFFIC CONTROL PLAN

POLE PHOTO



VICINITY MAP



SITE INFORMATION

SITE ADDRESS:	(NEAR) 3426 17 MILE DR PEBBLE BEACH, CA 93953
OWNER:	PG&E 1 MARKET STREET, SPEAR TOWER SAN FRANCISCO, CA 94105-1126
APPLICANT:	AT&T MOBILITY 5005 EXECUTIVE PARKWAY SAN RAMON, CA 94583
LATITUDE:	36.5606724 NAD83
LONGITUDE:	-121.9272187 NAD83
COUNTY:	MONTEREY
JURISDICTION:	PEBBLE BEACH
ASSESSORS PARCEL NUMBER:	PUBLIC RIGHT OF WAY NEAR 008-381-007
ZONING:	PUBLIC ROW
ELEVATION:	164.209' AMSL

CALL 811 BEFORE YOU DIG
IT'S THE LAW

THE UTILITIES SHOWN HEREIN ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER/SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL THE UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO THE (E) UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- 2022 CALIFORNIA BUILDING CODE (CBC), BASED ON THE 2021 IBC
- 2022 CALIFORNIA ELECTRICAL CODE (CEC), BASED ON THE 2020 NEC
- 2022 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2021 UMC
- 2022 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2021 UPC
- 2022 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CALGREEN)
- 2022 CALIFORNIA FIRE CODES WITH ALL LOCAL AMENDMENTS, BASED ON THE 2021 IFC
- ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
- CALIFORNIA GENERAL ORDER 95 (G.O. 95, 2020)
- NCJPA OPERATIONS/ ROUTINE HANDBOOK (2019)
- NATIONAL ELECTRICAL CODE (NEC) (2023 EDITION)
- NATIONAL ELECTRICAL SAFETY CODE IEEE C2 2023 (NESC)
- CITY / COUNTY ORDINANCES

ACCESSIBILITY REQUIREMENTS FOR PERSONS WITH DISABILITIES:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY IS NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA ADMINISTRATIVE STATE CODE PART 2, TITLE 24, CHAPTER 11B, SECTION 11038.

AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA
94583

NextEdge
1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JC
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	01/17/25	90% CD
0	01/28/25	100% CD
1	11/06/25	100% CD

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. WALKER
No. 65117
Exp. 09/30/27
CIVIL
STATE OF CALIFORNIA

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

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(NEAR) 3426 17 MILE DR
PEBBLE BEACH, CA 93953

TITLE SHEET

T-1

GENERAL NOTES

GENERAL CONSTRUCTION NOTES

1. PLANS ARE INTENDED TO BE DIAGRAMMATIC ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.

2. THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.

3. CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICE ALERT) AT (800) 227-2600, FOR UTILITY LOCATIONS, 2 WORKING DAYS BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.

4. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.

5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CBC'S REQUIREMENTS REGARDING EARTHQUAKE RESISTANCE, FOR, BUT NOT LIMITED TO, PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS, AND MECHANICAL EQUIPMENT. ALL WORK MUST COMPLY WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.

6. REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWINGS, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT / ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT / ENGINEER.

7. THE BUILDING DEPARTMENT ISSUING THE PERMITS SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK, OR AS OTHERWISE STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.

8. DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE AREA LINES, UNLESS OTHERWISE NOTED.

9. ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON THE PLAN HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT / ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS, OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTORS SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.

10. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, BOTH HORIZONTAL AND VERTICALLY, PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT / ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT / ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE.

11. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.

12. ANY EXISTING COMPONENTS DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO IT'S ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON "AS-BUILT" DRAWINGS BY GENERAL CONTRACTOR, AND ISSUED TO THE ARCHITECT / ENGINEER AT COMPLETION OF PROJECT.

13. ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.

GENERAL NOTES FOR EXISTING CELL SITES

1. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR.

2. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS MUST BE VERIFIED. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.

3. THE EXISTING CELL SITE IS IN FULL COMMERCIAL OPERATION. ANY CONSTRUCTION WORK BY CONTRACTOR SHALL NOT DISRUPT THE EXISTING NORMAL OPERATION. ANY WORK ON EXISTING EQUIPMENT MUST BE COORDINATED WITH CONTRACTOR. ALSO, WORK SHOULD BE SCHEDULED FOR AN APPROPRIATE MAINTENANCE WINDOW USUALLY IN LOW TRAFFIC PERIODS AFTER MIDNIGHT.

4. SINCE THE CELL SITE IS ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO DANGER. PERSONAL RF EXPOSURE MONITORS ARE ADVISED TO BE WORN TO ALERT OF ANY DANGEROUS EXPOSURE LEVELS.

5. CONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING. CONTRACTOR SHALL UTILIZE EXISTING TRAYS AND/OR SHALL ADD (N) TRAYS AS NECESSARY. CONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE CONTRACTOR.

6. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.

APPLICABLE CODES, REGULATIONS AND STANDARDS:

1. CONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION.

2. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE TIME OF PERMITTING AWARD SHALL GOVERN THE DESIGN.

3. CONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
   - 3.1. - AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
   - 3.2. - AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
   - 3.3. - TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-F, STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES
   - 3.4. - INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRICAL EQUIPMENT.
   - 3.5. -IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")

4. TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS
   - 4.1. TELCORDIA GR-63 NETWORK EQUIPMENT-BUILDING SYSTEM (NEBS): PHYSICAL PROTECTION
   - 4.2. TELCORDIA GR-347 CENTRAL OFFICE POWER WIRING
   - 4.3. TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS
   - 4.4. TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS

5. ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS

6. FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

GENERAL TRENCHING NOTES

1. MAINTAIN 24" MINIMUM COVER FOR ALL ELECTRICAL CONDUITS, U.O.N.
2. MAINTAIN 30" MINIMUM COVER FOR ALL TELECOMMUNICATIONS CONDUITS.
3. MINIMUM 1" SAND SHADING BELOW CONDUITS, AND 6" COVERING ON TOP OF CONDUITS REQUIRED.
4. REFER TO SHEET E-1 FOR ADDITIONAL REQUIREMENTS

GENERAL GROUNDING NOTES

1. GROUNDING SHALL BE TESTED AT 5 OHMS OR LESS.
2. WOOD MOLDING, STAPLED EVERY 3'-0" AND AT EACH END.

GENERAL CONDUIT NOTES

1. ALL CONDUITS WILL BE MANDRELED AND EQUIPPED WITH 3/8" PULL ROPE.
2. SCHEDULE 40 CONDUIT FOR UNDERGROUND USE.
3. SCHEDULE 80 CONDUIT FOR RISER USE AND ELSEWHERE AS NOTES. TRANSITION FROM SCHEDULE 40 PVC OR RIGID STEEL CONDUIT TO SCHEDULE 80 USING APPROVED FITTINGS DESIGNED TO PROVIDE A SMOOTH INTERIOR WALL TRANSITION TO THE REDUCED INTERIOR DIAMETER OF SCHEDULE 80. ADJUST CONDUIT SIZE IF NECESSARY TO MAINTAIN THE INTERIOR AREA REQUIRED FOR THE WIRING SPECIFIED.
4. GALVANIZED STEEL CONDUIT FOR ANY CONDUIT UNDER 3", STUB UP 10" THEN CONVERT TO SCHEDULE 80.
5. CONTRACTOR TO STUB UP POLE 10" w/ 3" POWER CONDUIT. POWER COMPANY TO CONVERT FROM 3" STUB SCHEDULE 80 TO 2" SCHEDULE 80 FROM TOP OF STUB UP.
6. ZRC COLD GALVANIZING COMPOUND OR EQUIVALENT IS REQUIRED ON EXPOSED THREADS IN RIGID STEEL CONDUIT AND THE CUT ENDS OF SUPPORT STRUTS, ETC. TO PREVENT RUSTING.

TYPICAL R.O.W. POLE CONSTRUCTION NOTES

1. CABLE NOT TO IMPEDE 15" CLEAR SPACE OFF POLE FACE.
2. ALL CLIMB STEPS NEXT TO CONDUIT SHALL HAVE EXTENDED STEPS.
3. NO BOLT THREADS TO PROTRUDE MORE THAN 1-1/2"
4. ALL HOLES IN POLE LEFT FROM REARRANGEMENT OF CLIMB STEPS TO BE FILLED.
5. 90° SHORT SWEEPS UNDER ANTENNA ARM, ALL CABLES MUST TRANSITION ON THE INSIDE OR BOTTOM OF THE ARM (NO CABLE ON TOP OF ARM).
6. USE 90° CONNECTOR AT CABLE CONNECTION FOR OMNI DOWN ANTENNAS.
7. USE CABLE CLAMPS TO SECURE CABLE TO ARMS, PLACE 2" AT&T WIRELESS CABLE I.D. TAGS ON BOTH SIDES OF ARMS.
8. USE 1/2" DIA. CABLE ON ANTENNAS UNLESS OTHERWISE SPECIFIED.
9. PLACE GPS ON ARM OF SOUTHERN SKY EXPOSURE AT MINIMUM 6' FROM TRANSMIT ANTENNA WHICH IS 24" AWAY FROM CENTER OF POLE.
10. FILL VOID AROUND CABLES AT CONDUIT OPENING WITH FOAM SEALANT TO PREVENT WATER INTRUSION.

CONTRACTOR REQUIREMENTS

DO NOT SCALE OFF DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK

ABBREVIATIONS

A.B.	ANCHOR BOLT	GLB. (GLU-LAM)	GLUE LAMINATED BEAM
ABV.	ABOVE	GPS	GLOBAL POSITIONING SYSTEM
ACCA	ANTENNA CABLE COVER ASSEMBLY	GRND.	GROUND
ADD'L	ADDITIONAL	HDR.	HEADER
A.F.F.	ABOVE FINISHED FLOOR	HGR.	HANGER
A.F.G.	ABOVE FINISHED GRADE	HT.	HEIGHT
AGL	ABOVE GROUND LEVEL	ICGB.	ISOLATED COPPER GROUND BUS
ALUM	ALUMINUM	IN.(")	INCH(ES)
ALT.	ALTERNATE	INT.	INTERIOR
AMSL	ABOVE SEA LEVEL	LB.(#)	POUND(S)
ANT.	ANTENNA	L.B.	LAG BOLTS
APPRX.	APPROXIMATE(LY)	L.F.	LINEAR FEET(FOOT)
ARCH.	ARCHITECT(URAL)	L	LONGITUDINAL
AWG.	AMERICAN WIRE GAUGE	MAS.	MASONRY
BLDG.	BUILDING	MAX.	MAXIMUM
BLK.	BLOCK	M.B.	MACHINE BOLT
BLKG	BLOCKING	MECH.	MECHANICAL
BM.	BEAM	MFR.	MANUFACTURER
B.N.	BOUNDARY NAILING	MIN.	MINIMUM
BN	BACK-UP CABINET	MISC.	MISCELLANEOUS
BTCW.	BARE TINNED COPPER WIRE	MTL.	METAL
B.O.	BOTTOM	NO.(#)	NUMBER
B.O.F.	BOTTOM OF FOOTING	N.T.S.	NOT TO SCALE
CAB.	CABINET	(N)	NEW
CANT.	CANTILEVER(ED)	O.C.	ON CENTER
C.I.P.	CAST IN PLACE	OPNG.	OPENING
CLG.	CEILING	P/C	PRE CAST CONCRETE
℄	CENTERLINE	PCS	PERSONAL COMMUNICATION SERVICES
CLR.	CLEAR	ℙ	PLATE
COL.	COLUMN	PLY.	PLYWOOD
CONC.	CONCRETE	PPC.	POWER PROTECTION CABINET
CONN.	CONNECTION(OR)	PRC.	PRIMARY FLEXING CABINET
CONST.	CONSTRUCTION	P.S.F.	POUNDS PER SQUARE FOOT
CONT.	CONTINUOUS	P.S.I.	POUNDS PER SQUARE INCH
⌀	PENNY (NAILS)	P.T.	PRESSURE TREATED
DBL.	DOUBLE	PWR.	POWER (CABINET)
DEPT.	DEPARTMENT	QTY.	QUANTITY
D.F.	DOUGLAS FIR	RAD.(R)	RADIUS
DIA.	DIAMETER	REF.	REFERENCE
DIAG.	DIAGONAL	REINF.	REINFORCING
DIM.	DIMENSION	REQ'D.	REQUIRED
DWG.	DRAWING(S)	RGS.	RIGID GALVANIZED STEEL
DWL.	DOWEL(S)	R.O.W.	RIGHT OF WAY
EA.	EACH	SCH.	SCHEDULE
EL.	ELEVATION	SHT.	SHEET
ELEC.	ELECTRICAL	SIM.	SIMILAR
ELEV.	ELEVATOR	SPEC.	SPECIFICATION(S)
EMT.	ELECTRICAL METALLIC TUBING	SQ.	SQUARE
E.N.	EDGE NAIL	S.S.	STAINLESS STEEL
ENG.	ENGINEER	STD.	STANDARD
EQ.	EQUAL	STL.	STEEL
EXP.	EXPANSION	STRUC.	STRUCTURAL
EXST.(E)	EXISTING	TEMP.	TEMPORARY
EXT.	EXTERIOR	THK.	THICKNESS
FAB.	FABRICATION(OR)	T.N.	TOE NAIL
F.F.	FINISH FLOOR	T.O.A.	TOP OF ANTENNA
F.G.	FINISH GRADE	T.O.C.	TOP OF CURB
FIN.	FINISH(ED)	T.O.F.	TOP OF FOUNDATION
FLR.	FLOOR	T.O.P.	TOP OF PLATE(PARAPET)
FDN.	FOUNDATION	T.O.S.	TOP OF STEEL
F.O.C.	FACE OF CONCRETE	T.O.W.	TOP OF WALL
F.O.M.	FACE OF MASONRY	TYP.	TYPICAL
F.O.S.	FACE OF STUD	U.G.	UNDER GROUND
F.O.W.	FACE OF WALL	U.L.	UNDERWRITES LABORATORY
F.S.	FINISH SURFACE	U.N.O.	UNLESS NOTED OTHERWISE
FT.(')	FOOT(FEET)	V.I.F.	VERIFY IN FIELD
FTG.	FOOTING	W	WIDE(WIDTH)
G.	GROWTH(CABINET)	W/	WITH
GA.	GAUGE	WD.	WOOD
GI.	GALVANIZE(D)	W.P.	WEATHERPROOF
G.F.I.	GROUND FAULT CIRCUIT INTERRUPTER	WT.	WEIGHT

LEGEND

- SPOT ELEVATION
- REVISION (X)
- GRID REFERENCE (X)
- DETAIL REFERENCE (X/X)
- ELEVATION REFERENCE (X/X)
- SECTION REFERENCE (X/X)
- MATCH LINE
- WORK POINT
- STEEL
- GROUT OR PLASTER
- (E) BRICK
- (E) MASONRY
- CONCRETE
- EARTH
- GRAVEL
- PLYWOOD
- SAND
- CENTERLINE
- PROPERTY/LEASE LINE
- GROUND CONDUCTOR
- T — TELEPHONE CONDUIT
- E — ELECTRICAL CONDUIT
- E/T — ELECTRICAL & TELCO CONDUITS
- A — COAXIAL CABLE
- O/H — OVERHEAD LINES
- X — CHAIN LINK FENCING
- WOOD FENCING
- OHT/OHP — OVERHEAD COMM/ OVERHEAD POWER

at&t

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DRAWN BY:	JC
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REV	DATE	DESCRIPTION
	01/17/25	90% CD
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REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. WINTER
No.65117
Exp. 09/30/27
CIVIL
STATE OF CALIFORNIA

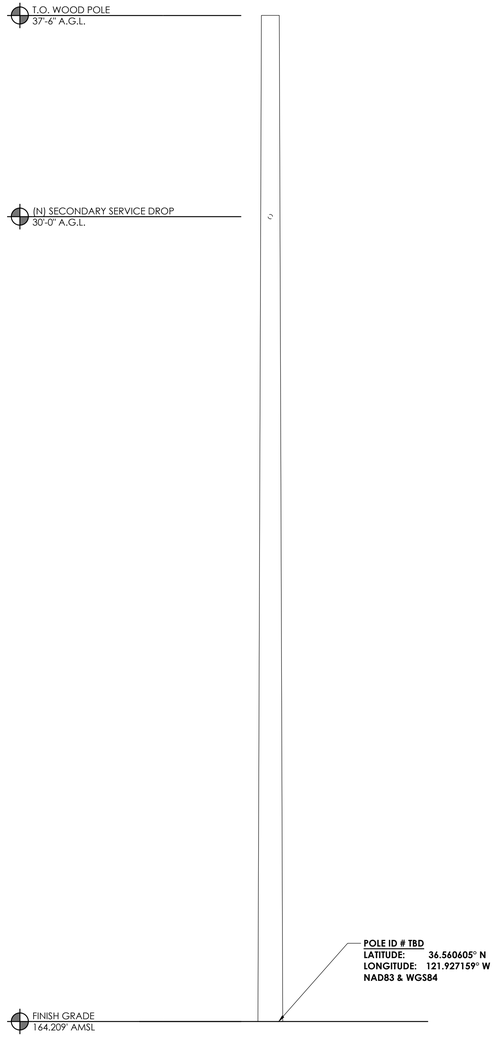
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(NEAR) 3426 17 MILE DR
PEBBLE BEACH, CA 93953

GENERAL NOTES

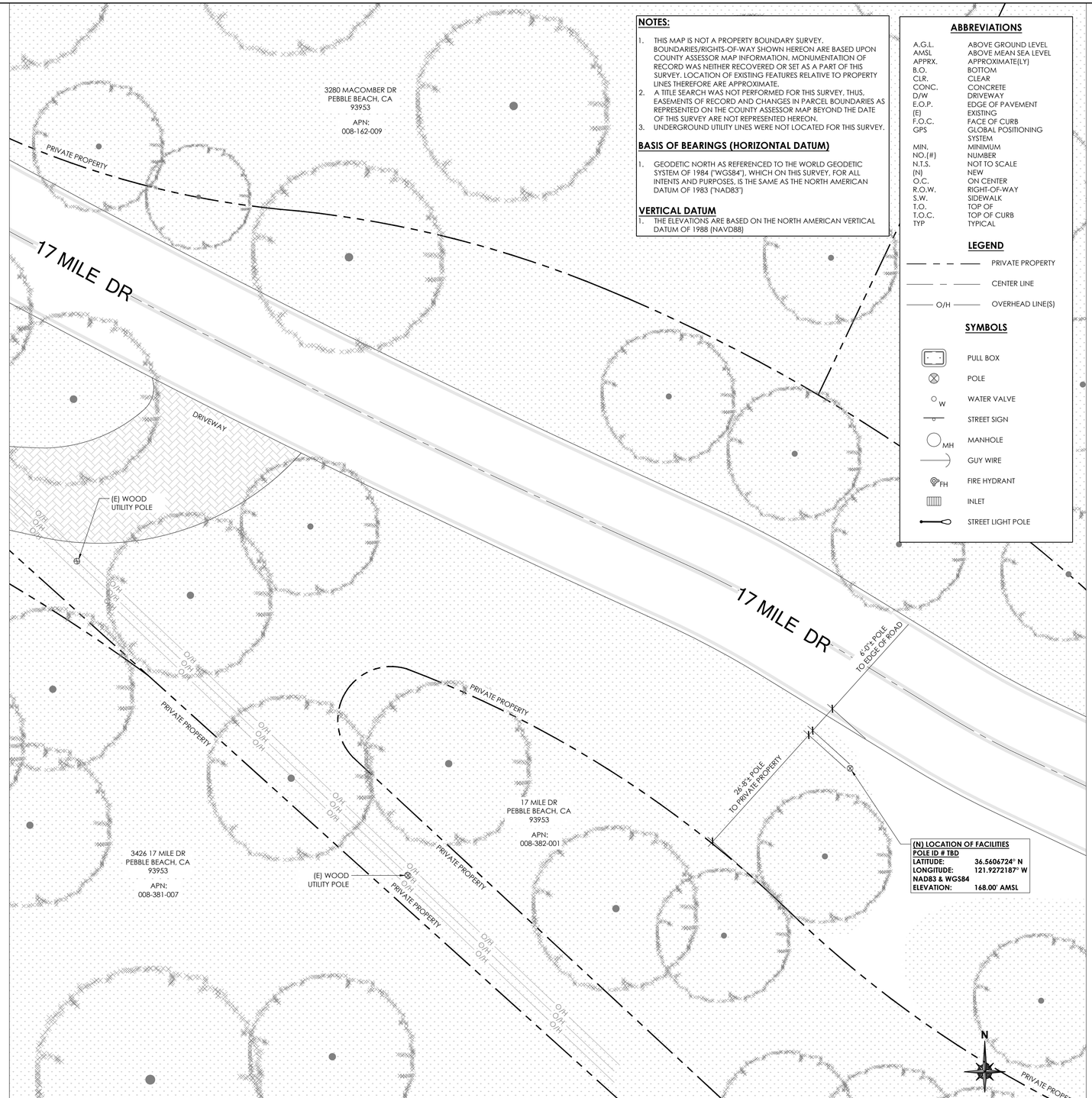
T-2



ELEVATION

SCALE 3/8"=1'-0"

2



NOTES:

1. THIS MAP IS NOT A PROPERTY BOUNDARY SURVEY. BOUNDARIES/RIGHTS-OF-WAY SHOWN HEREON ARE BASED UPON COUNTY ASSESSOR MAP INFORMATION. MONUMENTATION OF RECORD WAS NEITHER RECOVERED OR SET AS A PART OF THIS SURVEY. LOCATION OF EXISTING FEATURES RELATIVE TO PROPERTY LINES THEREFORE ARE APPROXIMATE.
2. A TITLE SEARCH WAS NOT PERFORMED FOR THIS SURVEY, THUS, EASEMENTS OF RECORD AND CHANGES IN PARCEL BOUNDARIES AS REPRESENTED ON THE COUNTY ASSESSOR MAP BEYOND THE DATE OF THIS SURVEY ARE NOT REPRESENTED HEREON.
3. UNDERGROUND UTILITY LINES WERE NOT LOCATED FOR THIS SURVEY.

BASIS OF BEARINGS (HORIZONTAL DATUM)

1. GEODETIC NORTH AS REFERENCED TO THE WORLD GEODETIC SYSTEM OF 1984 ("WGS84"), WHICH ON THIS SURVEY, FOR ALL INTENTS AND PURPOSES, IS THE SAME AS THE NORTH AMERICAN DATUM OF 1983 ("NAD83")

VERTICAL DATUM

1. THE ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

ABBREVIATIONS

A.G.L.	ABOVE GROUND LEVEL
AMSL	ABOVE MEAN SEA LEVEL
APPRX.	APPROXIMATE(LY)
B.O.	BOTTOM
CLR.	CLEAR
CONC.	CONCRETE
D/W	DRIVEWAY
E.O.P.	EDGE OF PAVEMENT
(E)	EXISTING
F.O.C.	FACE OF CURB
GPS	GLOBAL POSITIONING SYSTEM
MIN.	MINIMUM
NO.(#)	NUMBER
N.T.S.	NOT TO SCALE
(N)	NEW
O.C.	ON CENTER
R.O.W.	RIGHT-OF-WAY
S.W.	SIDEWALK
T.O.	TOP OF
T.O.C.	TOP OF CURB
TYP	TYPICAL

LEGEND

- PRIVATE PROPERTY
- CENTER LINE
- O/H — OVERHEAD LINE(S)

SYMBOLS

- PULL BOX
- POLE
- W — WATER VALVE
- STREET SIGN
- MH — MANHOLE
- GUY WIRE
- FH — FIRE HYDRANT
- INLET
- STREET LIGHT POLE

24"x36" SCALE: 1" = 10'
11"x17" SCALE: 1" = 20'
10' 5' 0' 10'

SCALE 1"=10'-0"

1

SITE PLAN

at&t
AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA
94583

NextEdge
1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	FZA
CHECKED BY:	RM
APPROVED BY:	CW

REV	DATE	DESCRIPTION
0	01/17/25	100% SURVEY
1	11/06/25	100% SURVEY

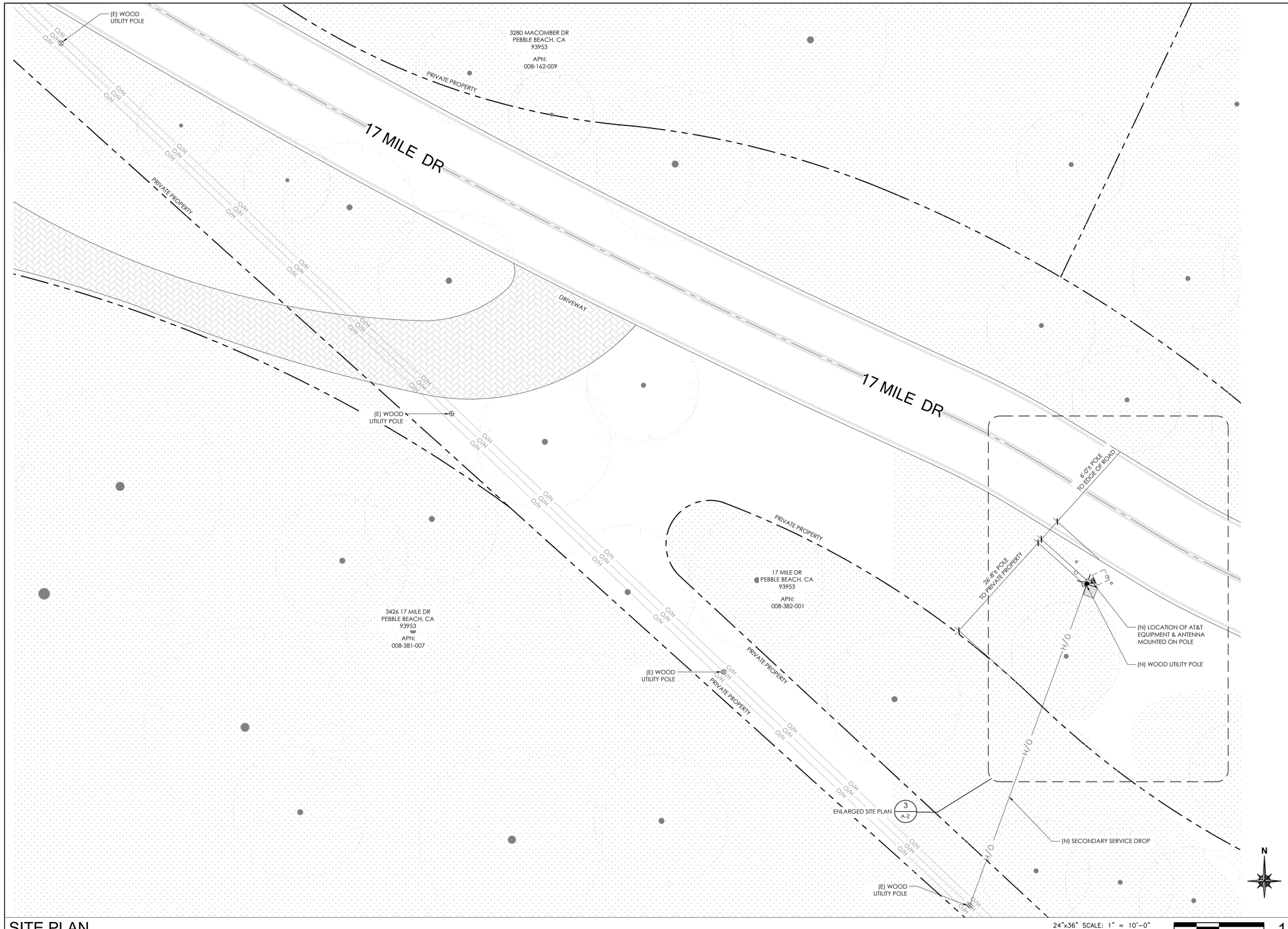
REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. WINKER
No.65117
Exp. 09/30/27
CIVIL
STATE OF CALIFORNIA

CRAN_RSFR_PEBBL_201

3426 17 MILE DR
PEBBLE BEACH, CA 93953

SURVEY

C-1



SITE PLAN

24"x36" SCALE: 1" = 10'-0"
11"x17" SCALE: 1" = 20'-0"
10' 5' 0' 10'

1

at&t

AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA
94583

NextEdge

1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JC
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
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0	01/28/25	100% CD
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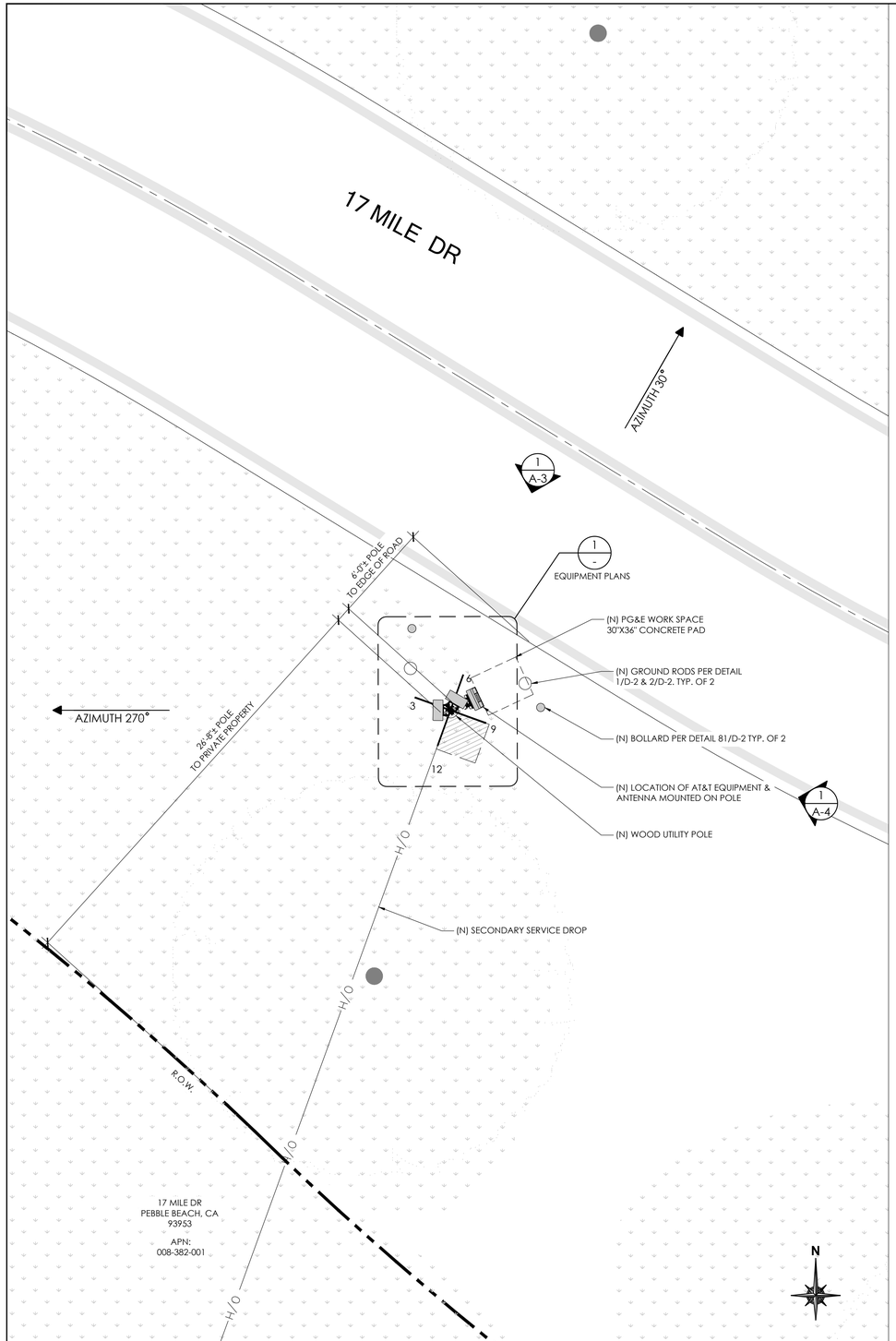
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SITE PLAN

A-1



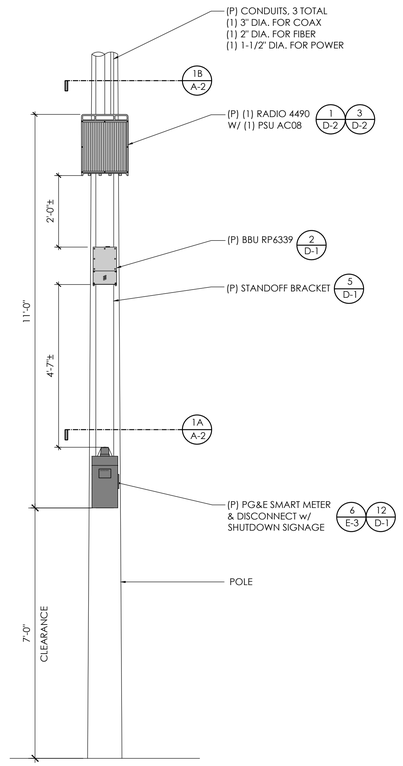
ENLARGED SITE PLAN

24"x36" SCALE: 1/4" = 1'–0"
11"x17" SCALE: 1/8" = 1'–0"

4' 3' 2' 1' 0" 4'

3

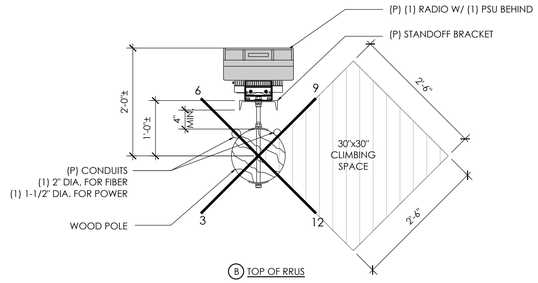
NOTES:
1. ALL EQUIPMENT SHALL BE PLACED (VERTICALLY) AS CLOSE AS ALLOWED BY POLE OWNER, WHILE MAINTAINING MINIMUM CLEARANCE REQUIREMENTS.
2. MAINTAIN 4" MIN. OFFSET BETWEEN THE MOUNTING BRACKET FLANGE AND THE POLE
3. ALL ANTENNAS, BRACKETS, CABLING, CONDUIT, AND OTHER EQUIPMENT WILL BE PAINTED NON-GLOSSY SABLE BY SHERWIN WILLIAMS (OR EQUIVALENT)
4. SWEEP CONDUIT RUNS AROUND (E) CROSS ARMS WHERE THEY OCCUR, SEE DETAIL 6/D-2
5. CABLING TO BE INSTALLED IN A TIGHT NEAT MANNER WITHOUT EXCESS CABLE LOOPS



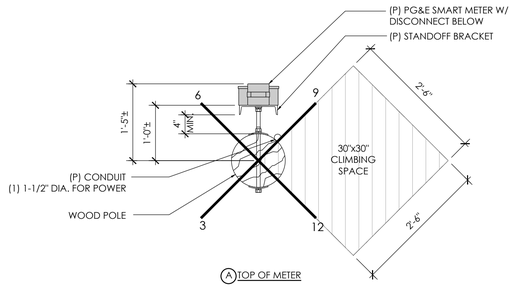
(P) ELEVATION

24"x36" SCALE: NTS
11"x17" SCALE: NTS

2



B TOP OF RRUS



A TOP OF METER

(P) EQUIPMENT PLANS

24"x36" SCALE: 3/4" = 1'–0"
11"x17" SCALE: 3/8" = 1'–0"

1' 6" 0" 1'

1

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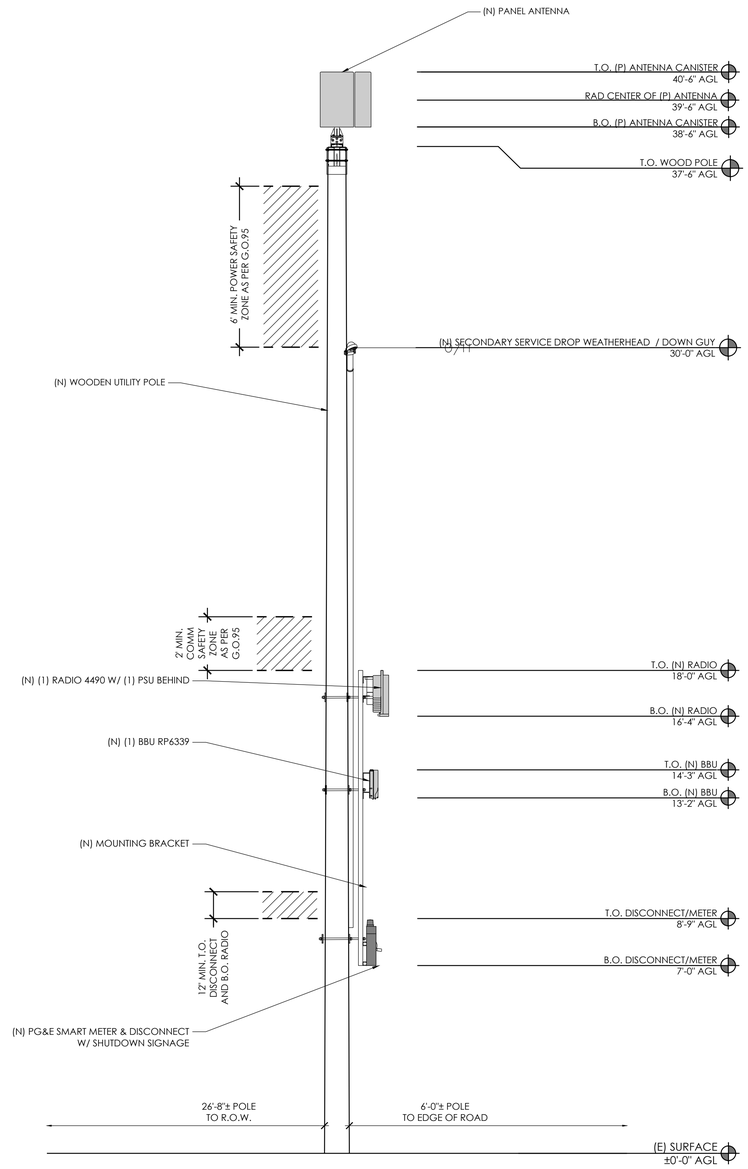
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ENLARGED SITE PLAN & PROPOSED ELEVATION / EQUIPMENT PLANS

A-2

NOTES:
1. ALL EQUIPMENT SHALL BE PLACED (VERTICALLY) AS CLOSE AS ALLOWED BY POLE OWNER, WHILE MAINTAINING MINIMUM CLEARANCE REQUIREMENTS.
2. MAINTAIN 12" MIN. CLEARANCE TO GUY WIRE FROM PROPOSED EQUIPMENT.
3. MAINTAIN 4" MIN. OFFSET BETWEEN THE MOUNTING BRACKET FLANGE AND THE POLE
4. ALL ANTENNAS, BRACKETS, CABLING, CONDUIT, AND OTHER EQUIPMENT WILL BE PAINTED NON-GLOSSY SABLE BY SHERWIN WILLIAMS (OR EQUIVALENT)
5. CABLING TO BE INSTALLED IN A TIGHT NEAT MANNER WITHOUT EXCESS CABLE LOOPS



PROPOSED SIDE ELEVATION | 1

EXISTING SIDE ELEVATION | 2

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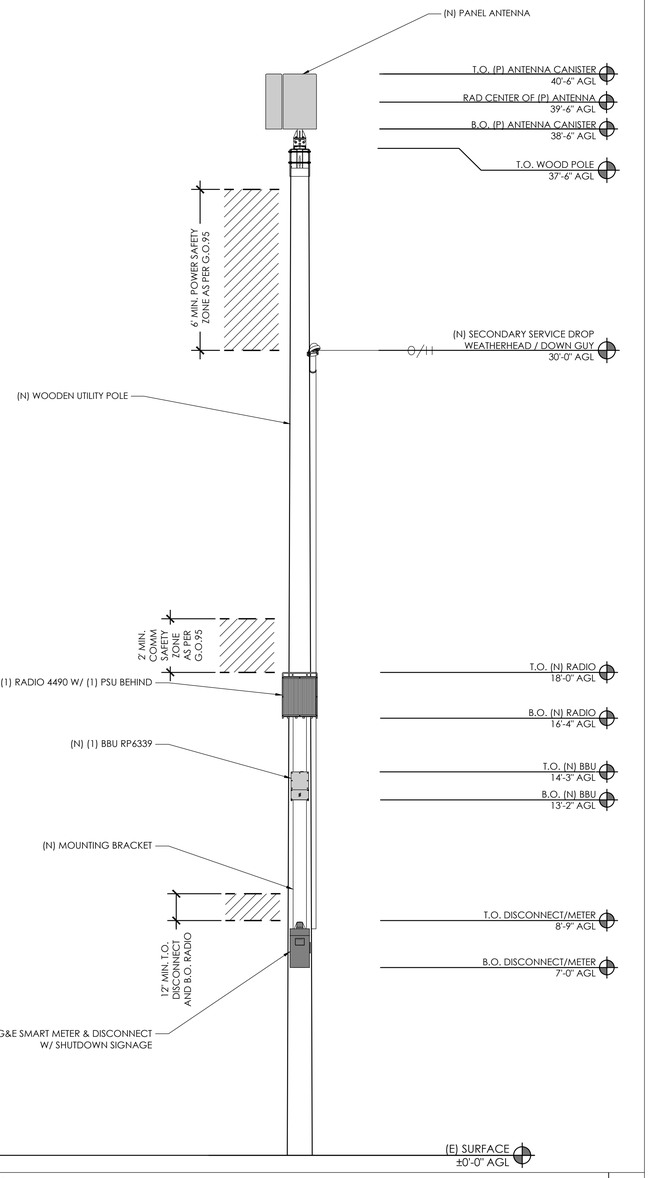
CRAN_RSFR_PEBBL_201

(NEAR) 3426 17 MILE DR
PEBBLE BEACH, CA 93953

ELEVATIONS

A-3

NOTES:
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2. MAINTAIN 12" MIN. CLEARANCE TO GUY WIRE FROM PROPOSED EQUIPMENT.
3. MAINTAIN 4" MIN. OFFSET BETWEEN THE MOUNTING BRACKET FLANGE AND THE POLE
4. ALL ANTENNAS, BRACKETS, CABLING, CONDUIT, AND OTHER EQUIPMENT WILL BE PAINTED NON-GLOSSY SABLE BY SHERWIN WILLIAMS (OR EQUIVALENT)
5. CABLING TO BE INSTALLED IN A TIGHT NEAT MANNER WITHOUT EXCESS CABLE LOOPS



EXISTING FRONT ELEVATION | 2

PROPOSED FRONT ELEVATION | 1

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CHECKED BY:	TDL
APPROVED BY:	CW

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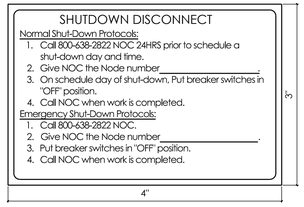
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ELEVATIONS

A-4



NOTES:

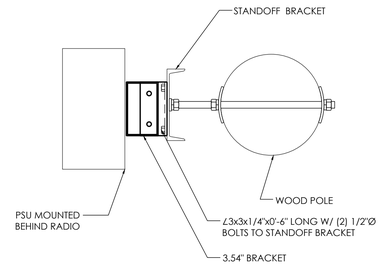
1. SIGN PROVIDED BY GC MOUNTED TO OUTSIDE OF DISCONNECT COVER
2. CONTRACTOR TO NOTE MARKET ID, SITE ID, SITE NAME

SHUTDOWN SIGNAGE

SCALE: NTS — 12

NOT USED

SCALE: NTS — 9



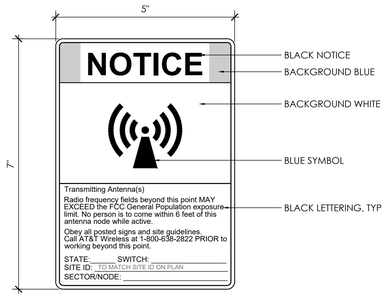
PLAN VIEW

RADIO MOUNT

SCALE: NTS — 6

NOT USED

SCALE: NTS — 3



NOTES:

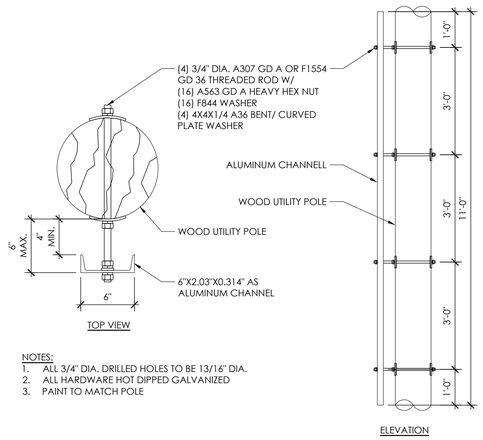
1. OUTDOOR RATED SELF ADHESIVE VINYL DECAL WITH UV PROTECTION.
2. POST SIGN 3'-0" BELOW PROPOSED ANTENNA.
3. CONTRACTOR TO CONFIRM SPECIFIC SIGN REQUIREMENTS WITH AT&T WIRELESS. THE CITY OF SAN FRANCISCO PUBLIC UTILITIES COMMISSION AND AUTHORITIES HAVING JURISDICTION PRIOR TO FABRICATION.
4. DECAL SHALL FACE OUT THE STREET AND WHEN FEASIBLE AWAY FROM THE STREET, IF NO BUILDING WINDOW IS PRESENT WITHIN 25 FEET FACING THE EXISTING POLE.

RF SIGNAGE

SCALE: NTS — 11

NOT USED

SCALE: NTS — 8



TOP VIEW

NOTES:
1. ALL 3/4" DIA. DRILLED HOLES TO BE 13/16" DIA.
2. ALL HARDWARE HOT DIPPED GALVANIZED
3. PAINT TO MATCH POLE

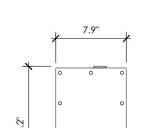
ELEVATION

STANDOFF BRACKET

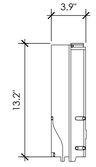
SCALE: NTS — 5

ERICSSON RP6339
(OR APPROVED EQUIVALENT)

COLOR: GRAY
DIMENSIONS: 13.2" TALL x 7.9" WIDE x 3.9" DEEP
WEIGHT: 21.2 lbs



TOP VIEW



SIDE VIEW

FRONT VIEW

BBU RP6339

SCALE: NTS — 2

SPECIFICATIONS

Pole Mounting Options - Top Mount Solutions for wood, steel, and concrete poles

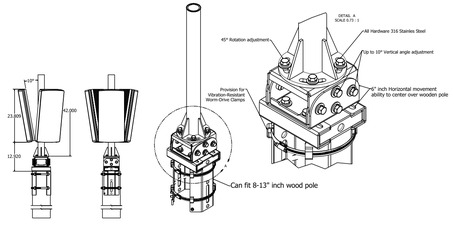
RTR-Series

Apollo Pole Mounting Solutions

RTR-CMM-NT • RTR-CM • RTR-FXGL • RTR-TRBR • RTR-5G-CM • RTR-FG-TRBR

Mechanical	
Weight	40 lbs [18.14 kg]
Diagram	

RTR-5G-CM for panel antennas



ANTENNA MOUNT

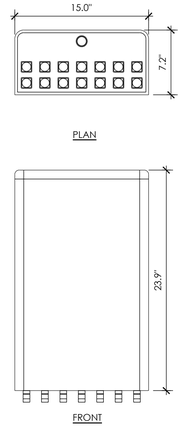
SCALE: NTS — 10

NOT USED

SCALE: NTS — 7

GALTRONICS GP2418-07327

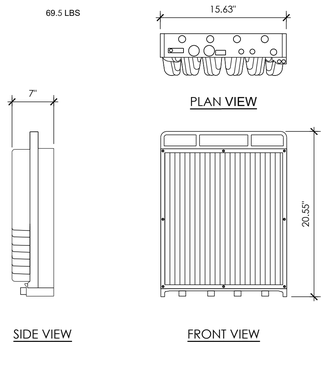
ANTENNA COLOR: GRAY
DIMENSIONS: 23.9" H x 15"W x 7.2"D
NET WEIGHT: 17.5 LBS



ANTENNA

SCALE: NTS — 4

MANUFACTURER: ERICSSON
MODEL: RRHS-4490 B5/B12
SIZE (H x W x D): 20.55" x 15.63" x 7.0"
WEIGHT: 69.5 LBS



SIDE VIEW

FRONT VIEW

RADIO 4490

SCALE: NTS — 1

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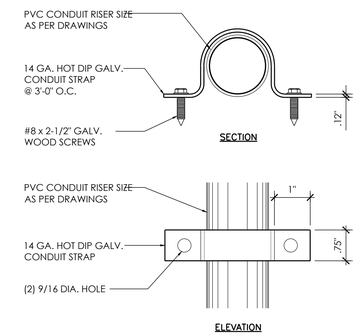
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DETAILS

D-1

NOT USED

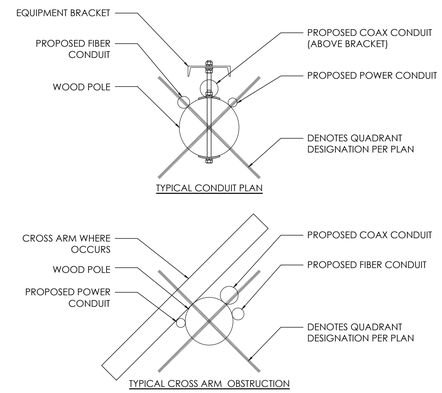
12



CONDUIT BRACKET

9

NOTE:
CONDUITS SHALL IN NO CASE, CROSS OVER INTO THE CLIMB SPACE QUADRANT, OR OTHER QUADRANTS



TYP CROSS ARM OBSTRUCTION

6

ERICSSON PSU AC 08

DIMENSIONS: 2.72" TALL x 10.79" WIDE x 7.09" DEEP

WEIGHT: 11.46 lbs

THE PSU IS REQUIRED TO OPERATE THE RADIO ON AC. IF THE RADIO IS INSTALLED OUTDOORS, THE ACCU IS ALSO REQUIRED, OTHERWISE THE ACCU IS OPTIONAL. THE EQUIPMENT FOR AC POWER SUPPLY IS SHOWN FIGURE 1

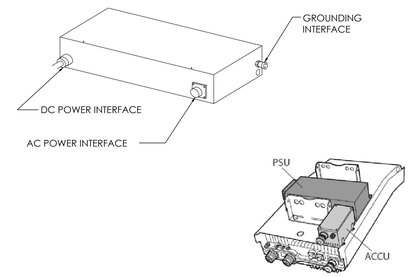


FIGURE 1

PSU

SCALE
NTS

3

NOT USED

11

BOLLARD

8

NOT USED

5

NOTE:
MAINTAIN 18" MIN. CLEARANCE FROM POLE
MINIMUM SPACING BETWEEN (2) GROUND ROD IS 6'-0" PER G.O. 95 SECTION 59.4.A.2.f

GROUND ROD

SCALE
NTS

2

NOT USED

10

NOT USED

7

NOT USED

4

A high density reinforced concrete box with non-settling shoulders positioned to maintain grade and facilitate back filling. Approximate dimensions and weight shown.

Oldcastle Ordering Code	Item	Approx. Shipping Weight	Description
F08B0X	BOX	34 lbs.	F08 Curb Valve Box (8" I.D. x 12" High) – 48 per pallet
F08B	LID	8 lbs.	Reinforced Concrete Lid with Plastic Ring
F08C	LID	8 lbs.	Cast Iron Lid
FL08D	LID	2 lbs.	Fibrelyte Lid, Non-Concrete
V01-71C	LID	12 lbs.	Cast Iron Grate ADA Compliant

GROUND ROD ENCLOSURE

SCALE
NTS

1

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DETAILS

D-2

ELECTRICAL NOTES

1. GENERAL REQUIREMENTS

A. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE AND ALL STATE AND LOCAL CODES. NOTHING IN THESE PLANS OR SPECIFICATIONS SHALL BE CONSTRUED AS TO PERMIT WORK NOT CONFORMING TO THE MOST STRINGENT OF THESE CODES. SHOULD CHANGES BE NECESSARY IN THE DRAWINGS OR SPECIFICATIONS TO MAKE THE WORK COMPLY WITH THESE REQUIREMENTS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING AND CEASE WORK ON PARTS OF THE CONTRACT

B. THE CONTRACTOR SHALL MAKE A SITE VISIT PRIOR TO BIDDING AND CONSTRUCTION TO VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES. THE CONTRACTOR ASSUMES ALL LIABILITY FOR FAILURE TO COMPLY WITH THIS PROVISION.

C. THE EXTENT OF THE WORK IS INDICATED BY THE DRAWINGS, SCHEDULES, AND SPECIFICATIONS AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT. THE WORK SHALL CONSIST OF FURNISHING ALL LABOR, EQUIPMENT, MATERIALS AND SUPPLIES NECESSARY FOR A COMPLETE AND OPERATIONAL ELECTRICAL SYSTEM. THE WORK SHALL ALSO INCLUDE THE COMPLETION OF ALL ELECTRICAL WORK NOT MENTIONED OR SHOWN WHICH ARE NECESSARY FOR SUCCESSFUL OPERATION OF ALL SYSTEMS.

D. THE CONTRACTOR SHALL PREPARE A BID FOR A COMPLETE AND OPERATIONAL SYSTEM, WHICH INCLUDES THE COST FOR MATERIAL AND LABOR.

E. WORKMANSHIP AND NEAT APPEARANCE SHALL BE AS IMPORTANT AS THE OPERATION. DEFECTIVE OR DAMAGED MATERIALS SHALL BE REPLACED OR REPAIRED PRIOR TO FINAL ACCEPTANCE IN A MANNER ACCEPTABLE TO OWNER AND ENGINEER.

F. COMPLETE THE ENTIRE INSTALLATION AS SOON AS THE PROGRESS OF THE WORK WILL PERMIT.

G. ANY ERROR, OMISSION OR DESIGN DISCREPANCY ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION OR CORRECTION BEFORE CONSTRUCTION.

H. "PROVIDE" INDICATES THAT ALL ITEMS ARE TO BE FURNISHED, INSTALLED AND CONNECTED IN PLACE.

I. CONTRACTOR SHALL SECURE ALL NECESSARY BUILDING PERMITS AND PAY ALL REQUIRED FEES.

2. EQUIPMENT LOCATION

A. ALL DRAWINGS INDICATE DIAGRAMMATICALLY THE DESIRED LOCATIONS OR ARRANGEMENTS OF CONDUIT RUNS, OUTLETS, EQUIPMENT, ETC., AND ARE TO BE FOLLOWED AS CLOSELY AS POSSIBLE. PROPER JUDGEMENT MUST BE EXERCISED IN EXECUTING THE WORK SO AS TO SECURE THE BEST POSSIBLE INSTALLATION IN THE AVAILABLE SPACE AND TO OVERCOME LOCAL DIFFICULTIES DUE TO SPACE LIMITATIONS OR INTERFERENCE OF STRUCTURE CONDITIONS ENCOUNTERED.

B. IN THE EVENT CHANGES IN THE INDICATED LOCATIONS OR ARRANGEMENTS ARE NECESSARY, DUE TO FIELD CONDITIONS IN THE BUILDING CONSTRUCTION OR REARRANGEMENT OF EQUIPMENT, SUCH CHANGES SHALL BE MADE WITHOUT COST, PROVIDING THE CHANGE IS ORDERED BEFORE THE CONDUIT RUNS, ETC., AND WORK DIRECTLY CONNECTED TO THE SAME IS INSTALLED AND NO EXTRA MATERIALS ARE REQUIRED.

C. COORDINATE THE WORK OF THE SECTION WITH THAT OF ALL OTHER TRADES. WHERE CONFLICTS OCCUR, CONSULT WITH THE PERSPECTIVE CONTRACTOR AND COME TO AGREEMENT AS TO CHANGES NECESSARY. OBTAIN WRITTEN ACCEPTANCE FROM ENGINEER FOR THE PROPOSED CHANGES BEFORE PROCEEDING.

3. TESTS

A. BEFORE FINAL ACCEPTANCE OF WORK, THE CONTRACTOR SHALL INSURE THAT ALL EQUIPMENT, SYSTEMS, FIXTURES, ETC., ARE WORKING SATISFACTORILY AND TO THE INTENT OF THE DRAWINGS.

4. PERMITS

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING OUT AND PAYING FOR ALL THE REQUIRED PERMITS, INSPECTION AND EXAMINATION WITHOUT ADDITIONAL EXPENSE TO THE OWNER.

5. GROUNDING

A. THE CONTRACTOR SHALL PROVIDE A COMPLETE, AND APPROVED GROUNDING SYSTEM INCLUDING ELECTRODES, ELECTRODE CONDUCTOR, BONDING CONDUCTORS, AND EQUIPMENT CONDUCTORS AS REQUIRED BY ARTICLE 250 OF NATIONAL ELECTRICAL CODE.

B. CONDUITS CONNECTED TO EQUIPMENT AND DEVICES SHALL BE METALLICALLY JOINED TOGETHER TO PROVIDE EFFECTIVE ELECTRICAL CONTINUITY.

C. FEEDERS AND BRANCH CIRCUIT WIRING INSTALLED IN A NONMETALLIC CONDUIT SHALL INCLUDE A CODE SIZED GROUNDING CONDUCTOR HAVING GREEN INSULATION. THE GROUND CONDUCTOR SHALL BE PROPERLY CONNECTED AT BOTH ENDS TO MAINTAIN ELECTRICAL CONTINUITY.

D. REFER TO GROUND BUS DETAILS. PROVIDE NEW GROUND SYSTEM COMPLETE WITH CONDUCTORS, GROUND ROD AND DESCRIBED TERMINATIONS.

E. ALL GROUNDING CONDUCTORS SHALL BE SOLID TINNED COPPER AND ANNEALED #2 UNLESS NOTED OTHERWISE.

F. ALL NON-DIRECT BURIED TELEPHONE EQUIPMENT GROUND CONDUCTORS SHALL BE #2 STRANDED, THHN (GREEN) INSULATION.

G. ALL GROUND CONNECTIONS SHALL BE MADE WITH "HYGROUND" COMPRESSION SYSTEM BURNDY CONNECTORS EXCEPT WHERE NOTED OTHERWISE.

H. PAINT AT ALL GROUND CONNECTIONS SHALL BE REMOVED.

I. GROUNDING SYSTEM RESISTANCE SHALL NOT EXCEED 5 OHMS. IF THE RESISTANCE VALUE IS EXCEEDED, NOTIFY THE OWNER FOR FUTURE INSTRUCTION ON METHODS FOR REDUCING THE RESISTANCE VALUE. SUBMIT TEST REPORTS AND FURNISH TO ATT ONCE COMPLETE SET OF PRINTS SHOWING "INSTALLED WORK".

6. UTILITY SERVICE

A. TELEPHONE AND ELECTRICAL METERING FACILITIES SHALL CONFORM TO THE REQUIREMENTS OF THE SERVING UTILITY COMPANIES. CONTRACTOR SHALL VERIFY SERVICE LOCATIONS AND REQUIREMENTS. SERVICE INFORMATION WILL BE FURNISHED BY THE SERVING UTILITIES.

B. CONFORM TO ALL REQUIREMENTS OF THE SERVING UTILITY COMPANIES.

7. PRODUCTS

A. ALL MATERIALS SHALL BE NEW, CONFORMING WITH THE NEC, ANSI, NEMA, AND THEY SHALL BE U.L. LISTED AND LABELED.

B. CONDUIT:

B.1. RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR. RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LAPPED WRAPPED WITH HUNTS WRAP PROCESS NO. 3.

B.2. ELECTRICAL METALLIC TUBING SHALL HAVE U.L. LABEL, FITTINGS SHALL BE COMPRESSION TYPE. EMT SHALL BE USED ONLY FOR INTERIOR RUNS.

B.3. FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR "SQUEEZE" TYPE. SEAL TIGHT FLEXIBLE CONDUIT. ALL CONDUIT IN EXCESS OF SIX FEET IN LENGTH SHALL HAVE FULL SIZE GROUND WIRE.

B.4. ALL UNDERGROUND CONDUITS SHALL BE PVC SCHEDULE 40 (UNLESS NOTED OTHERWISE) AT A MINIMUM DEPTH OF 24" BELOW GRADE.

B.5. ALL CONDUIT ONLY (C.O.) SHALL HAVE PULL ROPE.

C. ALL WIRE AND CABLE SHALL BE COPPER, 600 VOLT, #12 AWG MINIMUM UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. CONDUCTORS #10 AWG AND SMALLER SHALL BE SOLID. CONDUCTORS #8 AWG AND LARGER SHALL BE STRANDED. TYPE THHN INSULATION USED UNLESS CONDUCTORS INSTALLED IN CONDUIT EXPOSED TO WEATHER, IN WHICH CASE TYPE THWN INSULATION SHALL BE USED.

D. PROVIDE GALVANIZED COATED STEEL BOXES AND ACCESSORIES SIZED PER CODE TO ACCOMMODATE ALL DEVICES AND WIRING.

E. TOGGLE SWITCHES SHALL BE 20 AMP, 120 VOLT AC, SPECIFICATION GRADE WHITE (UNLESS NOTED OTHERWISE) FINISH. MOUNT SWITCHES AT +48" ABOVE FINISHED FLOOR.

F. PANELBOARD SHALL BE DEAD FRONT SAFETY TYPE WITH ANTI-BURN SOLDERLESS COMPRESSION APPROVED FOR COPPER CONDUCTORS, COPPER BUS BARS, FULL SIZED NEUTRAL BUS, GROUND BUS AND EQUIPPED WITH QUICK-MAKE QUICK-BREAK BOLT-IN TYPE THERMAL MAGNETIC CIRCUIT BREAKERS. MOUNT TOP OF THE PANELBOARD AT 6'-3" ABOVE FINISHED FLOOR. PROVIDE TYPEWRITTEN CIRCUIT DIRECTORY.

G. ALL CIRCUIT BREAKERS, MAGNETIC STARTERS AND OTHER ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THAN MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED.

H. GROUND RODS SHALL BE COPPER CLAD STEEL, 5/8" ROUND AND 10' LONG. COPPERWELD OR APPROVED EQUAL.

I. CONDUIT REQUIREMENTS (TYP., U.N.O.): UNDERGROUND: PVC (SCHED 40 OR 80). INDOOR: EMT (RGS IN TRAFFIC AREAS, OUTDOOR (ABOVE GRADE): RGS.

J. PLACE "TRUE TAPE" AND PULL ROPE IN THE CONDUITS AS REQUIRED.

8. INSTALLATION

A. PROVIDE SUPPORTING DEVICES FOR ALL ELECTRICAL EQUIPMENT, FIXTURES, BOXES, PANEL, ETC., EQUIPMENT SHALL BE BRACED TO WITHSTAND HORIZONTAL FORCES IN ACCORDANCE WITH STATE AND LOCAL CODE REQUIREMENTS. PROVIDE PRIOR ALIGNMENT AND LEVELING OF ALL DEVICES AND FIXTURES.

9. PROJECT CLOSEOUT

A. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL POTENTIAL GROUNDING TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.

B. PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS AND CIRCUITS.

GENERAL ABBREVIATIONS

A	AMPERE
ACCA	ANTENNA CABLE COVER ASSEMBLY
AIC	AMPERE INTERRUPTING CAPACITY
APPROX	APPROXIMATELY
AT	AMPERE TRIP
AWG	AMERICAN WIRE GAGE
BATT	BATTERY
BD	BOARD
BR	BRANCH
BRKR	BREAKER
BTCW	BARE TINNED COPPER WIRE
C	CONDUIT
CAB	CABINET
CB	CIRCUIT BREAKER
CKT	CIRCUIT
CONT	CONTINUOUS
DEM	DEMAND
(E)	EXISTING
EGR	EMERGENCY GEN. RECEPTACLE
ELEC	ELECTRICAL
EMT	ELECTRICAL METALLIC TUBING
ENCL	ENCLOSURE
EXIST	EXISTING
FAC	FACTOR
F/A	FIRE ALARM
FLUOR	FLUORESCENT
FT	FOOT/FEET
FU	FUSE
G	GROUND
GND	GROUNDING
GPS	GLOBAL POSITIONING SYSTEM
HDBC	HARD DRAWN COPPER WIRE
HPS	HIGH PRESSURE SODIUM
LG	LENGTH
LPS	LOW PRESSURE SODIUM
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MLO	MAIN LUGS ONLY
MTD	MOUNTED
MTG	MOUNTING
MTS	MANUAL TRANSFER SWITCH
N	NEUTRAL
(N)	NEW
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOC.
OH	OVERHEAD
P	POLE
PH	PHASE
PNLBD	PANELBOARD
PRI	PRIMARY
PWR	POWER
RCPT	RECEPTACLE
RGS	RIGID GALVANIZED STEEL
SAF	SAFETY
SDBC	SOFT DRAWN BARE COPPER
SEC	SECONDARY
S.N.	SOLID NEUTRAL
SURF	SURFACE
SW	SWITCH
TEL	TELEPHONE
TYP	TYPICAL
U/G	UNDERGROUND
U.L.	UNDERWRITER'S LABORATORY INC.
U.N.O.	UNLESS NOTED OTHERWISE
V	VOLT
VAC	VOLT ALTERNATING CURRENT
W	WATT OR WIRE
W/	WITH
W/O	WITHOUT
XFER	TRANSFER
XFMR	TRANSFORMER
XLPE	CROSS-LINK POLYETHYLENE

ELECTRICAL LEGEND

——OHT/OHP——	OVERHEAD COMM/OVERHEAD POWER
—— E ——	POWER RUN
—— T ——	TELCO RUN
—— E/T ——	POWER/TELCO RUN
—— G ——	GROUND LINE
	FUSE, SIZE AND TYPE AS INDICATED.
	LIGHTING FIXTURE
	5/8" X 10'-0" ,CU. GND ROD 24" MIN. BELOW GRADE.
	MECHANICAL CONNECTION
	CIRCUIT BREAKER

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AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA
94583

NextEdge
1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JC
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
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0	01/28/25	100% CD
1	11/06/25	100% CD

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. WINKER
No.65117
Exp. 09/30/27
CIVIL
STATE OF CALIFORNIA

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ELECTRICAL GENERAL NOTES

E-1

NOTES:
1. GROUND ROD: UL LISTED COPPER CLAD STEEL. MINIMUM 5/8" DIAMETER x 10'-0" LONG. ALL GROUND RODS MAY BE INSTALLED WITH INSPECTION SLEEVES. GROUND RODS SHALL BE DRIVEN TO THE DEPTH OF GROUND CONDUCTOR.

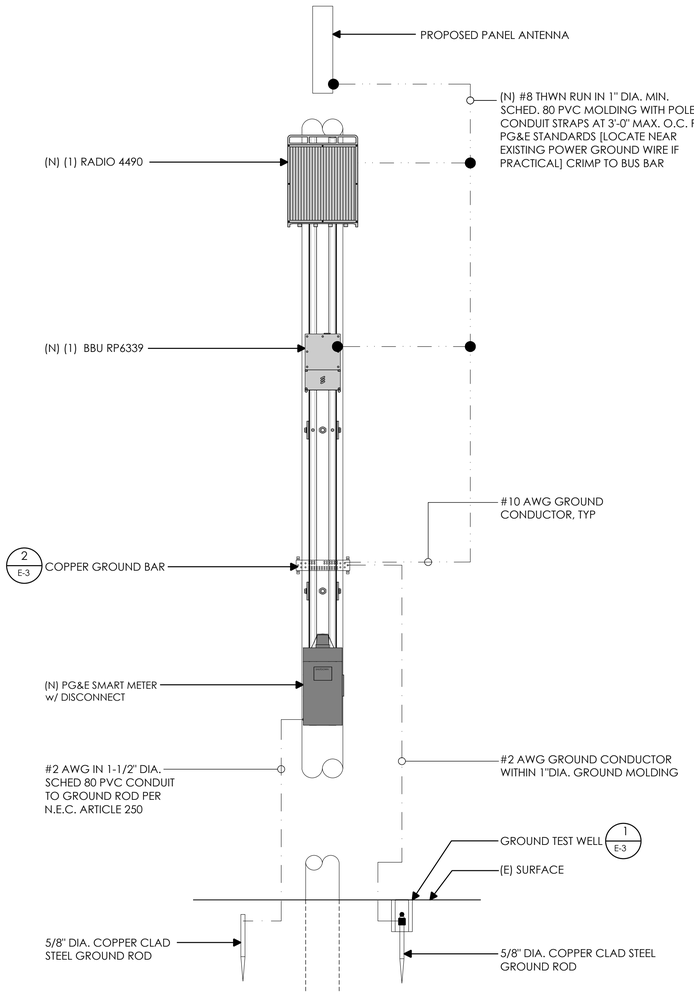
2. CELL REFERENCE GROUND BAR: POINT OF GROUND REFERENCE FOR ALL COMMUNICATIONS EQUIPMENT FRAMES. ALL BONDS ARE MADE WITH STRANDED GREEN INSULATED COPPER CONDUCTORS SIZED AS SHOWN. BOND TO GROUND ROD AS SHOWN IN THE GROUNDING SCHEMATIC.

3. EXTERIOR UNIT BONDS: METALLIC OBJECTS SHALL BE BONDED TO THE EXTERIOR GROUND ROD.

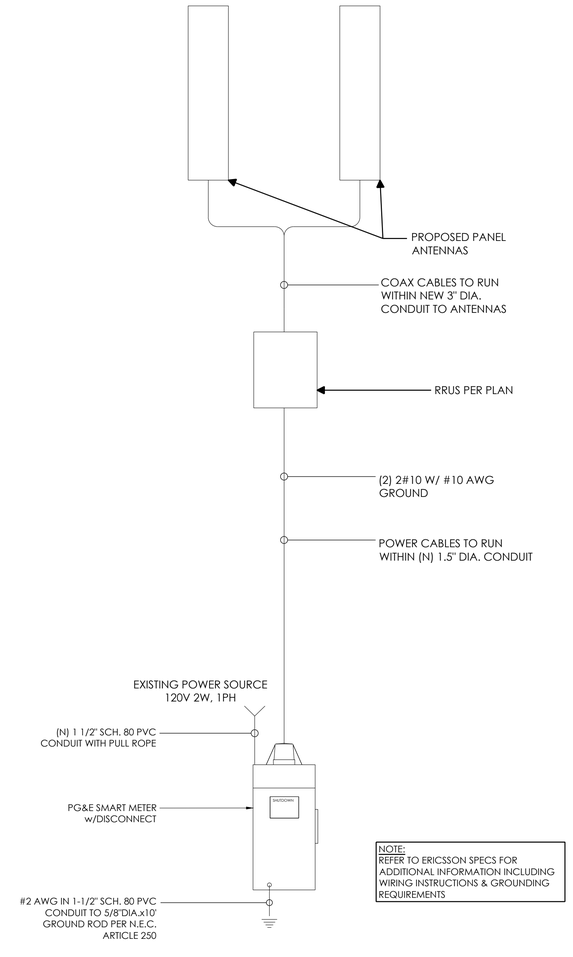
4. PROVIDE ALL ELECTRICAL WORK & MATERIALS AS SHOWN ON THE DWGS, AS CALLED FOR HEREIN, & AS IS NECESSARY TO FURNISH A COMPLETE INSTALLATION.

5. OUTDOOR EQUIPMENT SHALL BE RATED NEMA 3R AND/OR UL LISTED FOR WET ENVIRONMENT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING THE GROUNDING SYSTEM AND ENSURING A 5 OHM OR LESS GROUNDING PATH. ADDITIONAL GROUND RODS AND/OR CHEMICAL ROD SYSTEM SHALL BE USED TO ACHIEVE THIS REQUIREMENT IF THE GIVEN DESIGN CANNOT BE MADE TO ACHIEVE THIS REQUIREMENT.



GROUNDING SCHEMATIC 2



NOTE:
REFER TO ERICSSON SPECS FOR ADDITIONAL INFORMATION INCLUDING WIRING INSTRUCTIONS & GROUNDING REQUIREMENTS

ONE-LINE DIAGRAM 1

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5005 EXECUTIVE PARKWAY
SAN RAMON, CA
94583

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1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

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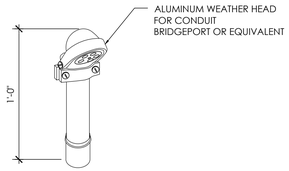
ONE-LINE DIAGRAM &
GROUNDING SCHEMATIC

E-2

NOT USED 12

NOT USED 11

NOT USED 10



WEATHERHEAD 9

NOT USED 8

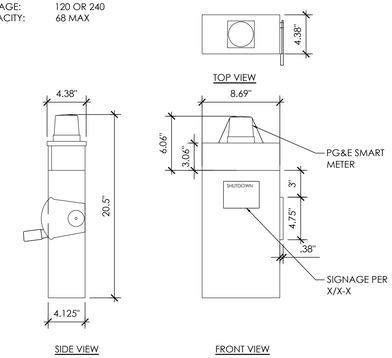
ELECTRICAL LOAD CALCULATIONS 7

Electrical Load Calculations @ 120V			
Radio	**Wattage**	**1.25*VA**	**Amps**
4490	480	600.0	5.0
		0.0	0.0
		0.0	0.0
		0.0	0.0
		0.0	0.0
Totals		600.0	5.0
Disconnect / Meter: 68 Amps			
Total Load: 7.4%			

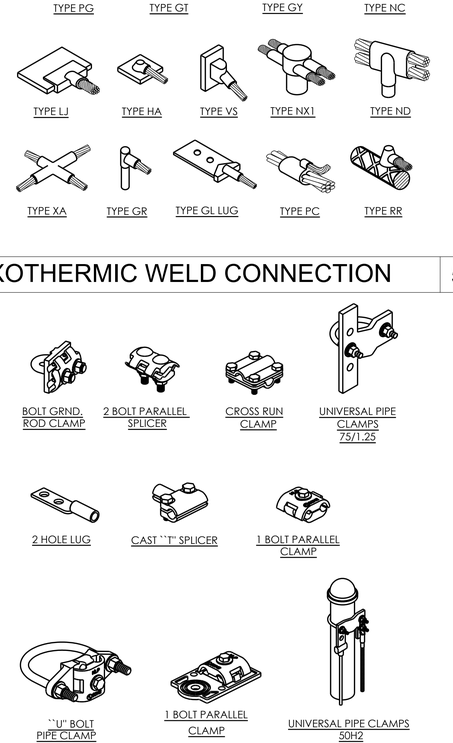
DISCONNECT 6

TESCO DISCONNECT BOX WITH CT AND METER SOCKET

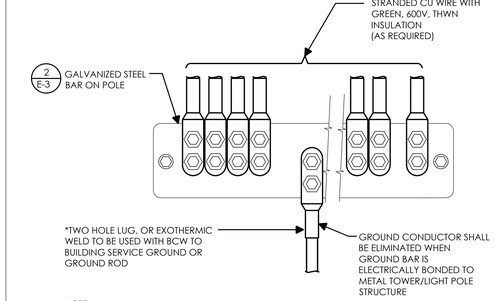
COLOR: GRAY
DIMENSIONS: 20.5" TALL x 8.69" WIDE x 4.38" DEEP
TOTAL WEIGHT:
PHASE.: SINGLE
VOLTAGE: 120 OR 240
AMPACITY: 68 MAX



MECHANICAL CONNECTION 4



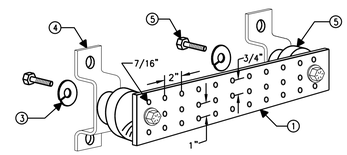
GROUND WIRE TO BAR 3



NOTE:
GROUND BARS AT BOTTOM OF TOWERS/LIGHT POLES SHALL ONLY USE EXOTHERMIC WELDS.

EXOTHERMIC WELD CONNECTION 5

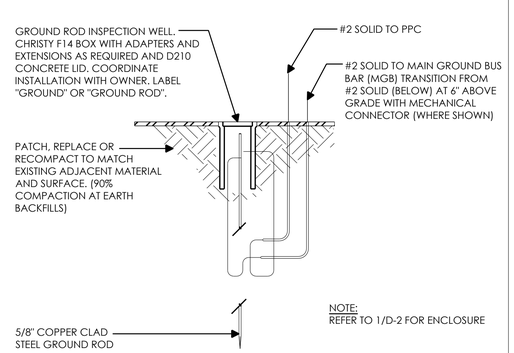
GROUND BAR 2



NOTES:

1. COPPER GROUND BAR, HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION. (ACTUAL GROUND BAR SIZE WILL VARY BASED ON NUMBER OF GROUND CONNECTIONS)
2. INSULATORS, NEWTON INSTRUMENT CAT. NO. 3061-4 OR APPROVED EQUAL
3. 5/8" LOCK WASHERS, NEWTON INSTRUMENT CO., CAT. NO. 3015-8 OR APPROVED EQUAL
4. WALL MOUNTING BRACKET, NEWTON INSTRUMENT CO., CAT NO. A-6056 OR APPROVED EQUAL
5. 5/8-11 X 1" HHCS BOLTS, NEWTON INSTRUMENT CO., CAT NO. 3012-1 OR APPROVED EQUAL
6. INSULATORS SHALL BE ELIMINATED WHEN BONDING DIRECTLY TO TOWER/MONOPINE STRUCTURE. CONNECTION TO TOWER/MONOPINE STRUCTURE SHALL BE PER MANUFACTURERS RECOMMENDATIONS.
7. VALMONT TINMG212U-K (OR EQUIVALENT) 1/4"X2"X12"

GROUND TEST WELL 1



NOTE:
REFER TO 1/D-2 FOR ENCLOSURE

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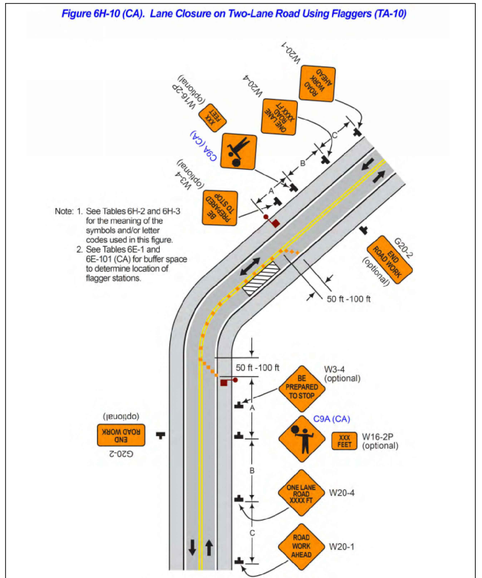
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ELECTRICAL DETAILS

E-3

Figure 6H-10 (CA). Lane Closure on Two-Lane Road Using Flaggers (TA-10)



Typical Application 10

TA-10 FOR REFERENCE ONLY

PEDESTRIANS SHALL BE ESCORTED THROUGH OR AROUND THE WORK AREA, PER CAMUTCD TA-28 OR TA-29 AS APPLICABLE, THROUGHOUT THE COURSE OF WORK.

CAMUTCD TABLE					
POSTED SPEED (MPH)	DISTANCE BETWEEN SIGNS			TAPER	BUFFER
	A	B	C	L (SEE NOTE)	
15	100'	100'	100'	45'	100'
20	100'	100'	100'	80'	115'
25	100'	100'	100'	125'	155'
30	250'	250'	250'	180'	250'
35	250'	250'	250'	245'	250'
40	350'	350'	350'	320'	305'
45	350'	350'	350'	540'	360'
50	500'	500'	500'	600'	425'
55	500'	500'	500'	660'	495'
60	500'	500'	500'	720'	570'
65	500'	500'	500'	780'	645'

NOTES:
A. DISTANCE IN FEET UNLESS OTHERWISE NOTED.
B. CONTRACTOR TO VERIFY EXISTING SPEED LIMIT.
C. DISTANCE SHOWN ARE NOT VALID FOR LIMITED ACCESS HIGHWAYS. CONSULT STATE DOT MANUAL FOR DISTANCES.
D. ADJUST DISTANCES TO COMPLY WITH REQUIREMENT OF THE STATE OR LOCAL HIGHWAY AUTHORITY HAVING JURISDICTION.
E. TAPER LENGTHS SHOWN ON 12' LANE WIDTH.

TRAFFIC CONTROL TABLE | 2

SPEED LIMIT = 25 MPH



TRAFFIC CONTROL PLAN

24"x36" SCALE: 1" = 50'–0"
11"x17" SCALE: 1" = 100'–0"
50' 25' 0" 50'

SCALE 1"=50'-0" | 1

TRAFFIC CONTROL NOTES

1. ALL DELINEATORS SHALL BE EQUIPPED WITH REFLECTORS AT NIGHT TIME.

2. ALL TRAFFIC CONTROL DEVICES, STRIPES, MARKINGS, LEGENDS AND RAISED PAVEMENT MARKERS SHALL CONFORM TO THE LATEST EDITIONS OF THE FOLLOWING: A) CA MUTCD, B) STATE OF CALIFORNIA STANDARD SPECIFICATIONS, C) SPECIAL PROVISIONS, AND D) STANDARD PLANS.

3. THE CONTRACTOR PERFORMING THE WORK ON A PUBLIC STREET SHALL ASSUME RESPONSIBILITY AS FOLLOWS: A) INSTALL AND MAINTAIN THE TRAFFIC CONTROL DEVICES AS SHOWN HEREIN, B) ANY ADDITIONAL TRAFFIC CONTROL DEVICES THAT MAY BE REQUIRED TO INSURE THE SAFE MOVEMENT OF TRAFFIC AND PEDESTRIANS THROUGH OR AROUND THE WORK AREA, AND C) PROVIDE MAXIMUM PROTECTION AND SAFETY TO CONSTRUCTION WORKERS.

4. THE CITY OR COUNTY OF RECORD AS WELL AS CALTRANS RESERVE THE RIGHT TO OBSERVE THESE TRAFFIC CONTROL PLANS IN USE. THEY HAVE THE AUTHORITY TO MAKE ANY NECESSARY CHANGES AS FIELD CONDITIONS WARRANT. ANY CHANGES SHALL SUPERSEDE THESE PLANS. THE EXACT LOCATION OF ALL EQUIPMENT AND TRAFFIC CONTROL DEVICES SHALL BE DETERMINED BY THE ENGINEER.

5. ALL SIGNS, DELINEATORS, BARRICADES, ETC. AND THEIR INSTALLATION SHALL CONFORM TO THE LATEST EDITIONS OF THE: A) CA. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, B) THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS, C) SPECIAL PROVISIONS, AND D) STANDARD PLANS.

6. IN ORDER TO PRESERVE THEIR APPEARANCE AND CONTINUITY, ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN THEIR PROPER POSITION AT ALL TIMES AND SHALL BE REPAIRED, REPLACED OR CLEANED AS NECESSARY, AND AS DIRECTED BY THE ENGINEER

7. ALL TRAFFIC LANES SHALL HAVE A MINIMUM OF 5 FEET CLEARANCE FROM OPEN EXCAVATIONS AND MINIMUM OF 2 FEET FROM VERTICAL OBSTRUCTIONS.

8. THE CONTRACTOR SHALL PROVIDE FLAGGERS AS DEEMED NECESSARY BY THE ENGINEER, COUNTY INSPECTOR, OR CALTRANS PERMIT INSPECTOR.

9. ALL ADVANCED WARNING SIGNS SHALL BE EQUIPPED WITH FLAGS.

10. ALL TRAFFIC CONTROL DEVICES SHALL BE IN PLACE AT ALL TIMES DURING ANY WORK ON SITE.

11. PLACE ADDITIONAL SIGNS AS FOLLOWS: A) "LANE CLOSED", (C30) ON THE TYPE II BARRICADES AT 100 FOOT INTERVALS THROUGHOUT EXTENDED WORK AREAS IN EACH LANE THAT IS CLOSED AND B) "OPEN TRENCH" (C27) WHENEVER AN OPEN EXCAVATION AREA EXISTS ADJACENT TO THE TRAVELED WAY.

12. ALL TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE REMOVED FOLLOWING COMPLETION OF EACH CONSTRUCTION STAGE AND THE PERMANENT TRAFFIC CONTROL DEVICES SHALL BE RESTORED BY THE CONTRACTOR UPON COMPLETION OF WORK.

13. THE CONTRACTOR SHALL REPLACE AND/OR REPAIR ALL DAMAGED STRIPING AT THE END OF EACH WORKING DAY.

14. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICAN DISABILITY ACT AS RELATED TO PEDESTRIAN ACCESS AND SHALL MAINTAIN PEDESTRIAN ACCESS AT ALL TIMES PER ADA REQUIREMENTS. ANY SIDEWALK CLOSURE AND/OR DETOUR SHALL COMPLY WITH THE WATCH STANDARDS AND MUST OBTAIN APPROVAL FROM THE CITY OR COUNTY OF RECORD.

15. THE CONTRACTOR SHALL COVER OR REMOVE ALL CONFLICTING SIGNS.

16. THE CONTRACTOR SHALL POST "SYMBOLS" UNEVEN LANES, "STEEL PLATES AHEAD" OR "BUMP" SIGNS FOR PAVEMENT SURFACE DISRUPTIONS OF $\frac{1}{2}$" OR GREATER. PAVEMENT DISRUPTIONS FOR 1" OR GREATER SHALL HAVE A BEVELED EDGE OF FOUR (4) HORIZONTAL TO ONE (1) VERTICAL.

17. BEFORE PLATE BRIDGING, THE CONTRACTOR SHALL INSTALL "CAUTION STEEL PLATES ADHEAD" AND/OR "ROUGH ROAD SIGNS.

18. THE RESIDENTS AND BUSINESSES SHALL BE NOTIFIED OF THE DATES & TIMES OF CONSTRUCTION TWO (2) WEEKS PRIOR TO THE WORK START DATE.

TRAFFIC SYMBOL LEGEND

- TRAFFIC CONE (10' MAX SPACING)
- TRAFFIC SIGN
- LANE DIRECTION
- STAGING AREA
- FLAGGER

at&t
AT&T
5001 EXECUTIVE PARKWAY
SAN RAMON, CA
94583

PlannENG
4746 Clayton Rd,
Concord, CA, 94521
☎ (925) 408-2159
e–✉ splanneng@gmail.com
www.planneng.com

DRAWN BY:
CHECKED BY:
APPROVED BY:

REV	DATE	DESCRIPTION
0	14/04/23	100% CD

LICENSED PROFESSIONAL ENGINEER
MANOUCHEHR HAKHAMANESH
C 88083
EXP: 03/31/2026
CIVIL
STATE OF CALIFORNIA

CRAN_RSFR_PEBBL_201
3426 17 MILE DR
PEBBLE BEACH, CA 93953

TRAFFIC CONTROL PLAN

TCP-1

PlannENG
4746 Clayton Rd,
Concord, CA, 94521
☎ (925) 408-2159
e–✉ splanneng@gmail.com
www.planneng.com

Date:							
Scale:	SEE DRAWING						
Designed:	TDL						
Drawn:	BBB						
Checked:							
Proj. Engr:		◇	REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE
File:							

PLAN
FOR THE IMPROVEMENT OF
CRAN_RSFR_PEBBL_201
3426 17 MILE DR
PEBBLE BEACH, CA 93953
PEBBLE BEACH CALIFORNIA

PERMIT #
PROJECT #

PROJECT INSPECTOR:
VOICE MAIL:

PROJECT ENGINEER	NAME	DATE	
DEPARTMENT OF TRANSPORTATION - OPS	N/A NAME	DATE	
DEPARTMENT OF TRANSPORTATION	N/A NAME	DATE	
STREETLIGHT LAYOUT	N/A NAME	DATE	
MUNICIPAL WATER	N/A NAME	DATE	
ELECTRICAL CIRCUITS	MARLON DE LEON	DATE	

DEPARTMENT OF PUBLIC WORKS
PEBBLE BEACH, CALIFORNIA

APPROVED BY MATTHEW CANO
DIRECTOR OF PUBLIC WORKS
N/A

REV. DATE MAY 08, 2018

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Exhibit C

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MINUTES
Del Monte Land Use Advisory Committee
Thursday, September 18, 2025

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

2. Roll Call

Members Present:
Lori Lietzke, Maureen Lyon, Carol Church, Rick Verbanec, Bart Bruno

Members Absent:
Ned Van Roekel, Kamlesh Parikh

3. Approval of Minutes:

A. **September 4, 2025** minutes

Motion: Bart Bruno (LUAC Member's Name)

Second: Rick Verbanec (LUAC Member's Name)

Ayes: Lori Lietzke, Maureen Lyon, Carol Church, Rick Verbanec, Bart Bruno

Noes:

Absent: Ned Van Roekel, Kamlesh Parikh

Abstain:

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

None

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. Meeting Adjourned: 4:42 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: FELICITY LLC (AT&T MOBILITY)
File Number: PLN250237
Project Location: 3252 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-462-006-000
Project Planner: Jordan Evans-Polockow
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

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

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

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

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	X		Concern over height of pole – can it blend better with the surrounding forest? AT&T reps. Would explore that possibility. Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.

Dan Neault	**X**		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

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)**
Are poles on private property?	Poles are located on PB property/easements	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest	Yes, three already exist as well as Cypress Club project	

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

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

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

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Lori Lietzke, Maureen Lyon, Rick Verbanec

Noes: _____

Absent: _____

Abstain: Bart Bruno; Carol Church

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: HARDCASTLE MICHAEL L TR (AT&T MOBILITY)
File Number: PLN250238
Project Location: 4035 Sunset Ln, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-111-018-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

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

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

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

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Dan Neault	X		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

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)
Are poles on private property?	Poles are located on PB property/easements AT&T and PG&E owners. Pole	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest	Yes, three already exist as well as Cypress Club project	

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

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

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

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: Maureen Lyon, Rick Verbanec, Lori Lietzke

Noes:

Absent:

Abstain: Bart Bruno; Carol Church

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: PERACCHI DONALD J & JUDITH E TRS (AT&T MOBILITY)
File Number: PLN250239
Project Location: 1063 Wranglers Trail, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 007-232-016-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

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

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Dean Flippo - resident

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)**
Are poles on private property?	Poles are located on PB property/easements AT&T and PG&E owners. Pole	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

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

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

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Rick Verbanec, Lori Lietzke

Noes: _____

Absent: _____

Abstain: Bart Bruno; Carol Church

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: KINSEY EDWARD P & LISA J TRS (AT&T MOBILITY)
File Number: PLN250240
Project Location: 3201 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-481-006-000
Project Planner: Jordan Evans-Polockow
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

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

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

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

PUBLIC COMMENT:

NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	X		Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.
DanNeault	X		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

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)
Are poles on private property?	Poles are located on PB property/easements	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

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

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

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Rick Verbanec, Lori Lietzke

Noes: _____

Absent: _____

Abstain: Bart Bruno, Carol Church

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

5.

Project Name: FORAKER AUDREY DORMER ET AL (AT&T MOBILITY)
File Number: PLN250241
Project Location: 3195 Cortez Rd, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-341-031-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

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

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

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)**
Are poles on private property?	Poles are located on PB property/easements AT&T and PG&E owners. Pole	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

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

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

___ Support Project as proposed

x Support Project with changes

___ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: Lori Lietzke, Rick Verbanec, Carol Church

Noes:

Absent:

Abstain: Carol Church, Bart Bruno

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

6.

Project Name: CEDROS 2017 LLC (AT&T MOBILITY)
File Number: PLN250242
Project Location: 3426 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-381-007-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

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

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

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

PUBLIC COMMENT:
NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	X		Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.
Dan Neault	X		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

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)
Are poles on private property?	Poles are located on PB property/easements	.
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

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

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

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Lori Lietzke, Rick Verbanec

Noes: _____

Absent: _____

Abstain: Bart Bruno, Carol Church

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

7.

Project Name: ARNAIZ HOWARD D & LACEY M TRS (AT&T MOBILITY)
File Number: PLN250243
Project Location: 3173 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-481-013-000
Project Planner: Jordan Evans-Polockow
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

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

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

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

PUBLIC COMMENT:

NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	**X**		Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.
Dan Neault	**X**		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

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)
Are poles on private property?	Poles are located on PB property/easements	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

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

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

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Lori Lietzke, Rick verbanec

Noes: _____

Absent: _____

Abstain: Carol Church, Bart Bruno

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

8.

Project Name: HARKER DENNIS T & SANDRA E TRS (AT&T MOBILITY)
File Number: PLN250244
Project Location: 3399 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-392-005-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

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

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

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

PUBLIC COMMENT:
NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	X		Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.
Dan Neault	X		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

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)
Are poles on private property?	Poles are located on PB property/easements .	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

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

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

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Lori Lietzke, Maureen Lyon, Rick Verbanec

Noes: _____

Absent: _____

Abstain: Bart Bruno, Carol Church

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

9.

Project Name: KIM TONG P & SOON Y TRS (AT&T MOBILITY)
File Number: PLN250245
Project Location: 3213 Ballantrae Ln, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-471-023-000
Project Planner: Jordan Evans-Polockow
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

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

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

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

PUBLIC COMMENT:
NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

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)**
Are poles on private property?	Poles are located on PB property/easements .	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

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

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

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: Maureen Lyon, Lori Lietzke, Rick Verbanec

Noes:

Absent:

Abstain: Bart Bruno, Carol Church

Exhibit D

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Radio Frequency Emissions Compliance Report For AT&T Mobility

Site Name:	**CRAN_RSFR_PEBBL_201**	**Site Structure Type:**	**Wood Pole**
Address:	**17 CARMELO STREET**	**Latitude:**	**36.560605° N**
	CARMEL, CA 93923	**Longitude:**	**121.927159° W**
Report Date:	**January 22, 2025**	**Project:**	**Modification**

Compliance Statement

Based on information provided by AT&T Mobility and predictive modeling, the **CRAN_RSFR_PEBBL_201** installation proposed by AT&T Mobility will be compliant with Radiofrequency Radiation Exposure Limits of 47 C.F.R. §§ 1.1307(b)(3) and 1.1310. RF alerting signage and restricting access to the antenna to authorized personnel that have completed RF safety training is required for Occupational environment compliance. The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent buildings.

Certification

I, Tim Alexander, am the reviewer and approver of this report and am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation, specifically in accordance with FCC's OET Bulletin 65. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.



SIGNED, 22 JAN 2025

General Summary

The compliance framework is derived from the Federal Communications Commission (FCC) Rules and Regulations for preventing human exposure in excess of the applicable Maximum Permissible Exposure ("MPE") limits. At any location at this site, the power density resulting from each transmitter may be expressed as a percentage of the frequency-specific limits and added to determine if 100% of the exposure limit has been exceeded. The FCC Rules define two tiers of permissible exposure differentiated by the situation in which the exposure takes place and/or the status of the individuals who are subject to exposure. General Population / Uncontrolled exposure limits apply to those situations in which persons may not be aware of the presence of electromagnetic energy, where exposure is not employment-related, or where persons cannot exercise control over their exposure. Occupational / Controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment, have been made fully aware of the potential for exposure, and can exercise control over their exposure. Based on the criteria for these classifications, the FCC General Population limit is considered to be a level that is safe for continuous exposure time. The FCC General Population limit is 5 times more restrictive than the Occupational limits.

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Table 1: FCC Limits

Frequency (MHz)	*Limits for General Population/ Uncontrolled Exposure*		*Limits for Occupational/ Controlled Exposure*	
	Power Density (mW/cm^2)	**Averaging Time (minutes)**	**Power Density (mW/cm^2)**	**Averaging Time (minutes)**
30-300	0.2	30	1	6
300-1500	f/1500	30	f/300	6
1500-100,000	1.0	30	5.0	6

f=Frequency (MHz)

In situations where the predicted MPE exceeds the General Population threshold in an accessible area as a result of emissions from multiple transmitters, FCC licensees that contribute greater than 5% of the aggregate MPE share responsibility for mitigation.

Based on the computational guidelines set forth in FCC OET Bulletin 65, Waterford Consultants, LLC has developed software to predict the overall Maximum Permissible Exposure possible at any location given the spatial orientation and operating parameters of multiple RF sources. The power density in the Far Field of an RF source is specified by OET-65 Equation 5 as follows:

$$S = \frac{EIRP}{4 \cdot \pi \cdot R^2} \ (\mathrm{mW/cm^2})$$

Where EIRP is the Effective Radiated Power relative to an isotropic antenna and R is the distance between the antenna and point of study. Additionally, consideration is given to the manufacturers' horizontal and vertical antenna patterns as well as radiation reflection. At any location, the predicted power density in the Far Field is the spatial average of points within a 0 to 6-foot vertical profile that a person would occupy. Near field power density is based on OET-65 Equation 20 stated as

$$S = \left(\frac{180}{\theta_{BW}}\right) \cdot \frac{100 \cdot P_{in}}{\pi \cdot R \cdot h} \ (\mathrm{mW/cm^2})$$

Where P_{in} is the power input to the antenna, θ_{BW} is the horizontal pattern beamwidth and h is the aperture length.

Some antennas employ beamforming technology where RF energy allocated to each customer device is dynamically directed toward their location. In the analysis presented herein, predicted exposure levels are based on all beams at full utilization (i.e. full power) simultaneously focused in any direction. As this condition is unlikely to occur, the actual power density levels at ground and at adjacent structures are expected to be less that the levels reported below. These theoretical results represent maximum-case predictions as all RF emitters are assumed to be operating at 100% duty cycle.

For any area in excess of 100% General Population MPE, access controls with appropriate RF alerting signage must be put in place and maintained to restrict access to authorized personnel. Signage must be posted to be visible upon approach from any direction to provide notification of potential conditions within these areas. Subject to other site security requirements, occupational personnel should be trained in RF safety and equipped with personal protective equipment (e.g. RF personal monitor) designed for safe work in the vicinity of RF emitters. Controls such as physical barriers to entry imposed by locked doors, hatches and ladders or other access control mechanisms may be supplemented by alarms that alert the individual and notify site management of a breach in access control. Waterford Consultants, LLC recommends that any work activity in these designated areas or in front of any transmitting antennas be coordinated with all wireless tenants.

Analysis

AT&T Mobility proposes the following installation at this location:

- INSTALL (2) NEW 2' PANEL ANTENNA ON TOP OF WOODEN UTILITY POLE
- INSTALL (1) NEW WOODEN UTILITY POLE
- INSTALL (1) NEW RADIO 4490, ON WOODEN UTILITY POLE

The antenna will be mounted on a 37.5’ Wood Pole with centerlines 39.5’ above ground level. Proposed antenna operating parameters are listed in Appendix A. Other appurtenances such as GPS antennas, RRUs and hybrid cable below the antennas are not sources of RF emissions. No other antennas are known to be operating in the vicinity of this site.

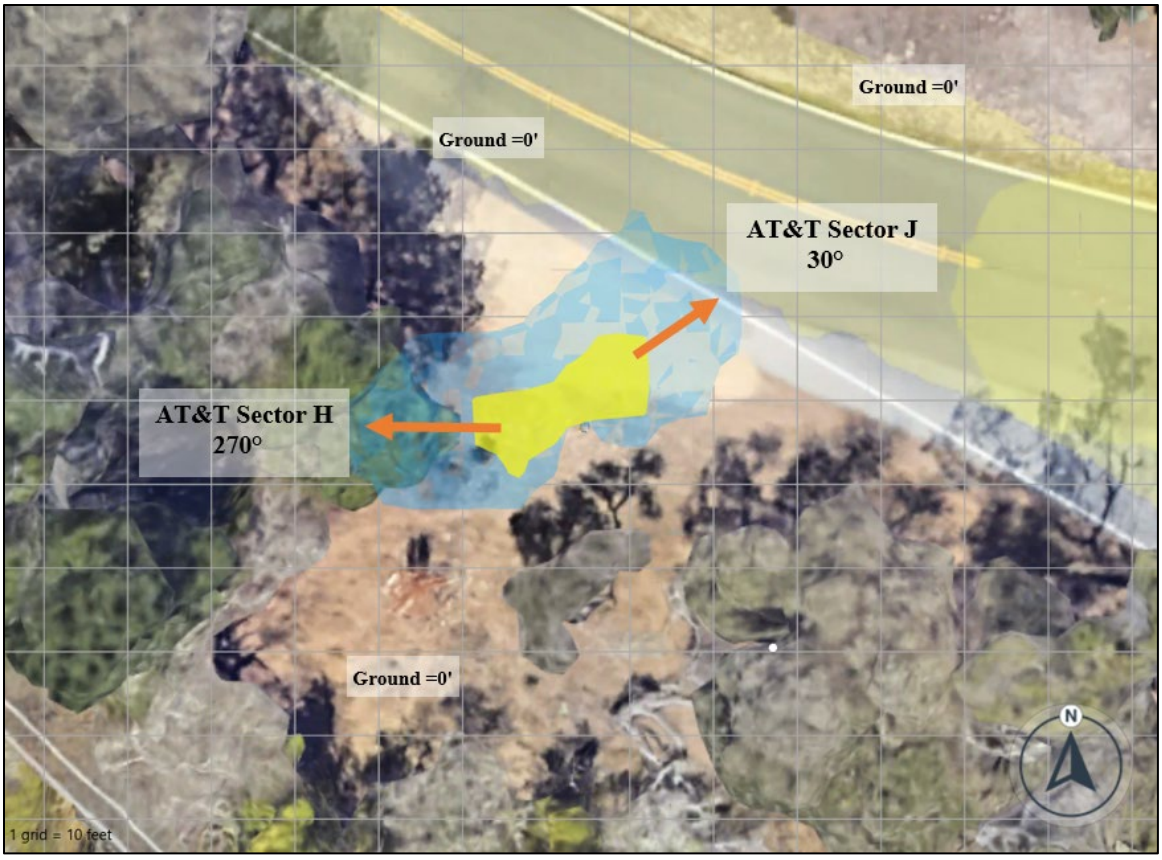


Figure 1: Antenna Locations

Power density decreases significantly with distance from any antenna. The panel-type antennas to be employed at this site are highly directional by design and the orientation in azimuth and mounting elevation, as documented, serves to reduce the potential to exceed MPE limits at any location other than directly in front of the antennas. For accessible areas at ground level, the maximum predicted power density level resulting from all AT&T Mobility operations is 1.27% of the FCC General Population limits. (Figure 1.2). The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent buildings

On the pole in front of the antennas, predicted MPE levels will exceed the FCC General Population limits within 26 feet in front of the antennas and within 4 feet below the Antennas. The maximum predicted power density level resulting from all AT&T Mobility operations directly in front of the antennas is 7412.48% of the FCC General Population limits (1482.496% of the FCC Occupational limits). Waterford Consultants, LLC recommends posting RF alerting signage (ACP Caution) on the pole visible upon approach that informs personnel accessing this area of basic precautions to be followed when working around antennas. This recommendation is depicted in Figure 2. Any work activity in front of transmitting antennas should be coordinated with AT&T Mobility.

The following plots show the cumulative spatial average predicted power density levels in the reference plane indicated as a percentage of the General Public Limits. Please note that 100% of the General Public Limits corresponds to 20% of the Occupational Limits.



Legend

Study Zone	Elev. (ft)	Type	Exposure Profile	Max MPE	Att	Carriers
Antenna Level	20.0 - 60.0	3D Area	3D Sula9 GP 5.0 res	7412.48%	0.00	AT&T

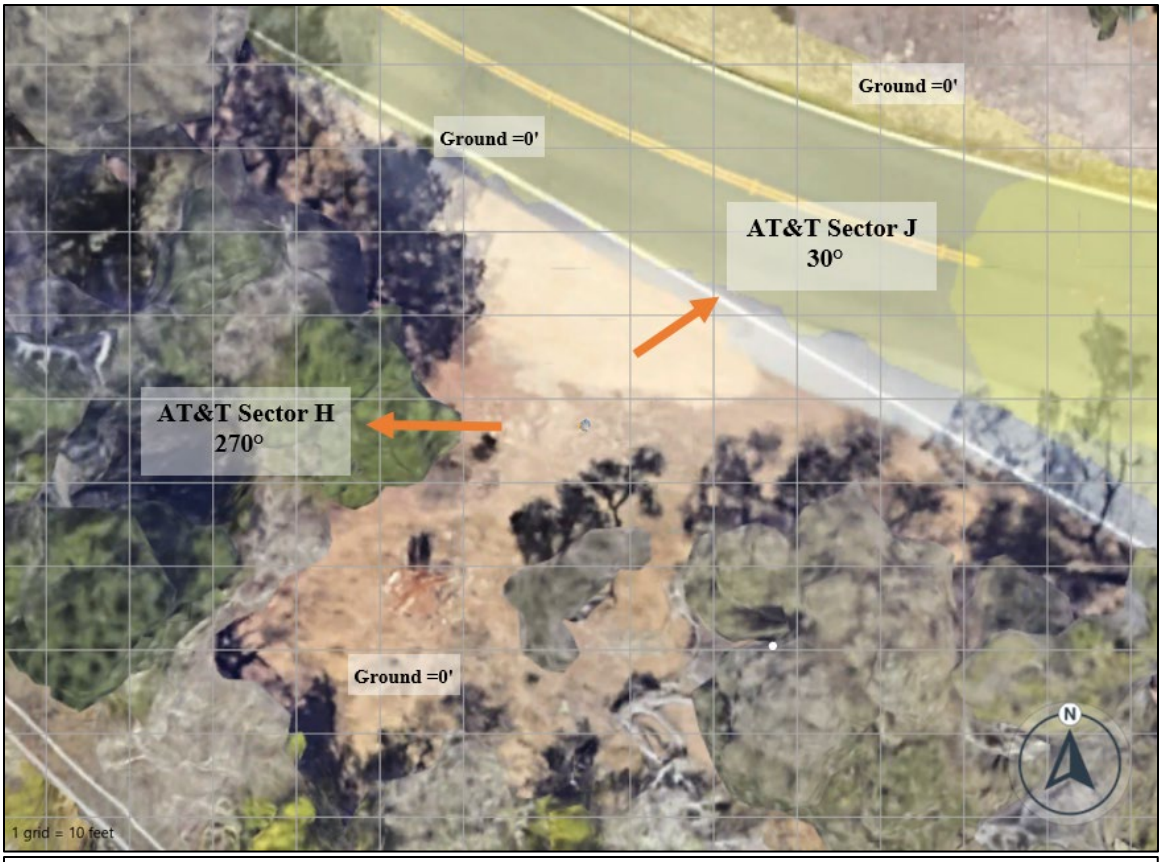
100%-500% | 500%-5000% | 5000%+

Exposure Profile Name	Model	Exposure Area	Standard	Resolution	RCF
3D Sula9 GP 5.0 res	Sula 9	Spatial Average (6 ft)	FCC General Population	5.0 ft3	1.0

AT&T

Grid Size: 10.00 feet **Floor = Elevation +6' | Mid-Level = Elevation +/- 3'**

Figure1.1: Antenna Level



Legend

Study Zone	Elev. (ft)	Type	Exposure Profile	Max MPE	Att	Carriers
Ground	0.1	Floor	2D Sula9 GP 2.5 res	1.27%	0.00	AT&T

5%-100%	100%-500%	500%-5000%	5000%+

Exposure Profile Name	Model	Exposure Area	Standard	Resolution	RCF
2D Sula9 GP 2.5 res	Sula 9	Spatial Average (6 ft)	FCC General Population	2.5 ft3	1.0

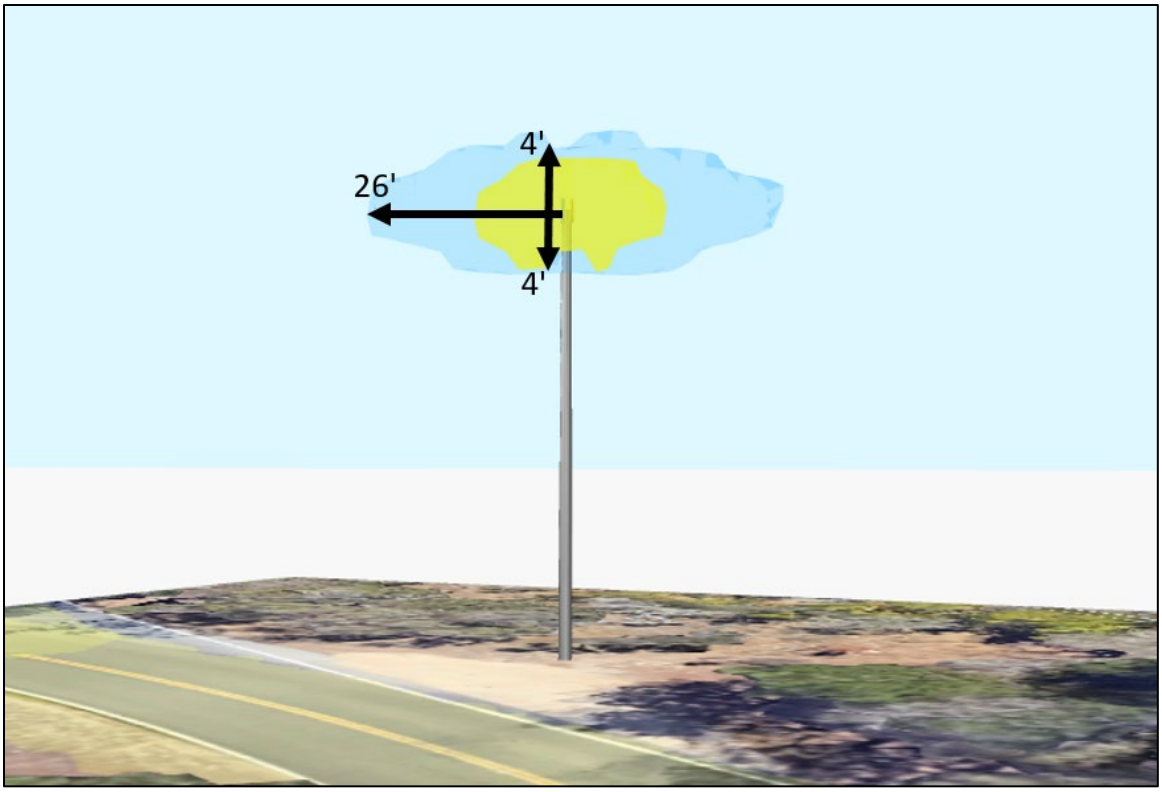
AT&T

Grid Size: 10.00 feet

Floor = Elevation +6' | Mid-Level = Elevation +/- 3'

Figure 1.2: Ground Level.

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Legend

Study Zone	Elev. (ft)	Type	Exposure Profile	Max MPE	Att	Carriers
Antenna Level	20.0 - 60.0	3D Area	3D Sula9 GP 5.0 res	7412.48%	0.00	AT&T

100%-500% | 500%-5000% | 5000%+

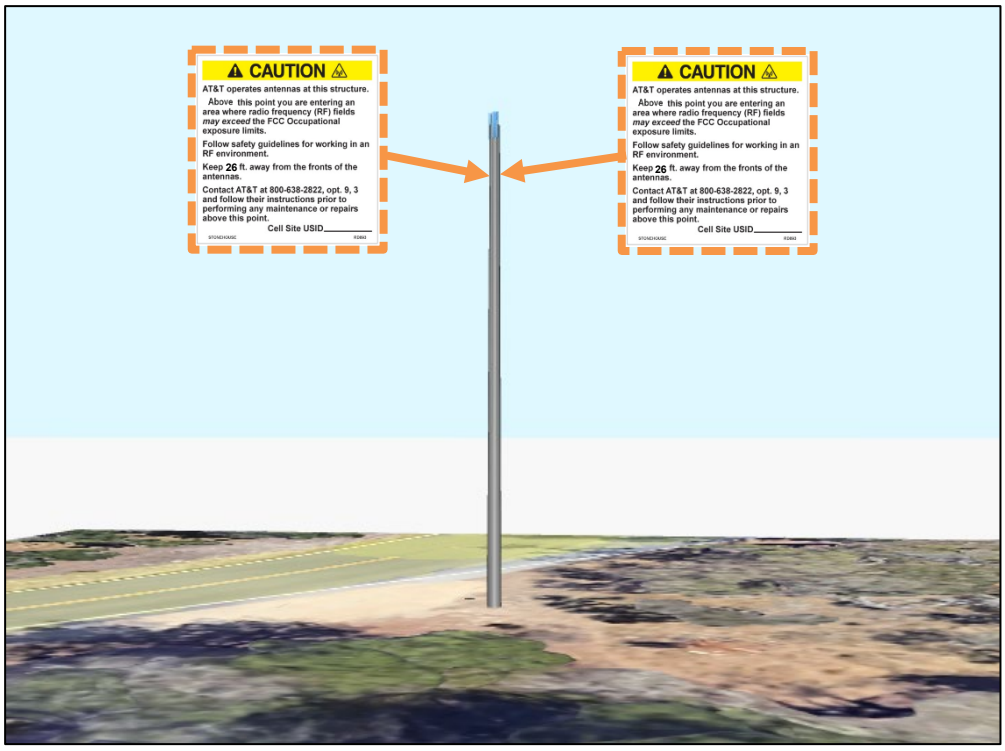
Exposure Profile Name	Model	Exposure Area	Standard	Resolution	RCF
3D Sula9 GP 5.0 res	Sula 9	Spatial Average (6 ft)	FCC General Population	5.0 ft3	1.0

AT&T

Grid Size: 10.00 feet **Floor = Elevation +6' | Mid-Level = Elevation +/- 3'**

Figure1.3: Elevation Level

Compliance Requirement Diagram (Access Location)



Recommendations

AT&T Mobility Access Location
Install (2) ACP Caution "Above" signs at 4ft below the antennas or 34.5ft AGL.

Materials
(2) ACP Caution "Above" signs sized 7"x7"

Safe Distance = 26ft
Bottom Distance = 4ft

Proposed Signs/Barriers ●– – – – – –● | Existing Signs/Barriers ●———●

Figure 2: Mitigation Recommendations

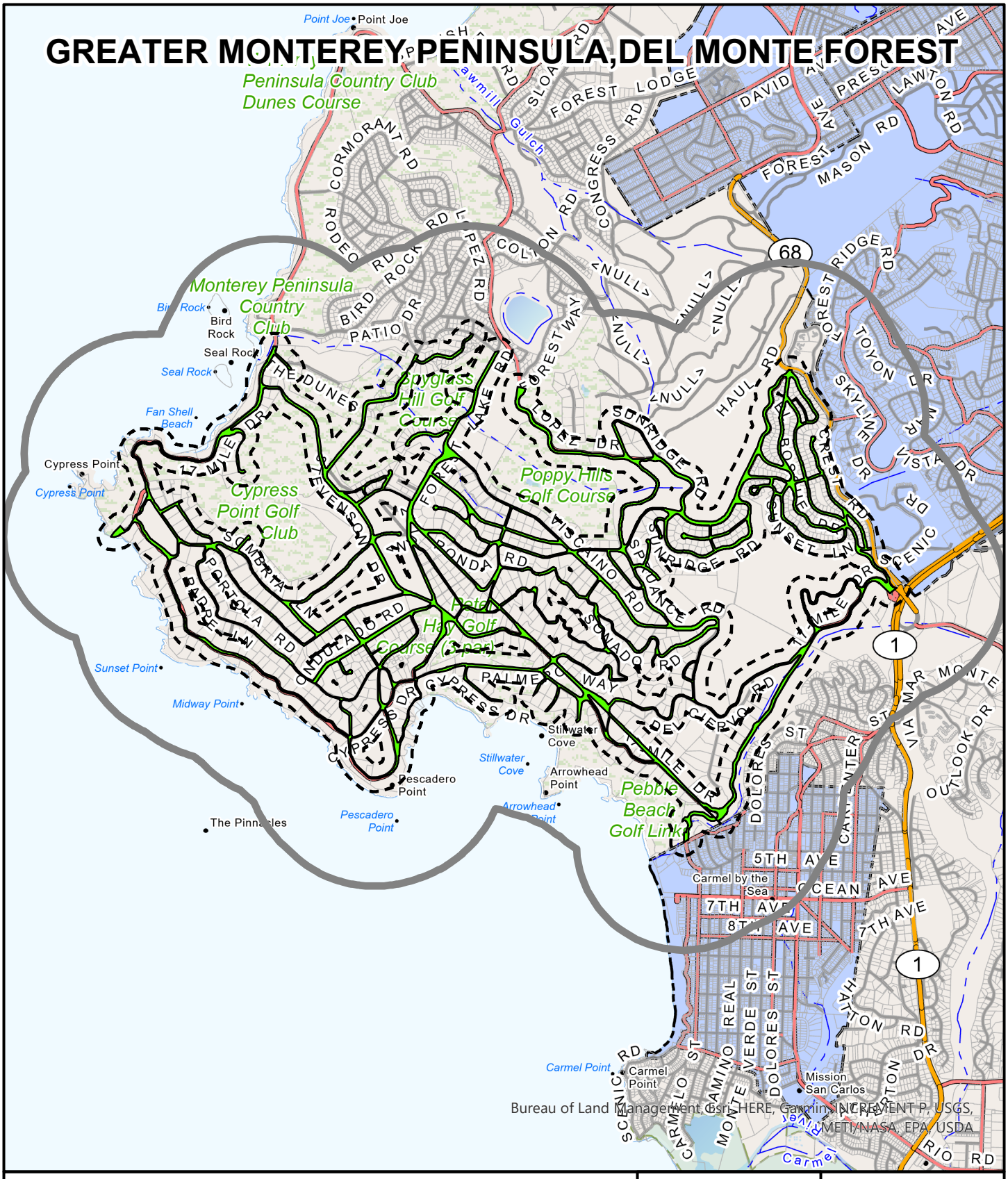
Appendix A: Operating Parameters Considered in this Analysis

Ant #	Operator	Antenna Make	Antenna Model	Type	Frequency (MHz)	Block	mech/elec Az (Deg)	mech downtilt (Deg)	Horizontal Beam Width (Deg)	Antenna Length/Aperture (ft)	Antenna Gain (dBd)	TPO (Watts)	Total ERP (Watts)	Antenna Centerline Ground Level (ft)	Bottom of Antenna Ground Level (ft)
1	AT&T	GALTRONICS	GP2414-06844	Panel	700	B12A	270	0	73	2	6.25	120	506.03	39.5	38.5
1	AT&T	GALTRONICS	GP2414-06844	Panel	850	B5	270	0	74	2	6.15	120	494.52	39.5	38.5
2	AT&T	GALTRONICS	GP2414-06844	Panel	700	B12A	30	0	73	2	6.25	120	506.03	39.5	38.5
2	AT&T	GALTRONICS	GP2414-06844	Panel	850	B5	30	0	74	2	6.15	120	494.52	39.5	38.5

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Exhibit E

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APPLICANT: PEBBLE BEACH COMPANY (AT&T MOBILITY)

APN: 008991001000 **FILE #** PLN250242

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: JADE MASON

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Exhibit F

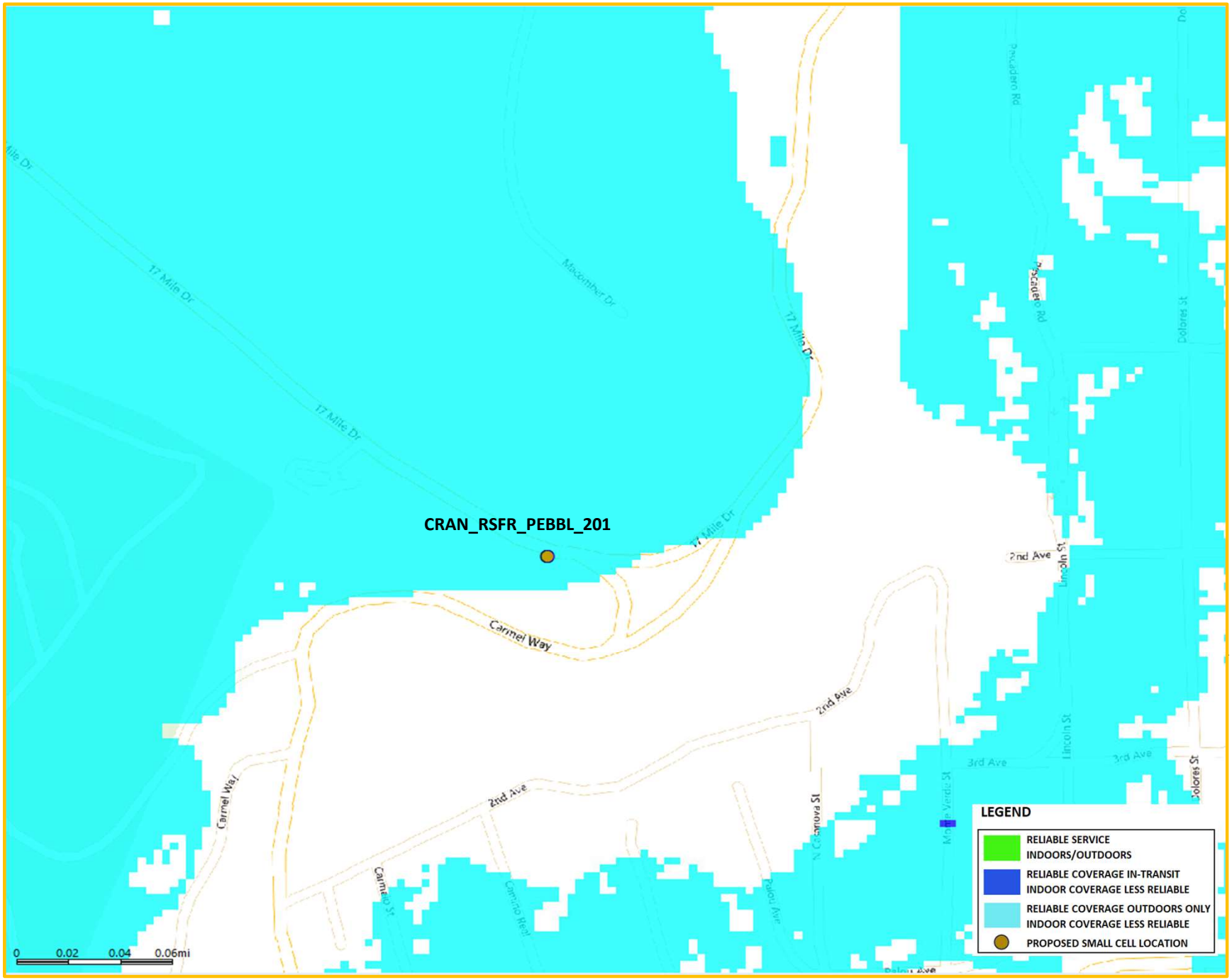
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CRAN_RSFR_PEBBL_201
SERVICE MAP

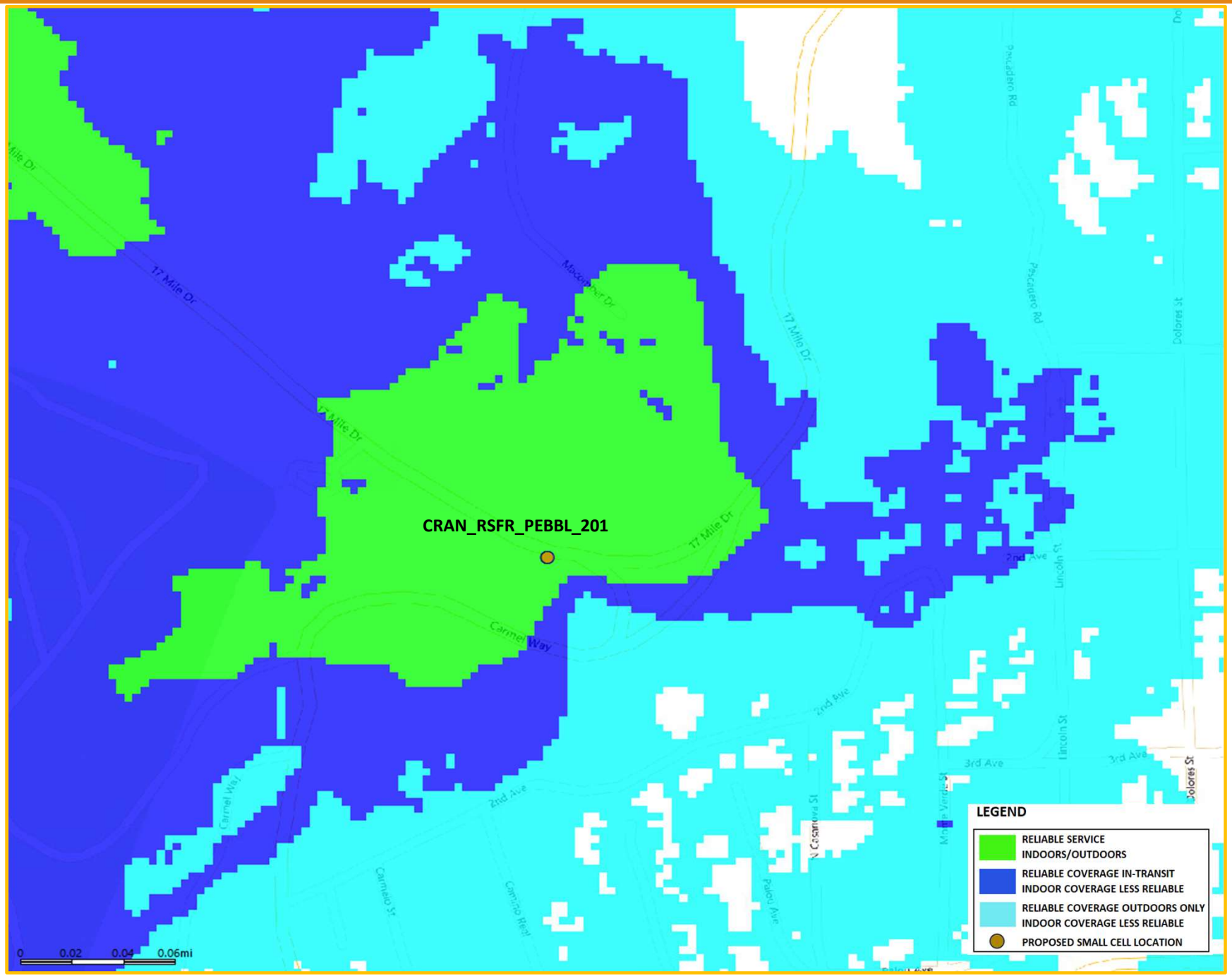
"AT&T PROPRIETARY -- THIS INFORMATION CONSTITUTES CONFIDENTIAL TRADE SECRETS AND COMMERCIAL OR FINANCIAL INFORMATION OWNED BY AT&T AND IS SHARED FOR CRITICAL INFRASTRUCTURE PROTECTION PURPOSES ONLY. IT IS EXEMPT FROM DISCLOSURE UNDER THE FREEDOM OF INFORMATION ACT (5 U.S.C. 552), EXEMPTIONS (B)(3)&(4), AND ITS DISCLOSURE IS PROHIBITED UNDER THE TRADE SECRETS ACT (18 U.S.C. 1905), THE CRITICAL INFRASTRUCTURE INFORMATION ACT OF 2002, 6 U.S.C. § 133, AND ANY STATE OR LOCAL LAW REQUIRING DISCLOSURE OF INFORMATION OR RECORDS. THIS INFORMATION MUST NOT BE COPIED OR DISTRIBUTED TO OTHERS NOT AGREED UPON BY AT&T, BUT IN ALL EVENTS DO NOT COPY OR DISTRIBUTE TO SUCH OTHERS WITHOUT NOTIFICATION PURSUANT TO EXECUTIVE ORDER 12600."

EXISTING LTE 700 COVERAGE PLOT



"AT&T PROPRIETARY -- THIS INFORMATION CONSTITUTES CONFIDENTIAL TRADE SECRETS AND COMMERCIAL OR FINANCIAL INFORMATION OWNED BY AT&T AND IS SHARED FOR CRITICAL INFRASTRUCTURE PROTECTION PURPOSES ONLY. IT IS EXEMPT FROM DISCLOSURE UNDER THE FREEDOM OF INFORMATION ACT (5 U.S.C. 552), EXEMPTIONS (B)(3)&(4), AND ITS DISCLOSURE IS PROHIBITED UNDER THE TRADE SECRETS ACT (18 U.S.C. 1905), THE CRITICAL INFRASTRUCTURE INFORMATION ACT OF 2002, 6 U.S.C. § 133, AND ANY STATE OR LOCAL LAW REQUIRING DISCLOSURE OF INFORMATION OR RECORDS. THIS INFORMATION MUST NOT BE COPIED OR DISTRIBUTED TO OTHERS NOT AGREED UPON BY AT&T, BUT IN ALL EVENTS DO NOT COPY OR DISTRIBUTE TO SUCH OTHERS WITHOUT NOTIFICATION PURSUANT TO EXECUTIVE ORDER 12600."

PROPOSED LTE 700 COVERAGE PLOT



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Exhibit G

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Proposed site!

County preferred location

Introduced: 11/7/2025 **Current Status:** Agenda Ready

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

PLN240301 - KEVIN & JOAN BARLETT (CONTINUED FROM OCTOBER 30, 2025)

Public hearing to consider the establishment of a Commercial Vacation Rental at a residential property (transient lodging for a period of 30 calendar days or fewer).

Project Location: 17834 Cachagua Road, Carmel Valley.

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.

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a Resolution:

a. Finding the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and none of the exceptions to the exemptions listed in Section 15300.2 can be made; and
b. Approving a Use 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 attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 10 conditions of approval.

PROJECT INFORMATION

Agent: Joan Bartlett
Property Owner: Kevin & Joan Bartlett
APN: 417-102-007-000
Parcel Size: 11.58 acres
Zoning: Public Quasi/Public "PQP"
Land Use Designation: Resource Conservation
Plan Area: Cachagua Area Plan
Flagged and Staked: Not Applicable
Project Planner: Jacquelyn M. Nickerson, Principal Planner
nickersonj@countyofmonterey.gov; 831-784-5650

SUMMARY:

The project is located at 17834 Cachagua Road, which is a County-owned and maintained road in Carmel Valley. On October 24, 2024 the Applicant/Owner, Joan Barlett, submitted an application seeking to use their existing single-family dwelling located on a residentially zoned property as a commercial vacation rental. The existing single-family dwelling is approximately 1,802 square feet, with four bedrooms, two bathrooms, and a kitchen. The Applicant/Owner is proposing that the residence be occupied by a maximum of nine people overnight and 14 people during the daytime. The property will retain its solid waste services to USA Waste of California. The property is served by a private well, which has been verified by the County of Monterey Environmental Health Bureau to satisfy the

bacteriological and acute inorganic primary drinking water standards, and the onsite septic system will be sufficient to provide sewer treatment for the dwelling. This project was initially duly noticed and scheduled before the Monterey County Zoning Administrator on October 9, 2025 and continued to October 30, 2025 to provide more information on the existing easements on the subject property. In between this time, the applicant was proposing to revise their site plans to include proposed driveway improvements. Therefore, the hearing was continued from the October 30, 2025 Zoning Administrator hearing to November 13, 2025.
If approved, the granting of this Use Permit would allow the establishment of the second permitted vacation rental in the Cachagua Area Plan out of 20 Use Permits permitted pursuant to Title 21 Section 21.64.290.F.3.b.

DISCUSSION:
Based on staff's review of the planning application materials, the property complies with all rules and regulations pertaining to zoning uses and other applicable the 2010 County of Monterey General Plan (General Plan), Cachagua Area Plan (Cachagua AP), Monterey County Code Title 7 Chapter 7.120 (Title 7), Monterey County Code Chapter 16.80, and the Monterey County Inland Zoning Ordinance (Title 21).

Land Use
The parcel is currently zoned Public/Quasi Public "PQP" which is inconsistent with the land use designation. The 2010 Monterey General Plan Figure LU2 for the Cachagua Area Plan identifies the subject property to have a land use designation of Resource Conservation "RC". Government Code section 65860 (a) states that county zoning ordinance shall be consistent with the applicable general plan by 1974. Further subsection (c)(2) states that if a zoning ordinance is inconsistent with the general plan and a local agency receives a development application, provided the project is not a Housing Accountability Act project subject to Government Code section 65589.5 and that such project is consistent with the general plan but inconsistent with the zoning ordinance, the local agency shall process the development application and apply objective general plan standards. The 2010 Monterey County General Plan lists the RC land use designation as one of the three rural residential categories, with the other two being Low and Rural Density Residential. Such use for a Commercial Vacation Rental is allowed is each of these categories. The RC zoning allows the use of Residential Property as a commercial vacation rental, subject to the granting of a Use Permit pursuant to Title 21 section 21.64.290. Therefore, the proposed use is allowable as specified by the RC land use designation of the 2010 Monterey County General Plan. Title 21 section 21.64.290 allows for the Commercial Vacation Rental use of a residential property for transient lodging for a period of 30 calendar days or fewer, subject to the granting of a Use Permit. A Commercial Vacation Rental allows the Owner or Operator to rent their house for an unlimited number of times per year as a Non-hosted Vacation Rental. Title 21 section 21.64.290.F establishes the regulations that a property operating as a Commercial Vacation Rental must satisfy.

The subject property has a number of recorded easements as illustrated on a certain Parcel Map recorded January 23, 1991 in volume 18 of Parcel Maps, at Page 92 (**Exhibit C**). Based on this map, the subject property, identified as Parcel A, has three existing right of way easements serving neighboring properties: a 60' right of way (ROW) easement starting off of the County owned portion of Cachagua road and two 30' ROW easements also off of the County owned portion of Cachagua road. The 60' ROW easement appears to serve two parcels, both of which are directly south of the property (417-102-008 and 417-101-018). One of the 30' ROW easements serve the subject properties to the south of the parcel and the other 30' ROW easement serves the subject properties to the northeast of the parcel. There are utility easements on the subject property but these are intended to serve as access

to existing water tanks/lines. To ensure the proposed occupants of the commercial vacation rental utilizes the correct access road, the applicants proposed a new driveway improvement as illustrated in **Exhibit A.** This improvement would be subject to additional review and/or permits by HCD-Planning and HCD-Engineering Services as outlined in Condition 10.

Additionally, there are two conservation and scenic easements recorded on the property: one for slopes exceeding 30% and another for an area containing riparian vegetation within the floodplain, which includes a hiking and equestrian easement along the Carmel River bank. On this map also illustrates a portion of the Carmel River on the subject property.
The property complies with Title 21 Section 21.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical are adequate pursuant to the requirements of the 2010 County of Monterey General Plan Safety Element PS-1.1 and Table PS-1. The subject property is within 45 minutes of structural coverage from the Community Hospital of Monterey Peninsula, the Cachagua Fire Protection District, which provides 24-hour emergency medical and fire response services. County Staff incorporated **Condition No. 5** to ensure that the guests are provided with information on the response time for emergency medical and fire services and that contact information for these services is provided to all guests as a part of the informational notice posted within six feet of the front door (**Exhibit A)**.

Adequate parking spaces will be provided (2 guest parking spaces), which meet the minimum requirements of Title 21 Section 21.64.290.F.6. The requirements of aforementioned Section require compliance with Title 21 Section 21.58.040, which requires that a Single-Family Detached residential dwelling unit have 2 spaces/unit.

The subject property complies with the limitation on the number of Commercial Vacation Rentals per legal lot requirements of Title 21 Section 21.64.290.F.7, which only allows one Commercial Vacation Rental per legal lot of record. Rental of the main residence as a Commercial Vacation Rental will be the only Commercial Vacation Rental on the legal lot of record. The owner of the subject property complies with the ownership requirements of Title 21 Section 21.64.290.F.10, wherein the owner of the subject property is only allowed to have an ownership interest in one Commercial Vacation Rental within unincorporated Monterey County. The owners of the property do not have an ownership interest in other already operating Commercial Vacation Rentals in unincorporated Monterey County, and this would be their first and only Commercial Vacation Rental in unincorporated Monterey County.

As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements with the exception of information from a property manager that would be available 24/7 to respond to guest or neighborhood questions or concerns and will also ensure that any neighbor or guest complaints are resolved within 30 minutes. Mr. & Mrs. Bartlett's is utilizing a property manager, Joe Hooker (23 Paso Cresta), which will also be their handyman service. contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 section 7.120.040.L.

As described above, the applicant proposes a maximum occupancy of nine overnight guests not counting infants (zero to twelve months), and 14 daytime guests, not counting infants. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 section 7.120.070.C, which limits the maximum overnight occupancy to two persons per bedroom plus one and not counting infants, with a maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property.

To ensure the proposed use will not affect the residential character of the neighborhood the following two conditions have been incorporated: Condition of Approval No. 3 (No Events Allowed) to ensure that the property will not an event venue, and Condition of Approval No. 4 (Permit Limitation of the Use of the Residential Property as a Commercial Vacation Rental) to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 21 section 21.64.290 and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 21 section 21.64.280.D.2.h, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Use Permit, the permit may be revoked for non-compliance.

CEQA:

The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a residential single-family dwelling for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.

The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally, there would be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that "the cumulative impact of successive projects of the same type in the same place, over time is significant." Additionally, an action is a "project" only when it is either "directly undertaken by any public agency," "supported, in whole or in part" by financial or other forms of assistance from a public agency, or involves the issuance of an entitlement by a public agency (Public Resources Code, § 21065).

The County prepared a Final Environmental Impact Report (FEIR) for the Vacation Rental Ordinance, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. The proposed Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Cachagua Area Plan. It would be the first Commercial Vacation Rental in the Cachagua Area Plan.

OTHER AGENCY INVOLVEMENT

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

Environmental Health Bureau

Prepared by: Jacquelyn M. Nickerson, Principal Planner
Reviewed/Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans and Floor Plans
- Operations Plan

- Home Inspection Checklist
Exhibit B - Vicinity Map
Exhibit C - Parcel Map

cc: Front Counter Copy; Environmental Health Bureau; Jacquelyn M. Nickerson, Principal Planner, Fionna Jensen, Principal Planner; Kevin & Joan Barlett, Property Owners; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN240301.

Introduced: 11/7/2025 **Current Status:** Agenda Ready

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

PLN240301 - KEVIN & JOAN BARLETT (CONTINUED FROM OCTOBER 30, 2025)

Public hearing to consider the establishment of a Commercial Vacation Rental at a residential property (transient lodging for a period of 30 calendar days or fewer).

Project Location: 17834 Cachagua Road, Carmel Valley.

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.

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a Resolution:

a. Finding the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and none of the exceptions to the exemptions listed in Section 15300.2 can be made; and
b. Approving a Use 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 attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 10 conditions of approval.

PROJECT INFORMATION

Agent: Joan Bartlett
Property Owner: Kevin & Joan Bartlett
APN: 417-102-007-000
Parcel Size: 11.58 acres
Zoning: Public Quasi/Public "PQP"
Land Use Designation: Resource Conservation
Plan Area: Cachagua Area Plan
Flagged and Staked: Not Applicable
Project Planner: Jacquelyn M. Nickerson, Principal Planner
nickersonj@countyofmonterey.gov; 831-784-5650

SUMMARY:

The project is located at 17834 Cachagua Road, which is a County-owned and maintained road in Carmel Valley. On October 24, 2024 the Applicant/Owner, Joan Barlett, submitted an application seeking to use their existing single-family dwelling located on a residentially zoned property as a commercial vacation rental. The existing single-family dwelling is approximately 1,802 square feet, with four bedrooms, two bathrooms, and a kitchen. The Applicant/Owner is proposing that the residence be occupied by a maximum of nine people overnight and 14 people during the daytime. The property will retain its solid waste services to USA Waste of California. The property is served by a private well, which has been verified by the County of Monterey Environmental Health Bureau to satisfy the

bacteriological and acute inorganic primary drinking water standards, and the onsite septic system will be sufficient to provide sewer treatment for the dwelling. This project was initially duly noticed and scheduled before the Monterey County Zoning Administrator on October 9, 2025 and continued to October 30, 2025 to provide more information on the existing easements on the subject property. In between this time, the applicant was proposing to revise their site plans to include proposed driveway improvements. Therefore, the hearing was continued from the October 30, 2025 Zoning Administrator hearing to November 13, 2025.
If approved, the granting of this Use Permit would allow the establishment of the second permitted vacation rental in the Cachagua Area Plan out of 20 Use Permits permitted pursuant to Title 21 Section 21.64.290.F.3.b.

DISCUSSION:
Based on staff's review of the planning application materials, the property complies with all rules and regulations pertaining to zoning uses and other applicable the 2010 County of Monterey General Plan (General Plan), Cachagua Area Plan (Cachagua AP), Monterey County Code Title 7 Chapter 7.120 (Title 7), Monterey County Code Chapter 16.80, and the Monterey County Inland Zoning Ordinance (Title 21).

Land Use
The parcel is currently zoned Public/Quasi Public "PQP" which is inconsistent with the land use designation. The 2010 Monterey General Plan Figure LU2 for the Cachagua Area Plan identifies the subject property to have a land use designation of Resource Conservation "RC". Government Code section 65860 (a) states that county zoning ordinance shall be consistent with the applicable general plan by 1974. Further subsection (c)(2) states that if a zoning ordinance is inconsistent with the general plan and a local agency receives a development application, provided the project is not a Housing Accountability Act project subject to Government Code section 65589.5 and that such project is consistent with the general plan but inconsistent with the zoning ordinance, the local agency shall process the development application and apply objective general plan standards. The 2010 Monterey County General Plan lists the RC land use designation as one of the three rural residential categories, with the other two being Low and Rural Density Residential. Such use for a Commercial Vacation Rental is allowed is each of these categories. The RC zoning allows the use of Residential Property as a commercial vacation rental, subject to the granting of a Use Permit pursuant to Title 21 section 21.64.290. Therefore, the proposed use is allowable as specified by the RC land use designation of the 2010 Monterey County General Plan. Title 21 section 21.64.290 allows for the Commercial Vacation Rental use of a residential property for transient lodging for a period of 30 calendar days or fewer, subject to the granting of a Use Permit. A Commercial Vacation Rental allows the Owner or Operator to rent their house for an unlimited number of times per year as a Non-hosted Vacation Rental. Title 21 section 21.64.290.F establishes the regulations that a property operating as a Commercial Vacation Rental must satisfy.

The subject property has a number of recorded easements as illustrated on a certain Parcel Map recorded January 23, 1991 in volume 18 of Parcel Maps, at Page 92 (**Exhibit C**). Based on this map, the subject property, identified as Parcel A, has three existing right of way easements serving neighboring properties: a 60' right of way (ROW) easement starting off of the County owned portion of Cachagua road and two 30' ROW easements also off of the County owned portion of Cachagua road. The 60' ROW easement appears to serve two parcels, both of which are directly south of the property (417-102-008 and 417-101-018). One of the 30' ROW easements serve the subject properties to the south of the parcel and the other 30' ROW easement serves the subject properties to the northeast of the parcel. There are utility easements on the subject property but these are intended to serve as access

to existing water tanks/lines. To ensure the proposed occupants of the commercial vacation rental utilizes the correct access road, the applicants proposed a new driveway improvement as illustrated in **Exhibit A.** This improvement would be subject to additional review and/or permits by HCD-Planning and HCD-Engineering Services as outlined in Condition 10.

Additionally, there are two conservation and scenic easements recorded on the property: one for slopes exceeding 30% and another for an area containing riparian vegetation within the floodplain, which includes a hiking and equestrian easement along the Carmel River bank. On this map also illustrates a portion of the Carmel River on the subject property.
The property complies with Title 21 Section 21.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical are adequate pursuant to the requirements of the 2010 County of Monterey General Plan Safety Element PS-1.1 and Table PS-1. The subject property is within 45 minutes of structural coverage from the Community Hospital of Monterey Peninsula, the Cachagua Fire Protection District, which provides 24-hour emergency medical and fire response services. County Staff incorporated **Condition No. 5** to ensure that the guests are provided with information on the response time for emergency medical and fire services and that contact information for these services is provided to all guests as a part of the informational notice posted within six feet of the front door (**Exhibit A)**.

Adequate parking spaces will be provided (2 guest parking spaces), which meet the minimum requirements of Title 21 Section 21.64.290.F.6. The requirements of aforementioned Section require compliance with Title 21 Section 21.58.040, which requires that a Single-Family Detached residential dwelling unit have 2 spaces/unit.

The subject property complies with the limitation on the number of Commercial Vacation Rentals per legal lot requirements of Title 21 Section 21.64.290.F.7, which only allows one Commercial Vacation Rental per legal lot of record. Rental of the main residence as a Commercial Vacation Rental will be the only Commercial Vacation Rental on the legal lot of record. The owner of the subject property complies with the ownership requirements of Title 21 Section 21.64.290.F.10, wherein the owner of the subject property is only allowed to have an ownership interest in one Commercial Vacation Rental within unincorporated Monterey County. The owners of the property do not have an ownership interest in other already operating Commercial Vacation Rentals in unincorporated Monterey County, and this would be their first and only Commercial Vacation Rental in unincorporated Monterey County.

As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements with the exception of information from a property manager that would be available 24/7 to respond to guest or neighborhood questions or concerns and will also ensure that any neighbor or guest complaints are resolved within 30 minutes. Mr. & Mrs. Bartlett's is utilizing a property manager, Joe Hooker (23 Paso Cresta), which will also be their handyman service. contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 section 7.120.040.L.

As described above, the applicant proposes a maximum occupancy of nine overnight guests not counting infants (zero to twelve months), and 14 daytime guests, not counting infants. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 section 7.120.070.C, which limits the maximum overnight occupancy to two persons per bedroom plus one and not counting infants, with a maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property.

To ensure the proposed use will not affect the residential character of the neighborhood the following two conditions have been incorporated: Condition of Approval No. 3 (No Events Allowed) to ensure that the property will not an event venue, and Condition of Approval No. 4 (Permit Limitation of the Use of the Residential Property as a Commercial Vacation Rental) to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 21 section 21.64.290 and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 21 section 21.64.280.D.2.h, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Use Permit, the permit may be revoked for non-compliance.

CEQA:

The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a residential single-family dwelling for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.

The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally, there would be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that "the cumulative impact of successive projects of the same type in the same place, over time is significant." Additionally, an action is a "project" only when it is either "directly undertaken by any public agency," "supported, in whole or in part" by financial or other forms of assistance from a public agency, or involves the issuance of an entitlement by a public agency (Public Resources Code, § 21065).

The County prepared a Final Environmental Impact Report (FEIR) for the Vacation Rental Ordinance, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. The proposed Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Cachagua Area Plan. It would be the first Commercial Vacation Rental in the Cachagua Area Plan.

OTHER AGENCY INVOLVEMENT

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

Environmental Health Bureau

Prepared by: Jacquelyn M. Nickerson, Principal Planner
Reviewed/Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans and Floor Plans
- Operations Plan

- Home Inspection Checklist
Exhibit B - Vicinity Map
Exhibit C - Parcel Map

cc: Front Counter Copy; Environmental Health Bureau; Jacquelyn M. Nickerson, Principal Planner, Fionna Jensen, Principal Planner; Kevin & Joan Barlett, Property Owners; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN240301.

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:
KEVIN & JOAN BARLETT (PLN240301)
RESOLUTION NO. 25-
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 no exceptions under section 15300.2 apply; and
2) Approving a Use 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.

[PLN240301 KEVIN & JOAN BARLETT, 17834 CACHAGUA ROAD, CARMEL VALLEY, CA 93924, CACHAGUA AREA PLAN (APN: 417-102-007-000)]

The KEVIN & JOAN BARLETT application (PLN240301) came on for a public hearing before the County of Monterey Zoning Administrator on November 13, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Zoning Administrator finds and decides as follows:

FINDINGS

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

EVIDENCE:

a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 2010 County of Monterey General Plan;
- Cachagua Area Plan;
- Monterey County Code Chapter 7.120;
- Roads (Monterey County Code Chapter 16.80); and
- Monterey County Zoning Ordinance (Title 21).

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

b) Allowed Use. The property is located at 17834 Cachagua Road, Carmel Valley, CA 93924, within the Cachagua Area Plan (Assessor's Parcel Number: 417-102-007-000). The parcel is currently zoned Public/Quasi Public "PQP" which is inconsistent with the land use designation. The 2010 Monterey General Plan Figure LU2 for the Cachagua Area Plan

identifies the subject property to have a land use designation of Resource Conservation "RC". Government Code section 65860 (a) states that county zoning ordinance shall be consistent with the applicable general plan by 1974. Further subsection (c)(2) states that if a zoning ordinance is inconsistent with the general plan and a local agency receives a development application, provided the project is not a Housing Accountability Act project subject to Government Code section 65589.5 and that such project is consistent with the general plan but inconsistent with the zoning ordinance, the local agency shall process the development application and apply objective general plan standards. The 2010 Monterey County General Plan lists the RC land use designation as one of the three rural residential categories, with the other two being Low and Rural Density Residential. Such use for a Commercial Vacation Rental is allowed is each of these categories. The RC zoning allows the use of Residential Property as a commercial vacation rental, subject to the granting of a Use Permit pursuant to Title 21 section 21.64.290. Therefore, the proposed use is allowable as specified by the RC land use designation of the 2010 Monterey County General Plan.

c) Lot Legality. The subject property (11.58 acres in size), APN: 417-102-007-000, is identified as Lot 7, as shown in its current size and configuration in Assessor's Parcel Map Book 417, page 10-2. Therefore, the County recognizes the property as a legal lot of record.

d) Land Use Advisory Committee (LUAC) Review. This project was not referred to the Cachagua LUAC for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 15-043, this application did not warrant referral to the LUAC as it does not fall within the LUAC review guidelines.

e) Vacation Rental Operation License. Condition No. 7 requires that the applicant obtain a Vacation Rental Operation License and provide documentation to prove that they comply with all of the requirements of the Vacation Rental Operation License pursuant to Title 7 Chapter 7.120. The subject property is required as conditioned to ensure that they always have an active Vacation Rental Operation License.

f) Business License. Condition No. 6 requires that the applicant obtain a Business License and provide documentation to prove that they comply with all of the requirements of the Business License pursuant to Title 7 section 7.02.060. The subject property is required as conditioned to ensure that they always have an active Business License.

g) Transient Occupancy Tax. Condition No. 8 requires that the applicant register with the County of Monterey Treasurer-Tax Collector to pay Transient Occupancy Tax pursuant to Title 5 Chapter 5.40 and must pay Transient Occupancy Tax on all applicable rent received from transient occupancy of their residential property as a commercial vacation rental. The subject property is required as conditioned to ensure payment of Transient Occupancy Tax to the County of Monterey Treasurer-Tax Collector is made pursuant to Title 5 Chapter 5.40.

h) Access/Easements. The subject property has a number of recorded easements as illustrated on a certain Parcel Map recorded January 23, 1991 in volume 18 of Parcel Maps, at Page 92. Based on this map, the

subject property, identified as Parcel A, has three existing right of way easements serving neighboring properties: a 60' right of way (ROW) easement starting off of the County owned portion of Cachagua road and two 30' ROW easements also off of the County owned portion of Cachagua road. The 60' ROW easement appears to serve two parcels, both of which are directly south of the property (417-102-008 and 417-101-018). One of the 30' ROW easements serve the subject properties to the south of the parcel and the other 30' ROW easement serves the subject properties to the northeast of the parcel. There are utility easements on the subject property but these are intended to serve as access to existing water tanks/lines. To ensure the proposed occupants of the commercial vacation rental utilizes the correct access road, the applicants proposed a new driveway improvement as illustrated in the attached plans**.** This improvement would be subject to additional review and/or permits by HCD-Planning and HCD-Engineering Services as outlined in Condition 10.

Additionally, there are two conservation and scenic easements recorded on the property: one for slopes exceeding 30% and another for an area containing riparian vegetation within the floodplain, which includes a hiking and equestrian easement along the Carmel River bank. On this map also illustrates a portion of the Carmel River on the subject property.

i) Adequate Emergency Response Time. Condition No. 5 requires that the applicants notify the guests of the average response time for emergency fire and medical services and the address and phone number of those services. The subject property complies with Title 21 section 21.64.290.F.5, adequate emergency response times for fire and emergency medical. The submitted Operations Plan includes contact information for County emergency services for fire and emergency medical. The property complies with adequate public facilities and services requirements pursuant to the 2010 County of Monterey General Plan Safety Element Policy PS-1.1 and Table PS-1. Response times are within 41 minutes of structural coverage from the Community Hospital of Monterey Peninsula, which provides 24-hour emergency medical services, and within 4 minutes of structural coverage from the Cachagua Fire Protection District, within its response area. The subject property complies with the requirement to provide contact information for County emergency services for fire and emergency medical. The contact information is included as required in the informational signage that must be posted within six feet of the front door.

j) Parking. Title 21 section 21.64.290.F.6 requires that commercial vacation rentals provide parking in compliance with Title 21 section 21.58.040. Title 21 section 21.58.040 establishes the minimum required parking spaces. A single-family dwelling requires two parking spaces. As proposed, the property can accommodate up to two cars for occupants, which meets the requirements of Title 21 section 21.58.040.

k) One commercial vacation rental Per Legal Lot of Record. The subject legal lot of record complies with Title 21 section 21.64.290.F.7, as this is the only commercial vacation rental on the legal lot of record.

l) Ownership Interest in One commercial vacation rental in the Unincorporated Monterey County. The owners of the legal lot of record comply with Title 21 section 21.64.290.F.8 and do not have any ownership interest in any other commercial vacation rentals in the unincorporated Monterey County. This application before the Zoning Administrator would be the first and only ownership interest the applicants would have in a commercial vacation rental in the unincorporated Monterey County.

m) Permit Expiration. Condition No. 4 applies a 7-year expiration to the granting of this Use Permit, pursuant to Title 21 section 21.64.290.F.12.a. The purpose of this expiration is to provide adequate on-going review of the approved use of the residential property as a commercial vacation rental. Prior to its expiration, the owner/applicant shall file an extension in accordance with Title 21 section 21.74.110, which requires submittal of the request at least 30 days prior to the expiration date. The appropriate authority to consider this extension shall be the Zoning Administrator. This subsequent review will ensure: 1) the use continues to meet the standards of Title 21 and 2) an opportunity for Planning staff's review for on-going compliance with the conditions of approval.

n) Access. The property has access through a private driveway that connects to Cachagua Road, a public road maintained by the County.

o) Maximum Allowable Limit. Title 21.64.290.F.3 regulates the maximum allowed limit of permitted Commercial Vacation Rentals, not to exceed four percent of the total single family residential dwelling unit count. The Cachagua Area Plan has a total of 20 maximum Use Permits to be granted at any given time for Commercial Vacation Rental uses. This application would be the second permitted Commercial Vacation Rental within the Cachagua Area Plan. Therefore, the proposed use complies with this regulation.

p) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240301.

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

EVIDENCE:

a) The project has been reviewed for site suitability by HCD-Planning. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240301.

3. 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. The project is served by a private well and onsite septic system and had active and acceptable solid waste collection; therefore, there were no recommended conditions. The project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary infrastructure is in place to serve the use, as discussed in subsequent Evidence "c" through "f".

c) The property has road access to Cachagua Road, a public road that is maintained by the County. No alterations to this driveway or access are required for the use.

d) The residence is connected to an existing Onsite Wastewater Treatment System (OWTS). EHB reviewed the OWTS and found it was in good working order and functioning properly and that the system was installed in the form and manner as required by the County to satisfy the requirements of Title 21 section 21.64.290.F.8-9.

e) The property is served by a private well connected to the "Cachagua RD WS #01" water system, which has been verified by the County of Monterey Environmental Health Bureau to satisfy the bacteriological and acute inorganic primary drinking water standards

f) Solid waste (garbage) collection service is and will continue to be provided by USA Waste of California.

g) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240301.

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

EVIDENCE:

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

b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240301.

5. FINDING: **CEQA (Exempt) –** The project qualifies for a Class 1 categorical exemption pursuant to CEQA Guidelines section 15301 and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines section 15301, categorically exempts the leasing of existing private structures, involving negligible or no expansion of existing or former use.

b) The project proposed to allow the use of an existing residential property for transient lodging for a period of 30 calendar days or fewer. The project would not expand the residence, nor would it allow any additional occupancy beyond what is allowed for the existing residence. Therefore, the project fits the criteria of the exemption.

c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project, as discussed in subsequent Evidence "d" through "i".
d) Class 1 exemptions are not qualified for an exception by their location.
e) The County's regulatory process of Use Permits for the use of an existing residential property for transient lodging allows the County to regulate such uses in a way that would prevent adverse cumulative impacts to the surrounding environment. Consistent with the Findings and Purpose in Monterey County Ordinance Number 5422 section 1.F, the requirement for a Use Permit for commercial vacation rental activities ensures that the impact of such leasing activities can be appropriately evaluated. Further, Title 21 section 21.64.290 establishes caps on the maximum amount of Use Permits for commercial vacation rentals to ensure that the potential cumulative effects of commercial vacation rentals are minimized. The project is consistent with all the criteria in Title 21 section 21.64.290 and, therefore, would not contribute to a cumulative effect.
f) There are no unusual circumstances related to the project that would create the reasonable possibility of a significant effect.
g) The project would not result in damage to scenic resources within view of the State Scenic Highway. The nearest designated State Scenic Highway is California State Route 1, which is approximately 13.5 miles northeast of the property. However, the property is not visible from Highway 68 due to distance, topography, and intervening vegetation and structures. The project also does not propose any physical changes that would damage scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.
h) The project is not located on a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government code.
i) The project would not damage any historical resources.
j) The County prepared a FEIR for the Vacation Rental Ordinance project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Cachagua Area Plan. It would be the second Commercial Vacation Rental in the Cachagua Area Plan.
k) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240301.

6. FINDING: **APPEALABILITY –** The decision on this project may be appealed to the Planning Commission.

EVIDENCE: a) Planning Commission. Pursuant to Title 21 section 21.80.040.B, an appeal of the Zoning Administrator's decision for this project may be made to the Planning Commission by any public agency or person aggrieved by their decision.

DECISION

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

1) Find that the project, allowing the use of an existing residential property for transient lodging, qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and no exceptions under section 15300.2 apply; and
2) Approve a Use 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.
   Said decision is to be in substantial conformance with the attached plan and subject to the attached conditions, which are incorporated herein for reference.

PASSED AND ADOPTED this 13th day of November, 2025.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

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

NOTES

1. This permit does not authorize any development and only authorizes the use of the residential property as transient lodging.

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County of Monterey HCD Planning

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

PLN240301

1. PD001(B) - SPECIFIC COMMERCIAL VACATION RENTAL USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Use Permit (PLN240301) allows the use, by any person, of residential property [single family dwelling, manufactured home, or mobile home on a permanent foundation] for transient lodging for a period of 30 consecutive calendar days or fewer, counting portions of calendar days as full days. This property is located at 17834 Cachagua Road, Carmel Valley, (Assessor's Parcel Number: 417-102-007-000) Cachagua Area Plan. This rental allows an unlimited number of transient lodgig rentals of up to 30 calendar days per 12-month period. 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 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. Any use 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 other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (HCD - Planning).

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Use Permit (Resolution Number _____) was approved by Zoning Administrator for Assessor's Parcel Number 417-102-007-000 on November 13, 2025. The permit was granted subject to 10 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

3. PD008 - NO EVENTS ALLOWED

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 21 Section 21.64.290.A, to protect the residential character of the neighborhood on an ongoing basis, the property shall be rented for only transient residential-related use. The property shall not be rented to either transient or short-term occupants for the purpose of holding a corporate or private event unless the County approves a separate entitlement to allow such events on the property. (HCD-Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the property shall only be rented for transient residential-related use.

4. PD009 - PERMIT LIMITATION OF THE USE OF THE RESIDENTIAL PROPERTY AS A COMMERCIAL VACATION RENTAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This permit shall be valid for 7 years from the date of permit approval which is October 9, 2025, unless an extension is filed with County of Monterey HCD – Planning at least 30 days prior to the expiration of the permit. Approval of this Use Permit is limited to 7 years to provide an adequate, on-going review of the approved use of the Residential Property as a Commercial Vacation Rental.

The owner/operator shall file an application for extension of the permit in accordance with the Monterey County Code Title 21 Sections 21.74.110 and 21.64.290.F.12.b.

Compliance or Monitoring Action to be Performed: The applicant shall commence and operate the authorized use in accordance with County codes and State regulations and to the satisfaction of the HCD-Chief of Planning. Any request for a Use Permit extension must be received by HCD-Planning at least 30 days prior to the expiration date.

5. PD010 - SIGNAGE FOR ADEQUATE EMERGENCY RESPONSE TIME

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To protect the occupants of the Commercial Vacation Rental, applicants must demonstrate and post in the Informational Interior Signage that the response times for County emergency services for fire and emergency medical will be adequate pursuant to the 2010 County of Monterey General Plan Safety Element Policy PS-1.1 and Table PS-1. (Monterey County Code Title 21 Section 21.64.290.F.5).

Compliance or Monitoring Action to be Performed: On an on-going basis the applicant shall notify occupants of the Commercial Vacation Rental of the average response time for emergency fire and medical services and describe the onsite fire protection systems. This information shall be provided to all occupants in the Informational Interior Signage and shall satisfy all requirements pursuant to Monterey County Code Title 7 Section 7.120.040.L.

6. PD018 - BUSINESS LICENSE REGISTRATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Section 7.02.060.C, Owner/Operator is required to obtain a business license from the County of Monterey Treasurer-Tax Collector. This business license shall be active and renewed annually for the term of this Use Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use and on an annual basis, the Owner/Operator shall provide proof that the property has been registered with the Monterey County Treasurer-Tax Collector.

7. PD031 - VACATION RENTAL OPERATION LICENSE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Chapter 7.120, applicants are required to obtain a Vacation Rental Operation License from the County of Monterey HCD. This Vacation Rental Operation License shall be active and renewed annually for the term of this Use Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, HCD will issue the applicant a Vacation Rental Operation License.

8. PD053 - TOT REGISTRATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Section 7.120.040.C, Owner/Operator is required to register for Transient Occupancy Tax (TOT) with the County of County of Monterey Treasurer Tax Collector. The applicant's Transient Occupancy Tax Certificate shall be active for the term of this Use Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use and on a quarterly basis, the Owner/Operator shall pay Transient Occupancy Tax to the Monterey County Treasurer-Tax Collector pursuant to Monterey County Code Title 5 Chapter 5.40.

9. CC01 INDEMNIFICATION

Responsible Department: County Counsel-Risk Management

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

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

(County Counsel-Risk Management)

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

10. PW0005 – DRIVEWAY IMPROVEMENTS

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Construct a Hot Mix Asphalt driveway connection to the County-owned and maintained portion of Cachagua Road. The design and construction is subject to the approval of the HCD -PWFP. Encroachment Permits are required for all work within the public right-of-way.

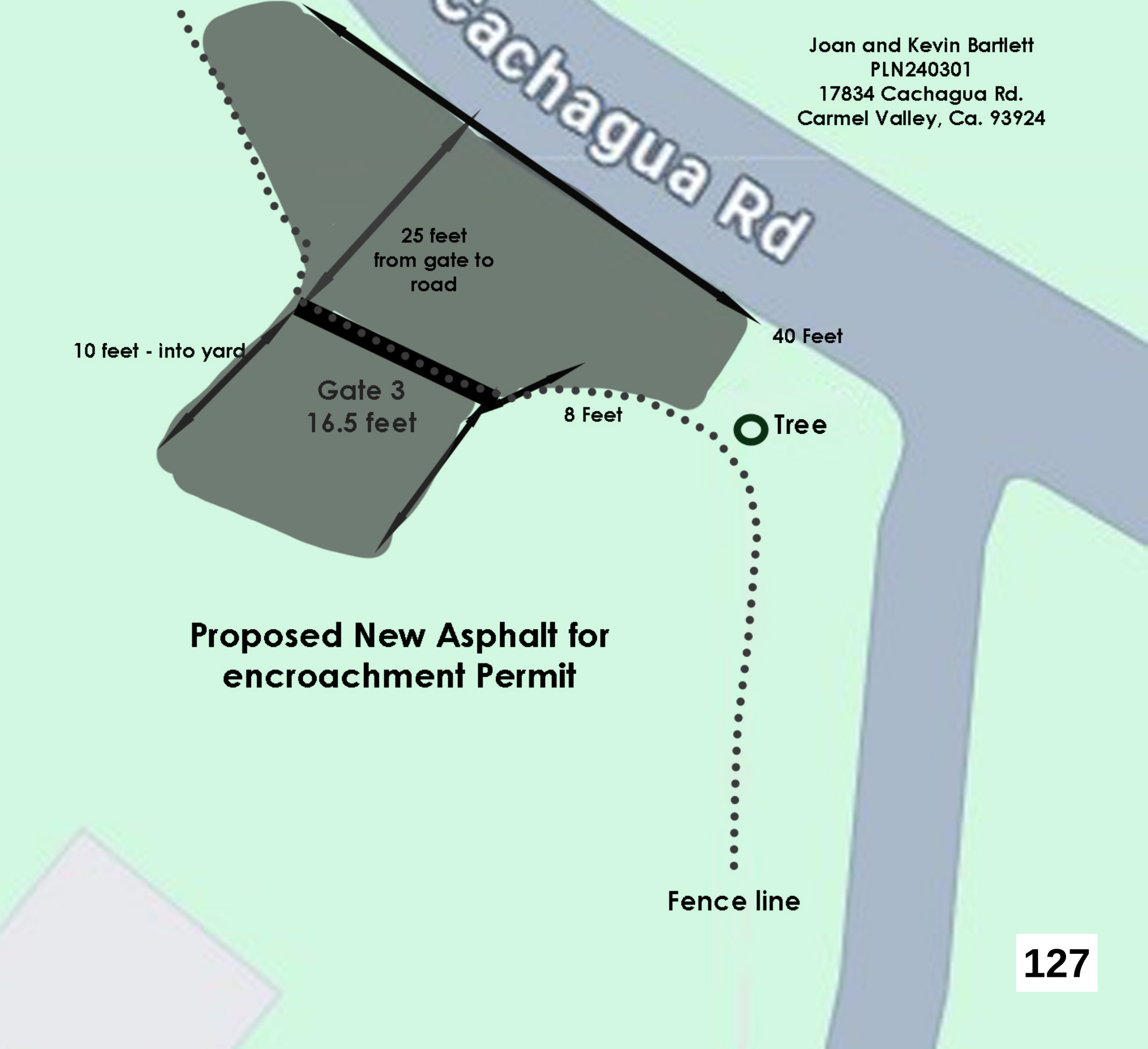
Compliance or Monitoring Action to be Performed: Owner/Applicant shall submit the design for review and approval of the HCD-PWFP and HCD-Planning, obtain an encroachment permit from the HCD -PWFP prior to the commencement of use, and construct and complete improvements prior commencement of use. Applicant is responsible to obtain all permits and environmental clearances.


Cachagua Rd
Cachagua Rd
Carmel River
17834 Cachagua Road, Carmel Valley, Ca.
Site Plan
Outdoor storage shed/
not to be used for rental.
Carmel River
Duckbrew Drafting

Kevin and Joan Bartlett
Site and Evacuation Plans for
17834 Cachagua Road Carmel Valley, Ca.

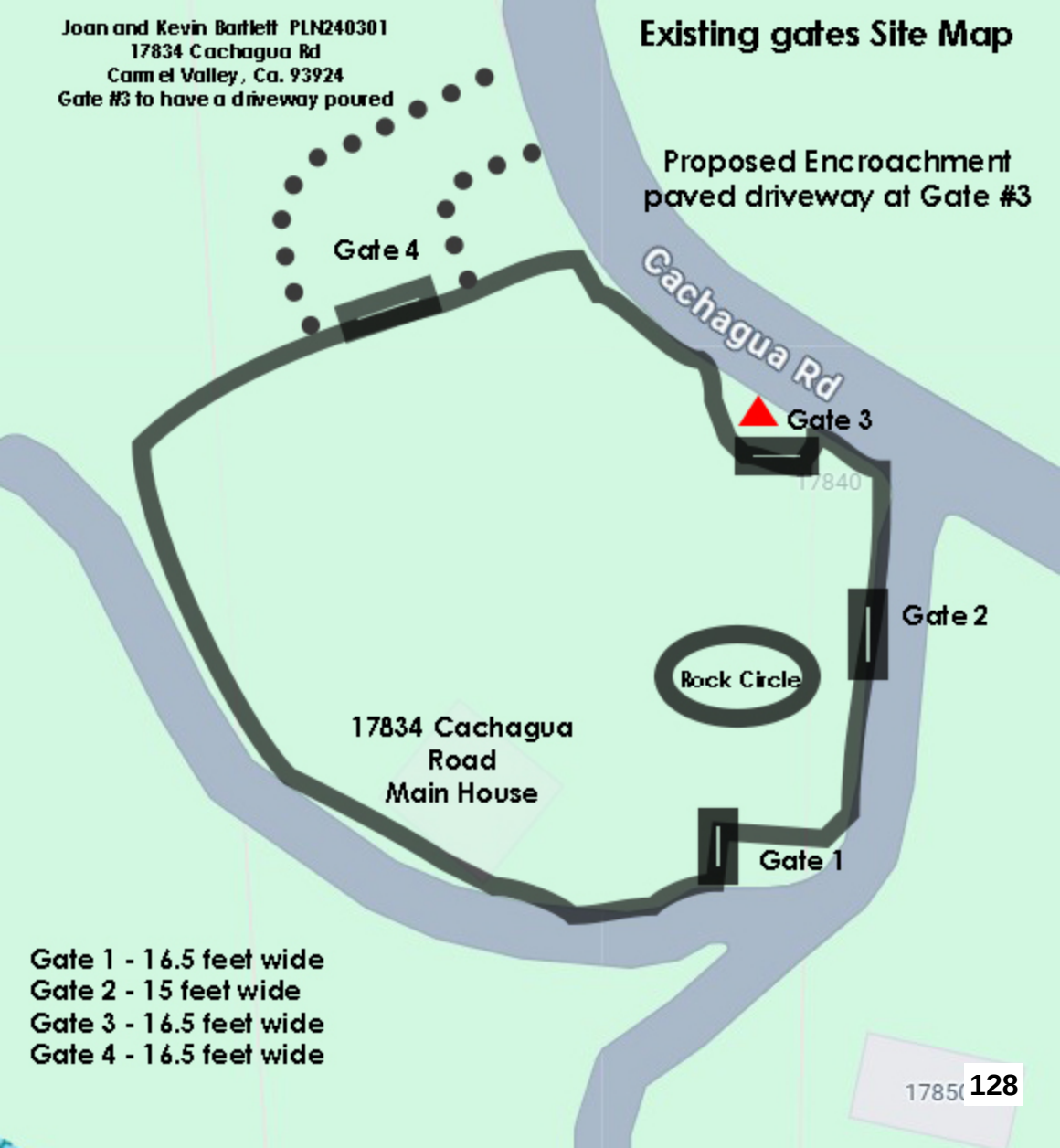


Doors are in Red and windows are in yellow


Joan and Kevin Bartlett
PLN240301
17834 Cachagua Rd.
Carmel Valley, Ca. 93924
Cachagua Rd
25 feet
from gate to
road
40 Feet
10 feet - into yard
Gate 3
16.5 feet
8 Feet
Tree
Proposed New Asphalt for
encroachment Permit
Fence line

Joan and Kevin Bartlett PLN240301
17834 Cachagua Rd
Carmel Valley, Ca. 93924
Gate #3 to have a driveway poured

Existing gates Site Map



Gate 1 - 16.5 feet wide
Gate 2 - 15 feet wide
Gate 3 - 16.5 feet wide
Gate 4 - 16.5 feet wide


See more dates
Our Gate
17834
17834 Cachagua Road
Our Property. This is the entrance off of Cachagua Road.
Cachagua Rd
Google
Google 100% Data attribution Mar 2025
Camera: 257 m

Vacation Rental Operations Plan

County of Monterey
Housing and Community Development

Planning - Building - Housing
1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527
(831) 755-5025

Vacation Rental Operations Plan

Vacation Rental Type

Short Term Rental - Vacation Rental

Number of Non-hosted Rentals Per Year:

None

200 characters

Fire Station Name and Address

Cachagua Fire Protection District Fire Department | 37700 Nason Road

Street Number and Name

Carmel Valley | California

City | *State/Province/Region*

93924

Postal/ZIP Code

Fire Station Phone

831-659-7700

Police Station Name and Address

Carmel Police Station | Junipero Ave. & 4th Ave.

Street Number and Name

Carmel | California

City | *State/Province/Region*

93924

Postal/ZIP Code

Police Station Phone

831-624-6403

Hospital Emergency Room Name and Address

Community Hospital of the Monterey Peninsula | Address: 23625 Holman Hwy,

Street Number and Name

Monterey | California

City | *State/Province/Region*

93940

Postal/ZIP Code

Hospital Phone

(__831-624-5311

24-hour Clinic Name and Address

MoGo Urgent Care - Carmel 26135 Carmel Rancho Blvd Ste B1

Street Number and Name

Carmel

City

California

State/Province/Region

93923

Postal/ZIP Code

24-hour Clinic Phone

(__) __-__831-622-6940

Number of employees who will maintain the Vacation Rental (such as landscape services, housekeeping services, management services, etc.):

1- Housekeeper - Adriana 831-238-5267

200 characters

Submit the following documents:

Evacuation Maps.

Most recent bill for waste services.

Most recent bill for public sewer services.

Most recent water bill or water test.

On-site Parking Plan (if not included as a part of the Site Plan or Floor Plan).

NOTE: Upon completion, please click the "Print Form" button and save this form to your computer as a PDF and upload it into your Accela Citizen Access account. Upon entering your email address and clicking "Submit", you will receive an emailed confirmation of your form.

Completion of this form does not start the application process, all necessary forms must be uploaded to your Accela account.

If you chose another language, completed this form, and would like to save a copy of this form in that language, please click the "Print Form" button and save this form as a PDF before clicking "Submit".

To receive a copy of your submission, please fill out your email address below and submit.

Email Address

I'm not a robot

reCAPTCHA
Privacy - Terms

Review Print Form

Vacation Rental Home Inspection Checklist

Property Information

- [x] Have your Vacation Rental Operation Application number ready.
- [x] Vacation Rental Address and Unit/Suite/Apt #
- [x] Total number of bedrooms
- [x] Total number of onsite parking spaces (e.g. garage, driveway)

Interior Inspection

- [x] Beds are located in approved Bedrooms, in compliance with the Building Code at the time of construction, with appropriate ingress and egress.
- [x] Every sleeping room has a functional smoke alarm.
- [x] Every hallway with a sleeping room has a functional smoke alarm. Every floor has a functional carbon monoxide alarm.
- [x] All built-in kitchen appliances operate properly and space for food storage, preparation, and serving are in good and safe condition. All electrical outlets in kitchen and bathrooms are Ground Fault Circuit Interrupter (GFCI) protected.
- [x] Water heater is properly strapped, adequately vented, and temperature and pressure relief valves are drained to outside.
- [x] Other heating equipment is in safe operating condition and placed in an approved location..
- [x] There is at least one readily accessible class A fire extinguisher located in the home that has been serviced annually by a certified fire extinguisher company.
- [x] The building conforms to the applicable state building and fire codes at the time the building was constructed.

Exterior Inspection

- [x] There is no evidence of infestation, garbage, and debris at the site.
- [x] The property has active garbage pick-up service.
- [x] If a garage is present, it is only used as a garage and only non-combustible flooring exists. Driveway, if present, is open and accessible to vehicles.
- [x] Property is in an overall safe and sanitary condition.
- [x] Water heater is properly strapped, adequately vented, and temperature and valves are drained to outside. Other heating equipment is in safe operating condition and placed in an approved location.

Home Inspection Results

- [x] Passed
- [ ] Failed

Remarks/Observations:

Home Inspector Certification

Under penalty of perjury, the undersigned certifies that the information on this form is based on an actual site inspection of the property and is complete and accurate.

Home Inspector or General ContractorName & Acknowledgement:

- [x] California Contractors State License Board License Classification Type B
- [ ] California Contractors State License Board License Classification Type B-2
- [ ] California Contractors State License Board License Classification Type C-47
- [ ] California Real Estate Inspection Association
- [ ] American Society of Home Inspectors
- [ ] International Code Council
- [ ] International Association of Certified Home Inspectors

Please check the relevant certification agency and write your License/Certification number below:

Date: 2/22/25 LIC.#1083107

Click 'Print' at the top of this page and save as a PDF.

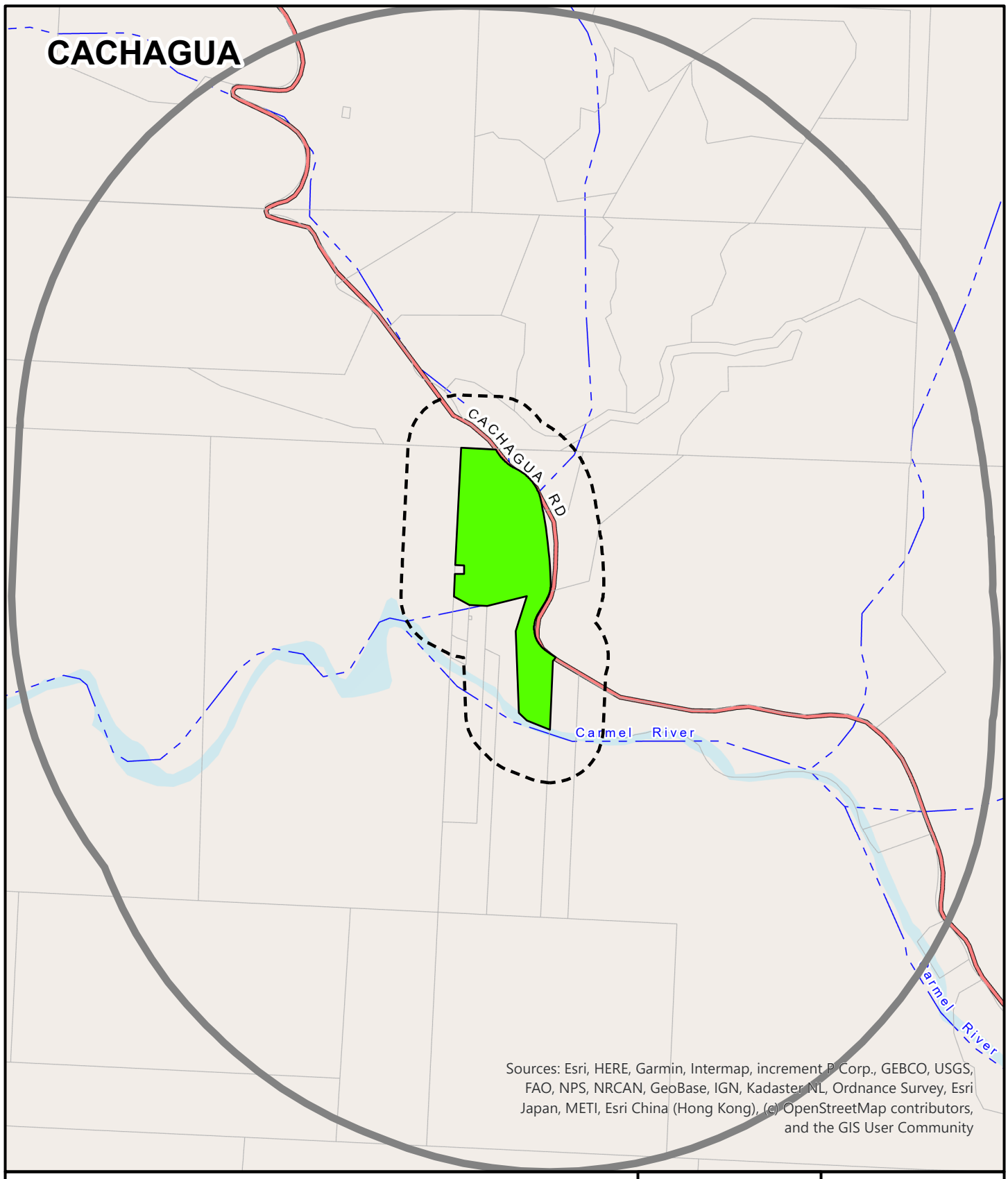
x JBartlett

JONATHAN P. BARTLETT

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Exhibit B

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APPLICANT: KEVIN & JOAN BARLETT

APN: 417102007000 **FILE #** PLN240301

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: JACQUELYN M

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Exhibit C

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MAP 18 N 0402500 E 1214000 SN 21086 VOL. 18 PAR. PG. 92

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO, THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE SUBDIVISION BOUNDARY LINES.

WE HEREBY DEDICATE TO THE COUNTY OF MONTEREY, FOR ROAD PURPOSES, "DEDICATION PARCEL 'C' ", AS SHOWN ON SAID MAP WITHIN SAID SUBDIVISION.

W. Montgomery Jones — Carol J. Jones

Chicago Title Company, by: S.R. Delk, ASST. SECRETARY
Trustee under Deed of Trust, Reel 2232, P. 234

First Interstate Bank, a California Corporation, by: Arlene Barber, Asst. Secretary
Trustee under Deed of Trust, Reel 1364, O.R., P. 331

STATE OF CALIFORNIA] SS
COUNTY OF MONTEREY]

ON Dec. 5 1990, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED W. Montgomery Jones and Carol J. Jones,

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAMES are SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT they EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY OF MONTEREY THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Marie Russell

NOTARY OF PUBLIC STATE OF CALIFORNIA — My Commission Expires on Mar. 8, 1994

STATE OF CALIFORNIA
SS
COUNTY OF MONTEREY

On this 12 day of SEPTEMBER, 1990 before me, the undersigned, a Notary Public of the State of California, personally appeared S. R. DELK

personally known to me or proved to me on the basis of satisfactory evidence to be the persons who executed the within instrument as the ASST. SECRETARY and of the corporation named therein, and acknowledged to me that such corporation executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal in the County of Monterey, the day and year in this certificate first above written.

Notary Public, State of California — Jerry E. Wiles
Signature

JERRY E. WILES
Name, typed or printed

MY COMMISSION EXPIRES JUNE 5, 1991

COURSE TABLE, SCENIC EASEMENT LINES:

1	S. 23° 29' 07" E., 220.43
2	S. 48° 00' E., 190.00
3	S. 1° 47' 09" W., 43.00
4	S. 45° 03' 54" W., 43.55
5	N. 69° 04' 59" W., 35.49
6	WEST, 162.35
7	S. 76° 00' E., 163.21
8	N. 67° 35' 41" E., 58.14
9	N. 85° 31' 59" E., 77.16
10	S. 67° 35' 39" E., 52.10
11	S. 35° 42' 10" E., 121.85
12	S. 11° 30' 55" W., 55.30
13	S. 71° 00' 38" W., 202.55
14	N. 56° 12' 31" W., 71.48
15	N. 54° 24' 25" W., 112.56
16	N. 51° 58' 41" W., 69.19
17a	S. 73° 07' 49" E., 67.79
17b	S. 21° 21' 33" E., 135.44
18	S. 9° 00' E., 155.00
19	S. 11° 00' W., 70.00
20	S. 33° 35' E., 138.24
21	S. 48° 46' 54" E., 205.63
22	S. 83° 00' E., 35.00
23	N. 0° 16' 40" E., 45.00
24	N. 59° 00' W., 135.00
25	N. 44° 20' 47" W., 113.82
26	N. 5° 44' 14" W., 56.45
27	N. 83° 00' W., 60.00
28	N. 55° 48' 23" W., 106.72
29	N. 40° 53' 24" W., 98.98
30	N. 26° 56' 16" W., 135.28
31	S. 62° 52' 43" E., 84.08
32	S. 46° 00' E., 100.00
33	S. 64° 00' E., 70.00
34	N. 85° 00' E., 100.00
35	N. 0° 16' 40" E., 82.00
36	N. 0° 16' 40" E., 58.78
37	N. 5° 44' 14" W., 45.00
38	N. 5° 44' 14" W., 68.55

NOTE #1: CONSERVATION AND SCENIC EASEMENT FOR THE PRESERVATION OF NATURAL RIPARIAN VEGETATION WITHIN THE 100 YEAR FLOODPLAIN BOUNDARIES FROM NORTH TO SOUTH ALONG THE CARMEL RIVER PURSUANT TO CONDITION NUMBER 3, MONTEREY COUNTY MINOR SUBDIVISION COMMITTEE RESOLUTION #88-111, WHICH INCLUDES A HIKING AND EQUESTRIAN EASEMENT OVER THAT PORTION OF THE EASEMENT AREA LYING BETWEEN THE NORTH BANK OF THE CARMEL RIVER AND THE NORTH BOUNDARY OF SUCH SCENIC EASEMENT, BUT IN NO EVENT MORE THAN 50 FEET NORTHERLY FROM SAID NORTH BANK OF SAID RIVER.

State of California
County of Monterey SS

On this 13 day of September 1990, before me, the undersigned, a Notary Public of the State of California, personally appeared Arline Garber

personally known to me or proved to me on the basis of satisfactory evidence to be the persons who executed the within instrument as the Asst Secretary and of the corporation named therein, and acknowledged to me that such corporation executed it.
In Witness Whereof, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

Notary Public, State of California — Karen A. Stark
Signature

KAREN A. STARK
Name, typed or printed

LOS ANGELES COUNTY
MY COMMISSION EXPIRES AUGUST 11, 1994

SCENIC EASEMENT LINES SHOWN ARE APPROXIMATE BOUNDARIES OF AREAS EXCEEDING 30% GROUND SLOPE. NO REPRESENTATION IS MADE THAT THESE LINES ARE AN EXACT AND DEFINITIVE BOUNDING OF ALL ARFAS WHERE GROUND SLOPE EXCEEDS 30%.

S.E. = SCENIC EASEMENT

R.U.E. = ROAD & UTILITIES EASEMENT

DISTANCES ARE STATED IN FEET AND DECIMALS THEREOF.

POINTS NOT INDICATED AS FOUND OR SET ARE SHOWN FOR REFERENCE ONLY.

THE SYMBOL _____ INDICATES THE BOUNDARY OF THE PROPERTY SUBDIVIDED BY THIS MAP.

THE SYMBOL —— S.E. —— INDICATES THE BOUNDARY AREAS WITHIN SCENIC EASEMENT.

S3P = SET 3/4" PIPE TAGGED "L.S. 2689"

S3P = SET 3/4" PIPE TAGGED "RCE 25766"

"SFE" on the map is the area containing riparian vegetation and within the flood plain as shown on FEMA Flood Insurance Rate Map, Community-Panel Number 060195 0325D, determined from said map by scaling as carefully as possible the limit of Zone A, 100-year flood, shown thereon.

Names of the persons or entities holding record interest which cannot ripen into a fee, and whose signatures may be omitted from the map under provisions of Section 66436 of the Government code:

Person or entity:	Nature of interest:
Soilserv, Incorporated	Easement, 1540-OR-440
David L. Ostrander et ux	Easement, Reel 794, O.R., P. 1032
Alfred Weingartner et ux	Easement, Reel 839, O.R., P. 315
David L. Ostrander et ux	Easement, Reel 891, O.R., P. 15
Alfred Weingartner et ux	Easement, Reel 891, O.R., P. 16
Ben Enea and Peter Scardina	Easement, Reel 892, O.R., P. 392
Stephen Walton et ux	Easement, Reel 1005, O.R., P. 387
Ben Enea and Peter Scardina	Easement, Reel 1134, O.R., P. 458
Ben Enea and Peter Scardina	Easement, Reel 1134, O.R., P. 465
George F. Dahler et ux	Easement, Reel 1459, O.R., P. 719
George F. Dahler et ux	Easement, Reel 1463, O.R., P. 928

COUNTY SURVEYOR'S STATEMENT:

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.

Date: DECEMBER 21, 1990

RONALD J. LUNDQUIST
County Surveyor, County of Monterey

By: Ronald J. Lundquist

3/24/93

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION (~~AND WAS COMPILED FROM RECORD DATA~~)(AND IS BASED UPON A FIELD SURVEY) IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF W. Montgomery Jones, ON Feb. 2, 1990.

I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

LICENSED LAND SURVEYOR — DELWYN C. RASMUSSEN — No. 2689 — Exp. 6/92 — STATE OF CALIFORNIA

Delwyn C. Rasmussen
Licensed Land Surveyor #2689, State of California

STATEMENT OF THE CLERK OF THE BOARD OF SUPERVISORS

I, ERNEST K. MORISHITA, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MONTEREY, HEREBY STATE THAT SAID BOARD ON THE 15TH DAY OF JANUARY, 1991, ACCEPTED ON BEHALF OF THE PUBLIC, ALL OFFERS OF DEDICATION FOR PUBLIC USE, IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

ERNEST K. MORISHITA
Clerk of the Board of Supervisors
County of Monterey

By: Anne Arii
Deputy

COUNTY RECORDER'S CERTIFICATE:

FILED THIS 23RD DAY OF JANUARY, 1991, AT 8:19 A M., IN VOLUME 18 OF PARCEL MAPS AT PAGE 92, AT THE REQUEST OF CHICAGO TITLE CO. 03872

ERNEST A. MAGGINI
County Recorder, Monterey County

Fee: $8.00

By: Barbara Vandepitt
Deputy

P A R C E L M A P

SHOWING DIVISION OF PARCEL 2, VOLUME 3 OF PARCEL MAPS, PAGE 149, IN SECTION 32, T. 17 S., R. 3 E., M. D. B. & M., APPROVED AS M. S. 87-02, APPROVED DEC. 29, 1988

COUNTY OF MONTEREY, STATE OF CALIFORNIA

FOR MONTGOMERY JONES

Rasmussen Land Surveying, Inc.
550 Hartnell Stret, Suite H,
Monterey, California 93940

Scale 1" = 100' — February 2, 1990

85003.00

SHEET 1 OF 2 SHEETS

MAP 18 N 0402500 E 1214000 SN 21087 Vol. 18 PAR. Pg. 92

BASIS OF BEARINGS:

The bearing of N 0°16'40" E between monuments found as indicated hereon, as said monuments are shown on Record of Survey filed for record on Dec. 18, 1957 in Volume X-1 of Surveys at Page 153, was taken as the Basis of Bearings for this map and survey.

Detail "A"
1" = 50'

Detail B
1" = 50'

NOTE: SEE NOTE No 1 SHOWING THE CONSERVATION AND SCENIC EASEMENT TO PRESERVE NATURAL RIPARIAN VEGETATION OVER THE AREA WITHIN THE 100 YEAR FLOOD PLAIN ON EACH SIDE OF THE CARMEL RIVER, WHICH INCLUDES A HIKING AND EQUESTRIAN EASEMENT TO BE LOCATED OVER SAID AREA, BETWEEN THE NORTHERLY BOUNDARY OF THE CARMEL RIVER AND THE NORTHERLY BOUNDARY OF SAID FLOOD PLAIN AREA, BUT IN NO EVENT TO INCLUDE ANY SUCH AREA MORE THAN 50 FEET NORTH OF THE NORTH BANK OF SAID RIVER.

PARCEL A
11.54 Ac.
6.23 Ac. in S.E.

PARCEL B
10.00 Ac
(7.97 Ac., S.E.¼ F.S.E.)

DEDICATION PARCEL "C"

CACHAGUA COUNTY ROAD
(3-Par-149, 2-Par-146)

Note: bearings on centerline of the County Road have been adjusted by counterclockwise roatation of 0° 26', to fit the found monumentation to this basis of bearings. Bearings from the record (maps cited hereon) are shown in ( ).

TE-1: New water tank easement, 50'x50'

WE-1: Water line easement, 10' wide, reserved in Reel 794, P. 1032

WE-2: New water line easement 10' wide

WE-3: Water line easement, Parcel IV, Reel 1005, P. 387

WL-1: Well lot easement, Parcel V, Reel 1005, P. 387

PARCEL MAP

SHOWING DIVISION OF PARCEL 2, VOLUME 3 OF PARCEL MAPS, PAGE 149, IN SECTION 32, T. 17 S., R. 3 E., M. D. B. & M., APPROVED AS M. S. 87-02, APPROVED DEC. 29, 1988

COUNTY OF MONTEREY,
STATE OF CALIFORNIA

FOR MONTGOMERY JONES

Rasmussen Land Surveying, Inc.
550 Hartnell Stret, Suite H,
Monterey, California 93940

Scale 1" = 100' February 2, 1990

85003.00

SHEET 2 OF 2 SHEETS

417-102-07 & 08

0 10 20 30 40 50 60 70 80 90 100
DEPARTMENT OF PUBLIC WORKS—MICROFILM SCALE:1"=10 COUNTY OF MONTEREY

Introduced: 11/5/2025 **Current Status:** Agenda Ready

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

PLN240224 - CYPRESS POINT CLUB (AT&T MOBILITY)

Public hearing to consider the installation of a rooftop wireless communications facility within an expanded existing faux chimney, including equipment cabinets within an existing shed and existing underground conduits, within 750 feet of a known archaeological resource.

Project Location: 3150 17 Mile Dr, Pebble Beach, CA 93953

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

RECOMMENDATIONS

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

a. Find the project qualifies for a Class 3 Categorical Exemption from CEQA Guidelines Section 15303, and that none of the exceptions from Section 15300.2 apply to the project; and
b. Approve a Combined Development Permit consisting of a: 1) Coastal Development Permit and Design Approval for the installation of a rooftop wireless communications facility within an expanded existing faux chimney, including equipment cabinets within an existing shed and existing underground conduits; and 2) Coastal Development Permit to allow development within 750 feet of a known archaeological resource.

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

PROJECT INFORMATION

Agent: Eric Lentz
Property Owner: Cypress Point Club (AT&T MOBILITY)
APN: 008-271-006-000
Parcel Size: 33 acres
Zoning: Open Space Recreation with Design Control and Historic Resources overlays in the Coastal Zone or "OR-D-HR(CZ)"
Plan Area: Del Monte Forest Land Use Plan (Coastal Zone)
Flagged and Staked: No
Project Planner: Joseph Alameda. Associate Planner
Alamedaj@countyofmonterey.gov, (831)783-7079

SUMMARY/DISCUSSION:

The property is located at 3150 17 Mile Drive, Pebble Beach (APN 008-271-006-000), within Del Monte Forest Land Use Plan, Coastal Zone. The Applicant (AT&T Mobility) proposes the installation of a rooftop wireless communications facility within an expanded existing faux chimney, including equipment cabinets within an existing shed and existing underground conduits, within 750 feet of a known archaeological resource. This project does not include an increase in wastewater generation or installation, upgrade, or repairs to any onsite wastewater treatment system components. No ground disturbance would occur as the project proposes to utilize existing electrical conduits.

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 Plan (DMF CIP) and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

Site Location and Analysis. Photographic simulations and site analysis confirm that the proposed wireless communication facility (WCF) would not substantially alter the visual impact when viewed from 17 Mile Drive nearby scenic viewpoints. The WCF would be entirely contained within the existing structure, and the faux chimney extension will match the existing, consistent with DMF LUP Policy 48.

Co-Location: Although no existing WCFs met the coverage objectives for co-location, the project utilizes the same location as existing infrastructure, minimizing new infrastructure and visual clutter. Title 20 section 20.64.310 encourages co-location, and Condition No. 7 has been added to support future co-location by other carriers. Additionally, the proposed 6-foot height increase of the faux chimney is allowable under Title 20 section 20.62.030.A and is justified here due to the limited visual change and compliance with siting and design standards.

Design and Visual Resources. DMF LUP Figure 3 identifies this subject area to be within the 17-Mile drive public viewshed and near a designated vista point. DMF LUP Policy 48 indicates that new development within visually prominent settings, as illustrated on the Del Monte Forest Visual Resources Map (Figure 3), shall be sited and designed in such a manner that will not take away the scenic value of the area. The proposed WCF would be entirely contained within the existing structure and the antenna extension will be entirely contained within faux chimney, which will match the existing faux chimney. Additionally, the existing structure is surrounded by screening vegetation. Pursuant to Title 20 section 20.64.310.H.1, wireless communication facilities should not be sited to create visual clutter or negatively affect specific views. The proposed development would be installed within an existing structure and will match the existing colors and materials. Although there would be an increase in height (6 feet), it is still subordinate to the surrounding environment, similar to the existing height of the adjacent vegetation, and entirely contained within a faux chimney cover made of white fiber-reinforced polymer to match the existing. Therefore, as proposed and designed, the project is consistent with the design control regulations and is subordinate to the surrounding environment.

The proposed development is consistent with the DMF LUP Policies 123 and 137 as the project would not block significant public views towards the ocean and would not adversely impact the public

viewshed or scenic character in the project vicinity. The design and siting of the proposed wooden WCF does not significantly increase the height of the existing faux chimney and would not significantly increase the visual impacts over the existing baseline. As proposed, the project would not result in any adverse visual impacts and is consistent with the applicable visual resource policies of the DMF LUP.

Radio Frequency. The applicant has submitted a Radio Frequency Emissions Compliance Report prepared by Waterford Consultants, evaluating the proposed WCF **(Exhibit D**). The report finds that the facility will comply with prevailing Federal Communications Commission (FCC) and Occupational Safety and Health Administration (OSHA) standards for limiting public exposure to radio frequency energy. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. The site is adequate for the proposed development of the wireless communication facility and the applicant has demonstrated that it is the most adequate for the provision of services as required by the FCC.

Cultural Resources. According to Monterey County Geographic Information System (GIS) records identifies the subject property is identified as being within a high archaeological sensitivity area and within a potentially known archaeological resource area. The Archaeological report prepared for the subject property concluded that while the subject property does contain positive archaeological resources, the project would not involve any ground disturbance and therefore would have no impact on cultural resources. The potential for inadvertent impacts to cultural resources is limited and would be controlled by use of the County's standard condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

CEQA:
California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the construction of small facilities or new structures. The project involves construction of a small WCF on an existing structure within 750 feet of a known archaeological resource. The project does not involve the removal of trees or major vegetation. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse environmental effects was identified during staff review of the development application. There is no cumulative impact without any prior successive projects of the same type in the same place, over time. There is no significant effect on the environment due to unusual circumstances. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site. Views from the 17-Mile Drive scenic corridor and designated vista points near the proposed development would not be significantly impacted.

LUAC:
The proposed project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review on June 5th, 2025. The LUAC voted unanimously to recommend approval of the project.

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

HCD-Engineering Services
Environmental Health Bureau

HCD-Environmental Services
Pebble Beach Community Services District

Prepared by: Joseph Alameda, Associate Planner, x7079
Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Conditions of Approval
- Plans
Exhibit B - Vicinity Map
Exhibit C - Historical Report
Exhibit D - Radio Frequency Study
Exhibit E - Del Monte Forest LUAC Minutes

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Joseph Alameda, Planner; Fionna Jensen, Principal Planner; Cypress Point Club, Property Owner; Eric Lentz, Agent; The Open Monterey Project (Molly Erickson); Landwatch: Planning File PLN240224.

County of Monterey

Item No.3

Zoning Administrator

Legistar File Number: ZA 25-070

November 13, 2025

Introduced: 11/5/2025 **Current Status:** Agenda Ready

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

PLN240224 - CYPRESS POINT CLUB (AT&T MOBILITY)

Public hearing to consider the installation of a rooftop wireless communications facility within an expanded existing faux chimney, including equipment cabinets within an existing shed and existing underground conduits, within 750 feet of a known archaeological resource.

Project Location: 3150 17 Mile Dr, Pebble Beach, CA 93953

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

RECOMMENDATIONS

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

a. Find the project qualifies for a Class 3 Categorical Exemption from CEQA Guidelines Section 15303, and that none of the exceptions from Section 15300.2 apply to the project; and
b. Approve a Combined Development Permit consisting of a: 1) Coastal Development Permit and Design Approval for the installation of a rooftop wireless communications facility within an expanded existing faux chimney, including equipment cabinets within an existing shed and existing underground conduits; and 2) Coastal Development Permit to allow development within 750 feet of a known archaeological resource.

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

PROJECT INFORMATION

Agent: Eric Lentz
Property Owner: Cypress Point Club (AT&T MOBILITY)
APN: 008-271-006-000
Parcel Size: 33 acres
Zoning: Open Space Recreation with Design Control and Historic Resources overlays in the Coastal Zone or "OR-D-HR(CZ)"
Plan Area: Del Monte Forest Land Use Plan (Coastal Zone)
Flagged and Staked: No
Project Planner: Joseph Alameda. Associate Planner
Alamedaj@countyofmonterey.gov, (831)783-7079

SUMMARY/DISCUSSION:
The property is located at 3150 17 Mile Drive, Pebble Beach (APN 008-271-006-000), within Del Monte Forest Land Use Plan, Coastal Zone. The Applicant (AT&T Mobility) proposes the installation of a rooftop wireless communications facility within an expanded existing faux chimney, including equipment cabinets within an existing shed and existing underground conduits, within 750 feet of a known archaeological resource. This project does not include an increase in wastewater generation or installation, upgrade, or repairs to any onsite wastewater treatment system components. No ground disturbance would occur as the project proposes to utilize existing electrical conduits.

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 Plan (DMF CIP) and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

Site Location and Analysis. Photographic simulations and site analysis confirm that the proposed wireless communication facility (WCF) would not substantially alter the visual impact when viewed from 17 Mile Drive nearby scenic viewpoints. The WCF would be entirely contained within the existing structure, and the faux chimney extension will match the existing, consistent with DMF LUP Policy 48.

Co-Location: Although no existing WCFs met the coverage objectives for co-location, the project utilizes the same location as existing infrastructure, minimizing new infrastructure and visual clutter. Title 20 section 20.64.310 encourages co-location, and Condition No. 7 has been added to support future co-location by other carriers. Additionally, the proposed 6-foot height increase of the faux chimney is allowable under Title 20 section 20.62.030.A and is justified here due to the limited visual change and compliance with siting and design standards.

Design and Visual Resources. DMF LUP Figure 3 identifies this subject area to be within the 17-Mile drive public viewshed and near a designated vista point. DMF LUP Policy 48 indicates that new development within visually prominent settings, as illustrated on the Del Monte Forest Visual Resources Map (Figure 3), shall be sited and designed in such a manner that will not take away the scenic value of the area. The proposed WCF would be entirely contained within the existing structure and the antenna extension will be entirely contained within faux chimney, which will match the existing faux chimney. Additionally, the existing structure is surrounded by screening vegetation. Pursuant to Title 20 section 20.64.310.H.1, wireless communication facilities should not be sited to create visual clutter or negatively affect specific views. The proposed development would be installed within an existing structure and will match the existing colors and materials. Although there would be an increase in height (6 feet), it is still subordinate to the surrounding environment, similar to the existing height of the adjacent vegetation, and entirely contained within a faux chimney cover made of white fiber-reinforced polymer to match the existing. Therefore, as proposed and designed, the project is consistent with the design control regulations and is subordinate to the surrounding environment.

The proposed development is consistent with the DMF LUP Policies 123 and 137 as the project would not block significant public views towards the ocean and would not adversely impact the public

viewshed or scenic character in the project vicinity. The design and siting of the proposed wooden WCF does not significantly increase the height of the existing faux chimney and would not significantly increase the visual impacts over the existing baseline. As proposed, the project would not result in any adverse visual impacts and is consistent with the applicable visual resource policies of the DMF LUP.

Radio Frequency. The applicant has submitted a Radio Frequency Emissions Compliance Report prepared by Waterford Consultants, evaluating the proposed WCF **(Exhibit D**). The report finds that the facility will comply with prevailing Federal Communications Commission (FCC) and Occupational Safety and Health Administration (OSHA) standards for limiting public exposure to radio frequency energy. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. The site is adequate for the proposed development of the wireless communication facility and the applicant has demonstrated that it is the most adequate for the provision of services as required by the FCC.

Cultural Resources. According to Monterey County Geographic Information System (GIS) records identifies the subject property is identified as being within a high archaeological sensitivity area and within a potentially known archaeological resource area. The Archaeological report prepared for the subject property concluded that while the subject property does contain positive archaeological resources, the project would not involve any ground disturbance and therefore would have no impact on cultural resources. The potential for inadvertent impacts to cultural resources is limited and would be controlled by use of the County's standard condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

CEQA:
California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the construction of small facilities or new structures. The project involves construction of a small WCF on an existing structure within 750 feet of a known archaeological resource. The project does not involve the removal of trees or major vegetation. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse environmental effects was identified during staff review of the development application. There is no cumulative impact without any prior successive projects of the same type in the same place, over time. There is no significant effect on the environment due to unusual circumstances. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site. Views from the 17-Mile Drive scenic corridor and designated vista points near the proposed development would not be significantly impacted.

LUAC:
The proposed project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review on June 5th, 2025. The LUAC voted unanimously to recommend approval of the project.

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

HCD-Engineering Services
Environmental Health Bureau

HCD-Environmental Services
Pebble Beach Community Services District

Prepared by: Joseph Alameda, Associate Planner, x7079
Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Conditions of Approval
- Plans
Exhibit B - Vicinity Map
Exhibit C - Historical Report
Exhibit D - Radio Frequency Study
Exhibit E - Del Monte Forest LUAC Minutes

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Joseph Alameda, Planner; Fionna Jensen, Principal Planner; Cypress Point Club, Property Owner; Eric Lentz, Agent; The Open Monterey Project (Molly Erickson); Landwatch: Planning File PLN240224.

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:
CYPRESS POINT CLUB (AT&T Mobility) (PLN240224)
RESOLUTION NO. --
Resolution by the County of Monterey Zoning Administrator:

1) Finding the project Categorically Exempt per CEQA Guidelines section 15303 and that none of the exceptions under Section 15300.2 apply; and
2) Approving a Combined Development Permit consisting of: 1) a Coastal Development Permit and Design Approval to allow installation of a rooftop telecommunications facility within an expanded faux chimney, including equipment cabinets within an existing shed and existing underground conduits; and 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource.

[PLN240224, Cypress Point Club (AT&T Mobility), 3150 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-271-006-000), Del Monte Forest Land Use Plan, Coastal Zone.]

The CYPRESS POINT CLUB (AT&T MOBILITY) application (PLN240224) came on for public hearing before the County of Monterey Zoning Administrator on November 13, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

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

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

- 1982 Monterey County General Plan (General Plan);
- Del Monte Forest Land Use Plan (DMF LUP);
- Del Monte Forest Coastal Implementation Plan (DMF CIP);
- Monterey County Code (MCC) 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 3150 17 Mile Drive, Pebble Beach (APN: 008-271-006-000), Del Monte Forest Land Use Plan, Coastal Zone. The parcel is zoned Open Space Recreation with Design Control and Historic Resources overlays in the Coastal Zone or "OR-D-HR(CZ)". OR zoning allows for the construction of wireless communication facilities as a conditionally allowed use subject to the granting of a Coastal Development Permit pursuant to Title 20 section 20.38.050.T. The Design Control overlay requires the granting of a Design Approval for all structures, as further discussed in Evidence "e" below. The proposed project involves the installation of a small wireless communications facility (WCF) within the existing faux chimney that will be extended to enclose the proposed facility. The project also includes installing equipment cabinets within an existing shed and existing underground conduits. The project also involves development within 750 feet of known archaeological resources which is allowed subject to the granting of a Coastal Development Permit. Therefore, the project is an allowed land use for this site.

c) Lot Legality. The subject property is shown in its current configuration and under separate ownership in the 1964 and 1972 Parcel Maps. Therefore, the County recognizes the subject parcel as a legal lot of record. Therefore, the County recognizes the subject properties as legal lots of record.

d) Development Standards. The project meets all required site development standards for the Open Space Recreation zoning district. Pursuant to Title 20 section 20.38.060, the required setbacks in the OR zoning district for Non-habitable Accessory Structures are 50 feet (front), 6 feet (side), 1 foot (rear), and the development will retain setbacks of over 50 feet on all sides. The required maximum height is 15 feet; however, the development of the faux chimney extension will result in a height of 27 feet. Title 20 section 20.62.030 states that chimneys, vents, and mechanical appurtenances may be erected to a greater height than the limit established for the district in which it is located. Therefore, the project meets all required development standards.

e) Design and Visual Resources. The surrounding areas are designated as a Design Control Zoning District ("D" zoning overlay). Pursuant to Title 20, Chapter 20.44, the regulation of the location, size, configuration, materials, and colors of structures and fences is intended to protect the public viewshed and preserve neighborhood character. As shown on Figure 3 of the DMF LUP, the subject property is within the viewshed from 17 Mile Drive. The proposed WCF will be entirely contained within the existing structure, and the antenna extension will be entirely contained within the faux chimney, which will match the existing faux chimney. Additionally, the existing structure is surrounded by screening vegetation. Pursuant to Title 20 section 20.64.310.H.1, wireless communication facilities should not be sited to create visual clutter or negatively affect specific views. The proposed development will be

installed within an existing structure and will match the existing colors and materials. Although there will be an increase in height, it is still subordinate to the surrounding environment, similar to the existing height of the adjacent vegetation, and entirely contained within a faux chimney cover made of white fiber-reinforced polymer to match the existing. Therefore, as proposed and designed, the project is consistent with the design control regulations and is subordinate to the surrounding environment.

f) Wireless Telecommunication Facility. As demonstrated in Finding No. 6 the project is consistent with the regulations for siting and design of WCF contained in Title 20 Section 20.64.310.

g) Cultural Resources. DMF CIP Section 20.147.080.B.1 states that an archaeological survey shall be required for all development within a known or potential archaeological resource area. According to the Monterey County Geographic Information System (GIS), the subject property has a high archaeological sensitivity and is within 750 feet of a known archaeological resource. The Archaeological Report prepared for the subject property concluded that while the subject property does contain positive archaeological resources, the project will not involve any ground disturbance (by utilizing existing electrical conduits) and therefore will have no impact on cultural resources. The potential for inadvertent impacts to cultural resources is limited and will be controlled by use of the County's standard condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

h) Historical Resources. Due to the age of the existing structure, a Historical Report was prepared. The report found that the Cypress Point Club Pro Shop/Candidate Building, and the Garage are not considered to meet any of the criteria for potential nomination to the National Register of Historic Places and are not considered historic properties. As such, there will be no direct, indirect, or visual adverse effects on historic properties with implementation of the project.

i) Public Access. As demonstrated in Finding 7, the development is consistent with public access policies of the DMF LUP.

j) Land Use Advisory Committee. The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review, on June 5, 2025. The LUAC members voted 6-0 to support the project as proposed.

k) County staff conducted a site inspection on June 5, 2025, to verify that the project on the subject parcel conforms to the applicable plans and policies.

l) 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 PLN240224.

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, HCD-Public Works, HCD-Environmental Services,

and the 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) Staff identified potential impacts to historical and archaeological resources. The following report has been prepared:
   - "Radio Frequency Emissions Compliance Report for AT&T Mobility" prepared by EBI Consulting, Burlington, MA, January 21, 2025.
   - "Cultural Resources Records Search" prepared by Carrie D. Wills, Ventura, CA, April 23, 2025.
   - "Historical Report" prepared by Kathleen A. Crawford, Ventura, CA, October 1, 2025.

   The above-mentioned technical report 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 independently reviewed this report and concurs with its conclusions. All development shall be in accordance with this report.

c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN240224.

3. **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, Pebble Beach Community Services District, HCD-Public Works, 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) Necessary public facilities are available. The proposed project will not require the use of water or sewer, as it is an unmanned wireless communication facility.

c) A Radio-Frequency (RF) engineering analysis was prepared by Waterford Consultants, evaluating the proposed WCF. The report found that the facility will comply with prevailing Federal Communications Commission (FCC) and Occupational Safety and Health Administration (OSHA) standards for limiting public exposure to radio frequency energy. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. The site is adequate for the proposed development of the wireless communication facility, and the applicant has demonstrated that it is the most adequate for the provision of services as required by the FCC.

d) Staff conducted a site inspection on June 5, 2025, to verify that the site is suitable for this use.

e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN240224.

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

EVIDENCE:
a) Staff reviewed Monterey County HCD-Planning and Building Services Department records and is not aware of any violations existing on subject property.
b) Staff conducted a site inspection on June 5, 2025, and researched County records to assess if any violation exists on the subject property.
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 PLN240224.

5. **FINDING:** **CEQA (Exempt) –** The project is categorically exempt from environmental review, and no unusual circumstances were identified to exist for the proposed project. California Environmental Quality Act (CEQA) Guidelines §15303 categorically exempts the construction and location of new, small facilities or structures.

EVIDENCE:
a) The development consists of the installation of a wireless communications facility within an expanded existing faux chimney, including equipment cabinets within an existing shed and existing underground conduits. Due to the wireless facility being considered a small facility, the project qualifies for a categorical exemption as described in §15303 of the CEQA Guidelines.
b) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, unusual circumstances that would result in a significant effect, or development that would result in a cumulative significant impact. The project site does not contain environmentally sensitive habitat. Additionally, no scenic resources, such as trees, rock outcroppings, and historical buildings, within the scenic highway will be impacted by the proposed project. The development will neither create nor significantly contribute to geologic instability or geologic hazards. There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.
c) 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 PLN240224.

6. **FINDING:** **WIRELESS COMMUNICATION FACILITIES** – The development of the proposed wireless communications facility will not significantly affect any designated public viewing area, scenic corridor, or any identified environmentally sensitive area or resources. The site is adequate for the proposed development of the wireless communications facility, and the applicant has demonstrated that it is the most adequate

for the provision of services as required by the Federal Communications Commission (FCC). The proposed wireless communications facility complies with all applicable requirements of Monterey County Code (MCC) Section 20.64.310. The subject property on which the wireless communication facility is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions, and any other applicable provisions of MCC, and all zoning violation abatement costs, if any, have been paid. The proposed telecommunication facility will not create a hazard for aircraft in flight**.**

EVIDENCE: a) This project consists of the installation of a rooftop wireless communications facility within an expanded existing faux chimney, including equipment cabinets within the existing shed and existing underground conduits.

b) Pursuant to Title 20 section 20.64.310.C, wireless communication facilities are allowed on any lot or parcel in any zoning district subject to the appropriate entitlement, including the construction, modification, and placement of any antennas used for multi-channel distribution services and personal wireless service facilities. The project involves the establishment of a wireless communication facility on an existing structure, and therefore requires a Coastal Development Permit as identified in Title 20 section 20.38.050.T as a conditional use for the proposed project site zoning of "OR" (see evidence "b" in Finding 1).

c) Site Location and Analysis. Photographic simulations and site analysis confirm that the proposed wireless communication facility (WCF) will not substantially alter the visual impact when viewed from 17 Mile Drive nearby scenic viewpoints. The WCF will be entirely contained within the existing structure, and the faux chimney extension will match the existing, consistent with DMF LUP Policy 48.

d) Co-Location. Although no existing WCFs met the coverage objectives for co-location, the project utilizes the same location as existing infrastructure, minimizing new infrastructure and visual clutter. Title 20 section 20.64.310 encourages co-location, and Condition No. 7 has been added to support future co-location by other carriers. Additionally, the proposed 6-foot height increase of the faux chimney is allowable under Title 20 section 20.62.030.A and is justified here due to the limited visual change and compliance with siting and design standards. See Finding 1, Evidence e for further detail.

e) The project is consistent with MCC Chapter 20.92, Airport Approach Zoning, and does not require review by the Monterey County Airport Land Use Commission. This project does not affect any aircraft zones identified in MCC §20.92.050, and therefore need not comply with the heights outlined in MCC §20.92.060. The proposed telecommunication facility will not create a hazard for airport approaches or departures.

f) The project does not penetrate Federal Aviation Regulation (FAR) Part 77 Imaginary Surface. The project site is located approximately 5 miles from Monterey Regional Airport, the nearest public use airport. If deemed necessary by the FCC, warning lights would be located on top of the structure to prevent conflict with any aircraft when visibility is limited. The proposed telecommunication facility will not create a hazard for aircraft in flight.

g) The project planner reviewed the project application materials and plans and the County GIS database to verify that the project on the subject parcel conforms to the plans listed above and that the site is suitable for this use. 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 PLN240224.

7. **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 public 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.

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 described as an area where Major Public Access & Recreational Facilities requires visual or physical public access (Figure 8, DMF LUP).

d) As proposed, the development project will not interfere with visual access from or to 17-Mile Drive and nearby designated vista points. The proposed development is consistent with DMF LUP Policies 123 and 137 and will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity. The design and siting of the proposed WCF does not significantly increase the height of the existing structure and would not significantly increase the visual impacts over the existing baseline. As proposed, the project is consistent with the applicable visual resource and public access policies of the DMF LUP.

e) The project planner completed a site inspection on June 5, 2025, to verify that the proposed project would not impact public access. The project planner also reviewed plans and visual simulations to verify that the proposed development will not impact public access or visual resources/access. See evidence “d” above. See also Finding No. 1 and supporting evidence.

f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240224.

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

EVIDENCE:

a) Board of Supervisors. Pursuant to Title 20 sections 20.44.070 and 20.86.030 of the Monterey County Zoning Ordinance (Title 20), 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. The proposed project is subject to appeal by/to the California Coastal Commission because it is a project involving development that is permitted in the underlying zone as a conditional

use, pursuant to Title 20 section 20.86.080.3 of the Monterey County Zoning Ordinance (Title 20).

DECISION

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

1. Find the project Categorically Exempt per Section 15303 of the CEQA Guidelines and does not meet any of the exceptions under Section 15300.2;
2. Approve a Combined Development Permit consisting of 1) a Coastal Development Permit and Design Approval to allow installation of a rooftop wireless communications facility within an expanded existing faux chimney, including equipment cabinets within an existing shed and existing underground conduits; and 2) Coastal Development Permit to allow development within 750 feet of known archaeological resources.

PASSED AND ADOPTED this 13th day of November, 2025.

_____

Mike Novo, AICP, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

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

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO 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.

County of Monterey HCD Planning

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

PLN240224

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development permit (PLN240224) allows the installation of a rooftop wireless communications facility within an expanded faux chimney, including equipment cabinets within an existing shed and existing underground conduits within 750 feet of known archaeological resources. The property is located at 3150 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-271-006-000), 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 008-271-006-000 on November 13, 2025. The permit was granted subject to 9 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. EHSP01– HAZARDOUS MATERIALS BUSINESS PLAN (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The facility is anticipated to store hazardous materials in excess of threshold quantities that require registration with the California Environmental Protection Agency's California Environmental Reporting System (CERS) and an up-to-date Hazardous Materials Business Plan that meets the standards found in the California Code of Regulations, Title 19, Division 2, Chapter 4 (Hazardous Material Release Reporting, Inventory, and Response Plans) and the California Health and Safety Code, Division 20, Chapter 6.95 (Hazardous Material Release Response Plans and Inventory), and the Monterey County Code Chapter 10.65.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permit, the owner/applicant shall submit a completed Business Plan – Memorandum of Understanding (form available from EHB) that specifies the facility will be registered with CERS and that a Hazardous Materials Business Plan must be on file prior to bringing hazardous materials on site and/or commencement of operations.

5. PD039(A) - WIRELESS INDEMNIFICATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant agrees as a condition and in consideration of the approval of the permit to enter into an indemnification agreement with the County whereby the applicant agrees to defend, indemnify, and hold harmless the County, its officers, agents and employees from actions or claims of any description brought on account of any injury or damages sustained by any person or property resulting from the issuance of the permit and conduct of the activities authorized under said permit. Applicant shall obtain the permission of the owner on which the wireless communication facility is located to allow the recordation of said indemnification agreement, and the applicant shall cause said indemnification agreement to be recorded by the County Recorder as a prerequisite to the issuance of the building and/or grading permit. The County shall promptly notify the applicant of any such claim, action, or proceeding and the County shall cooperate fully in the defense thereof. The County may, at its sole discretion, participate in the defense of such action, but such participation shall not relieve applicant of its obligations under this condition. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit signed and notarized Indemnification Agreement to the Director of HCD-Planning for review and signature by the County.

Prior to the issuance of grading or building permits, the Owner/Applicant shall submit proof of recordation of the Indemnification Agreement, as outlined, to HCD-Planning.

6. PD039(B) - WIRELESS REDUCE VISUAL IMPACTS

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall agree in writing that if future technological advances allow for reducing the visual impacts of the telecommunication facility, the applicant shall make modifications to the facility accordingly to reduce the visual impact as part of the facility's normal replacement schedule. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit, in writing, a declaration agreeing to comply with the terms of this condition HCD - Planning for review and approval.

7. PD039(C) - WIRELESS CO-LOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant and/or successors assigns shall encourage co-location by other wireless carriers on this tower assuming appropriate permits are approved for co-location. Any expansion or additions of microwave dishes, antennas and/or similar appurtenances located on the monopole, which are not approved pursuant to this permit, are not allowed unless the appropriate authority approves additional permits or waivers. In any case, the overall height of the pole shall not exceed the specified height. (HCD - Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall encourage co-location by other wireless carriers on this tower assuming appropriate permits are approved for co-location. The overall height of the pole shall not exceed ___ feet.

8. PD039(D) - WIRELESS REMOVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If the applicant abandons the facility or terminates the use, the applicant shall remove the monopole, panel antennas, and equipment shelter. Upon such termination or abandonment, the applicant shall enter into a site restoration agreement subject to the approval of the Director of HCD - Planning and County Counsel. The site shall be restored to its natural state within six (6) months of the termination of use or abandonment of the site.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to abandoning the facility or terminating the use, the Owner/Applicant shall submit a site restoration agreement to HCD - Planning subject to the approval of the HCD - Director of Planning and County Counsel.

Within 6 months of termination of use or abandonment of the site, the Owner Applicant shall restore the site to its natural state.

9. PD039(E) - WIRELESS EMISSION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The facility must comply with Federal Communications Commission (FCC) emission standards. If the facility is in violation of FCC emission standards, the Director of HCD - Planning shall set a public hearing before the Appropriate Authority whereupon the appropriate authority may, upon a finding based on substantial evidence that the facility is in violation of the then existing FCC emission standards, revoke the permit or modify the conditions of the permit. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of use and on an on-going basis, the Owner/Applicant shall submit documentation demonstrating compliance with the FCC emission standards to the Director of HCD-Planning for review and approval.

On an on-going basis, if the facility is in violation of FCC emission standards, the Director of HCD-Planning shall set a public hearing before the Appropriate Authority to consider revocation or modification of the permit.

AT&T SITE NUMBER: CCL07146
AT&T SITE NAME: CYPRESS POINT CLUB

3150 17 MILE DRIVE
PEBBLE BEACH, CALIFORNIA 93953
JURISDICTION: MONTEREY COUNTY
APN: 008-271-006-000

SITE TYPE: OUTDOOR / FAUX CHIMNEY

INITIATIVE/PROJECT: NSB
USID #: 330423
FA LOCATION CODE: 16296006
RFDS ID: RFDS-2142
RFDS VERSION: 1.00
RFDS DATE: 01/07/2024
IWM ID #: WSSFR0046614
PTN #: 370A191RL

PROJECT DESCRIPTION

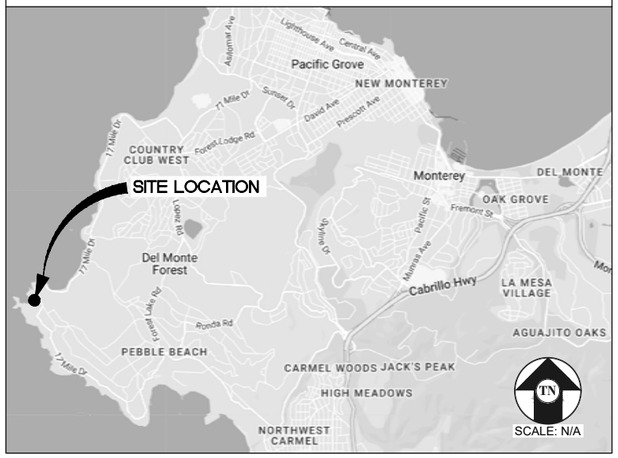
A (N) AT&T UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF INSTALLING:

- REPLACEMENT OF EXISTING FAUX CHIMNEY WITH A NEW FAUX CHIMNEY
- INSTALLATION OF (3) AT&T PANEL ANTENNAS MOUNTED AT A 24'-0" CENTERLINE ((1) PER SECTOR)
- INSTALLATION OF (9) AT&T REMOTE RADIO HEADS (RRHs) ((3) PER SECTOR)
- INSTALLATION OF (3) AT&T DC9 JUNCTION BOX ((1) PER SECTOR)
- INSTALLATION OF (1) AT&T DC50 MOUNTED TO EXISTING WALL
- INSTALLATION OF (2) AT&T OUTDOOR EQUIPMENT CABINETS
- INSTALLATION OF (1) AT&T GPS UNIT MOUNTED ON PROPOSED EQUIPMENT CABINET
- INSTALLATION OF AN AT&T 200A SUBMETER
- INSTALLATION OF (1) NEW 225A SUBPANEL TO REPLACE EXISTING 100A SUBPANEL
- INSTALLATION OF (1) AT&T CIENA AND (1) HOFFMAN BOX MOUNTED TO A SHELTER WALL

PROJECT INFORMATION

SITE NAME:	CYPRESS POINT CLUB	SITE ACQUISITION COMPANY:	MODUS LLC 240 STOCKTON STREET SAN FRANCISCO, CALIFORNIA 94108
SITE #:	CCL07146		
COUNTY:	MONTEREY COUNTY	LEASING CONTACT:	TSJ CONSULTING INC TOM JOHNSON (925) 785-3727 TOM@TSJCONSULTINGINC.COM
JURISDICTION:	CITY OF PEBBLE BEACH		
APN :	008-271-006-000	ZONING CONTACT:	ERIC LENTZ (805) 895-4394 LENTZPLANNING@GMAIL.COM
SITE ADDRESS:	3150 17 MILE DRIVE PEBBLE BEACH, CALIFORNIA 93953		
CURRENT ZONING:	OR-D-HR (CZ)	CONSTRUCTION CONTACT:	ATTN: AMENTUM TIM LENCIONI (916) 436-9119 TIMOTHY.LENCIONI@AMENTUM.COM
CONSTRUCTION TYPE:	V-B		
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)		
POWER:	PG&E		
LATITUDE:	N 36° 34' 50.63" NAD 83 N 36.580730° NAD 83		
LONGITUDE:	W 121° 58' 25.30" NAD 83 W -121.973694° NAD 83		
GROUND ELEVATION:	±78.0' AMSL		
PROPERTY OWNER:	CYPRESS POINT CLUB PO BOX 466 C/O DBA CYPRESS POINT CLUB PEBBLE BEACH, CALIFORNIA 93953-0466		
APPLICANT:	AT&T MOBILITY 5005 EXECUTIVE PARKWAY SAN RAMON, CALIFORNIA 94583		

VICINITY MAP



DRIVING DIRECTIONS

FROM: 5005 EXECUTIVE PARKWAY, SAN RAMON, CALIFORNIA 94583
TO: 3150 17 MILE DRIVE
PEBBLE BEACH, CALIFORNIA 93953

HEAD NORTH	82 FT
TURN LEFT	0.2 MI
TURN LEFT	0.1 MI
TURN LEFT ONTO BISHOP DR	0.5 MI
TURN RIGHT ONTO SUNSET DR	0.1 MI
USE THE 2ND FROM THE RIGHT LANE TO TURN SLIGHTLY RIGHT TOWARD BOLLINGER CANYON RD	138 FT
USE THE LEFT LANE TO TURN RIGHT ONTO BOLLINGER CANYON RD	0.3 MI
USE THE RIGHT LANE TO MERGE ONTO I-680 S VIA THE RAMP TO SAN JOSE	0.2 MI
MERGE ONTO I-680 S	33.8 MI
USE THE RIGHT 3 LANES TO TAKE EXIT 1B TO MERGE ONTO US-101 S TOWARD LOS ANGELES	48.8 MI
TAKE EXIT 336 FOR CA-156 W TOWARD MONTEREY/PENINSULA	0.4 MI
CONTINUE ONTO CA-156 W	6.1 MI
CONTINUE ONTO CA-1 S	15.4 MI
TAKE EXIT 399A FOR CA-68 W TOWARD PACIFIC GROVE/PEBBLE BEACH	0.2 MI
KEEP LEFT TO CONTINUE TOWARD 17 MILE DR	318 FT
AT THE TRAFFIC CIRCLE, TAKE THE 2ND EXIT ONTO 17 MILE DR	3.1 MI
CONTINUE ONTO PORTOLA RD	361 FT
CONTINUE STRAIGHT TO STAY ON PORTOLA RD	0.2 MI
TURN LEFT TO STAY ON PORTOLA RD	0.4 MI
TURN RIGHT ONTO SOMBRIA LN	0.6 MI
CONTINUE STRAIGHT ONTO PORTOLA RD	0.4 MI
CONTINUE ONTO 17 MILE DR	305 FT
TURN LEFT	397 FT

ESTIMATED TIME: 2 HRS 2O MINUTES ESTIMATED DISTANCE: 111 MILES

CODE COMPLIANCE

ALL WORK & MATERIALS SHALL BE PERFORMED & INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO H=THESE CODES:

2022 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R
2022 CALIFORNIA BUILDING CODE (CBC), PART 2, VOLUME 1&2, TITLE 24 C.C.R.
(2021 INTERNATIONAL BUILDING CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
(2020 NATIONAL ELECTRICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R.
(2021 UNIFORM MECHANICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
2021 UNIFORM PLUMBING CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
2022 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R.
(2021 INTERNATIONAL FIRE CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.
2022 CALIFORNIA REFERENCE STANDARDS, PART 12 TITLE 24 C.C.R.
ANSI/EIA-TIA-222-H
ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

DISABLED ACCESS REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE, TITLE 24 PART 2, SECTION 11B-203.5

SHEET INDEX

SHEET NO.	DESCRIPTION	REV
T-1	TITLE SHEET	0
T-2	SITE SIGNAGE	0
T-3	BATTERY SPECIFICATIONS	0
C-1	SURVEY	0
C-2	SURVEY	0
A-1	OVERALL SITE PLAN	0
A-1.1	EXISTING ENLARGED SITE PLAN	0
A-1.2	PROPOSED ENLARGED SITE PLAN	0
A-2	SITE DETAIL	0
A-2.1	SITE DETAIL WITH DIMENSIONS	0
A-3	ANTENNA LAYOUTS AND EQUIPMENT SCHEDULE	0
A-4	EXISTING AND PROPOSED SOUTH ELEVATIONS	0
A-5	EXISTING AND PROPOSED WEST ELEVATIONS	0
D-1	EQUIPMENT DETAILS	0
D-2	EQUIPMENT DETAILS	0
E-1	ELECTRICAL NOTES	0
E-2	UTILITY ROUTING, PANEL SCHEDULE, SINGLE LINE DIAGRAM AND NOTES	0
E-3	ELECTRICAL DETAILS	0
G-1	GROUNDING LAYOUT	0
G-2	GROUNDING DETAILS	0

PROJECT INFORMATION:
CCL07146
SYPRESS POINT CLUB
3150 17 MILE DRIVE
PEBBLE BEACH, CALIFORNIA 93953

PREPARED FOR
at&t
5005 EXECUTIVE PARKWAY
SAN RAMON, CALIFORNIA 94583

VENDOR:
NextEdge
NEXTEDGE NETWORKS
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GEORGIA 30005

AT&T SITE NO:	CCL07146
PROJECT NO:	
DRAWN BY:	D. CREO
CHECKED BY:	R. MARTINEZ
APPROVED BY:	C. WENER

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	06/10/25	90% CONSTRUCTION	D.C.

LICENSURE:

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET TITLE:
TITLE SHEET

SHEET NUMBER
T-1

at&t

This Site Operated by:

AT&T MOBILITY

5001 EXECUTIVE PARKWAY
SAN RAMON, CA 94583
IN CASE OF FIRE AND THE NEED FOR SHUTDOWN
TO ACTIVATE ANTENNAS CALL THE
FOLLOWING NUMBER:
For 24 Hour Emergency Contact and Access Please Call:
(800) 638-2822

Reference Site#: CCL07146
Site Address: 5005 EXECUTIVE PKWY, SAN RAMON, CALIFORNIA 94583

FENCE COMPOUND SIGNAGE | SCALE: NONE | 11

FOR FUEL & OTHER
ENVIRONMENTAL
EMERGENCIES
CALL EH&S
1-800-566-9347
1-800-KNOW-EHS

YELLOW EH&S SIGN | SCALE: NONE | 7

WARNING
CANCER AND REPRODUCTIVE HARM
WWW.P65WARNINGS.CA.GOV

AVERTISSEMENT
CANCER ET EFFET NOCIF SUR IS REPRODUCTION
WWW.P65WARNINGS.CA.GOV

AVERTISSEMENT
PRODUCE CANDER Y DANCS REPRODUCTIVOS
WWW.P65WARNINGS.CA.GOV

PROP 65 | SCALE: NONE | 5

SIGNAGE AND STRIPING INFORMATION

1. THE FOLLOWING INFORMATION IS A GUIDELINE WITH RESPECT TO PREVAILING STANDARDS LIMITING HUMAN EXPOSURE TO RADIO FREQUENCY ENERGY AND SHOULD BE USED AS SUCH. IF THE SITE'S EMF REPORT OR ANY LOCAL, STATE OR FEDERAL GUIDELINES OR REGULATIONS SHOULD BE IN CONNECT WITH ANY PART OF THESE NOTES OR PLANS, THE MORE RESTRICTIVE GUIDELINE OR REGULATION SHALL BE FOLLOWED AND OVERRIDE THE LESSER.
2. THE PUBLIC LIMIT OF RF EXPOSURE ALLOWED BT AT&T IS 1mWcm*2 AND THE OCCUPATIONAL LIMIT OF RF EXPOSURE ALLOWED BY AT&T IS 5mWcm*2.
3. IF THE BOTTOM OF THE ANTENNA IS MOUNTED (8) EIGHT FEET ABOVE THE GROUND OR WORKING PLATFORM LINE OF THE PERSONAL COMMUNICATION SYSTEM (PCS) AND DOES NOT EXCEED THE PUBLIC LIMIT OF RF EXPOSURE LIMIT THEN NO STRIPING OR BARRICADES SHOULD BE NEEDED.
4. IF THE PUBLIC LIMIT OF RF EXPOSURE ON THE SITE IS EXCEEDED AND THE AREA IS PUBLICLY ACCESSIBLE (e.g. ROOF ACCESS DOOR THAT CANNOT BE LOCKED, OR FIRE EGRESS) THEN BOTH BARRICADES AND STRIPING SHALL BE PLACED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE BARRICADES AND STRIPING SHALL BE DETERMINED BY THE EMF REPORT FOR THE SITE DONE BEFORE OR SHORTLY AFTER COMPLETION OF THE SITE CONSTRUCTION. USE THE PLANS AS A GUIDELINE FOR PLACEMENT OF SUCH BARRICADES AND STRIPING.
5. IF THE PUBLIC LIMIT OF RF EXPOSURE ON THE SITE IS EXCEEDED AND THE AREA IS PUBLICLY ACCESSIBLE (e.g. ROOF ACCESS DOOR THAT CANNOT BE LOCKED, OR FIRE EGRESS) THEN BOTH BARRICADES AND STRIPING SHALL BE PLACED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE BARRICADES AND STRIPING SHALL BE PLACED AROUND THE ANTENNAS, THE EXACT EXTENT OF THE BARRICADES & STRIPING SHALL BE DETERMINED BY THE EMF REPORT FOR THE SITE DONE BEFORE OR SHORTLY AFTER COMPLETION OF SITE CONSTRUCTION. USE THE PLANS AS A GUIDELINES FOR PLACEMENT OF SUCH BARRICADES AND STRIPING.
6. ALL TRANSMIT ANTENNAS REQUIRE A THREE LANGUAGE WARNING SIGN WRITTEN IN ENGLISH, SPANISH, AND CHINESE. THIS SIGN SHALL BE PROVIDED TO THE CONTRACTOR Y THE AT&T CONSTRUCTION PROJECT MANAGER AT THE TIME OF CONSTRUCTION. THE LARGER SIGN SHALL BE PLACED IN PLAIN SIGHT AT ALL ROOF ACCESS LOCATIONS AND ON ALL BARRICADES. THE SMALLER SIGN SHALL BE PLACED ON THE ANTENNA ENCLOSURES IN A MANNER THAT IS EASILY SEEN BY ANY PERSON ON THE ROOF. WARNING SIGNS SHALL COMPLY WITH ANSI C95.2 COLOR, SYMBOL, AND CONTENT CONVENTIONS. ALL SIGNS SHALL HAVE AT&T'S NAME AND THE COMPANY CONTACT INFORMATION (e.g. TELEPHONE NUMBER) TO ARRANGE FOR ACCESS TO THE RESTRICTED AREAS. THIS TELEPHONE NUMBER SHALL BE PROVIDED TO THE CONTRACTOR BY THE AT&T CONSTRUCTION PROJECT MANAGER AT THE TIME OF CONSTRUCTION.
7. PHOTOS OF ALL STRIPING, BARRICADES AND SIGNAGE SHALL BE PART OF THE CONTRACTORS CLOSE OUT PACKAGE & SHALL BE TURNED INTO THE AT&T CONSTRUCTION PACKAGE & SHALL BE TURNED INTO THE AT&T CONSTRUCTION MANAGER AT THE END OF CONSTRUCTION. STRIPING SHALL BE DONE WITH FADE RESISTANT YELLOW SAFETY PAINT IN A CROSS-HATCH PATTERN AS DETAILED BY THE CONSTRUCTION DRAWINGS. ALL BARRICADES SHALL BE MADE OF AN RF FRIENDLY MATERIAL SO AS NOT TO BLOCK OR INTERFERE WITH THE OPERATION OF THE ANTENNAS. BARRICADES SHALL BE PAINTED WITH FADE RESISTANT YELLOW SAFETY PAINT. THE CONTRACTOR SHALL PROVIDE WITH ALL RF FRIENDLY BARRICADES NEEDED, & SHALL PROVIDE THE AT&T CONSTRUCTION PROJECT MANAGER WITH A DETAILED SHOP DRAWING OF EACH BARRICADES. UPON CONSTRUCTION COMPLETION.

GENERAL NOTES | SCALE: NONE | 2

DANGER

NO
TRESPASSING

FENCED COMPOUND SIGNAGE | SCALE: NONE | 14

INFORMATION

Federal Communications Communication Tower
Registration Number

1 2 3 4 5 6 7

Posted in accordance with Federal Communications
Commission rules and antenna tower registration
47CFR 17.4 (g).

8"
12"

FCC ASR SIGNAGE | SCALE: NONE | 10

NOT USED | SCALE: NONE | 6

NOT USED | SCALE: NONE | 4

NOTICE

AUTHORIZED
PERSONNEL
ONLY

DOOR / EQUIPMENT SIGN | SCALE: NONE | 13

Property of AT&T

Authorized
Personnel Only

No Trespassing
Violators will be prosecuted

In case of emergency, or prior to performing
maintenance on this site, call (800) 638-2822
and reference cell site number CCL07146

GATE SIGNAGE | SCALE: NONE | 9

NOTE:
1. CONTRACTOR SHALL INSTALL ALL INFORMATION SIGNAGE IN ACCORDANCE W/ AT&T WIRELESS DOCUMENT #03-0074, RF EXPOSURE POLICY AND RF SAFETY COMPLIANCE PROGRAM, LATEST EDITION.
2. CONTRACTOR SHALL CONTACT AT&T R-RFSC FOR INFORMATION ON MPE LEVELS AND INSTRUCTIONS ON LEVEL AND LOCATION OF SIGNAGE.

8"
12"

CAUTION

On this tower:

Beyond This Point you are entering an area where radio frequency (RF) fields may exceed the FCC General Population Exposure Limits.

Contact AT&T at 800-638-2822 and follow their instructions prior to performing any maintenance or repairs above this point.

Personal climbing this tower should be trained for working in RF environment and used a personal RF monitoring if working near active antennas.

Caution sign #CAOTT-ALL-057 This is AT&T site #: CCL07146

8"
12"

CAUTION

AT&T operates antennas at this site.

Beyond This Point you are entering an area where radio frequency (RF) fields may exceed the FCC General Population Exposure Limits.
Follow safety guidelines for working in an RF environment.
Contact AT&T at 800-638-2822 and follow their instructions prior to performing any maintenance or repairs above this point.

Caution sign #CAOTT-ALL-057 This is AT&T site #: CCL07146

CAUTION AND WARNING SIGN | SCALE: NONE | 3

8"
12"

NOTICE

AT&T operates antennas at this site.

Beyond This Point you are entering an area where radio frequency (RF) fields may exceed the FCC General Population Exposure Limits.
Follow safety guidelines for working in an RF environment.
Contact AT&T at 800-638-2822 and follow their instructions prior to performing any maintenance or repairs above this point.

Caution sign #CAOTT-ALL-057 This is AT&T site #: CCL07146

NOTICE SIGN | SCALE: NONE | 1

0
3 2
ACID

NFPA HAZARD SIGN | SCALE: NONE | 12

Property of AT&T

Authorized
Personnel Only

In case of emergency, or prior to performing
maintenance on this site, call (800) 638-2822
and reference cell site number CCL07146

CABINET DOORS SIGNAGE | SCALE: NONE | 8

PROJECT INFORMATION:

CCL07146
SYPRESS POINT CLUB

3150 17 MILE DRIVE
PEBBLE BEACH, CALIFORNIA 93953

PREPARED FOR

at&t

5005 EXECUTIVE PARKWAY
SAN RAMON, CALIFORNIA 94583

VENDOR:

NextEdge

NEXTEDGE NETWORKS
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GEORGIA 30005

AT&T SITE NO:	CCL07146
PROJECT NO:	
DRAWN BY:	D. CREO
CHECKED BY:	R. MARTINEZ
APPROVED BY:	C. WENER

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	06/10/25	90% CONSTRUCTION	D.C.

LICENSURE:

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET TITLE:

SITE SIGNAGE

SHEET NUMBER

T-2

PowerSafe SBS

Battery
Range Summary



The outstanding PowerSafe® SBS Front Terminal battery further extends the technical leadership of PowerSafe® SBS batteries range. PowerSafe® SBS Front Terminal batteries retain the benefits of Thin Plate Pure Lead (TPPL) technology such as long-life, high-energy density and superior shelf life. They also deliver exceptional cyclic performance in both float and fast charge applications, even in the hottest and harshest operating environments.

Where conventional Valve Regulated Lead Acid (VRLA) Absorbed Glass Mat (AGM) batteries struggle to cope with harsh conditions and frequent power outages, cutting edge TPPL technology makes PowerSafe® SBS batteries the perfect solution for the challenging operating conditions of today's telecommunication networks.

PowerSafe® SBS batteries are designed to the highest quality standards, with a unique manufacturing process providing superior energy and power, high performance and proven reliability. There is no substitute for PowerSafe® SBS Front Terminal batteries.

Features and Benefits

- Capacity range 31 - 190Ah
- 12V monobloc configurations
- Multiple string configurations available
- Two year shelf life
- SR4223 compliant
- Proven long service life
- High energy density and cycling capability

EnerSys
Energy That Advances

Visit us at **www.enersys.com**

Construction

- Unique TPPL technology: Thin lead-tin grids are produced through purely fabricating rather than casting process to minimize corrosion, maximize cell reserve time while increasing energy density
- Separators are AGM made from high purity, superior density fibers. The electrolyte is absorbed within the AGM, preventing it from free movement
- Electrolyte is contained from contaminants by high purity and threaded cell/intercell seal and first cell vent
- Contained and under inside front flame arrestor (SBS100F-SBS190F), highly resistant to shock and vibration
- Front terminal flat lead-cast, non-threaded copper terminals
- Self-regulating valve fully pressure sealed valves (internal pressure 14 atmospheres) oxygen

Installation and Operation

- Valve actuated system
- Mounting flexibility, floor or wall
- Cabinet may fit your life expectancy in the cabinet of TPPL (DPC)
- TPPL technology provides increased valve material surface area which yields increased energy density
- Operating temperature: -40°F (-40°C) to 122°F (50°C)
- Recommended temperature: 60°F (20°C) to 80°F (27°C)

Standards

- Approved for non-hazardous cargo (air passenger, sea and rail) by IATA/DOT-P and compliant with 49 CFR Regulation 49 and IATA/ICAO-NOA Packing Instruction 806. Please consult EnerSys for complete details or visit enersys.com
- Compliant with Telcordia GR-63-CORE Nebs™ Equipment (Zone 4) and IEEE-STD-1375 (Class)
- The management systems governing the manufacture of this product are ISO 9001 and ISO 14001 certified

General Specifications

Battery Type	# of Cells	Nominal Voltage (V)	Rated Capacity (Ah) 20 hr Rate To 1.75 V/cell @ 77°F (25°C)	Rated Capacity (Ah) 10 hr Rate To 1.75 V/cell @ 77°F (25°C)	Rated Capacity (Ah) 8 hr Rate To 1.75 V/cell @ 77°F (25°C)	Dimensions Length (in)	Dimensions Length (mm)	Dimensions Width (in)	Dimensions Width (mm)	Dimensions Height (in)	Dimensions Height (mm)	Typical Weight (lb)	Typical Weight (kg)	Short Circuit Current (Amps)	Internal Resistance (Milli-Ohms)	Terminals	Electrolyte Fill Volume (in)	Electrolyte Fill Volume (L)	Weight per liter (lb)	Weight per liter (kg)	Volume per liter (in)	Volume per liter (L)	Weight per liter (lb)	Weight per liter (kg)	Lead Weight (per liter)
SBS 80F	6	12	31	23	19.5	10.0	254	6.9	175	10.0	254	72.0	32.7	1230	9.0	M6/M8	9.37	5.42	0.405	1.84	0.55	0.90	0.41	0.70	0.32
SBS 85HF	6	12	40	30	24.5	10.0	254	7.1	180	10.4	264	82.0	37.2	1286	9.0	M6/M8	9.80	5.56	0.53	2.41	0.55	0.90	0.54	0.86	0.39
SBS 85MF	6	12	42	32	25.5	10.0	254	7.1	180	10.4	264	83.0	37.6	1286	7.5	M6/M8	9.10	5.16	0.43	1.95	0.55	0.90	0.50	0.80	0.36
SBS 85HF	6	12	52	40	32.5	10.0	254	7.1	180	10.4	264	83.0	37.6	1286	5.5	M6/M8	9.10	5.16	0.56	2.54	0.55	0.90	0.54	0.86	0.39
SBS 90F	6	12	100	80	65.0	12.0	305	6.6	168	9.3	237	97.0	44.0	1500	5.0	M6/M8	12.0	6.80	0.58	2.63	0.55	0.90	0.65	1.04	0.47
SBS 90HF	6	12	100	80	65.0	12.0	305	6.6	168	9.3	237	97.0	44.0	1500	5.0	M6/M8	12.0	6.80	0.58	2.63	0.55	0.90	0.65	1.04	0.47
SBS 115F	6	12	132	102	82.5	12.0	305	8.9	226	9.3	237	122.0	55.3	2000	4.0	M6/M8	17.0	9.60	0.58	2.63	0.55	0.90	0.65	1.04	0.47
SBS 115HF	6	12	145	116	97.0	12.0	305	8.9	226	9.3	237	122.0	55.3	2000	3.0	M6/M8	17.0	9.60	0.64	2.90	0.55	0.90	0.72	1.15	0.52
SBS 150F	6	12	190	150	127.5	20.0	508	8.9	226	9.3	237	181.0	82.0	2800	3.5	M6/M8	24.0	13.5	0.60	2.70	0.55	0.90	0.68	1.09	0.49
SBS 150HF	6	12	190	150	127.5	20.0	508	8.9	226	9.3	237	181.0	82.0	2800	2.5	M6/M8	24.0	13.5	0.60	2.70	0.55	0.90	0.68	1.09	0.49

SBS 80F – 85F, SBS C11F



SBS 100F – 112F



SBS 145F, 160 – 190F



EnerSys
Energy That Advances

Exeltec West Bustamante
[illegible]

Exeltec MEA
[illegible]

Exeltec Asia
[illegible]

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EnerSys

SAFETY DATA SHEET

Form #: SDS #0107
Revised: 03
Supersedes: All
EFFECTIVE: 10/02/07

1) PRODUCT IDENTIFICATION

Chemical Trade Name (as used on label):
Cyclon®, Odyssey, Genesis®, HDL XP®, Armorlift Flat®, MSAP® Series of Lead-TPPL

Chemical Family Classification:
Sealed Lead Battery

Synonyms:
Sealed Lead Acid (SLA), VRLA, GEL

Manufacturer's Name (Mailing):
EnerSys Energy Products Inc.
617 E Ridgeway Drive
Warrensburg, MO 64093-0001

Canada Customs Office
145 Pail Boulevard
Boucherville, Quebec
J4B 1R7

Telephones:
For information and emergencies (in United States): Energy Products:
(800)operate, (800) 6 Safety Days: 8 (800-672-3387

24 Hour Emergency Response Contact:
CHEMTREC(CHEMICAL): 800-424-9300 CHEMTREC INTL: 703-527-3887

2) HAZARDS IDENTIFICATION

	HEALTH	ENVIRONMENTAL	PHYSICAL
Acute Toxicity		Aquatic Chronic 3	Explosive (Natural), Division 1.3
Oral/Dermal/Inhalation	Category 4	Aquatic Acute 3	
Skin Corrosion/Irritation	Category 1A		
Eye Damage	Category 1		
Reproductive	Category 1A		
Carcinogenicity (lead compounds)	Category 1B		
Carcinogenicity (acid mists)	Category 1A		
Specific Target Organ Toxicity (repeated exposure)	Category 2		

LABEL DATA

	HEALTH	ENVIRONMENTAL	PHYSICAL

Hazard Statements:
DANGER!
Causes severe skin burns and severe eye damage.
May damage fertility or the unborn child if ingested or inhaled.
May cause cancer if ingested or inhaled.
Causes damage to central nervous system, blood and kidneys through prolonged or repeated exposure.
May form explosive gas(es) mixture during charging.
Explosive: fire, blast, or projection hazard.
May cause harm to breast fed children.
Harmful if swallowed, inhaled, or comes into skin contact.
Causes skin irritation, serious eye damage.

Precautionary Statements
Wash thoroughly after handling.
Do not eat, drink or smoke when using this product.
Wear protective gloves/protective clothing, eye protection/face protection.
Avoid breathing dust/fume/gas/mist/vapors/spray.
Use only outdoors or in a well-ventilated area.
Contact with internal components may cause irritation or severe burns. Avoid contact with internal acid.
Ordinary non-hazardous (trash) garbage collection.
Keep away from heat, sparks and flame. Keep away from combustible materials. See marking.

3) COMPOSITION/INFORMATION ON INGREDIENTS

Components	CAS Number	Approximate % by Weight
Inorganic Lead Compound:		
Lead	7439-92-1	45 - 80
Lead Dioxide	1309-60-0	15 - 25
Tin	7440-31-5	0.1 - 0.2
Sulfuric Acid Electrolyte (Sulfuric Acid/Water)	7664-93-9	15 - 20
Case Material:		> 1 (1)
Polypropylene	9003-07-0	
Polystyrene	9003-53-6	
Styrene Acrylonitrile	9003-54-7	
Acrylonitrile Butadiene Styrene	9003-56-9	
Styrene Butadiene	9003-55-8	
Polymethylmethacrylate	9011-14-7	
Polycarbonate, Hard Rubber, Polyethylene, Polyphenylene Oxide, Polysulfone, Polyester Allyl	9003-08-1	
	25135-51-7	
Other:		
Aluminum (also Alloy)	—	1 - 2

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Polycarbonate, Hard						
Rubber, Polyethylene	N.E.	N.E.	N.E.	N.E.	N.E.	N.E.
Polycarbonate Oxide	N.E.	N.E.	N.E.	N.E.	N.E.	N.E.
Polysulfone/Polyester Allyl						
Rubber, Polyethylene	N.E.	N.E.	N.E.	N.E.	N.E.	N.E.
Absorbent Glass Mat	N.E.	N.E.	N.E.	N.E.	N.E.	N.E.

NOTES:
As Available
(a) Hazmat Number

4) FIRST AID MEASURES

Eye Contact:
Rinse with water for 15 minutes. Remove contact lenses if easy to do. Continue rinsing. Get medical attention if irritation persists.

Skin Contact:
Wash with soap and water. Remove contaminated clothing and shoes. Get medical attention if irritation persists.

Inhalation:
Move to fresh air. If not breathing, give artificial respiration. If breathing is difficult, give oxygen. Get medical attention.

Ingestion:
Do NOT induce vomiting. Rinse mouth with water. Get medical attention immediately.

5) FIRE FIGHTING MEASURES

Flash Point: N/A
Extinguishing Media: Carbon dioxide, foam, dry chemical. Avoid breathing vapors. Use appropriate protective equipment.

Special Fire Fighting Procedures:
If batteries are on charge, shut off power. Use positive pressure, self-contained breathing apparatus. Water applied to electrolyte generates heat and causes it to spatter. Wear rubber boots, clothing, gloves, face and eye protection.
Note that storage of others connected batteries may still pose risk of electric shock even when charging equipment is shut down.

Unusual Fire and Explosion Hazards:
Highly flammable hydrogen gas is generated during charging and operation of batteries. To avoid fire of explosion, keep sparks or other sources of ignition away from batteries. Do not allow metallic materials to simultaneously contact negative and positive terminals of cells and batteries. Follow manufacturer's instructions for installation and service.

6) ACCIDENTAL RELEASE MEASURES

Spill or Leak Procedures:
Stop flow of material, contain already spilled spills with dry sand, earth, and vermiculite. Do not use combustible materials. If possible, carefully neutralize spilled electrolyte with soda ash, sodium bicarbonate, lime, etc. Wear acid resistant clothing, boots, gloves, and face shield. Do not allow discharge of unneutralized acid to sewer. Acid must be managed in accordance with local, state, and federal requirements.

7) HANDLING AND STORAGE

Handling:
Unless involved in recycling operations, do not breach the casing or empty the contents of the battery.
There may be increasing risk of electric shock from storage of connected batteries.
Keep (non-frozen) tightly closed in a cool, well-ventilated area. Protect from moisture. Avoid contact with corrosive materials.
Keep away from combustible materials, organic chemicals, reducing substances, metallic strong oxidizing and some. Use bonding or shunt wire to control time for charging.
Storage:
Store batteries in cool, dry, well-ventilated areas with supervision outlets and effluents contaminated in the event of spills. Batteries should also be stored under roof for protection against adverse weather conditions. Separate from incompatible materials. Store and handle only in areas with adequate water supply and spill control. Avoid damage to containers. Keep away from fire, sparks and heat. Keep away from unstable organic waste, could bridge the terminals on a battery and create a dangerous short circuit.
Charging:
There is a possible risk if electric shock from charging equipment and from strings of cells connected. Batteries, whether in use being charged. Shut off power to charger whenever not in use and before disconnect of any circuit connections. Batteries being charged will generate and release flammable hydrogen gas. Adequate space should be maintained. Keep battery vent caps in position. Prohibit smoking and avoid creation of flames and sparks nearby. Wear face and eye protection when near batteries being charged.

8) EXPOSURE CONTROLS/PERSONAL PROTECTION

Exposure Limits (mg/m3) Note: N.E.= Not Established

INGREDIENTS (Chemical Name(s))	OSHA PEL	ACGIH	EH40/2005	Quebec PEV	Ontario OEL	EU OEL
Lead and Lead Compounds (inorganic)	0.05	0.05	0.05	0.05	0.05	0.15 (R)
Tin	2	2	2	2	N.E.	N.E.
Sulfuric Acid Electrolyte	1	N.E.	1	1	N.E.	0.05 (A)
Polypropylene	N.E.	N.E.	N.E.	N.E.	N.E.	N.E.
Polystyrene	N.E.	N.E.	N.E.	N.E.	N.E.	N.E.
Styrene Acrylonitrile	N.E.	N.E.	N.E.	N.E.	N.E.	N.E.
Acrylonitrile Butadiene Styrene	N.E.	N.E.	N.E.	N.E.	N.E.	N.E.
Styrene Butadiene	N.E.	N.E.	N.E.	N.E.	N.E.	N.E.
Polymethylmethacrylate	N.E.	N.E.	N.E.	N.E.	N.E.	N.E.

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Lead Compounds: Milk Count not available.

Effects of Overexposure - Acute:
Sulfuric Acid: Severe skin irritation. Damage to cornea, upper respiratory irritation.
Lead Compounds: Symptoms of toxicity include headache, fatigue, abdominal pain, loss of appetite, muscle pain and weakness, sleep disturbances and irritability.

Effects of Overexposure - Chronic:
Sulfuric Acid: Possible erosion of tooth enamel, inflammation of nose, throat and bronchial tubes.
Lead Compounds: Anemia, neuropathy, particularly of the motor nerves, with wrist drop, kidney damage, colic, encephalopathy in males and females. Reported evidence in lead and lead compounds in the workplace may result in anemia or joint toxicity. Some toxicologists report abnormal conduction velocities in persons with blood lead levels of 50mcg/100 ml or higher. Heavy lead exposure may result in central nervous system damage, encephalopathy and damage to the blood-forming (hematopoietic) system.

Carcinogenicity:
Sulfuric Acid: The International Agency for Research on Cancer (IARC) has classified "strong inorganic acid mist containing sulfuric acid" as a Group 1 carcinogen, a substance that is carcinogenic to humans. This classification does not apply to liquid forms of sulfuric acid or sulfuric acid solutions contained within a battery. Inorganic acid mist (sulfuric acid mist) is not generated under normal use of this product. Mixture of the product, such as overcharging, may result in the generation of sulfuric acid mist.
Lead Compounds: Lead is listed as a Group 2A carcinogen. Study in animals at relatively doses. Per the guidance found in OSHA 29 CFR 1910.1200 Appendix F, this is equivalent/readily equivalent to GHS Category 1B. Proof of carcinogenicity in humans is lacking. Reviewed.

Medical Conditions Generally Aggravated by Exposure:
Overexposure to sulfuric acid mist may cause lung damage and aggravate pulmonary conditions. Contact of sulfuric acid with skin may aggravate chronic skin eczema and contact dermatitis. Lead and its compounds can aggravate some forms of kidney, liver and neurological diseases.

Acute Toxicity:
Inhalation: LD50:
Dermal: LC50 rat: 510 mg/kg; LC50 guinea pig: 510 mg/kg
Oral: Acute Toxicity Point Estimate = 4500 mg/kg (based on lead hydrate)
Oral LD50:
Corrosivity: rat: 2140 mg/kg
Chemical Lead: Acute Toxicity Point Estimate (ATE) = 1990 mg/kg (body weight (based on lead hydrate)

Additional Health Data:
All battery users, including the hazardous ingredients in this product, are taken into the body primarily by inhalation and ingestion.
Most inhalation problems can be avoided by adequate precautions such as ventilation and respiratory protection (control to Section 8).
Indoor good personal hygiene to avoid inhalation and ingestion: wash hands, face, neck and arms thoroughly before eating, smoking or leaving the worksite. Keep contaminated clothing out of non-contaminated areas, so some cases clothing when in such areas. Restrict the use and presence of food, tobacco and cosmetics to non-contaminated areas. Work clothes and work equipment used in contaminated areas must remain in designated areas and never taken home or laundered with personal non-contaminated clothing. This product is intended for industrial use only and should be isolated from children and their environment.
The 10th Amendment to EU Directive 67/548/EEC classified lead compounds, but not lead in metal form, as possibly toxic to reproduction:
Risk phrase 61: May cause harm to the unborn child, applies to lead compounds, especially soluble forms

11) TOXICOLOGICAL INFORMATION

Environmental Fate:
Lead is very persistent in soil and sediments. No fate in soil or sediment. Metallic of metallic lead between multiphase compartments in air. Slow oxidation of lead occurs in aquatic and terrestrial animals and plants but little bioaccumulation occurs through the food chain. Most studies include lead compounds and not elemental lead.

Environmental Toxicity (Aquatic Toxicity):
Sulfuric acid: 24-hr LC50, Gambusia fish (freshly harvested): 42 mg/L
96-hr LC50, Pimephales fish (Daphnia sapiens): 28 mg/L
Lead: 48-hr LC50 (modified for aquatic invertebrates): >1 mg/L, based on lead hydrate.

Additional Information:
No known effects on stratospheric ozone depletion
Volatile organic compounds (VOC): Unknown
Water Endangering Class (WGK): N.A.

12) DISPOSAL CONSIDERATIONS (UNITED STATES)

Spent Batteries: Lead-Acid secondary lead smelter for recycling. Spent lead-acid batteries are not regulated as hazardous waste when the requirements of 40 CFR, section 266.80 are met. This should be managed in accordance with approved local, state and federal requirements. Consult state environmental agency and/or federal EPA.

Electrolyte:
Place neutralized slurry into sealed containers and handle in applicable solid waste and federal regulations. Keep water-diluted spills, after neutralization and testing, should be managed in accordance with approved local, state and federal requirements. Consult state environmental agency and/or federal EPA.

Following local, State/Provincial, and Federal/National regulations applicable to sealed dry characteristics will be the responsibility of the industry.

13) TRANSPORT INFORMATION

U.S. DOT:
Accepted from the hazardous materials regulations (HMR) because the batteries meet the requirements of 49 CFR 173.159(d) and 49 CFR 173.159(e) of the U.S. Department of Transportation's HMR. Battery and outer package must be marked "NONSPILLABLE" or "NONSPILLABLE BATTERY"

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Hazardous materials regulations governing ground transportation of batteries and other cargo shipments in the U.S. and other countries are administered by the Department of Transportation (DOT). Defined by the USDOT as Class 8 substances. Pursuant to Section 16 of the Clean Air Act Amendments (CAAA) of 1990, finalized on January 15, 1993, EnerSys established a policy to eliminate the use of Class I ODS prior to the May 15, 1993 deadline.

STATE REGULATIONS (US):
Proposition 65:
Warning: Battery posts, terminals and related accessories contain lead and lead compounds, chemicals known to the State of California to cause cancer and reproductive harm. Batteries also contain other chemicals known to the State of California to cause cancer. Wash hands after handling.

INTERNATIONAL REGULATIONS:
Distribution into Quebec to Follow Canadian Controlled Product Regulations (CPR) 7(1) and 24(2)

Classification according to Directive 1999/45/EC and Regulation (EC) No 1907/2006 (REACH)

Article 31 (1) of the REACH regulation (Reg. (EC) 1907/2006), which entered into force on 1st of June 2007 to the European Union, requires that manufacturers communicate the presence of Substances of Very High Concern (SVHC) in articles (lead batteries) in concentration greater than 0.1% by weight.

Effective the 27th of June 2018 the European Chemical Agency (ECHA) up-dated the Candidate List with the inclusion of Lead Metal (EC/List No.: 231-100-4). This inclusion of Lead in an SVHC requires all of EnerSys Lead-based battery products regardless of the dosage (Threshold Conf. 0.1% w/w).

15) REGULATORY INFORMATION

Not applicable

16) OTHER INFORMATION

NFPA Hazard Rating for Sulfuric Acid:
Flammability (Red): = 0
Instability (Yellow): = 0
Health (Blue): = 3
Sulfuric acid is color-sensitive if concentrated.

DISCLAIMER
This Safety Data Sheet is created for the manufacturer to comply with the requirements of 29 CFR 1910.1200. To the extent related by law, the manufacturer hereby expressly disclaims any liability to any third party, including (but not limited to) consequential or other damages, arising out of the use of, or reliance on, this Safety Data Sheet.

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BATTERY INFORMATION

BATTERY MODEL	TOTAL # OF BATTERY UNITS INSTALLED	ELECTROLYTE VOLUME (GAL) PER UNIT	TOTAL ELECTROLYTE VOLUME (GAL)	TOTAL ELECTROLYTE WEIGHT (LBS) PER UNIT	TOTAL KWH	% SULFURIC ACID BY VOL = (0.66 GAL) ACID VOLUME / UNIT (2.34 GAL) ELECTROLYTE VOLUME/UNIT	% SULFURIC ACID BY WEIGHT = (10.1 LBS) TOTAL ACID WEIGHT (28.9 LBS) TOTAL ELECTROLYTE WEIGHT	TOTAL SULFURIC VOL (GAL) = TOTAL UNITS X SULFURIC VOL/UNIT	% SULFURIC ACID BY VOL = ACID VOLUME / UNIT ELECTROLYTE VOLUME/UNIT
POWERSAFE - SBS190F	8 UNITS	2.34 GAL	18.72 GAL	28.9 LBS	36.48 KWH	28.21% = 0.66 GAL / 2.34 GAL	34.95% = 10.1 LBS/28.9 LBS	18.72 GAL = 8 UNITS X 2.34 / UNIT	80.1 LBS = 8 UNITS X 10.1 LBS

BATTERY SPECIFICATIONS AND DETAILS

SCALE: NONE

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PROJECT INFORMATION:

CCL07146
SYPRESS POINT CLUB

3150 17 MILE DRIVE
PEBBLE BEACH, CALIFORNIA 93953

PREPARED FOR

at&t

5005 EXECUTIVE PARKWAY
SAN RAMON, CALIFORNIA 94583

VENDOR:

NextEdge

NEXTEDGE NETWORKS
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GEORGIA 30005

AT&T SITE NO: CCL07146
PROJECT NO:
DRAWN BY: D. CREO
CHECKED BY: R. MARTINEZ
APPROVED BY: C. WENER

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	06/10/25	90% CONSTRUCTION	D.C.

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SHEET TITLE:
BATTERY SPECIFICATIONS

SHEET NUMBER
T-3

NOTES:

APN: 008-271-006-000
OWNER(S): CYPRESS POINT CLUB

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THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT BY: XXXX XXXXX XXXX, TITLE FILE NO. XXXXXXXX, DATED XXXX XX, 20XX. WITHIN SAID TITLE REPORT THERE ARE XX (X) EXCEPTIONS LISTED, XX (X) OF WHICH ARE EASEMENTS AND XX (X) OF WHICH CAN NOT BE PLOTTED.

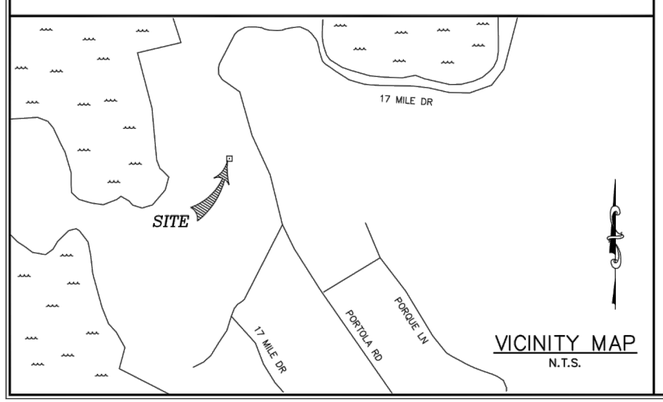
THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD OBSERVATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 060195, PANEL NO. 0303H, DATED JUNE 21, 2017 SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN "ZONE X", WHICH ARE AREAS WITH AN ANNUAL 0.2% FLOOD RISK CHANCE.

THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.

LAT. 36° 34' 50.63" N. NAD 83
LONG. 121° 58' 25.30" W. NAD 83
ELEV. 78.0' NAVD 88 (BASIS OF DRAWING)

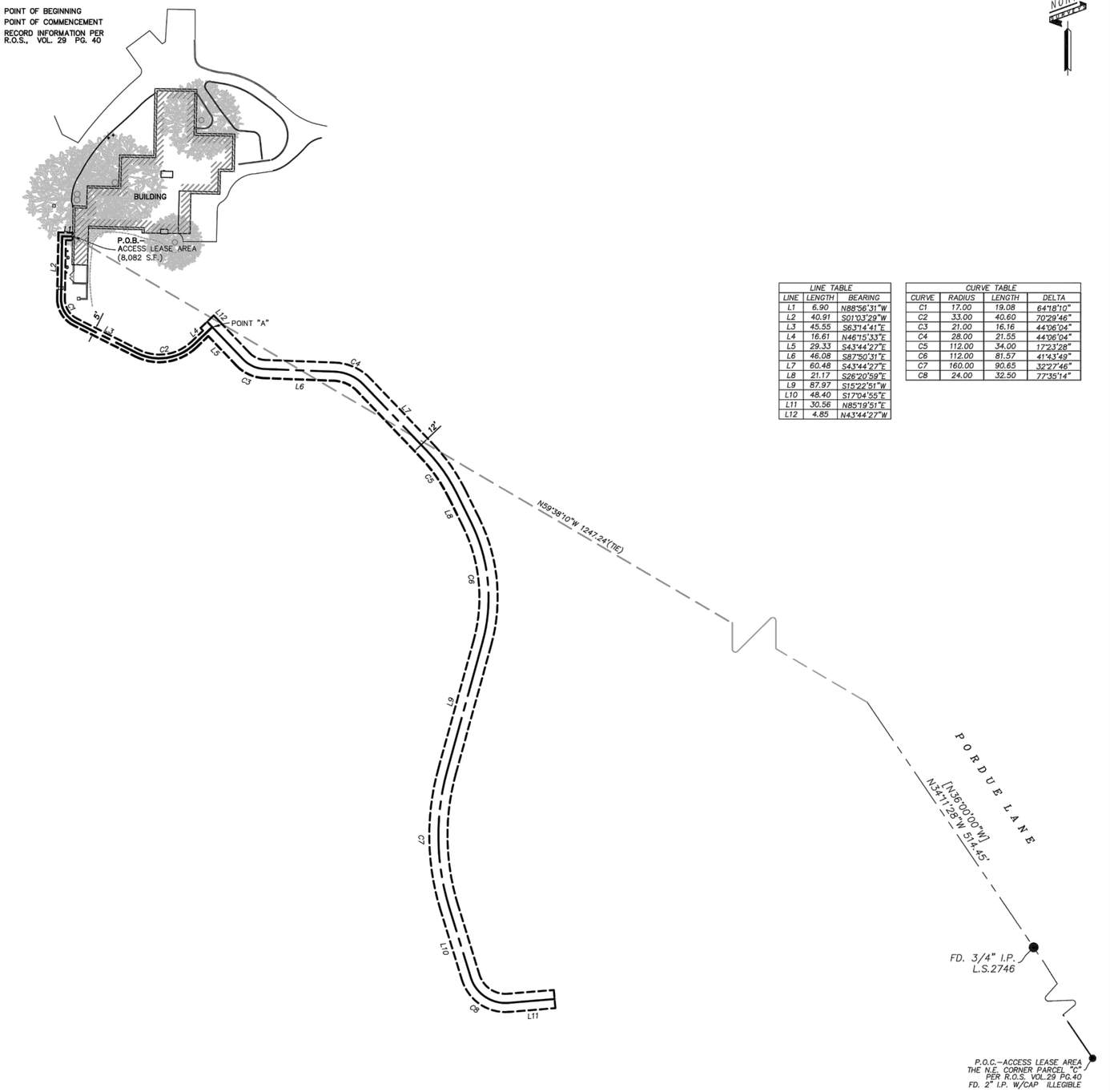
The information shown above meets or exceeds the requirements set forth in FAA order 8260.19D for 1-A accuracy (± 20' horizontally and ± 3' vertically). The horizontal datum (coordinates) are expressed as degrees, minutes and seconds, to the nearest hundredth of a second. The vertical datum (heights) are expressed in feet and decimals thereof and are determined to the nearest 0.1 foot.



VICINITY MAP
N.T.S.

LEGEND

- SITE BOUNDARY LINE
- OVERHEAD POWER LINE
- PROPERTY BOUNDARY (UNSURVEYED)
- EDGE OF PAVEMENT
- FENCELINE
- ×100.00 POWER POLE SPOT ELEVATION
- CONCRETE PAD
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- [ ] RECORD INFORMATION PER R.O.S., VOL. 29 PG. 40



LINE TABLE		
LINE	LENGTH	BEARING
L1	6.90	N88°56'31"W
L2	40.91	S01°03'29"W
L3	45.55	S63°14'41"E
L4	16.61	N46°15'33"E
L5	29.33	S43°44'27"E
L6	46.08	S87°50'31"E
L7	60.48	S43°44'27"E
L8	21.17	S26°20'59"E
L9	87.97	S15°22'51"W
L10	48.40	S17°04'55"E
L11	30.56	N85°19'51"E
L12	4.85	N43°44'27"W

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	17.00	19.08	64°18'10"
C2	33.00	40.60	70°29'46"
C3	21.00	16.16	44°06'04"
C4	28.00	21.55	44°06'04"
C5	112.00	34.00	17°23'28"
C6	112.00	81.57	41°43'49"
C7	160.00	90.65	32°27'46"
C8	24.00	32.50	77°35'14"

40' 20' 0 40' 80'
SCALE: 1" = 40'

PREPARED FOR:
NextEdge

PREPARED BY:
SMITHCO
SURVEYING ENGINEERING
P.O. BOX 81626 BAKERSFIELD, CA 93380
PHONE: (661) 393-1217 FAX: (661) 393-1218

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PROFESSIONAL SEAL:

LICENSED LAND SURVEYOR
LUKE ANDERSON
No. 9084
STATE OF CALIFORNIA
09/09/2025

REVISION

#	DATE	DESCRIPTION	BY
0	12/23/24	PRELIMINARY ISSUE	LA
1	02/28/25	ADD EASEMENT	LA
2			
3			
4			
5			
6			
7			
8			
9			

SMITHCO JOB NO.: 56-1648

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CCL07146
CYPRESS POINT CLUB

3150 17 MILE DR.
PEBBLE BEACH, CA 93953
COUNTY OF MONTEREY

C - 1

ACCESS LEASE AREA LEGAL DESCRIPTION:

A 5.00 FOOT STRIPE OF LAND, OVER AND ACROSS, A PORTION OF EL PESCADERO RANCHO, COUNTY OF MONTEREY, STATE OF CALIFORNIA, FALLING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING THE NORTHEAST CORNER OF "PARCEL C" AS SHOWN ON RECORD OF SURVEY MAP, FILED AS VOLUME 29 OF SURVEY AT PAGE 40, MONTEREY COUNTY ORIGINAL RECORDS, DATED JUNE 28, 2007; THENCE FROM SAID NORTHEAST CORNER OF PARCEL C: N34°11'28"W (SHOWN ON SAID RECORD OF SURVEY MAP AS N36°00'00"W) A DISTANCE OF 514.45 FEET ALONG THE NORTH LINE OF "PARCEL C"; THENCE LEAVING SAID NORTH LINE N59°38'10"W, A DISTANCE OF 1247.24 FEET TO THE POINT OF BEGINNING:

COURSE 1) THENCE N88°56'31"W, A DISTANCE OF 6.90 FEET;
COURSE 2) THENCE S01°03'29"W, A DISTANCE OF 40.91 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIOUS OF 17.00 FEET;
COURSE 3) THENCE ALONG SAID CURVE A DISTANCE OF 19.08 FEET, HAVING A DELTA OF 64°18'10";
COURSE 4) THENCE S63°14'41"E, A DISTANCE OF 45.55 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIOUS OF 33.00 FEET;
COURSE 5) THENCE ALONG SAID CURVE A DISTANCE OF 40.60 FEET, HAVING A DELTA OF 70°29'46";
COURSE 6) THENCE N46°15'33"E, A DISTANCE OF 16.61 FEET TO POINT "A" AND TO THE TERMINUES OF THIS DESCRIPTION.

A 12.00 FOOT STRIPE OF LAND, OVER AND ACROSS, A PORTION OF EL PESCADERO RANCHO, COUNTY OF MONTEREY, STATE OF CALIFORNIA, FALLING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT HEREIN DESCRIBED POINT "A":

COURSE 1) THENCE S43°44'27"E, A DISTANCE OF 29.33 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIOUS OF 21.00 FEET;
COURSE 2) THENCE ALONG SAID CURVE A DISTANCE OF 16.16 FEET, HAVING A DELTA OF 44°06'04";
COURSE 3) THENCE S87°50'31"E, A DISTANCE OF 46.08 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIOUS OF 28.00 FEET;
COURSE 4) THENCE ALONG SAID CURVE A DISTANCE OF 21.55 FEET, HAVING A DELTA OF 44°06'04";
COURSE 5) THENCE S43°44'27"E, A DISTANCE OF 60.48 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIOUS OF 112.00 FEET;
COURSE 6) THENCE ALONG SAID CURVE A DISTANCE OF 34.00 FEET, HAVING A DELTA OF 17°23'28";
COURSE 7) THENCE S26°20'59"E, A DISTANCE OF 21.17 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIOUS OF 112.00 FEET;
COURSE 8) THENCE ALONG SAID CURVE A DISTANCE OF 81.57 FEET, HAVING A DELTA OF 41°43'49";
COURSE 9) THENCE S15°22'51"W, A DISTANCE OF 87.97 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIOUS OF 160.00 FEET;
COURSE 10) THENCE ALONG SAID CURVE A DISTANCE OF 90.65 FEET, HAVING A DELTA OF 32°27'46";
COURSE 11) THENCE S17°04'55"E, A DISTANCE OF 48.40 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIOUS OF 24.00 FEET;
COURSE 12) THENCE ALONG SAID CURVE A DISTANCE OF 32.50 FEET, HAVING A DELTA OF 77°35'14";
COURSE 13) THENCE N85°19'51"E, A DISTANCE OF 30.56 FEET, MORE OR LESS, TO THE NORTHWEST LINE OF 17 MILE DRIVE AND TO THE TERMINUES OF DESCRIPTION.

A 12.00 FOOT STRIPE OF LAND, OVER AND ACROSS, A PORTION OF EL PESCADERO RANCHO, COUNTY OF MONTEREY, STATE OF CALIFORNIA, FALLING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

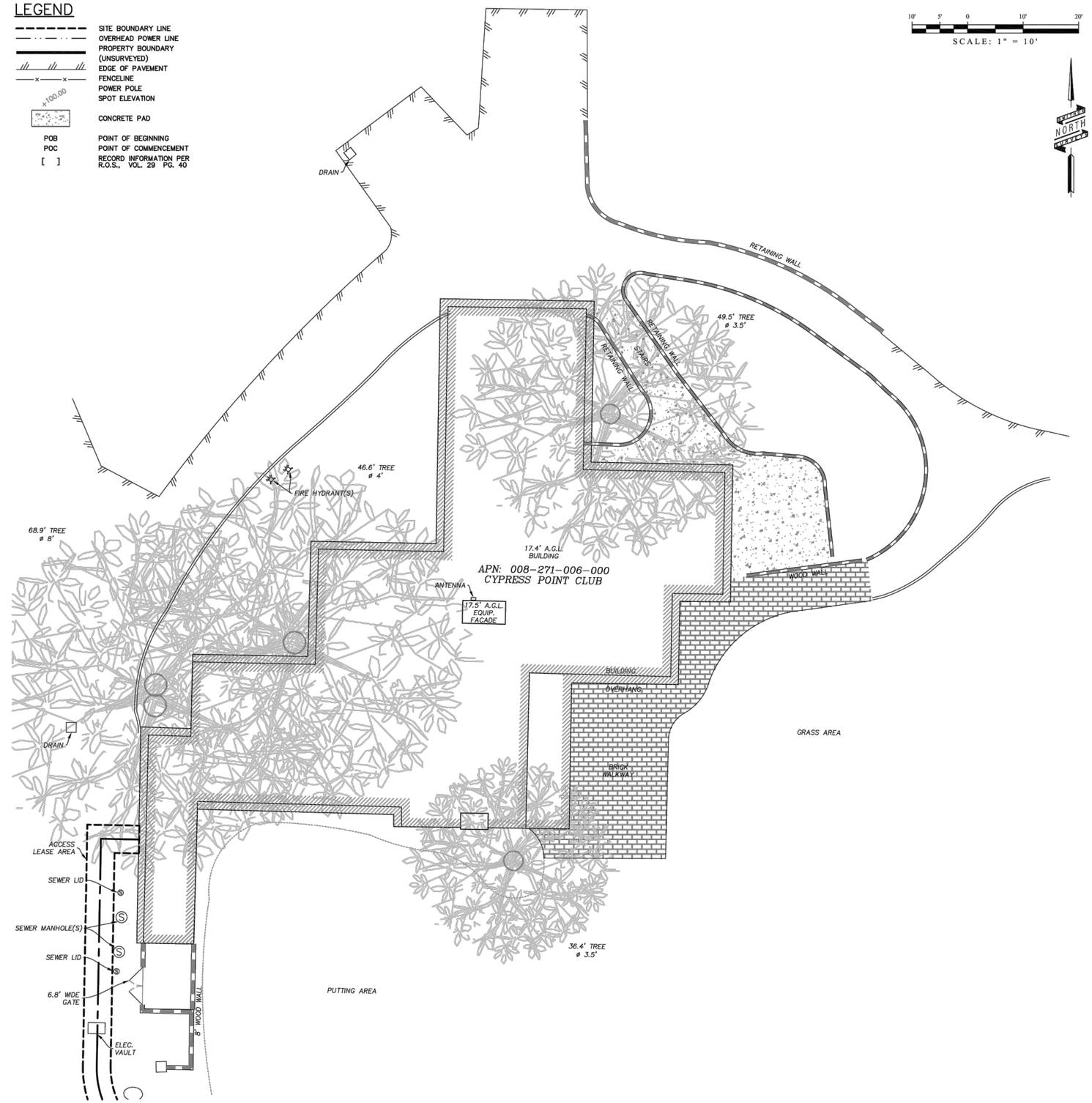
BEGINNING AT HEREIN DESCRIBED POINT "A":

COURSE 1) THENCE N43°44'27"W, A DISTANCE OF 4.85 FEET TO THE TERMINUES OF DESCRIPTION.

CONTAINING 8,082 SQUARE FEET (0.186 ACRES), MORE OR LESS.

LEGEND

- SITE BOUNDARY LINE
- OVERHEAD POWER LINE
- PROPERTY BOUNDARY (UNSURVEYED)
- EDGE OF PAVEMENT
- FENCELINE
- POWER POLE
- +100.00 SPOT ELEVATION
- CONCRETE PAD
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- [ ] RECORD INFORMATION PER R.O.S., VOL. 29 PG. 40



PREPARED FOR:

NextEdge

PREPARED BY:

SMITHCO
SURVEYING ENGINEERING
P.O. BOX 81626 BAKERSFIELD, CA 93380
PHONE: (661) 393-1217 FAX: (661) 393-1218

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PROFESSIONAL SEAL:

LICENSED LAND SURVEYOR — 9026 — STATE OF CALIFORNIA
09/09/2025

REVISION

#	DATE	DESCRIPTION	BY
0	12/23/24	PRELIMINARY ISSUE	LA
1	02/28/25	ADD EASEMENT	LA
2			
3			
4			
5			
6			
7			
8			
9			

SMITHCO JOB NO.: 56-1648

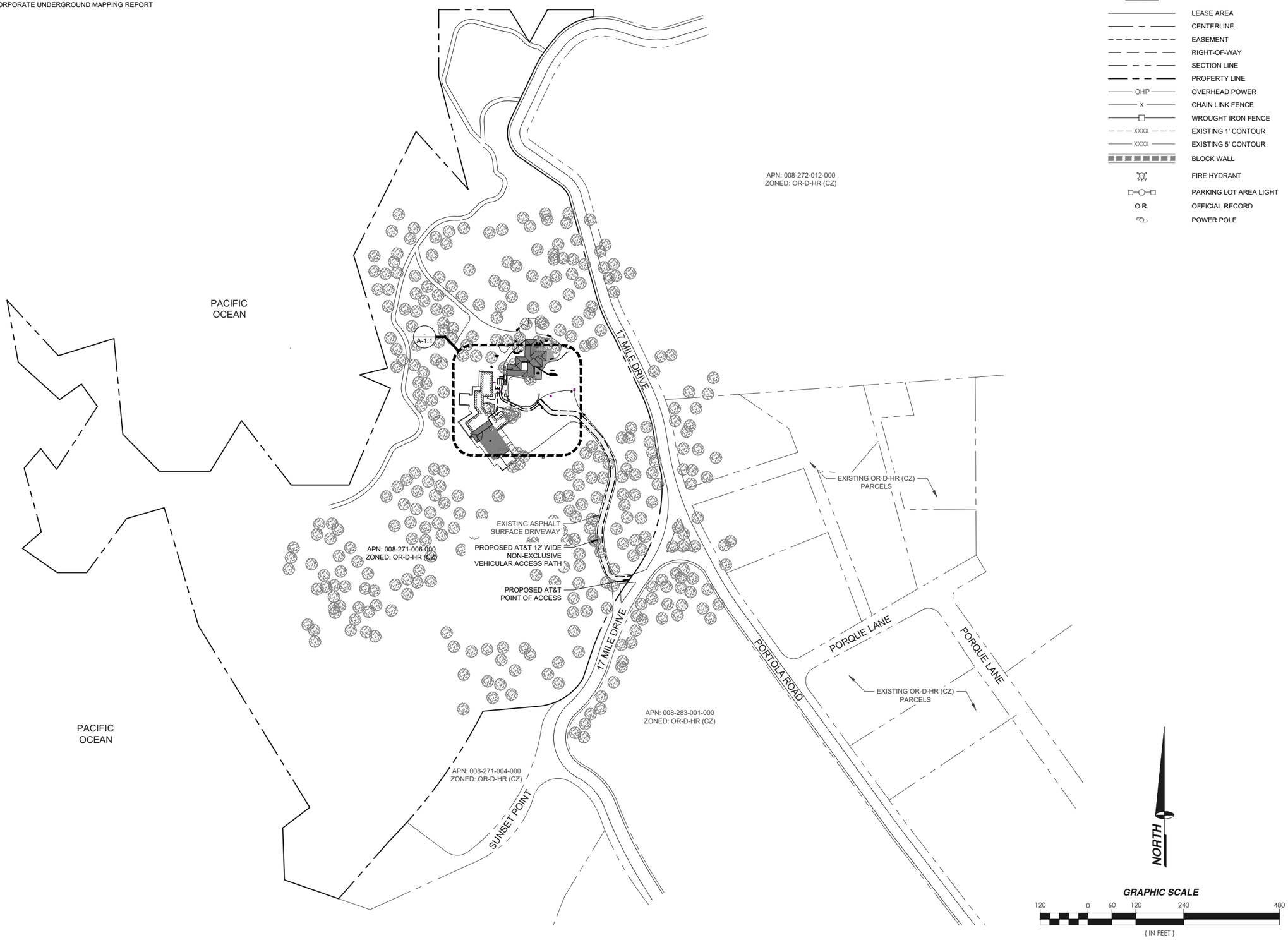
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CCL07146
CYPRESS POINT CLUB

3150 17 MILE DR.
PEBBLE BEACH, CA 93953
COUNTY OF MONTEREY

C - 2

NOTE:
1. PG&E TO DETERMINE POWER P.O.C.
2. NEED TO INCORPORATE UNDERGROUND MAPPING REPORT



LEGEND

———	LEASE AREA
——— – ———	CENTERLINE
– – – – – –	EASEMENT
— — — —	RIGHT-OF-WAY
——— – ———	SECTION LINE
——— – ———	PROPERTY LINE
——— OHP ———	OVERHEAD POWER
——— x ———	CHAIN LINK FENCE
———□———	WROUGHT IRON FENCE
— — — XXXX — — —	EXISTING 1' CONTOUR
——— XXXX ———	EXISTING 5' CONTOUR
▪▪▪▪▪▪▪▪▪	BLOCK WALL
	FIRE HYDRANT
□—○—□	PARKING LOT AREA LIGHT
O.R.	OFFICIAL RECORD
	POWER POLE

OVERALL SITE PLAN

11" X 17" SCALE	24" X 36" SCALE
1" = 240'	1" = 120'

1

PROJECT INFORMATION:

CCL07146
SYPRESS POINT CLUB

3150 17 MILE DRIVE
PEBBLE BEACH, CALIFORNIA 93953

PREPARED FOR

at&t

5005 EXECUTIVE PARKWAY
SAN RAMON, CALIFORNIA 94583

VENDOR:

NextEdge
NEXTEDGE NETWORKS
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GEORGIA 30005

AT&T SITE NO:	CCL07146
PROJECT NO:	
DRAWN BY:	D. CREO
CHECKED BY:	R. MARTINEZ
APPROVED BY:	C. WENER

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	06/10/25	90% CONSTRUCTION	D.C.

LICENSURE:

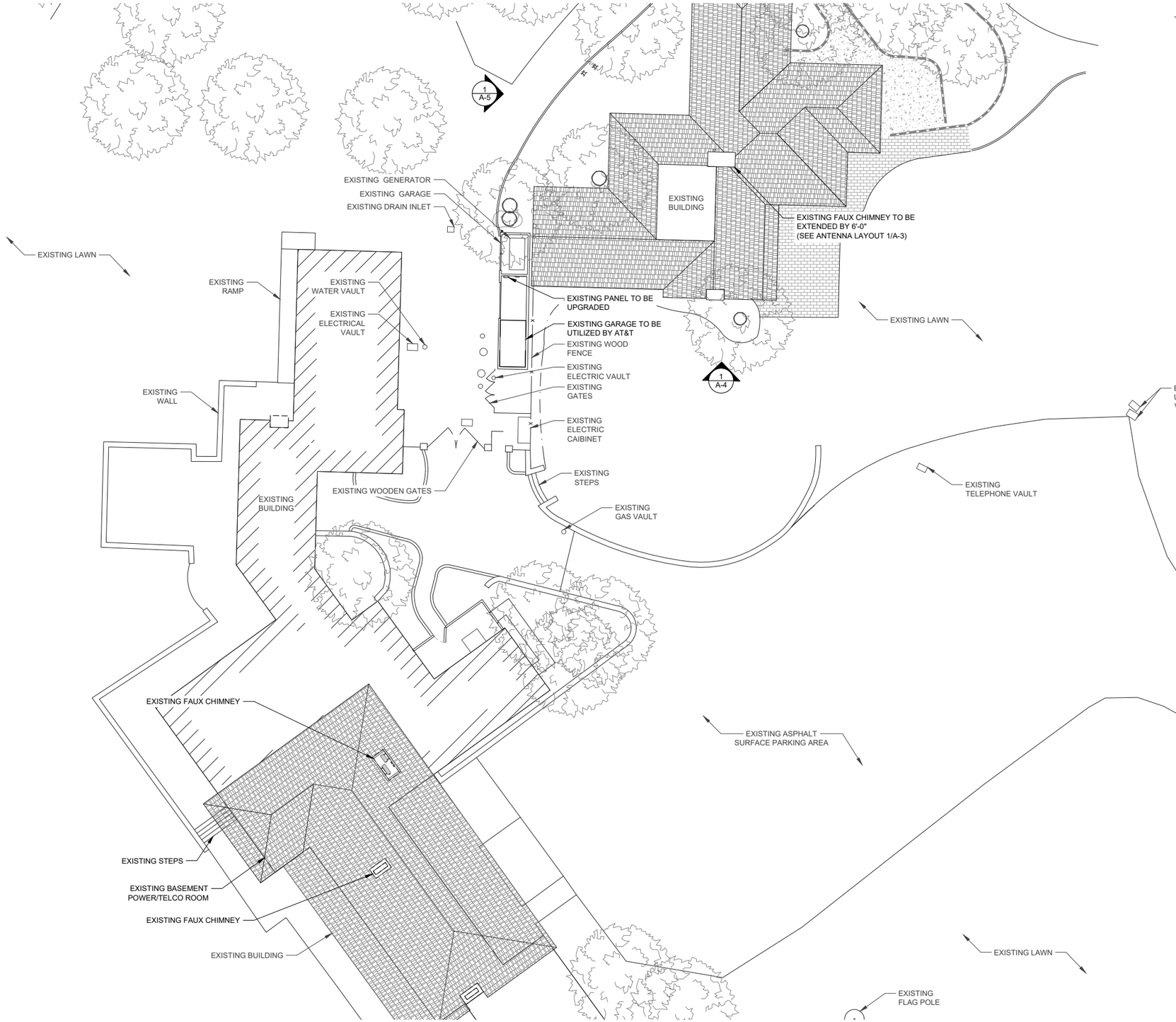
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER

A-1



LEGEND

———	LEASE AREA
—— – ——	CENTERLINE
– – – – –	EASEMENT
— — — —	RIGHT-OF-WAY
—— – ——	SECTION LINE
—— – ——	PROPERTY LINE
OHP	OVERHEAD POWER
x	CHAIN LINK FENCE
	WROUGHT IRON FENCE
XXXX	EXISTING 1' CONTOUR
XXXX	EXISTING 5' CONTOUR
	BLOCK WALL
	FIRE HYDRANT
	PARKING LOT AREA LIGHT
O.R.	OFFICIAL RECORD
	POWER POLE

EXISTING ENLARGED SITE PLAN

11" X 17" SCALE	24" X 36" SCALE	
1" = 30'	1" = 15'	1

PROJECT INFORMATION:

CCL07146
SYPRESS POINT CLUB

3150 17 MILE DRIVE
PEBBLE BEACH, CALIFORNIA 93953

PREPARED FOR

at&t

5005 EXECUTIVE PARKWAY
SAN RAMON, CALIFORNIA 94583

VENDOR:

NextEdge

NEXTEDGE NETWORKS
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GEORGIA 30005

AT&T SITE NO:	CCL07146
PROJECT NO:	
DRAWN BY:	D. CREO
CHECKED BY:	R. MARTINEZ
APPROVED BY:	C. WENER

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	06/10/25	90% CONSTRUCTION	D.C.

LICENSURE:

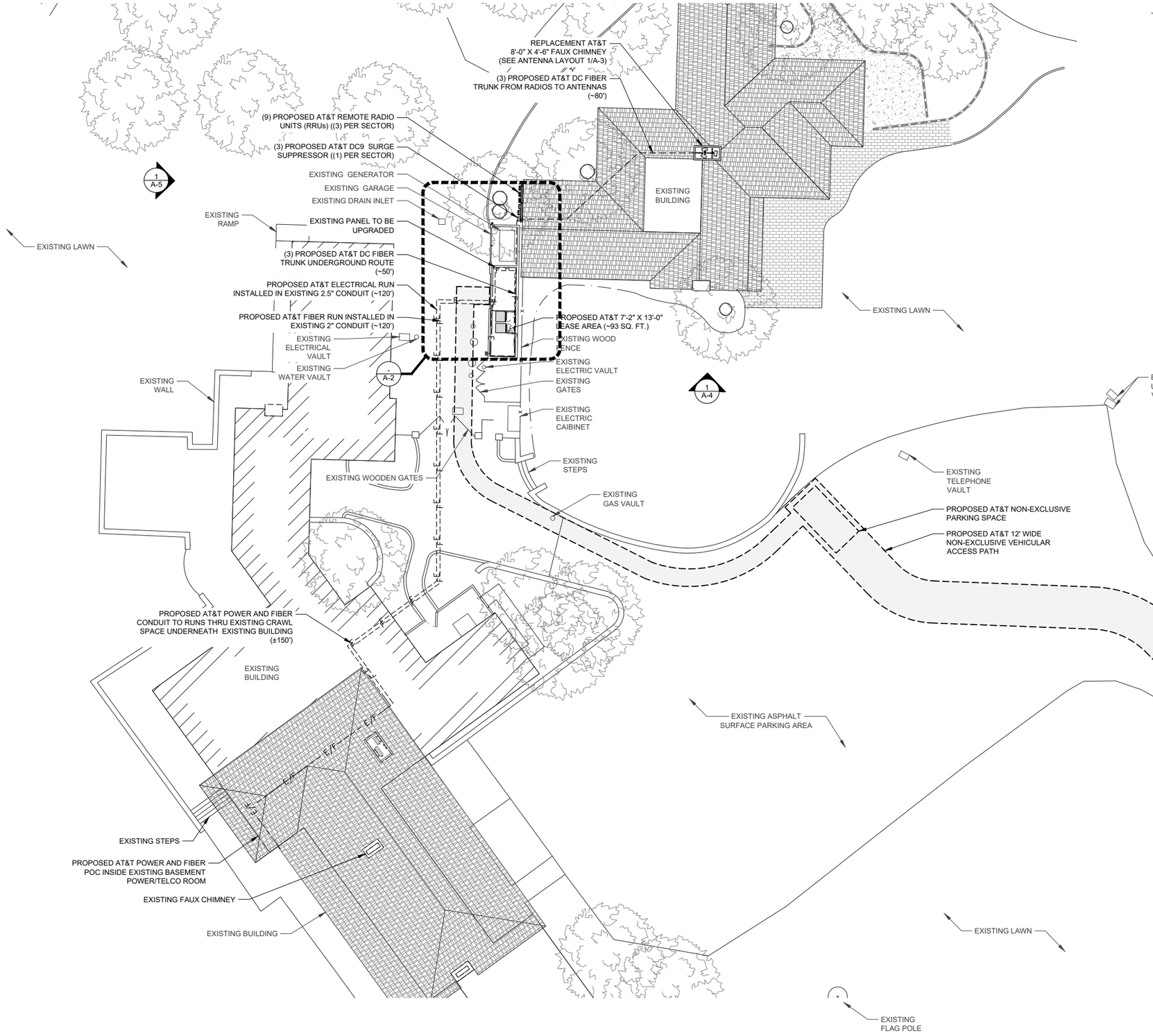
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SHEET TITLE:

EXISTING ENLARGED SITE PLAN

SHEET NUMBER

A-1.1



PROPOSED ENLARGED SITE PLAN

11" X 17" SCALE	24" X 36" SCALE	
1" = 30'	1" = 15'	1

PROJECT INFORMATION:

CCL07146
SYPRESS POINT CLUB

3150 17 MILE DRIVE
PEBBLE BEACH, CALIFORNIA 93953

PREPARED FOR

at&t

5005 EXECUTIVE PARKWAY
SAN RAMON, CALIFORNIA 94583

VENDOR:

NextEdge
NEXTEDGE NETWORKS
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GEORGIA 30005

AT&T SITE NO:	CCL07146
PROJECT NO:	
DRAWN BY:	D. CREO
CHECKED BY:	R. MARTINEZ
APPROVED BY:	C. WENER

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	06/10/25	90% CONSTRUCTION	D.C.

LICENSURE:

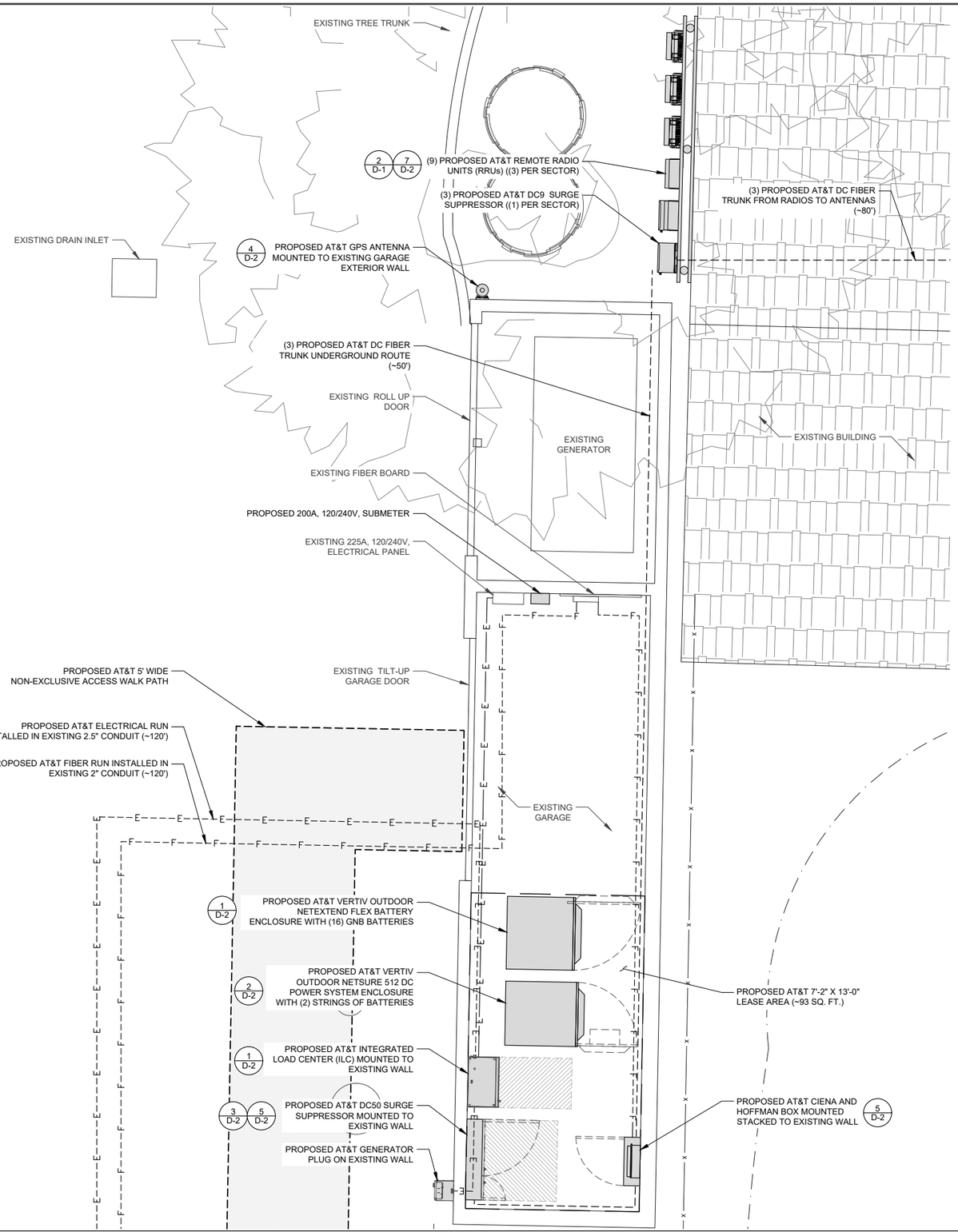
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SHEET TITLE:

PROPOSED ENLARGED SITE PLAN

SHEET NUMBER

A-1.2



LEGEND

———	LEASE AREA
——— – ———	CENTERLINE
– – – – – –	EASEMENT
— — — —	RIGHT-OF-WAY
——— – ———	SECTION LINE
——— – ———	PROPERTY LINE
——— OHP ———	OVERHEAD POWER
——— x ———	CHAIN LINK FENCE
———□———	WROUGHT IRON FENCE
— — — XXXX — — —	EXISTING 1' CONTOUR
——— XXXX ———	EXISTING 5' CONTOUR
▪▪▪▪▪▪▪▪▪▪	BLOCK WALL
	FIRE HYDRANT
	PARKING LOT AREA LIGHT
O.R.	OFFICIAL RECORD
	POWER POLE

PROJECT INFORMATION:

CCL07146
SYPRESS POINT CLUB

3150 17 MILE DRIVE
PEBBLE BEACH, CALIFORNIA 93953

PREPARED FOR

at&t

5005 EXECUTIVE PARKWAY
SAN RAMON, CALIFORNIA 94583

VENDOR:

NextEdge
NEXTEDGE NETWORKS
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GEORGIA 30005

AT&T SITE NO:	CCL07146
PROJECT NO:	
DRAWN BY:	D. CREO
CHECKED BY:	R. MARTINEZ
APPROVED BY:	C. WENER

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	06/10/25	90% CONSTRUCTION	D.C.

LICENSURE:

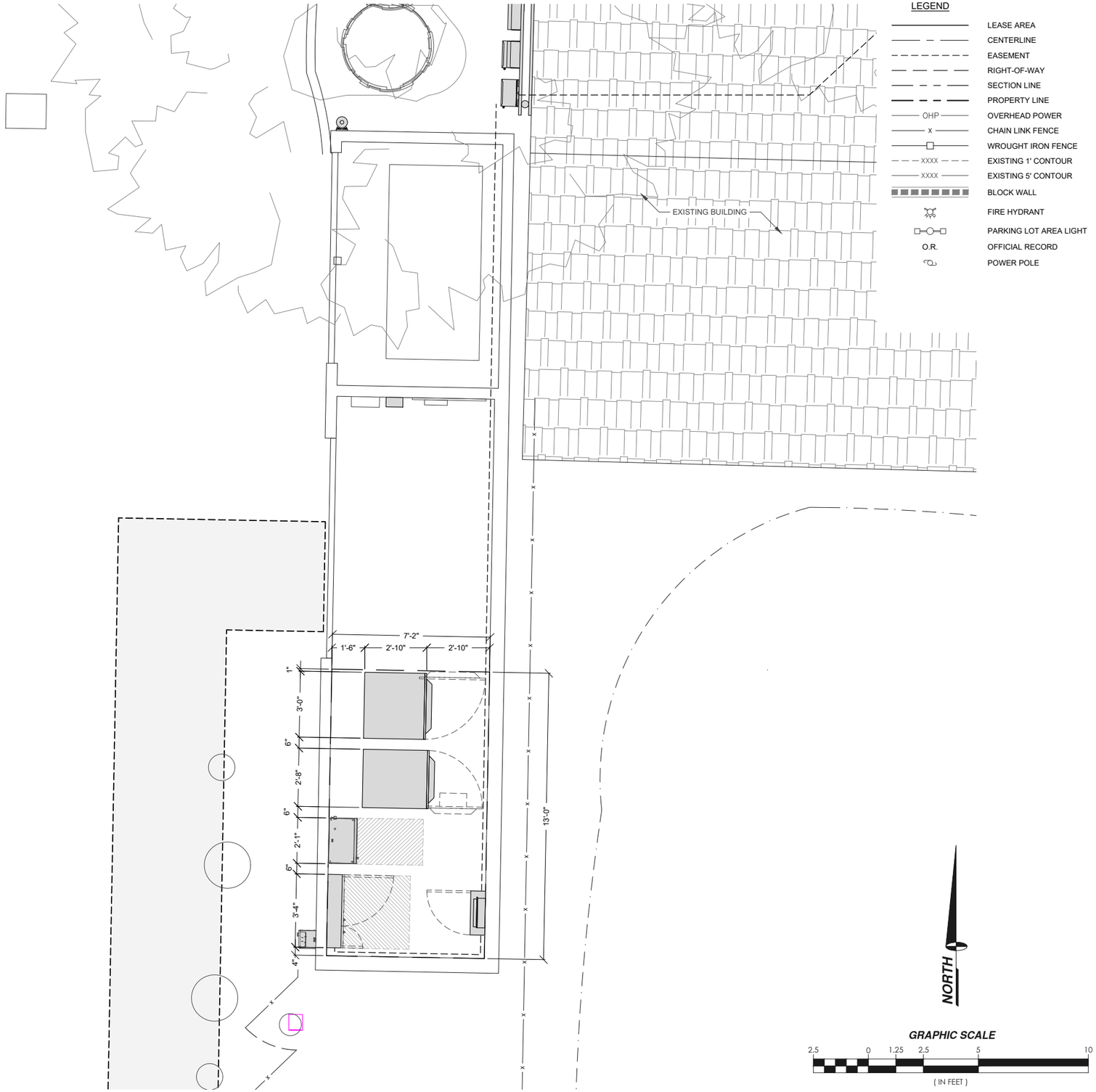
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SHEET TITLE:

SITE DETAIL

SHEET NUMBER

A-2



SITE DETAIL WITH DIMENSIONS

11" X 17" SCALE	24" X 36" SCALE	
1" = 5'	1" = 2'-6"	1

PROJECT INFORMATION:

CCL07146
SYPRESS POINT CLUB

3150 17 MILE DRIVE
PEBBLE BEACH, CALIFORNIA 93953

PREPARED FOR

at&t

5005 EXECUTIVE PARKWAY
SAN RAMON, CALIFORNIA 94583

VENDOR:

NextEdge
NEXTEDGE NETWORKS
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GEORGIA 30005

AT&T SITE NO:	CCL07146
PROJECT NO:	
DRAWN BY:	D. CREO
CHECKED BY:	R. MARTINEZ
APPROVED BY:	C. WENER

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	06/10/25	90% CONSTRUCTION	D.C.

LICENSURE:

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SHEET TITLE:

SITE DETAIL WITH DIMENSIONS

SHEET NUMBER

A-2.1

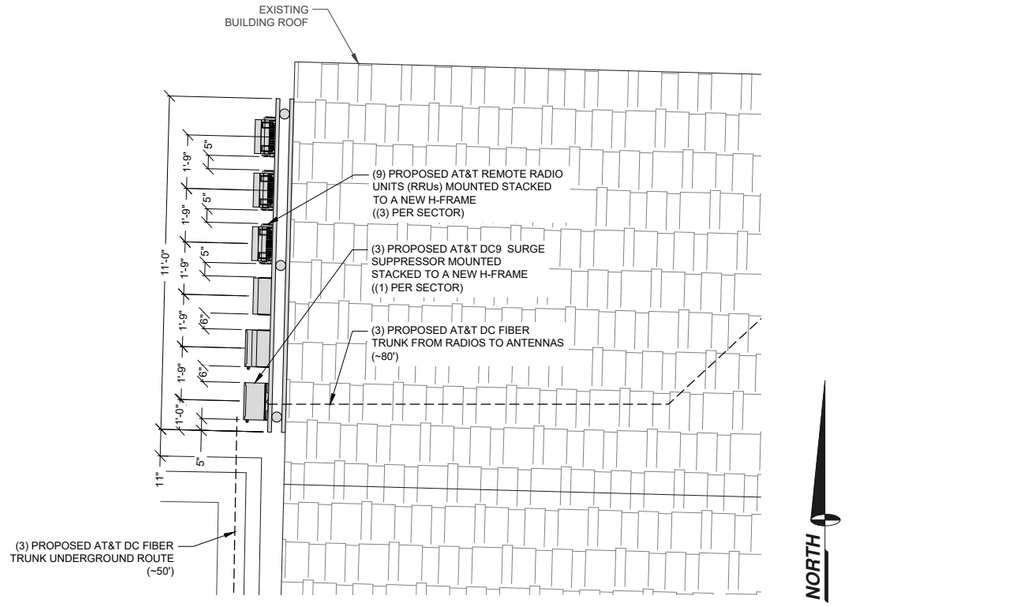
(N) ANTENNA & CABLES SCHEDULE (PRELIMINARY & SUBJECT TO CHANGE)

SECTOR		ANTENNA MODEL NO.	AZIMUTH	CENTERLINE	RRU NO'S & MODEL #	# OF DC POWER CABLES	# OF FIBER CABLES	LENGTH OF CABLE	SURGE SUPPRESSOR	RECTIFIER COUNT (-48)	CONVERTER COUNT (-58)
ALPHA	A1	ND4616-C	350°	24'-0"	(1) RADIO 4494 B14/B29 (1) RADIO 4890 B25/B66 (1) RADIO 4467 B77D/B77G	1	1	±150	(1) DC9	-	-
BETA	B1	ND4616-C	100°	24'-0"	(1) RADIO 4494 B14/B29 (1) RADIO 4890 B25/B66 (1) RADIO 4467 B77D/B77G	1	1	±150	(1) DC9	-	-
GAMMA	C1	ND4616-C	210°	24'-0"	(1) RADIO 4494 B14/B29 (1) RADIO 4890 B25/B66 (1) RADIO 4467 B77D/B77G	1	1	±150	(1) DC9	-	-

RFDS ID	RFDS-2142
RFDS DATE	01/07/2024
RFDS VERSION	1.00

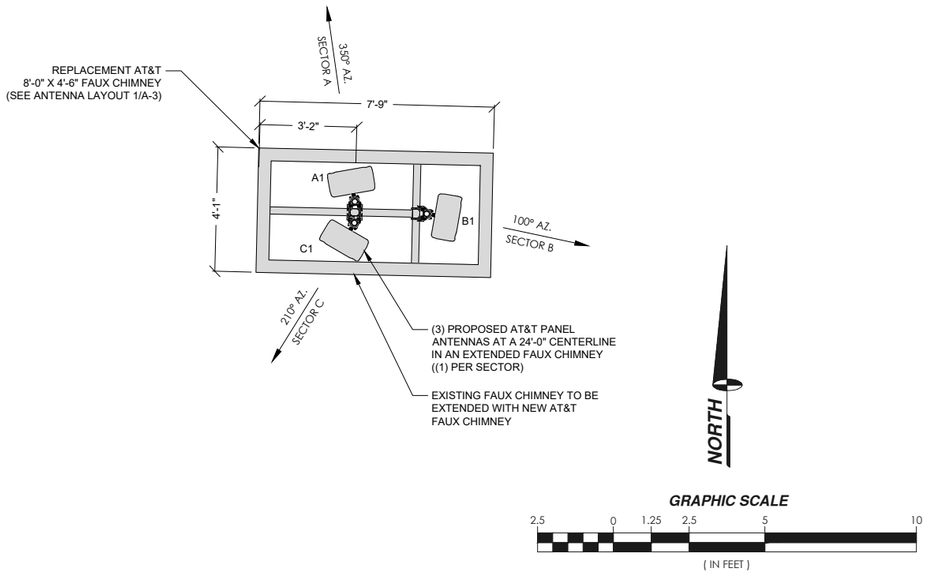
NOTE:
1. ANTENNA POSITION ARE LEFT TO RIGHT FROM FRONT OF ANTENNA

ANTENNA & EQUIPMENT SCHEDULE | SCALE: NONE | 3



NOTE:
1. VERIFY SPACING REQUIREMENT FOR RRU's PER DATA SHEETS TO REDUCE OVERHEATING

EQUIPMENT LAYOUT | 11" X 17" SCALE: 1" = 5' | 24" X 36" SCALE: 1" = 2'-6" | 2



ANTENNA LAYOUT | 11" X 17" SCALE: 1" = 5' | 24" X 36" SCALE: 1" = 2'-6" | 1

PROJECT INFORMATION:

CCL07146
SYPRESS POINT CLUB

3150 17 MILE DRIVE
PEBBLE BEACH, CALIFORNIA 93953

PREPARED FOR

at&t

5005 EXECUTIVE PARKWAY
SAN RAMON, CALIFORNIA 94583

VENDOR:

NextEdge

NEXTEDGE NETWORKS
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GEORGIA 30005

AT&T SITE NO:	CCL07146
PROJECT NO:	
DRAWN BY:	D. CREO
CHECKED BY:	R. MARTINEZ
APPROVED BY:	C. WENER

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	06/10/25	90% CONSTRUCTION	D.C.

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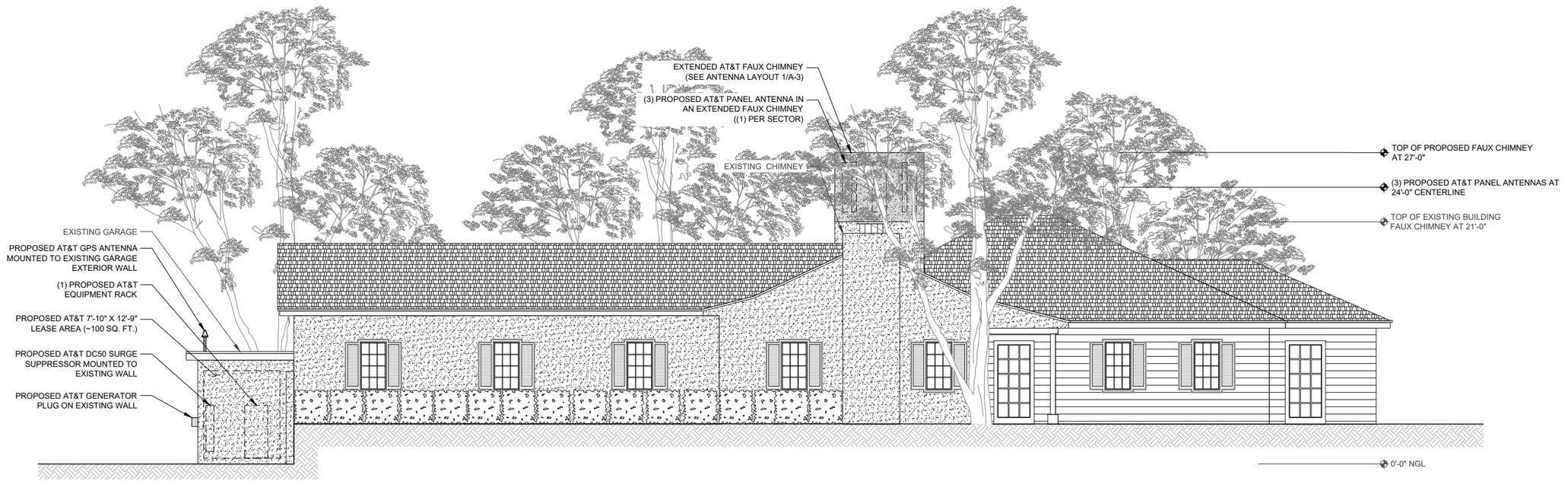
SHEET TITLE:
ANTENNA LAYOUTS AND ANTENNA & EQUIPMENT SCHEDULE

SHEET NUMBER
A-3



EXISTING SOUTH ELEVATION

11" X 17" SCALE	24" X 36" SCALE	
1" = 10'	1" = 5'	2



PROPOSED SOUTH ELEVATION

11" X 17" SCALE	24" X 36" SCALE	
1" = 10'	1" = 5'	1

PROJECT INFORMATION:

CCL07146
SYPRESS POINT CLUB

3150 17 MILE DRIVE
PEBBLE BEACH, CALIFORNIA 93953

PREPARED FOR

at&t

5005 EXECUTIVE PARKWAY
SAN RAMON, CALIFORNIA 94583

VENDOR:

NextEdge

NEXTEDGE NETWORKS
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GEORGIA 30005

AT&T SITE NO:	CCL07146
PROJECT NO:	
DRAWN BY:	D. CREO
CHECKED BY:	R. MARTINEZ
APPROVED BY:	C. WENER

ISSUE STATUS

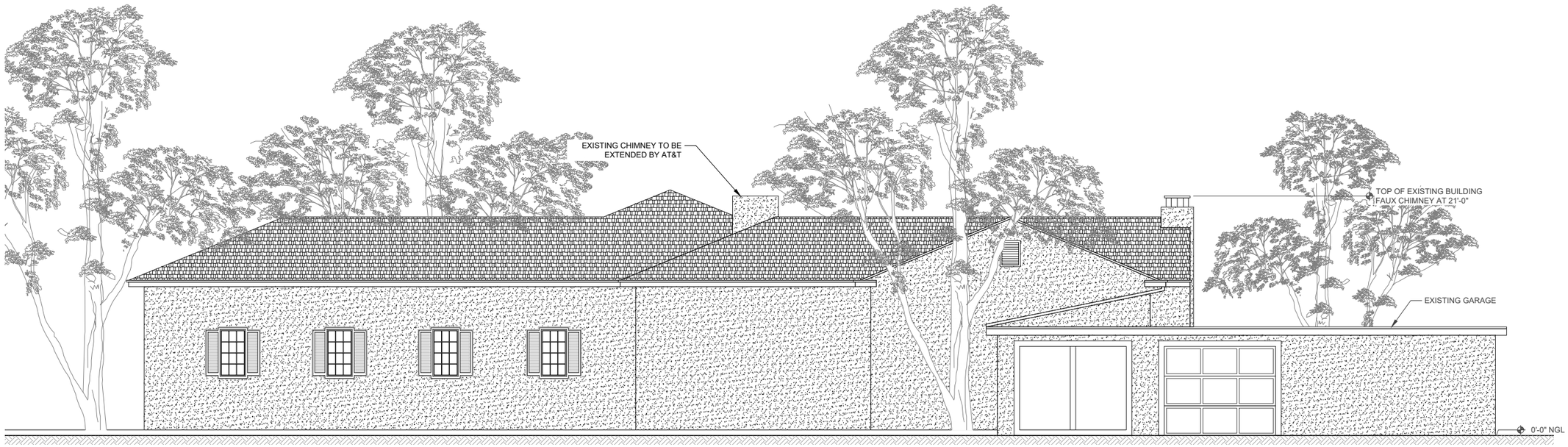
REV.	DATE	DESCRIPTION	BY
0	06/10/25	90% CONSTRUCTION	D.C.

LICENSURE:

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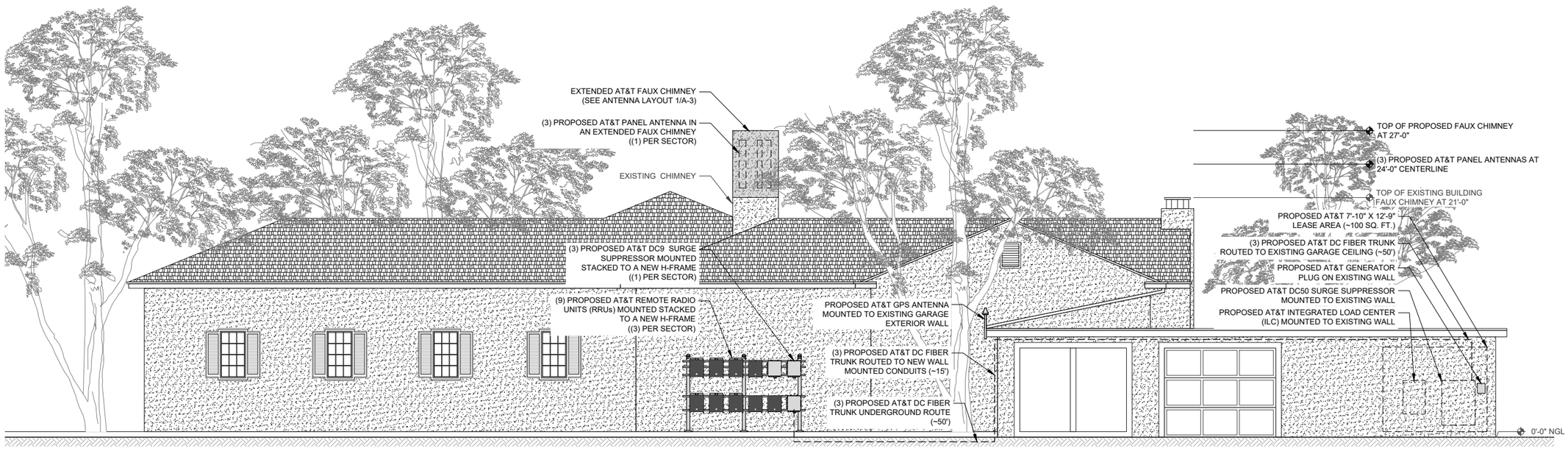
SHEET TITLE:
EXISTING AND PROPOSED SOUTH ELEVATIONS

SHEET NUMBER
A-4



EXISTING WEST ELEVATION

11" X 17" SCALE	24" X 36" SCALE	
1" = 10'	1" = 5'	2



PROPOSED WEST ELEVATION

11" X 17" SCALE	24" X 36" SCALE	
1" = 10'	1" = 5'	1

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SYPRESS POINT CLUB

3150 17 MILE DRIVE
PEBBLE BEACH, CALIFORNIA 93953

PREPARED FOR

at&t

5005 EXECUTIVE PARKWAY
SAN RAMON, CALIFORNIA 94583

VENDOR:

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ALPHARETTA, GEORGIA 30005

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PROJECT NO:	
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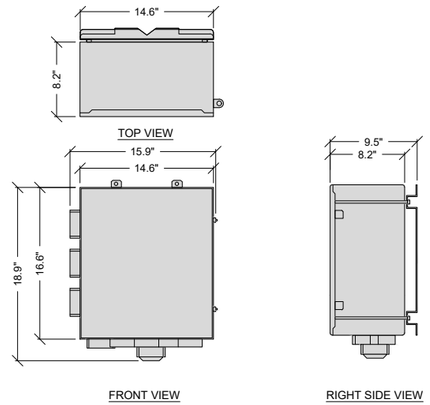
SHEET TITLE:
EXISTING AND PROPOSED WEST ELEVATIONS

SHEET NUMBER
A-5

NOT USED

SCALE: NONE | 11

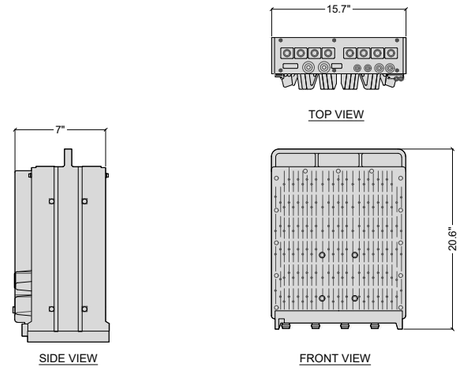
MANUFACTURER: ERICSSON
MODEL: DC9 SURGE SUPPRESOR SYSTEM
SIZE (H x W x D): 18.9" x 14.6" x 8.2"
WEIGHT: 34.9 LBS



DC9 SURGE SUPPRESSOR

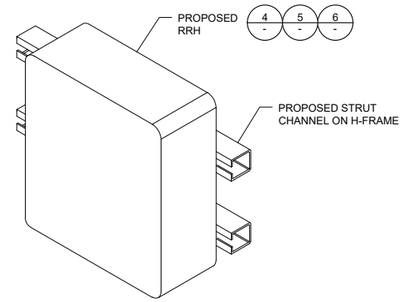
SCALE: NONE | 8

MANUFACTURER: ERICSSON
MODEL: RRUS-4890 B25/B66
SIZE (H x W x D): 20.6" x 15.7" x 7"
WEIGHT: 67.2 LBS



REMOTE RADIO UNIT (RRU)

SCALE: NONE | 5



RRH ATTACHMENT ON STRUT CHANNEL

SCALE: NONE | 2

NOT USED

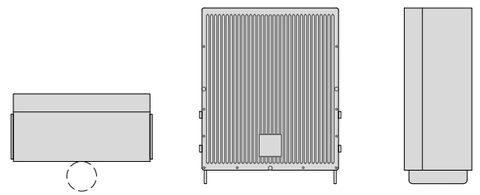
SCALE: NONE | 10

NOT USED

SCALE: NONE | 7

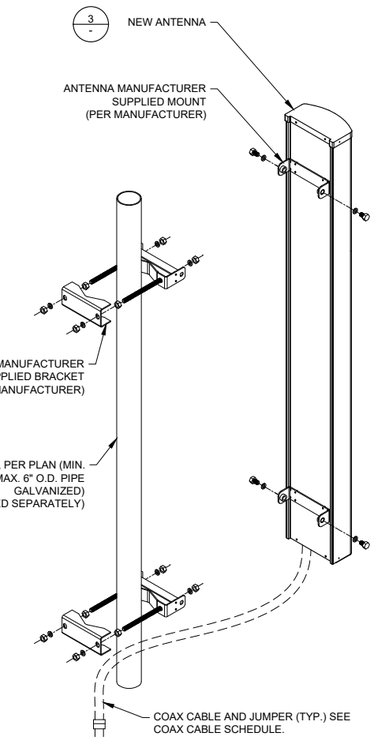
ERICSSON - RADIO 4467 B77D / B77G

HEIGHT: 18.8"
WIDTH: 14.8"
DEPTH: 6.1"
WEIGHT: 51.4 lbs



REMOTE RADIO UNIT (RRU)

SCALE: NONE | 4

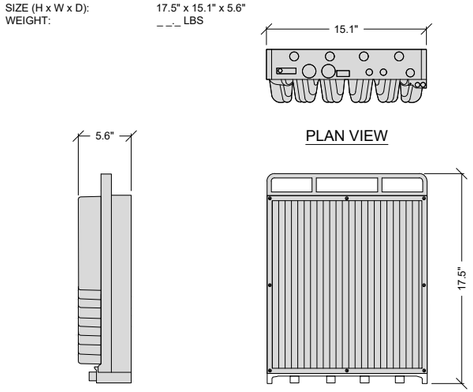


NOTE: ANTENNA ATTACHMENT SHOWN FOR DIAGRAMMATIC PURPOSES ONLY. SEE MANUFACTURER SPECIFICATIONS.

NOT USED

SCALE: NONE | 9

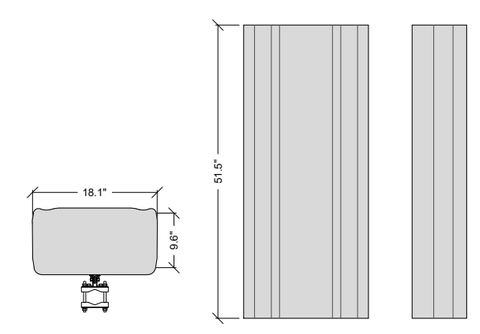
MANUFACTURER: ERICSSON
MODEL: RADIO 4494
SIZE (H x W x D): 17.5" x 15.1" x 5.6"
WEIGHT: _ _._ LBS



REMOTE RADIO UNIT (RRU)

SCALE: NONE | 6

MANUFACTURER: QUINTEL
MODEL: ND4616-C
SIZE (H x W x D): 51.5" x 18.1" x 9.6"
WEIGHT: 91.0 LBS



PANEL ANTENNA

SCALE: NONE | 3

ANTENNA ATTACHMENT

SCALE: NONE | 1

PROJECT INFORMATION:

CCL07146
SYPRESS POINT CLUB

3150 17 MILE DRIVE
PEBBLE BEACH, CALIFORNIA 93953

PREPARED FOR

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SAN RAMON, CALIFORNIA 94583

VENDOR:

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1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GEORGIA 30005

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SHEET TITLE:

EQUIPMENT DETAILS

SHEET NUMBER

D-1

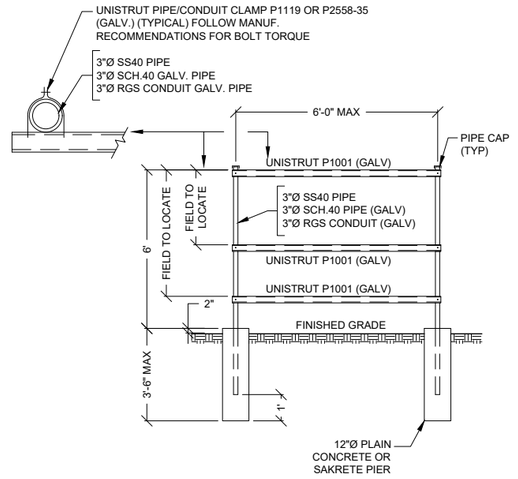
NOT USED

SCALE: NONE — 9

NOT USED

SCALE: NONE — 8

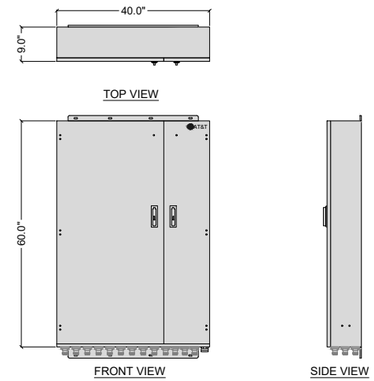
H-FRAME



SCALE: NONE — 6

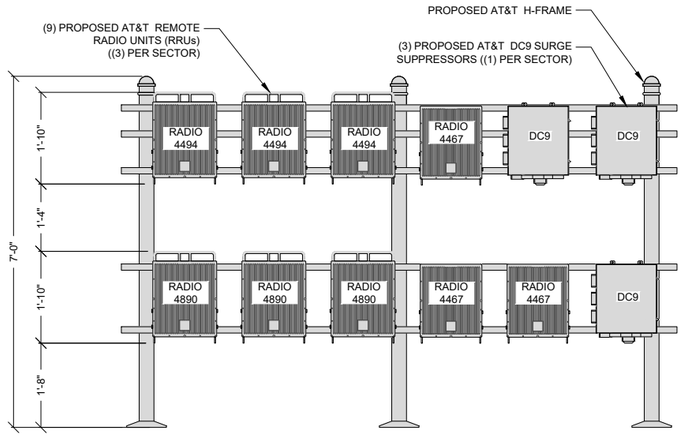
DC50 SURGE SUPPRESSOR

MANUFACTURER: RAYCAP
MODEL: DC50-48-60-96-50F
SIZE (H x W x D): 60.0" x 40.0" x 9.0"
WEIGHT: --- LBS

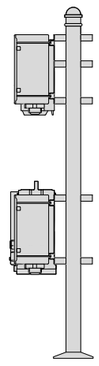


SCALE: NONE — 3

PLAN VIEW



FRONT ELEVATION

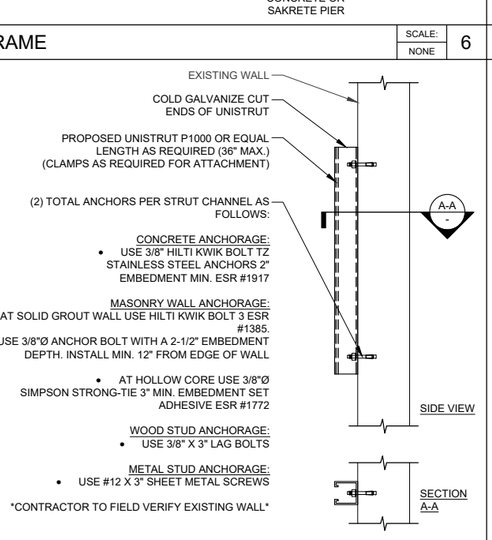


SIDE ELEVATION

RRU AND DC 9 SURGE SUPPRESSOR H-FRAME DETAIL

SCALE: NONE — 7

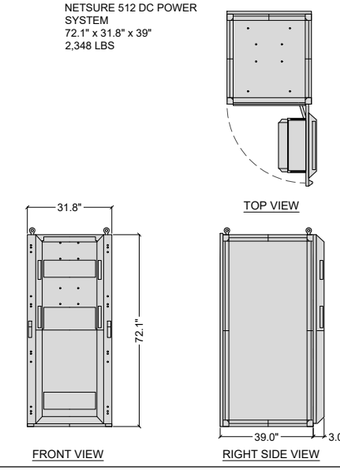
STRUT CHANNEL



SCALE: NONE — 5

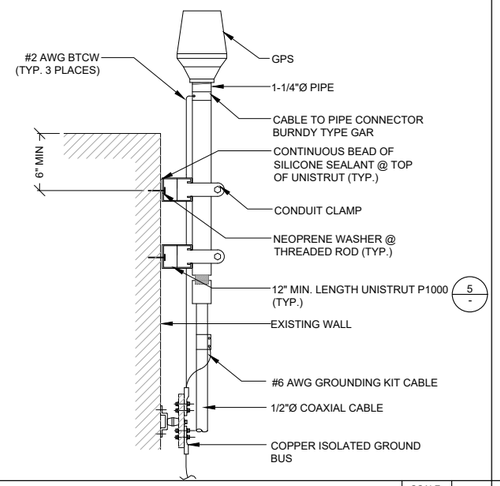
NETSURE 512 DC POWER PLANT

MANUFACTURER: EMERSON
MODEL: NETSURE 512 DC POWER SYSTEM
SIZE (H x W x D): 72.1" x 31.8" x 39"
WEIGHT: 2,348 LBS



SCALE: NONE — 2

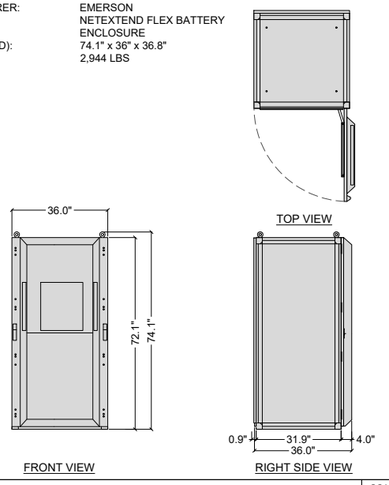
GPS ANTENNA AT WALL



SCALE: NONE — 4

BATTERY CABINET DETAIL

MANUFACTURER: EMERSON
MODEL: NETEXTEND FLEX BATTERY ENCLOSURE
SIZE (H x W x D): 74.1" x 36" x 36.8"
WEIGHT: 2,944 LBS



SCALE: NONE — 1

PROJECT INFORMATION:

CCL07146
SYPRESS POINT CLUB

3150 17 MILE DRIVE
PEBBLE BEACH, CALIFORNIA 93953

PREPARED FOR

at&t

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SAN RAMON, CALIFORNIA 94583

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NEXTEDGE NETWORKS
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GEORGIA 30005

AT&T SITE NO:	CCL07146
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DRAWN BY:	D. CREO
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APPROVED BY:	C. WENER

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SHEET TITLE:

EQUIPMENT DETAILS

SHEET NUMBER

D-2

ELECTRICAL INSTALLATION METHODS:

1. THIS INSTALLATION SHALL COMPLY WITH THE CURRENTLY ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE AND WITH UTILITY COMPANY AND LOCAL CODE REQUIREMENTS.
2. INSTALL SUFFICIENT LENGTHS OF LFMC INCLUDING ALL CONDUIT FITTINGS (NUTS, REDUCING BUSHINGS, ELBOWS, COUPLINGS, ETC) NECESSARY FOR CONNECTION FROM IMC OR PVC CONDUIT TO THE INTERIOR OF THE BTS CABINET.
3. POWER, CONTROL AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (#14 AWG AND LARGER), 600V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90°C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED.
4. CUT, COIL AND TAPE A 3 FOOT PIGTAIL FROM END OF LFMC FOR TERMINATING BY BTS EQUIPMENT MANUFACTURER.
5. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (#6 AWG AND LARGER), 600V, OIL RESISTANT THHN OR THWN-2 GREEN INSULATION, CLASS B STRANDED COPPER CABLE RATED FOR 90°C (WET AND DRY) OPERATION, LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED.
6. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED OUTDOORS OR BELOW GRADE SHALL BE SINGLE CONDUCTOR #2 AWG SOLID, TINNED, COPPER CABLE.
7. POWER AND CONTROL WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE TC. CABLE (#14 AWG AND LARGER), 600V, OIL RESISTANT THHN OR THWN-2, CLASS B, STRANDED COPPER CABLE RATED FOR 90°C (WET OR DRY) OPERATION, WITH OUTER JACKET LISTED OR LABELED FOR THE LOCATION USED.
8. CABLES SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS.
9. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.
10. (N) RACEWAY OR CABLE TRAY SHALL MATCH THE EXISTING INSTALLATION WHERE POSSIBLE.
11. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP STYLE, COMPRESSION, WIRE LUGS AND WIRENUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRENUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75°C.
12. EACH END OF EVERY POWER, GROUNDING AND T1 CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR CODED INSULATION OR ELECTRICAL TAPE. THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC & OSHA AND MATCH EXISTING INSTALLATION REQUIREMENTS.
13. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH ENGRAVED LAMINATED PLASTIC LABELS. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING AND BRANCH CIRCUIT ID NUMBERS (PANELBOARD AND CIRCUIT IDENTIFICATION).
14. ALL TIE WRAPS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES.
15. RIGID NONMETALLIC CONDUIT (PVC SCHEDULE 40 OR PVC SCHEDULE 80) SHALL BE USED UNDERGROUND, DIRECT BURIED IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.
16. ALL CONDUIT RUN ABOVE GROUND OR EXPOSED SHALL BE LFMC, IMC OR RIGID STEEL.
17. ELECTRICAL METALLIC TUBING (EMT) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
18. LIQUID TIGHT FLEXIBLE METALLIC CONDUIT SHALL BE USED INDOORS AND OUTDOORS WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
19. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION TYPE AND APPROVED FOR THE LOCATION USED. SETSCREW FITTINGS ARE NOT ACCEPTABLE.
20. CABINETS, BOXES AND WIREWAYS SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.
21. CABINETS, BOXES AND WIREWAYS SHALL MATCH THE EXISTING INSTALLATION WHERE POSSIBLE.
22. PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS TO SAFEGUARD LIFE AND PROPERTY.
23. THE SUBCONTRACTOR SHALL REVIEW AND INSPECT THE EXISTING FACILITY GROUNDING SYSTEM AND LIGHTNING PROTECTION SYSTEM (AS DESIGNED AND INSTALLED) FOR STRICT COMPLIANCE WITH THE NEC. THE SITE SPECIFIC LIGHTNING PROTECTION CODE AND GENERAL COMPLIANCE WITH TELCORDIA AND TIA GROUNDING STANDARDS. THE SUBCONTRACTOR SHALL REPORT ANY VIOLATIONS OR ADVERSE FINDINGS TO THE CONTRACTOR FOR RESOLUTION.
24. ALL ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION AND AC POWER GES'S) SHALL BE BONDED TOGETHER AT OR BELOW GRADE BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
25. PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR (N) GROUND ELECTRODE SYSTEMS. THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.
26. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION SIZED IN ACCORDANCE WITH THE NEC SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
27. EACH INDOOR BTS CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH SUPPLEMENTAL EQUIPMENT GROUND WIRES #6 OR LARGER.
28. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
29. APPROVED ANTIOXIDANT COATINGS (I.E. CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
30. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR.
31. SURFACES TO BE CONNECTED TO GROUND CONDUCTORS SHALL BE CLEANED TO A BRIGHT SURFACE AT ALL CONNECTIONS.
32. EXPOSED GROUND CONNECTIONS SHALL BE MADE WITH COMPRESSION CONNECTORS WHICH ARE THEN BOLTED TO EQUIPMENT USING STAINLESS STEEL HARDWARE. INSTALLATION TORQUE SHALL BE PER MANUFACTURER'S REQUIREMENTS.
33. DC POWER CABLES SHALL BE COBRA COP-FLEX 2000, FLEXIBLE CLASS B OR APPROVED EQUAL.

ELECTRICAL NOTES

GENERAL REQUIREMENTS:

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRICAL CODE AND ALL STATE AND LOCAL CODES. NOTHING IN THESE PLANS OR SPECIFICATIONS SHALL BE CONSTRUED AS TO PERMIT WORK NOT CONFORMING TO THE MOST STRINGENT OF THESE CODES. SHOULD CHANGES BE NECESSARY IN THE DRAWINGS OR SPECIFICATIONS TO MAKE THE WORK COMPLY WITH THESE REQUIREMENTS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING AND CEASE WORK ON PARTS OF THE CONTRACT WHICH ARE AFFECTED.

2. THE CONTRACTOR SHALL MAKE A SITE VISIT PRIOR TO BIDDING AND CONSTRUCTION TO VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES. THE CONTRACTOR ASSUMES ALL LIABILITY FOR FAILURE TO COMPLY WITH THIS PROVISION.

3. THE EXTENT OF THE WORK IS INDICATED BY THE DRAWINGS, SCHEDULES, AND SPECIFICATIONS AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT. THE WORK SHALL CONSIST OF FURNISHING ALL LABOR, EQUIPMENT, MATERIALS, AND SUPPLIES NECESSARY FOR A COMPLETE AND OPERATIONAL ELECTRICAL SYSTEM. THE WORK SHALL ALSO INCLUDE THE COMPLETION OF ALL ELECTRICAL WORK NOT MENTIONED OR SHOWN WHICH IS NECESSARY FOR SUCCESSFUL OPERATION OF ALL SYSTEMS.

4. THE CONTRACTOR SHALL PREPARE A BID FOR A COMPLETE AND OPERATIONAL SYSTEM, WHICH INCLUDES THE COST FOR MATERIAL AND LABOR.

5. WORKMANSHIP AND NEAT APPEARANCE SHALL BE AS IMPORTANT AS THE OPERATION. DEFECTIVE OR DAMAGED MATERIALS SHALL BE REPLACED OR REPAIRED PRIOR TO FINAL ACCEPTANCE IN A MANNER ACCEPTABLE TO OWNER AND ENGINEER.

6. COMPLETE THE ENTIRE INSTALLATION AS SOON AS THE PROGRESS OF THE WORK WILL PERMIT. ARRANGE ANY OUTAGE OF SERVICE WITH THE OWNER AND BUILDING MANAGER IN ADVANCE. MINIMIZE DOWNTIME ON THE BUILDING ELECTRICAL SYSTEM.

7. THE ENTIRE ELECTRICAL SYSTEM INSTALLED UNDER THIS CONTRACT SHALL BE DELIVERED IN PROPER WORKING ORDER. REPLACE, WITHOUT ADDITIONAL COST TO THE OWNER, ANY DEFECTIVE MATERIAL AND EQUIPMENT WITHIN ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.

8. ANY ERROR, OMISSION OR DESIGN DISCREPANCY ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION OR CORRECTION BEFORE CONSTRUCTION.

9. "PROVIDE" INDICATES THAT ALL ITEMS ARE TO BE FURNISHED, INSTALLED AND CONNECTED IN PLACE.

10. CONTRACTOR SHALL SECURE ALL NECESSARY BUILDING PERMITS AND PAY ALL REQUIRED FEES.

11. AN ELECTRICAL PLAN APPROVAL DOES NOT WAIVE ANY REQUIREMENTS OF THE 2022 CALIFORNIA ELECTRICAL CODE OR ENERGY CODE. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE TO ALL APPLICABLE CODES.
12. ELECTRICAL EQUIPMENT MUST BE LISTED AND LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY (NTTL), SUCH AS UL, AND BE INSTALLED AND USED IN ACCORDANCE WITH ANY INSTRUCTIONS INCLUDED IN THE LISTING OR LABELING. EQUIPMENT THAT IS NOT LISTED AND LABELED, OR HAS BEEN MODIFIED, REQUIRES 3RD PARTY CERTIFICATION FROM A FIELD EVALUTION BODY (FEB) APPROVED BY THE CITY OF BENICIA. [CEC 110.3B&C]

EQUIPMENT LOCATION:

1. THE DRAWINGS INDICATE DIAGRAMMATICALLY THE DESIRED LOCATIONS OR ARRANGEMENTS OF CONDUIT RUNS, OUTLETS, EQUIPMENT, ETC., AND ARE TO BE FOLLOWED AS CLOSELY AS POSSIBLE. PROPER JUDGEMENT MUST BE EXERCISED IN EXECUTING THE WORK SO AS TO SECURE THE BEST POSSIBLE INSTALLATION IN THE AVAILABLE SPACE LIMITATIONS OR INTERFERENCE OF STRUCTURE CONDITIONS ENCOUNTERED.

2. IN THE EVENT CHANGES IN THE INDICATED LOCATIONS OR ARRANGEMENTS ARE NECESSARY, DUE TO FIELD CONDITIONS IN THE BUILDING CONSTRUCTION OR REARRANGEMENT OF FURNISHINGS OR EQUIPMENT, SUCH CHANGES SHALL BE MADE WITHOUT COST, PROVIDING THE CHANGE IS ORDERED BEFORE THE CONDUIT RUNS, ETC., AND WORK DIRECTLY CONNECTED TO THE SAME IS INSTALLED AND NO EXTRA MATERIALS ARE REQUIRED.

3. LIGHTING FIXTURES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ONLY. COORDINATE THE FIXTURE LOCATION WITH MECHANICAL EQUIPMENT TO AVOID INTERFERENCE.

4. COORDINATE THE WORK OF THIS SECTION WITH THAT OF ALL OTHER TRADES, WHERE CONFLICTS OCCUR, CONSULT WITH THE RESPECTIVE CONTRACTOR AND COME TO AGREEMENT AS TO CHANGES NECESSARY, OBTAIN WRITTEN ACCEPTANCE FROM ENGINEER FOR THE PROPOSED CHANGES BEFORE PROCEEDING.

SHOP DRAWINGS:

1. N/A UNLESS NOTED OTHERWISE.

SUBSTITUTIONS:

1. NO SUBSTITUTIONS ARE ALLOWED

TESTS:

1. BEFORE FINAL ACCEPTANCE OF WORK, THE CONTRACTOR SHALL INSURE THAT ALL EQUIPMENT, SYSTEMS, FIXTURES, ETC., ARE WORKING SATISFACTORILY AND TO THE INTENT OF THE DRAWINGS.

2. AT TIME OF INSPECTION, ELECTRICAL EQUIPMENT MUST BE DE-ENERGIZED AND ANY UPSTREAM BREAKERS CONTROLLING THE ELECTRICAL EQUIPMENT MUST BE PROPERLY LOCKED OUT AND TAGGED OUT IN CONFORMITY WITH SAFETY PROCEDURES IN NFPA 70E.
3. INSPECTOR WILL VERIFY TORQUE TO SPECS ON CONDUCTOR TERMINATIONS, TRANSFORMERS, BREAKER, PANEL, BUSWAY TAP CANS, WIRE CONNECTORS, BOLTED BUS CONNECTIONS, ETC. IF NO MARKINGS ARE PRESENT, USE THE VALUE IN NEC ANNEX I. TORQUE VALUES SHALL BE DEMONSTRATED IN THE PRESENCE OF THE INPECTOR USING A CALIBRATED TOOL TO ACHIEVE THE INDICATED TORQUE VALUE OF THE EQUIPMENT. TYPICAL TORQUE WRENCH CALBRATIONS ARE VALID FOR A PERIOD OF SIX MONTHS OR 5,000 USES, WHICHEVER OCCURS FIRST. THIS INSPECTION MUST BE DONE WITH THE EQUIPMENT IN DE-ENERGIZED CONDITION. [CEC 110.14(D)]

PERMITS:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING OUT AND PAYING FOR ALL REQUIRED PERMITS, INSPECTION AND EXAMINATION WITHOUT ADDITIONAL EXPENSE TO THE OWNER.

GROUNDING:

1. THE CONTRACTOR SHALL PROVIDE A COMPLETE, AND APPROVED GROUNDING SYSTEM INCLUDING ELECTRODES, ELECTRODE CONDUCTOR, BONDING CONDUCTORS, AND EQUIPMENT CONDUCTORS AS REQUIRED BY ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE.

2. CONDUITS CONNECTED TO EQUIPMENT AND DEVICES SHALL BE METALLICALLY JOINED TOGETHER TO PROVIDE EFFECTIVE ELECTRICAL CONTINUITY.

3. FEEDERS AND BRANCH CIRCUIT WIRING INSTALLED IN A NONMETALLIC CONDUIT SHALL INCLUDE A CODE SIZED GROUNDING CONDUCTOR HAVING GREEN INSULATION. THE GROUND CONDUCTOR SHALL BE PROPERLY CONNECTED AT BOTH ENDS TO MAINTAIN ELECTRICAL CONTINUITY.

4. REFER TO GROUND BUS DETAILS. PROVIDE (N) GROUND SYSTEM COMPLETE WITH CONDUCTORS, GROUND ROD AND DESCRIBED TERMINATIONS.

5. ALL GROUNDING CONDUCTORS SHALL BE SOLID TINNED COPPER AND ANNEALED #2 UNLESS NOTED OTHERWISE.

6. ALL NON-DIRECT BURIED TELEPHONE EQUIPMENT GROUND CONDUCTORS SHALL BE #2 STRANDED THHN (GREEN) INSULATION.

7. ALL GROUND CONNECTIONS SHALL BE MADE WITH "HYGROUND" COMPRESSION SYSTEM BURNDY CONNECTORS EXCEPT WHERE NOTED OTHERWISE.

8. PAINT AT ALL GROUND CONNECTIONS SHALL BE REMOVED.

9. GROUNDING SYSTEM RESISTANCE SHALL NOT EXCEED 5 OHMS. IF THE RESISTANCE VALUE IS EXCEEDED, NOTIFY THE OWNER FOR FUTURE INSTRUCTION ON METHODS FOR REDUCING THE RESISTANCE VALUE. SUBMIT TEST REPORTS AND FURNISH TO SMART SMR ONE COMPLETE SET OF PRINTS SHOWING "INSTALLED WORK".

UTILITY SERVICE:

1. TELEPHONE AND ELECTRICAL METERING FACILITIES SHALL CONFORM TO THE REQUIREMENTS OF THE SERVING UTILITY COMPANIES. CONTRACTOR SHALL VERIFY SERVICE LOCATIONS AND REQUIREMENTS. SERVICE INFORMATION WILL BE FURNISHED BY THE SERVING UTILITIES.

2. CONFORM TO ALL REQUIREMENTS OF THE SERVING UTILITY COMPANIES.

PRODUCTS:

1. ALL MATERIALS SHALL BE (N), CONFORMING WITH NEC, ANSI, NEMA, AND THEY SHALL BE U.L. LISTED AND LABELED.

2. CONDUIT:
   A. RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR, RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LAPPED WRAPPED WITH HUNTS WRAP PROCESS NO. 3.

   B. ELECTRICAL METALLIC TUBING SHALL U.L. LABEL, FITTINGS SHALL BE COMPRESSION TYPE. EMT SHALL BE USED ONLY FOR INTERIOR RUNS.

   C. FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR "SQUEEZE" TYPE. SEAL TIGHT FLEXIBLE CONDUIT. ALL CONDUIT EXCESS OF SIX FEET IN LENGTH SHALL HAVE FULL SIZE GROUND WIRE.

   D. CONDUIT RUNS MAY BE SURFACE MOUNTED IN CEILING OR WALLS UNLESS INDICATED OTHERWISE. CONDUIT INDICATED SHALL RUN PARALLEL OR AT RIGHT ANGLES TO CEILING, FLOOR OR BEAMS. VERIFY EXACT ROUTING OF ALL EXPOSED CONDUIT WITH ARCHITECT PRIOR TO INSTALLING.

   E. ALL UNDERGROUND CONDUITS SHALL BE PVC SCHEDULE 40 (UNLESS NOTED OTHERWISE) AT A MINIMUM DEPTH OF 24" BELOW GRADE

   F. ALL CONDUIT ONLY (C.O.) SHALL HAVE PULL ROPE.

   G. CONDUITS RUN ON ROOFS SHALL BE INSTALLED ON 4x4 REDWOOD SLEEPERS, 6'-0" ON CENTER, SET IN NON-HARDENING MASTIC.

3. ALL WIRE AND CABLE SHALL BE COPPER, 600 VOLT, #12 AWG MINIMUM UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. CONDUCTORS #10 AWG AND SMALLER SHALL BE SOLID. CONDUCTORS #8 AWG AND LARGER SHALL BE STRANDED. TYPE THHN INSULATION USED UNLESS CONDUCTORS INSTALLED IN CONDUIT EXPOSED TO WEATHER, IN WHICH CASE TYPE THWN INSULATION SHALL BE USED.

4. PROVIDE GALVANIZED COATED STEEL BOXES AND ACCESSORIES SIZED PER CODE TO ACCOMMODATE ALL DEVICES AND WIRING.

5. DUPLEX RECEPTACLES SHALL BE SPECIFICATION GRADE WITH WHITE FINISH (UNLESS NOTED BY ENGINEER), 20 AMP, 125 VOLT, THREE WIRE GROUNDING TYPE, NEMA 5-20R. MOUNT RECEPTACLE AT +12" ABOVE FINISHED FLOOR UNLESS OTHERWISE INDICATED ON DRAWINGS OR IN DETAILS. WEATHERPROOF RECEPTACLES SHALL BE GROUND FAULT INTERRHPTER TYPE WITH SIERRA #WPD-8 LIFT COVERPLATES.

6. TOGGLE SWITCHES SHALL BE 20 AMP, 120 VOLT AC, SPECIFICATION GRADE WHITE (UNLESS NOTED OTHERWISE) FINISH. MOUNT SWITCHES AT +48" ABOVE FINISHED FLOOR.

7. PANELBOARDS SHALL BE DEAD FRONT SAFETY TYPE WITH ANTI-BURN SOLDERLESS COMPRESSION APPROVED FOR COPPER CONDUCTORS, COPPER BUS BARS, FULL SIZED NEUTRAL BUS, GROUND BUS AND EQUIPPED WITH QUICK-MAKE QUICK-BREAK BOLT-IN TYPE THERMAL MAGNETIC CIRCUIT BREAKERS. MOUNT TOP OF THE PANELBOARDS AT 6'-3" ABOVE FINISHED FLOOR. PROVIDE TYPE WRITTEN CIRCUIT DIRECTORY.

8. ALL CIRCUIT BREAKERS, MAGNETIC STARTERS AND OTHER ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRHPTING RATING NOT LESS THAN MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED.

9. GROUND RODS SHALL BE COPPER CLAD STEEL, 5/8" ROUND AND 10' LONG. COPPERWELD OR APPROVED EQUAL.

10. ALLSWITCHBOARDS, PANELBOARDS, INDUSTRIAL CONTROL PANELS, METER SOCKETENCLOSURES, BUSWAY COMPONENTS, AND MOTOR CONTROL CENTERS SHALL BE FIELDMARKED WARNING OF POTENTIAL ARC FLASH HAZARDS. THE LABELING SHALL CONFORMTO THE GUIDELINES IN ANSI Z535, 4-2011 PRODUCT SAFETY SIGNS AND LABELS.

INSTALLATION:

1. PROVIDE SUPPORTING DEVICES FOR ALL ELECTRICAL EQUIPMENT, FIXTURES, BOXES, PANEL, ETC., SUPPORT LUMINARIES FROM UNDERSIDE OF STRUCTURAL CEILING, EQUIPMENT SHALL BE BRACED TO WITHSTAND HORIZONTAL FORCES IN ACCORDANCE WITH STATE AND LOCAL CODE REQUIREMENTS. PROVIDE PRIOR ALIGNMENT AND LEVELING OF ALL DEVICES AND FIXTURES.

2. CUTTING, PATCHING, CHASES, OPENINGS: PROVIDE LAYOUT IN ADVANCE TO ELIMINATE UNNECESSARY CUTTING OR DRILLING OF WALLS, FLOORS CEILINGS, AND ROOFS. ANY DAMAGE TO BUILDING STRUCTURE OR EQUIPMENT SHALL BE REPAIRED BY THE CONTRACTOR. OBTAIN PERMISSION FROM THE ENGINEER BEFORE CORING.

3. IN DRILLING HOLES INTO CONCRETE WHETHER FOR FASTENING OR ANCHORING PURPOSES, OR PENETRATIONS THROUGH THE FLOOR FOR CONDUIT RUNS, PIPE RUNS, ETC., IT MUST BE CLEARLY UNDERSTOOD THAT TENDONS AND/OR REINFORCING STEEL WILL NOT BE DRILLED INTO, CUT OR DAMAGED UNDER THE CIRCUMSTANCES.

4. LOCATION OF TENDONS AND/OR REINFORCING STEEL ARE NOT DEFINITELY KNOWN AND THEREFORE, MUST BE SEARCHED FOR BY APPROPRIATE METHODS AND EQUIPMENT VIA X-RAY OR OTHER DEVICES THAT CAN ACCURATELY LOCATE THE REINFORCING AND/OR STEEL TENDONS.

5. PENETRATIONS IN FIRE RATED WALLS SHALL BE FIRE STOPPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE C.B.C.

PROJECT CLOSEOUT:

1. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL POTENTIAL GROUNDING TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALLS DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.

2. PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE ELECTRICAL "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS AND CIRCUITS.

3. ALL BROCHURES, OPERATING MANUALS, CATALOG, SHOP DRAWINGS, ETC., SHALL BE TURNED OVER TO OWNER AT JOB COMPLETION.

PROJECT INFORMATION:

CCL07146
SYPRESS POINT CLUB

3150 17 MILE DRIVE
PEBBLE BEACH, CALIFORNIA 93953

PREPARED FOR

at&t

5005 EXECUTIVE PARKWAY
SAN RAMON, CALIFORNIA 94583

VENDOR:

NextEdge
NEXTEDGE NETWORKS
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GEORGIA 30005

AT&T SITE NO:	CCL07146
PROJECT NO:	
DRAWN BY:	D. CREO
CHECKED BY:	R. MARTINEZ
APPROVED BY:	C. WENER

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	06/10/25	90% CONSTRUCTION	D.C.

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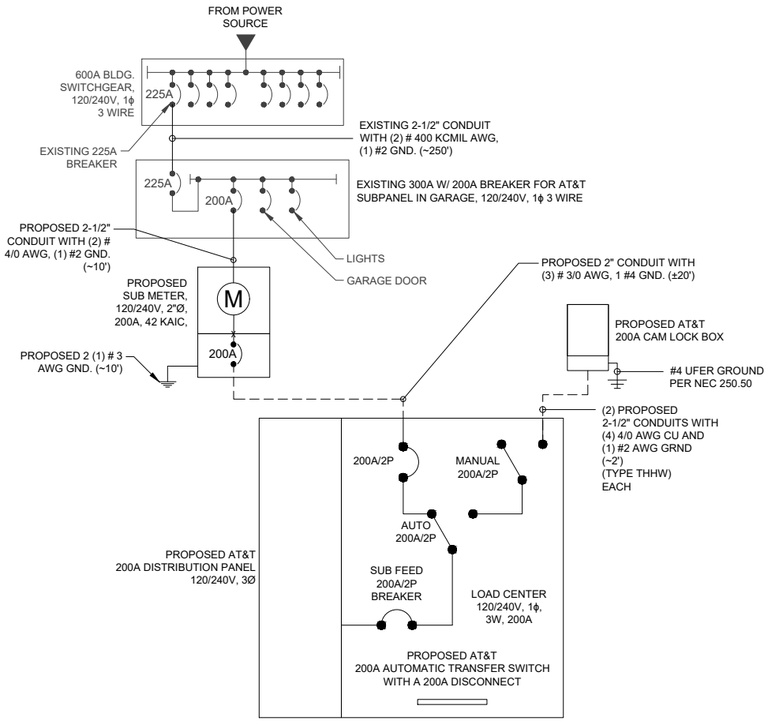
SHEET TITLE:

ELECTRICAL NOTES

SHEET NUMBER

E-1

NOTES:
1. ALL WORK TO CONFORM TO N.E.C. LATEST STATE ADOPTED EDITION.
2. LABEL SERVICE DISCONNECT WITH RED TAG
3. ALL GFCI RECEPTACLES TO HAVE A DEDICATED GROUND WIRE.
4. EQUIPMENT TERMINATION LUGS AND CONDUCTORS ARE RATED AT A MINIMUM OF 75°C.
5. CONDUIT REQUIREMENTS
   -UNDERGROUND PVC (SCH 40 OR 80)
   -INDOOR: EMT (RGS IN TRAFFIC AREAS)
   -OUTDOOR (ABOVE GRADE): RGS
6. LIGHTING IS DESIGNED AND INSTALLED BY SHELTER MANUFACTURER



SINGLE LINE DIAGRAM

SCALE: NONE | 4

1. UTILITY POINTS OF SERVICE AND WORK/MATERIALS SHOWN ARE BASED UPON PRELIMINARY INFORMATION PROVIDED BY THE UTILITY COMPANIES AND ARE FOR BID PURPOSES ONLY.
2. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR FINAL AND EXACT WORK/MATERIALS REQUIREMENTS AND CONSTRUCT TO UTILITY COMPANY ENGINEERING PLANS AND SPECIFICATIONS ONLY. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, PULL ROPES, CABLES, PULL BOXES, CONCRETE ENCASEMENT OF CONDUIT (IF REQUIRED), TRANSFORMER PAD, BARRIERS, POLE RISERS, TRENCHING, BACK FILL, PAY ALL UTILITY COMPANY FEES AND INCLUDE ALL REQUIREMENTS IN SCOPE OF WORK.

ELECTRICAL CERTIFICATES

THE ENGINEER OF RECORD HAS PERFORMED ALL REQUIRED SHORT CIRCUIT CALCULATIONS AND THE AIC RATINGS INDICATED FOR EACH DEVICE IS ADEQUATE TO PROTECT THE EQUIPMENT AND THE ELECTRICAL SYSTEM.

THE ENGINEER OF RECORD HAS PERFORMED ALL REQUIRED VOLTAGE DROP CALCULATIONS AND ALL BRANCH CIRCUITS AND FEEDERS COMPLY WITH NEC (LISTED ON T1) ARTICLE 210,19(A)(1) FPN NO. 4.

ELECTRICAL NOTES

SCALE: NONE | 3

PANEL NAME:	X	BUS:	225	P VOLTAGE:	120/240, 1Ø, 3W	MOUNTING:	PEDESTAL
LOCATION:	R.O.W.	MAIN C.B.:	200	AIC RATING:	42,000	TYPE:	MAIN/SUB

CIRCUIT TYPE: N = NON-CONTINUOUS C = CONTINUOUS

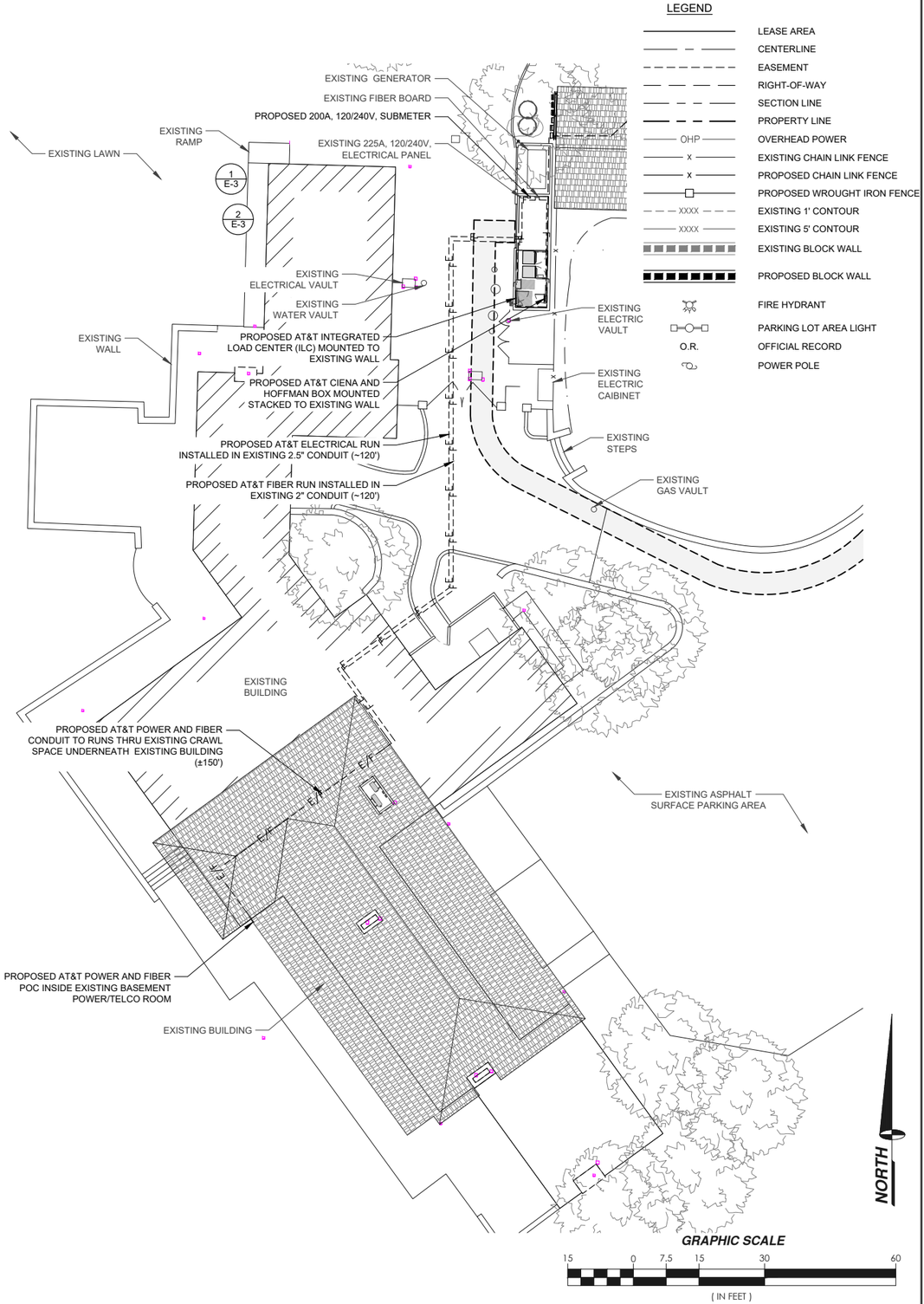
CKT #	TY	TRP	POL	DESCRIPTION	ØA	ØB	ØA	ØB	DESCRIPTION	TRP	POL	TY	CIR #
1	N	30		SPARE	-		560		LIGHT & RECEPACLE	20	1	N	2
3	N		2			-		360	BATTERY CHARGER	20	1	N	4
5	N	25		HVAC	1,400		480		BATTERY HEATER	20	1	N	6
7	N		2			1,400		180	GFCI	20	1	N	8
9	N	30		RECTIFIER # 1 & 2	2,150		2,150		RECTIFIER # 9 & 10	30		N	10
11	N		2			2,150		2,150			2	N	12
13	N	30		RECTIFIER # 3 & 4	2,150		2,150		RECTIFIER # 11 & 12	30		N	14
15	N		2			2,150		2,150			2	N	16
17	N	30		RECTIFIER # 5 & 6	2,150		2,150		RECTIFIER # 13 & 14	30		N	18
19	N		2			2,150		2,150			2	N	20
21	N	30		RECTIFIER # 7 & 8	2,150		2,150		RECTIFIER # 15 & 16	30		N	22
23	N		2			2,150		2,150			2	N	24
25	N				-		-					N	26
27	N					-		-				N	28
29	N				-		-					N	30

NOTES: PHASE TOTALS ØA = 19,640 ØB = 19,140

TOTAL CONNECTED VA:	38,780.00
PANEL DEMAND KVA	38.78
PANEL DEMAND AMPS:	161.58
RGEST Ø DEMAND AMPS:	163.67

PANEL SCHEDULE

SCALE: NONE | 2



UTILITY ROUTING

11" X 17" SCALE	24" X 36" SCALE
1" = 30'	1" = 15'

1

PROJECT INFORMATION:

CCL07146
SYPRESS POINT CLUB

3150 17 MILE DRIVE
PEBBLE BEACH, CALIFORNIA 93953

PREPARED FOR

at&t

5005 EXECUTIVE PARKWAY
SAN RAMON, CALIFORNIA 94583

VENDOR:

NextEdge
NEXTEDGE NETWORKS
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GEORGIA 30005

AT&T SITE NO:	CCL07146
PROJECT NO:	
DRAWN BY:	D. CREO
CHECKED BY:	R. MARTINEZ
APPROVED BY:	C. WENER

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	06/10/25	90% CONSTRUCTION	D.C.

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SHEET TITLE:
UTILITY ROUTING, PANEL SCHEDULE, 1-LINE DIAGRAM & NOTES

SHEET NUMBER
E-2

NOT USED

SCALE: NONE | 9

NOT USED

SCALE: NONE | 8

NOT USED

SCALE: NONE | 7



3931 SERVICE DELIVERY SWITCH

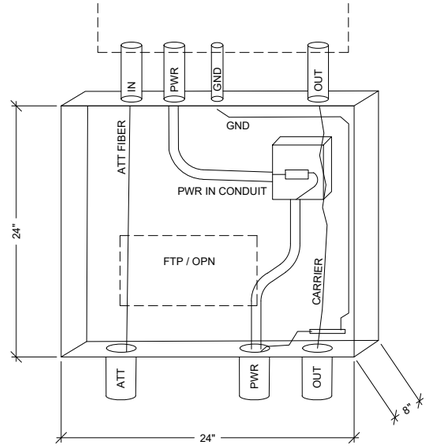
MAC Address Table Capacity
32,000 MAC addresses

Power Requirements
DC Input: -48, -24, +24 VDC (nominal)
AC Input: 100V, 240V AC (nominal)
AC Frequency: 50/60 Hz
Maximum Power Input: 60 W

Agency Approvals
Safety: UL/CSA 60950-1-07; IEC 60950-1:2005 (2nd edition); EN 60950-1:2006
Emissions: FCC Part 15 (2009); EN55022 (2006 +A1 2006); AS/NZS CISPR 22 (2006); CISPR 22 (2005 + A1 2005); ICES-003 Issue 4 (2004); EN 61000-3-2 (2006); EN 300 386 (v1.4.1, 2008); EN 300 132-2 (2007-10); EN 300 132-3 (2003-08)
Environmental: WEEE 2002/96/EC
RoHS 2002/95/EC
Immunity: CISPR 24 (1997, +A1 2001 + A2 2002); EN 55024 (1998 + A1 2001 + A2 2003); EN 300 386 (v1.4.1, 2008); EN 61000-4-11 (2005); EN 61000-3-3 (2008); EN 300 132-2 (2007-10) ; EN 300 132-3 (2003-08)
Laser Safety: CDRH Letter of Approval (US FDA Approval); FCC 21 CFR subpart (J) (Safety of Laser Products); IEC 60825-1:2007

Environmental Characteristics
GR-63-CORE, Issue 3 – NEBS Level 3
GR-1089 Issue 5 – NEBS Level 3
GR-950 Issue 2 Optical Network Unit
GR-3108 Issue 2 Network Equipment in the Outside Plant (OSP) Class 4
ETSI 300 019 Class 1.2, 2.2, 4.1
Operating Temperature:
-40°F to +158°F (-40°C to +70°C)
-40°F to +115°F + Solar Load
(-40°C to +46°C + Solar Load)
Storage Temperature:
-40°F to +158°F (-40°C to +70°C)
Relative Humidity: 5% to 100% (condensing)

Physical Characteristics
Enclosure Dimensions:
16.8"(W) x 17.0"(H) x 7.0"(D)
427mm (W) x 431mm (H) x 178mm (D)
Product weight: 13.0 kg; 28.6 lbs



NOTES:

1. 24"X24"X8" BOX MOUNTED NEXT TO OR BELOW EQUIPMENT LOCATION.
2. 3/4 " BACKBOARD IN BOX
3. POWER LEADS MUST BE IN FLEX CONDUIT
4. 6"X6"X4" PLASTIC BOX MOUNTED ON RIGHT SIDE OF BACKBOARD
5. TERMINATION BLOCK TO BE PLACED IN 6X6 WITH FUSE
6. RUN GROUND WIRE ALONG OUTSIDE EDGE ON RIGHT SIDE OF BOX. MOVE GROUNDING BUSS TO RIGHT SIDE IF NECESSARY.
7. STUB OUT FLEX CONDUIT FROM TOP OF BOX TO MATCH 3931 CONDUIT PORTS.STUBS SHOULD BE 10 TO 12 INCHES IN LENGTH.
8. CARRIER WILL TERMINATE POWER ON ONE SIDE OF TERMINATION BLOCK. AT&T WILL TERMINATE ON THEIR SIDE, AND POP IN FUSE
9. FUSE SHOULD BE LEFT IN BOX PRIOR TO TURN UP

CIENA CABINET AND HOFFMAN BOX SPECS

SCALE: NONE | 6

ASCO D300L SERIS POWER TRANSFER LOAD CENTER RATED 200 AMPERES, 240V MAX., SINGLE PHASE / 3 WIRE, TYPE 3R ENCLOSURE

SPECIFICATIONS:

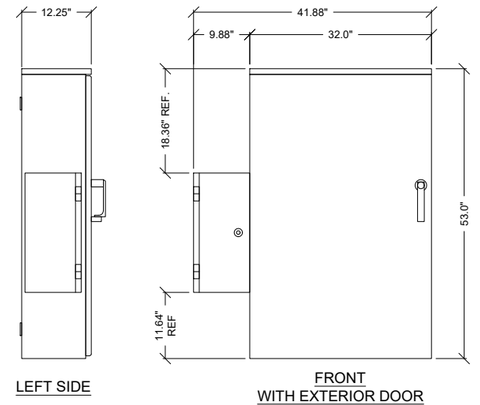
MFG: INTERSECT, INC.
MODEL: AA-G-3R-CL PTLC

OVERALL DIMENSIONS:

53"H X 32"W X 12.3"D
(EXCLUDING SIDE MOUNT RECEPTACLE)

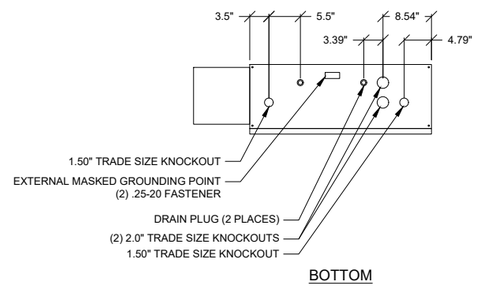
53"H X 41.8"W X 12.3"D
(INCLUDING SIDE MOUNT RECEPTACLE)

WEIGHT: 200LBS



LEFT SIDE

FRONT
WITH EXTERIOR DOOR



BOTTOM

AC PANEL SPECIFICATIONS

SCALE: NONE | 5

SPECIFICATIONS

MODEL: HOFFMAN NEMA 4 RATING STEEL ENCLOSURE
HEIGHT: 30.0 INCHES
WIDTH: 30.0 INCHES
DEPTH: 12.0 INCHES
WEIGHT: 77.0 LBS



HOFFMAN NEMA 4 BOX

SCALE: NONE | 4

SPECIFICATIONS

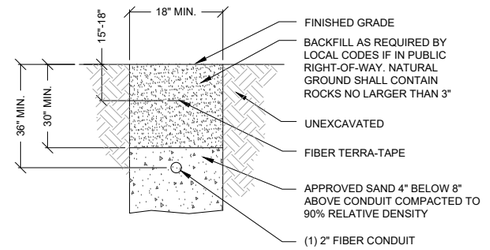
MFG: COOPER B-LINE
MODEL: TEST BLOCK BYPASS METER SOCKET
HEIGHT: 30.0 INCHES
WIDTH: 14.0 INCHES
DEPTH: 6.0 INCHES



200A METER PANEL

SCALE: NONE | 3

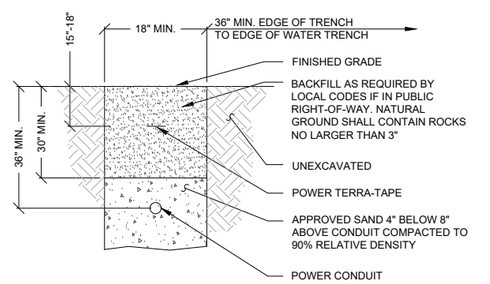
NOTE: TYPICAL INSTALLATION.
UTILITY DESIGN TAKES PRECEDENCE.



FIBER TRENCH

SCALE: NONE | 2

NOTE: TYPICAL INSTALLATION UTILITY DESIGN TAKES PRECEDENCE.



POWER TRENCH

SCALE: NONE | 1

PROJECT INFORMATION:

CCL07146
SYPRESS POINT CLUB

3150 17 MILE DRIVE
PEBBLE BEACH, CALIFORNIA 93953

PREPARED FOR

at&t

5005 EXECUTIVE PARKWAY
SAN RAMON, CALIFORNIA 94583

VENDOR:

NextEdge
NEXTEDGE NETWORKS
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GEORGIA 30005

AT&T SITE NO:	CCL07146
PROJECT NO:	
DRAWN BY:	D. CREO
CHECKED BY:	R. MARTINEZ
APPROVED BY:	C. WENER

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	06/10/25	90% CONSTRUCTION	D.C.

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SHEET TITLE:

ELECTRICAL DETAILS

SHEET NUMBER

E-3

NOTE:
1. ALL GROUNDING TO BE INSTALLED IN ACCORDANCE WITH AT&T WIRELESS STANDARD NSTD 46
2. CONTRACTOR TO MODIFY OR ADD NECESSARY GROUNDING TO PROVIDE A MAX. RESISTANCE OF 5 OHMS
3. EACH CABINET, RACK GROUNDING SHOULD BE OF MINIMUM #2AWG COPPER CONDUCTOR AND GROUNDING SHOULD BE AS PER ATT-002-291-207 DOCUMENT.



GROUNDING LAYOUT

SCALE: NONE

1

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SYPRESS POINT CLUB

3150 17 MILE DRIVE
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SHEET TITLE:

GROUNDING LAYOUT

SHEET NUMBER

G-1

NOT USED

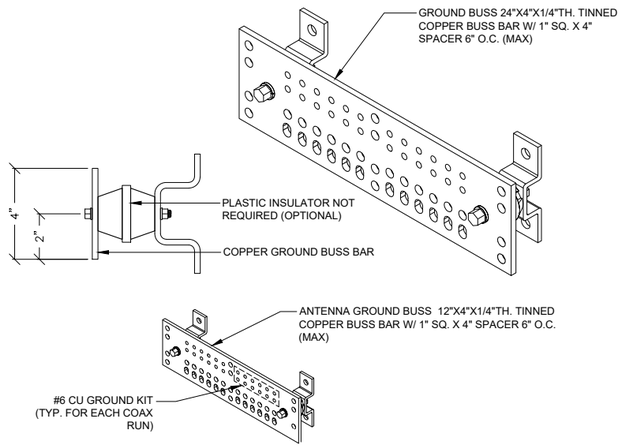
SCALE: NONE | 10

NOT USED

SCALE: NONE | 7

MASTER GROUND BAR AND ANTENNA GROUND BAR

SCALE: NONE | 3



NOT USED

SCALE: NONE | 9

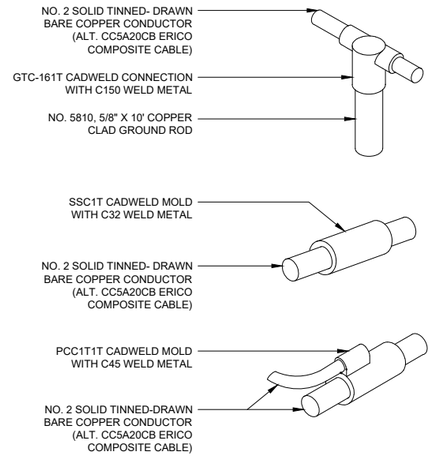
NOT USED

SCALE: NONE | 6

1. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION REQUIREMENTS AND CONSTRUCTION ACCORDING TO SITE CONDITIONS AND AT&T GROUNDING STANDARD, NSVP OS-100-001
2. ALL GROUNDING CONDUCTORS: #2 AWG SOLID BARE TINNED COPPER WIRE UNLESS OTHERWISE NOTED. (ALT. CC5A20CB ERICO COMPOSITE CABLE)
3. GROUND RING TO GROUND BAR CONNECTIONS SHALL BE CADWELDED QTY. (2) #2 AWG SOLID BARE TINNED COPPER WIRE UNLESS OTHERWISE NOTED. (ALT. CC5A20CB ERICO COMPOSITE CABLE)
4. GROUND BAR TO EQUIPMENT AND CABLES SHALL BE #2 AWG BTCW W/DOUBLE LUG CONNECTIONS. (ALT. CC5A20CB ERICO COMPOSITE CABLE)
5. GROUND BAR LOCATED IN BASE OF EQUIPMENT WILL BE PROVIDED, FURNISHED AND INSTALLED BY THE VENDOR.
6. GROUND BAR LOCATED BELOW WAVEGUIDE ENTRY PORT. CABLES SHALL BE #2 AWG BTCW/DOUBLE LUG CONNECTIONS. TWO PATHS TO GROUND RING. (ALT. CC5A20CB ERICO COMPOSITE CABLE)
7. ALL BELOW GRADE CONNECTIONS: EXOTHERMIC WELD TYPE, ABOVE GRADE CONNECTIONS: EXOTHERMIC WELD TYPE.
8. EXTERIOR GROUNDING CONDUCTORS: BURIED TO A MINIMUM DEPTH OF 3'-0" BELOW FINISHED GRADE TO ALLOW FOR FUTURE CONSTRUCTION.
9. INSTALL GROUND CONDUCTORS AND GROUND ROD MINIMUM OF 1'-0" FROM EQUIPMENT CONCRETE SLAB, SPREAD FOOTING, OR FENCE.
10. EXOTHERMIC WELD GROUND CONNECTION TO FENCE POST: TREAT WITH A COLD GALVANIZED SPRAY.
11. GROUND BARS:
    A. EQUIPMENT GROUND BUSS BAR (EGB) LOCATED AT BOTTOM OF ANTENNA POLE/MAST FOR MAKING GROUNDING JUMPER CONNECTIONS TO COAX FEEDER CABLES SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. JUMPERS (FURNISHED BY OWNERS) SHALL BE INSTALLED AND CONNECTED BY ELECTRICAL CONTRACTOR AND BE INTERNAL TO POLE.
    B. MAIN GROUND BUSS BAR (MGB) LOCATED NEAR THE BASE OF THE RADIO EQUIPMENT CABINET(S) SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.
12. ALL GROUNDING INSTALLATIONS AND CONNECTIONS SHALL BE MADE BY ELECTRICAL CONTRACTOR.
13. ALL BOLTED TORQUE CONNECTORS SHALL BE LONG-BARELLED TYPES AND HAVE TWO HOLES FOR CONNECTION TO SURFACE AND NON-OXIDIZING AGENT APPLIED TO INHIBIT CORROSION.

MISC. CADWELD DETAILS

SCALE: NONE | 2



NOT USED

SCALE: NONE | 8

NOT USED

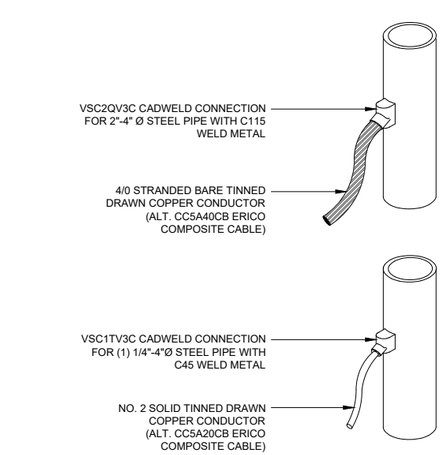
SCALE: NONE | 5

GROUNDING NOTES

SCALE: NONE | 4

CADWELD DETAIL

SCALE: NONE | 1



PROJECT INFORMATION:

CCL07146
SYPRESS POINT CLUB

3150 17 MILE DRIVE
PEBBLE BEACH, CALIFORNIA 93953

PREPARED FOR

at&t

5005 EXECUTIVE PARKWAY
SAN RAMON, CALIFORNIA 94583

VENDOR:

NextEdge
NEXTEDGE NETWORKS
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GEORGIA 30005

AT&T SITE NO:	CCL07146
PROJECT NO:	
DRAWN BY:	D. CREO
CHECKED BY:	R. MARTINEZ
APPROVED BY:	C. WENER

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	06/10/25	90% CONSTRUCTION	D.C.

LICENSURE:

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET TITLE:

GROUNDING DETAILS

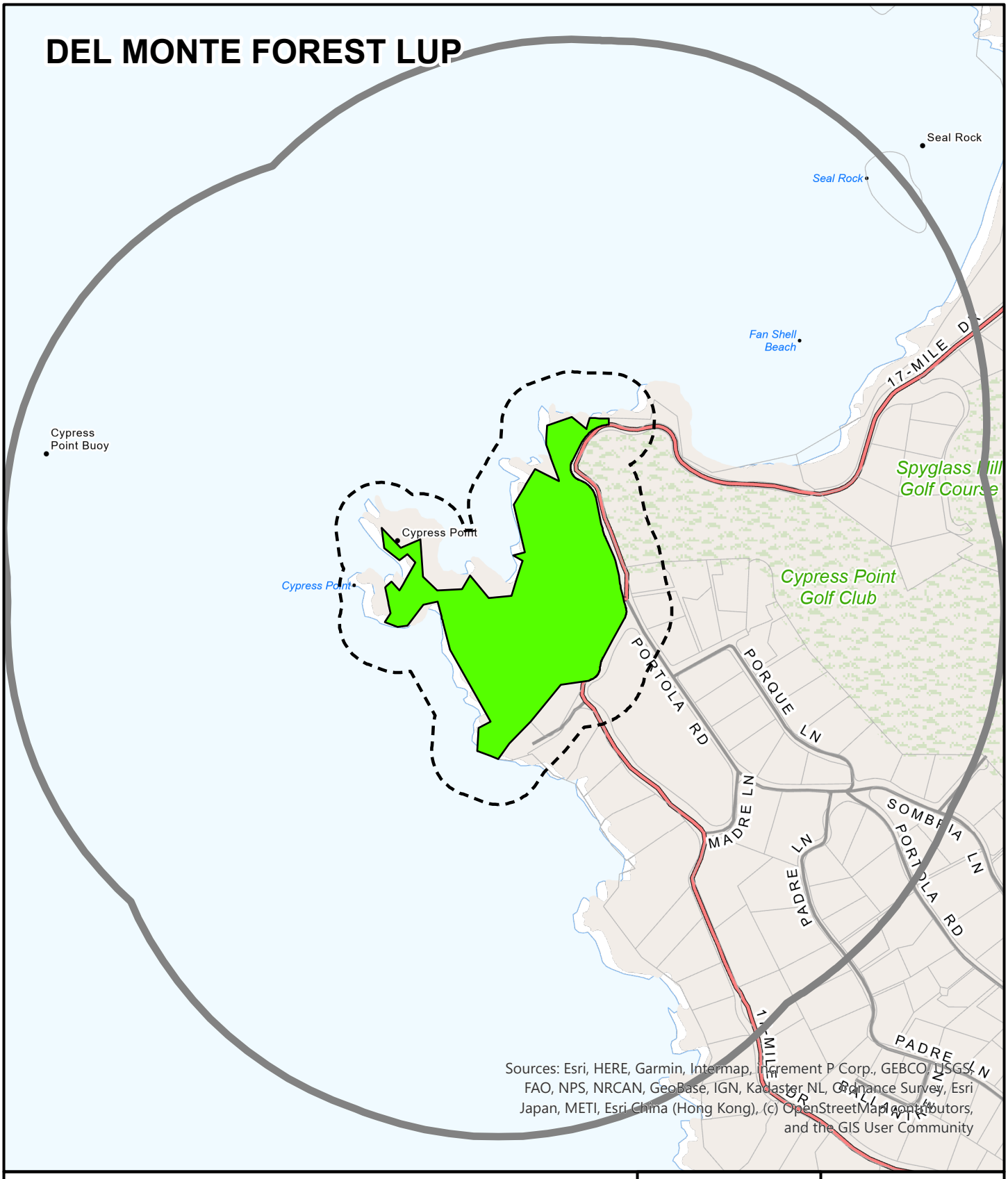
SHEET NUMBER

G-2

Exhibit B

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DEL MONTE FOREST LUP



APPLICANT: AT&T

APN: 008271006000 **FILE #** PLN240224

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: JOSEPH ALAMED/

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Exhibit C

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Environmental Assessment Specialists, Inc.

71 San Marino Avenue Ventura CA 93003
Office (805) 650-0949 Fax (805) 650-8054 www.easenv.com

October 1, 2025

Hya Honorato
Assistant Planner
Housing and Community Development
1441 Schilling Place, 2nd Floor
Salinas, CA 93901

Subject: **Findings of Effect for AT&T Mobility, LLC Candidate CCL07146, 3150 17 Mile Drive, Pebble Beach, Monterey County, California**

Introduction:

AT&T Mobility, LLC (AT&T) proposes the installation of a new unmanned telecommunications facility at 3150 17 Mile Drive, Pebble Beach, Monterey County, California. AT&T proposes to modify the Cypress Point Club Pro Shop building which is located on the grounds of the Cypress Point Club. The candidate building is over 45 years of age and is part of the historic Cypress Point Club property. Therefore, prior to implementation of the proposed project, the candidate building was evaluated for historical and architectural significance by Kathleen A. Crawford, M.A., Senior Architectural Historian, Environmental Assessment Specialists, Inc. (EAS) in April-September 2025. Ms. Crawford meets the Secretary of the Interior's Standards for both Architectural Historian and Historian. Ms. Crawford is also listed on the Monterey County List of Qualified Historical Consultants. This letter report will present the conclusions reached regarding the historicity and historical and architectural significance of the candidate building and the potential effects of the proposed project on the Cypress Point Club property.

Project Description:

The proposed actions by AT&T includes adding a 6-foot faux chimney extension (8'-0 x 4'-6") to an existing 21-foot tall faux chimney on a structure constructed in 1930. The faux chimney was added to the building in 2018 to cover modifications on the roof of the existing Pro Shop building. The resulting height of the extended faux chimney will be 27 feet with AT&T antennas at a 24-foot centerline within the extended faux chimney. No existing fabric of the existing building will be removed or altered as part of the proposed installation activities.

Information Sources:

A variety of sources were used to obtain the information necessary to provide the current evaluation of the candidate property. Ms. Crawford conducted a site visit to the Cypress Point Club in May 2025 to inspect the property and take photographs of all pertinent areas. Multiple oral interviews were conducted with the General Manager of the Club, Allan Morrison, and Richard Barrett, one of the former Club Presidents who provided invaluable information regarding the history and development of the Cypress Point Club. Archival sources included a wide range of books, online sources, historic photographs, and County of Monterey histories. A "Records Research Request" was filed with the County of Monterey Building Department for the archived building permits for the property. The County was unable to provide the documents and therefore, no building permit information has been included in this letter report.

Brief Overview History of the Cypress Point Club

The Cypress Point Club was created in the 1920s by Samuel F. B. Morse, a Monterey County hotelier and real estate developer. Morse created the Del Monte Properties Company which was responsible for many residential, recreational, and commercial projects in Monterey County in the early decades of the 20th century. Marion Hollinis, famed woman golfer of the 1920s, played a prominent role in assisting Morse to organize, plan, and build this unique property known as the Cypress Point Club. Morse envisioned an economically successful and vibrant community in the Pebble Beach and Monterey County area and was the primary force behind many successful developments in Monterey County. The Cypress Point Club property was specifically designed to include a world-class golf course which would serve as the centerpiece of the developing are. Planning for the golf course began in the 1920s as the first priority in the development of the property. Morse and Hollins built a team of talented individuals who helped bring the plans to life for the golf course and subsequent growth of the surrounding area. They chose internationally-known golf course architect, Dr. Alistair MacKenzie, to bring their vision to fruition. Dr. MacKenzie brought his team of associates to create the golf course. Robert Hunter Sr. was MacKenzie's "right hand man" who handled every aspect of the course construction and every issue imaginable, Robert Hunter Jr. used his American Golf Course Construction Company to build the amazing new course, MacKenzie's "Irish immigrants" – Paddy Cole, Jack Fleming, and Dan Gomley did the heavy work of the project, and Julian P. Graham, the official Del Monte Properties photographer, documented the entire process for posterity.

The site chosen was a rare example of nature's beauty with the dramatic sand dunes, majestic cypress trees, a forest of native Monterey pines and others, and rolling hillsides – a unique setting for what was to become one of the most important golf courses in the United States. Dr. MacKenzie created a masterpiece that utilized the beautiful bounty of the area and melded it with a design that challenged and inspired the golfers who have walked the links for almost 100 years.

Design and construction of the golf course began in 1927 when the Cypress Point Club Corporation was formed. Maion Hollins was involved in all aspects of the club and course development and built up the initial membership to serve as the financial base for the project. The course was completed and opened for use in 1928. Now the group's attention turned to building a clubhouse and support buildings. The team chose Santa Barbara architect, George Washington Smith, to design the Clubhouse and the secondary buildings on the property. Smith, a master architect who helped to popularize the Hispanic architectural heritage of California, chose the Monterey Revival style of architecture for the Clubhouse building and the secondary Pro Shop (originally the Caddy Shack) and utility buildings. The buildings were designed in 1929 and construction of the buildings was completed in 1930.

The Cypress Point Club was opened and operating right on the brink of the beginning of the Great Depression. The country was suffering greatly and membership in the Club declined. World War II began soon after in the 1940s, bringing additional difficulties to the United States. Morse chose to save the Club by taking over many of its debts and made many sacrifices to keep the Club in operation. When the war was over, the United States entered a new prolonged period of prosperity. The Club leadership chose to revitalize the Club in the 1950s by upgrading the facilities to attract new members, refurbish the buildings, and add new amenities for the Club membership. The number one priority of the Club's leaders, then and now, was to maintain the golf course as close to its original condition and Dr. MacKenzie's design as possible. This process of preserve and protect the Cypress Point Club has been the mission of every president and management team over the last 98 years. The Cypress Point Club has become one of the premier golf clubs in the United States, hosting many important tournaments and events for almost 100 years.

Architectural Discussion of Cypress Point Club Buildings and Golf Course

Introduction:

The Cypress Point Club property includes multiple components. The Pro Shop/Candidate Building is located on the north portion of the property. The Cypress Point Club Garage, a small utility building, is located behind the Pro Shop building. The main building on the property is the extensive Clubhouse building which is located south of the Pro Shop building, in immediate proximity to the 180-acre Cypress Point Club golf course. The golf course grounds cover the majority of the property of the Club. The buildings on the property were designed by Santa Barbara architect, George Washington Smith in the Monterey Revival style of architecture. The buildings were designed in 1929 and construction was completed in 1930. The buildings have remained in operation since 1930 and have undergone modifications and alterations as necessary over the decades.

This letter report will focus primarily on the candidate building, the Pro Shop building, as it is the location of the proposed AT&T telecommunications project.

Photographs of the Cypress Point Club buildings and golf course are included in Attachment A at the end of the report.

Architectural Description of Pro Shop/Candidate Building.

Photograph: View of Pro Shop/Candidate Building, East and South Elevations, Candidate Location is Faux Chimney Structure in Center of Roof Area, View Northwest



The candidate building, the Pro Shop building, was built in 1930 and designed by George Washington Smith. The building was originally used as the "Caddy Shack" or "Caddy House" and currently houses the Pro Shop which sells golf clubs, clothing, golf balls, and other related sports equipment. The building also includes offices, men's and women's locker rooms, storage areas, and resting areas for the caddies. The commercial shop area is located in the front, one-story portion of the building. The two-story rear sections of the building are used for the women's and men's locker rooms and the caddy room. Storage facilities and office areas are part of the building's overall design.

Smith designed the buildings on the property in the Monterey Revival style of architecture. However, the Pro Shop building was to be used as a secondary, utility building and, therefore, the design is more limited and missing several of the primary Monterey Revival architectural design characteristics that are present in the design of the Clubhouse building. The original ca. 1930s design of the building appear to have been a very limited application of the key style characteristics. As a secondary building, it appears that it was specifically designed as a generic version of the Monterey Revival style and that the building was not designed to serve as a key architectural element of the property.

The candidate Pro Shop building is an irregular-shaped, one- and two-story, multi-component, Monterey Revival style, multi-use building. The building is sited on the northeast side of the Cypress Point Club property, north of the main Clubhouse building, and is surrounded by grass lawns and majestic Monterey Pine trees and Cypress trees.

The candidate building has a reinforced concrete foundation, white plaster/stucco and horizontal and vertical wood siding exterior. The roof system is a mixed gable and hipped roof system with wood shingles with a narrow eave overhang. The roof system contains a faux chimney structure in the center of the roof system that covers the Pro Shop area of the building. This is the proposed location of the AT&T stealth cell tower project. The roof area in this specific section was raised due to an interior renovation project. To cover the changes, a faux chimney was added to this section of the roof system in 2018, according to Mr. Barrett.

The south elevation contains an additional brick chimney that extends the full height of the elevation. This fireplace and chimney structure are fully operational. Both of the chimneys lack the decorative detailing at the top of the chimney that is present on the multiple chimneys on the main Clubhouse building. Presumably, this detailing was not added to the chimney structures on the Pro Shop building due to its role as a secondary utility building.

The east elevation of the building contains the main entrance to the Pro Shop commercial area of the building. The roof extends forward over the entrance area, creating a small porch, and is supported by square wood posts. The entrance area includes a brick porch area which extends out to the front lawn area of the building. The main entrance includes non-original wood and multi-lite glass doors. Additional secondary entrances are present on the south-facing elevation and around the side and rear elevations of the building. The single doors are primarily wood on the lower half of the door with the multi-lite glass panes in the upper half of the door. A few of the doors are constructed entirely of wood with no glass sections.

The fenestration system for the building includes large, rectangular-shaped, wood framed, multi-lite, glass windows, both fixed pane and double hung sash style. The windows around the building are basically the same size. Many of the windows are flanked by painted wood shutters.

The north side of the building contains a concrete staircase with a metal railing which leads around the building to the side of the building to the rear entrances. This portion of the property slopes downward and includes large stands of majestic Cypress trees. This area of the building is two stories in height and contains the same basic architectural detailing, stucco exterior, and mixed gable roof system with wood shingles. This portion of the building is used for the locker rooms, caddy areas, storage facilities, and office areas.

A parking lot is present at the edge of the lawn area to the side of the Pro Shop building. This parking lot also extends southwest to the front area of the main Clubhouse building.

The Pro Shop building appears to be in good condition. However, the Pro Shop building has been altered extensively over the decades and retains few of the original character defining features of the original building. The building has been maintained with periodic upgrades, including re-roofing, painting, and general tenant improvements. It appears that the majority of the stucco/plaster surface materials have been replaced. Few of the windows and doors appear to be original to the building. The two-story portions of the building was added to the building in multiple stages over the years.

Alterations

Multiple oral interviews were conducted with Allan Morrison and Richard Barrett regarding the Pro Shop building and other aspects of the Cypress Point Club property. According to Mr. Barrett, approximately 25% of the current Pro Shop building is original. More than 75% of the building includes alterations, new additions, and multiple types of changes. Little is left of the original exterior of the building as designed by George Washington Smith. The interior has also undergone extensive changes as new uses of the building were undertaken. The building was originally designed and used as the "caddy shack" for use by the caddies while they waited for members to request their services. The building was simply designed with a limited number of the main Monterey Revival architectural characteristics as it was considered to be a secondary, utility building. Over time, the building has been used as the Pro Shop, selling various items for members, and as locker rooms for both women and men club members. The building has also been used for office purposes and storage facilities. These changing uses required significant interior and exterior alterations to the building over the decades. The large, two-story sections were added to the building at various times in the post-1950s years, with additional modifications as needed to accommodate new uses of the building.

The faux chimney was added to address interior changes to the building. According to Mr. Barrett, the building originally had two attic spaces and a decision was made to enlarge the flat roof space between the two attics. The goal was to create one large attic space for easier access and use. In order to minimize the roof changes, the decision was made to add a faux chimney to the renovated area. This was done in 2018, according to Richard Barrett in an oral interview with Kathleen Crawford on August 12, 2025. In addition, Mr. Morrison and Mr. Barrett have confirmed that the building has been upgraded in a variety of ways by adding extensive new sections to the building, greatly enlarging the original building. The original footprint no longer exists as the building has undergone major, extensive alterations. The interior spaces of the building have undergone multiple upgrades between 1960-2020 to maintain the viability of the spaces. General tenant improvements have taken place which have included basic repairs to wall surfaces, replacement of doors and windows while maintaining the original measurements of the windows, replacement of doors with similar doors, re-roofing of the roof systems, maintenance of chimneys and fireplaces, and general electrical, plumbing, and heating systems. Due to these changes little remains of the original building and its original design features.

When the seven criteria of integrity were applied to the Pro Shop building – location, design, materials, setting, workmanship, feeling, and association – only two criteria were met. The original location of the building has been retained and the overall setting of the Cypress Point Club has been retained. Therefore, the Pro Shop building has not retained a sufficient amount of integrity for historical and architectural significance.

Brief Architectural Discussion of Garage, Clubhouse, and Golf Course

Garage

A secondary, utilitarian garage structure is located on the property in the area behind the Pro Shop/Candidate Building at the north end of the site. The ca. 1930 Garage building is a one-story, rectangular-shaped, generic Monterey Revival style building. The building has a concrete foundation, white stucco/plaster exterior wall surfaces with wood siding elements and a side gable roof system with wood shingles. The rear of the building also contains a shed roof section that slopes downward at the back of the building. Doors and windows are limited and appear to be non-original.

The building faces an asphalt driveway and utility area. Equipment and storage areas are in the immediate vicinity as the building is surrounded by utilitarian activities. The building appears to be in fair condition.

Alterations:

The building appears to have been altered by the addition of new wall surface materials, new doors and windows, and upgrades to the roof system. The basic shape has been maintained but various general tenant improvements appear to have taken place over the decades.

Cypress Point Club Clubhouse Building

The Clubhouse building was designed in 1929 by George Washington Smith in the Monterey Revival style of architecture. The building was completed in 1930 and has been in operation continuously since that time. The Clubhouse building is included in the architectural book *George Washington Smith: Architecture of the Spanish Colonial Revival*. The building is a one- and two-story, irregular shaped, social and administrative center building. The building has a perimeter concrete foundation, white stucco/plaster exterior with vertical and horizontal wood siding on certain portions of the building. The roof system includes hipped and gabled roof areas with wood shingles and a narrow eave overhang. Multiple chimneys with decorative detailing are present on the roof system. A balcony is present on the front elevation of the two-story portion of the building with the typical Monterey Revival style detailing. A similar balcony/porch area is present on the rear of the building. The main two-story portion of the building includes three additional wings. The south elevation includes a one-story wing; the east elevation includes a rectangular shaped section which projects forward from the main mass of the building; and an angled, north extension that projects outward from the north elevation of the Clubhouse. These sections have various kitchen and administrative purposes. Windows vary in size, shape and placement around the facades and include double hung sash style and fixed pane, multi-lite windows. Doors are both decorative as in the main front doors with wood and glass detailing or as service doors on the rear of the building. Brick porches and terraces are present around the building's elevations for entrance and outdoor dining purposes. Walled gardens and large trees accent the building.

Alterations

The Clubhouse building has undergone a variety of general tenant improvements, including general maintenance, painting, replacement of exterior materials, basic repairs, re-roofing, and general interior and exterior upgrades. Many of the original doors and windows have been replaced over the decades and additional square footage was added to the rear of the building for expansion of the kitchen areas and dining services. An ADA-required elevator replaced an interior staircase in the main living room area of the Clubhouse.

Cypress Point Club Golf Course

The Cypress Point Club is a private golf club with a single 18-hole golf course. The course was opened in 1928 and was designed by Dr. Alistair MacKenzie and Robert Hunter Sr. with assistance from Marion Hollins, the famed woman golfer. The 180-acre course is a Par 72 course, and the length of the course is 6,554 yards.

The golf course is considered to be one of the finest in the country. One of the key reasons is its series of dramatic holes along the Pacific Ocean. The golf course is set on coastal sand dunes, the course's front nine enters the Del Monte Forest and emerges onto the rocky coastline for the back nine. The signature hole is considered to be #16. The hole requires a 230-yard tee shot over the Pacific Ocean to a mid-sized green which is strategically bordered by a series of bunkers.

Alterations:

One of the primary missions of the leadership of the Cypress Point Club has been to maintain, as close as possible, the original design of the golf course as designed in 1927 by Dr. Alistair MacKenzie. This has been accomplished and only minor changes have taken place on the grounds of the golf course over the last 98 years. General maintenance activities have kept the golf course in pristine, original condition with no significant alterations to the design created by Dr. MacKenzie. No major alte3rations or modifications to the course have taken place over the last ten decades.

Discussion of National Register of Historic Places Eligibility Criteria

Cypress Point Club Pro Shop/Candidate Building

Criterion A: Event: *Properties can be eligible for the National Register if they are associated with events that have made a significant contribution to the broad patterns of national history:*

The Cypress Point Club property was assessed under National Register of Historic Places **Criterion A: Event** for its potential significance as part of any historic trends or events that may have made a significant contribution to the broad patterns of our history.

Introduction

The property currently under evaluation, the Cypress Point Club, was one of the earliest golf clubs in the Monterey area. It's growth and development helped to set the stage for the development of the sport of golf on the West Coast and across the United States. The Pebble Beach area of Monterey County now hosts some of the most important national golf competitions each year. The vision of Samuel F.B. Morse, the developer of the Cypress Point Club and multiple other properties in Monterey County, helped to create, along with others, the foundation for the development of the sport of golf in Monterey County. The Club has been in existence for almost 100 years and has become one of the premier social, athletic, and cultural institutions in Monterey County and across the United States. The Club's golf course is considered to be one of the finest in the United States and also has global acclaim.

Cypress Point Club Pro Shop

No evidence was located to indicate that the candidate building, the Cypress Point Club Pro Shop, was part of the historic events that shaped the history of the Cypress Point Club over the last 100 years. No information was obtained that the important activities of the Club took place within the Pro Shop building. No information was located in any of the written histories, oral interviews, or other research materials that mentioned the building in any way. This would indicate that the building did not have any type of significant role in any of the events or activities of the Cypress Point Club property. No information was located to indicate that the important individuals connected with the Club engaged in any significant activities within the Pro Shop building or were connected in any significant way with the building. The building served its purpose as a secondary, utilitarian, multi-use building over the years and no evidence was located to indicate that it played any type of significant role in the social, economic, cultural, historical, or sports-related events on the Cypress Point Club property. Due to the number of significant and irreversible changes and alterations to the Pro Shop building over the decades, the building has lost its historical and architectural integrity and no longer retains the main character defining features of the original building and its original use. **Therefore, the Pro Shop/Candidate Building is not considered to be an historic resource under the National Historic Preservation Act (NHPA) eligible for nomination to the National Register of Historic Places (NRHP) or a potential contributor to the, as yet unformed, Cypress Point Club Historic Distrct under Criterion A: Event.**

Criterion B: Person: Properties may be eligible for the National Register if they are associated with the lives of persons significant in our past.

The subject property was evaluated under National Register of Historic Places **Criterion B: Person** for its potential significance and association with a person of importance in national history.

Introduction

The Cypress Point Club property is associated with the original owner, Samuel F. B. Morse, who developed the Del Monte Properties Company and created the foundation for the development of the Monterey Peninsula area and the Cypress Point Club. In addition, the golf course was designed by world-famous golf course architect Dr. Alistair MacKenzie and his associate, Robert Hunter Sr. Additionally, Marion Hollins, a famed woman golfer in the early 20th century, was instrumental in the development of the Cypress Point

Club and golf course in many ways. She assisted in developing the main concept of the Club, used her golf expertise to assist in designing the golf course, and helped to create the foundation of the membership of the Cypress Point Club. George Washington Smit designed the Club's buildings. Julian P. Graham, the official photographer for the Del Monte Properties Company, documented the entire development of the Cypress Point Club property.

Cypress Point Club Pro Shop

The proposed AT&T candidate building, the Cypress Point Club Pro Shop/Candidate Building, was not connected in any discernible, significant way with the important individuals who developed the Cypress Point Club property. The research and communication with key members of the Club did not indicate or reveal significant information that connected the Pro Shop building to any of the important individuals responsible for to the creation and development of the Cypress Point Club The secondary building was used for utilitarian and commercial purposes and the research did not reveal a significant connection to any of the important individuals associated with the Club property. Due to the number of significant and irreversible changes and alterations to the Pro Shop building over the decades, the building has lost its historical and architectural integrity and no longer retains the main character defining features of the original building and its original use. **Therefore, the Pro Shop/Candidate Building is not considered to be an historic resource eligible for nomination to the National Register of Historic Places or a potential contributor to the, as yet unformed, Cypress Point Club Historic District under Criterion B: Person.**

Criterion C: Design/Construction: *Properties may be eligible for the National Register if they embody the distinctive characteristics of a style, type, period or method of construction; or that represent the work of a master; or they possess high artistic values; or that represent a significant and distinguishable entity whose components may lack individual distinction.*

The property was assessed under National Register of Historic Places **Criterion C: Design/Construction** for its potential significance as a property which embodies the distinctive characteristics of a type, period, method of construction or style of architecture, represents the work of a master architect, builder, or craftsman, possesses high artistic values, or represents a significant or distinguishable entity whose components lack individual distinction.

Criteria for Evaluation:

Type of construction means the form and materials clearly demonstrate, through the presence of essential physical features, a specific purpose and/or function.

This is the portion of Criterion C under which properties are eligible, for it encompasses all architectural styles and construction practices. To be eligible under this portion of the criteria, the property must clearly demonstrate, through "distinctive characteristics" the following:

*The pattern of features common to a particular class of resources;
*The individuality or variety of features that occur within the class;
*The evolution of the class, or;
*The transitions between classes of resources.

Method of construction means it is a rare or an important example of building practices, construction innovations, or technological advances during a specific time in history.

Period of construction means the age and physical features reflect the era when the specific recognized architectural style, building type, or method of construction became popular.

Master architect, builder, or craftsman means that the building was designed, constructed, or created by a master in their respective fields.

High artistic values means that the building displays unusual, significant, or creative artistic elements not generally seen on other buildings of its type and time period.

Application of Criteria for Evaluation:

Introduction

The three buildings on the site that are under review – the Cypress Point Club Pro Shop/Candidate Building, the Cypress Point Club Garage, and the main Cypress Point Club Clubhouse building – were designed by noted Santa Barbara architect George Washing Smith. After a review of various architectural style guides, internet research, and visual inspection of the Cypress Point Club buildings, it was determined that the architect, George Washing Smith, had designed the buildings in the Monterey Revival style of architecture.

Monterey Revival Architectural Stye

The key character defining features of the Monterey Revival style of architecture include the following features:
*Popular architectural style in the 1930s-1940s
*Design reflects fusion of Anglo and Hispanic design concepts
*Used primarily for single-family residences
*Two stories in height
*Shallow pitch gable roof system
*Clay tile or asphalt or wood shing roof materials
*Exterior wall surfaces of brick, stucco, or clapboard materials or a combination of materials
*Second story cantilevered balcony
*Use of balconies and sleeping porches
*Roof area supported by square wood columns
*Sometimes a decorative balustrade is present
*Side gable roof over balcony area
*Rectilinear shape of balcony
*Balcony area usually positioned over main entrance
*Single or paired doors provide access to balcony
*Windows can be narrow and tall
*Multi-lite, wood framed windows
*Windows grouped in pairs
*Carved wood main entrance doors
*Wrought iron lighting elements

Using these design criteria, the main buildings on the site – the Pro Shop, the Garage, and the Clubhouse building – were evaluated for their architectural significance.

Cypress Point Club Pro Shop/Candidate Building

Type of Construction:

The candidate building, the Cypress Point Club Pro Shop, is a typical example of a secondary, utilitarian building seen on many types of golf course properties and other recreational sites. The building has been used for multiple purposes over the years, beginning with its use as a caddy shack, and then later as a commercial shop for golf merchandise, locker rooms for men and women, and general storage. The building represents a generic, limited type of common construction used for multi-purpose buildings. The building has undergone multiple phases of alterations, additions, and upgrades since the 1950s and no longer retains the original design characteristics as created by the architect for the building, George Washington Smith. The building has been enlarged more than three times its original size, thus losing any significant defining architectural characteristics as a result of the changes made to the building. George Washington Smith used few of the more distinctive Monterey Revival design features in his design of the building. He restricted the use of the more definitive Monterey Revival design concepts as the building was going to be used for multiple

utilitarian purposes and was not designed to play a significant role in the architectural development of the property. **Therefore, the Pro Shop/Candidate Building has lost its original historical and architectural integrity and no longer serves as a good example of any significant type of construction.**

Method of Construction:

No information was located to establish that the candidate building, the Pro Shop, was a rare or an important example of building practices, construction innovations, or technological advances during a specific time in history. The information regarding the building did not indicate that any unusual or significant methods of construction had taken place during the original construction of the building or any period of alterations and additions to the building. Due to the number of changes to the building over time, the Pro Shop building has lost its original historical and architectural integrity and is not able to serve as a good example of any significant method of construction. **Therefore, the candidate Pro Shop/Candidate Building does not meet this criterion for potential significance.**

Period of Construction:

The Cypress Point Club Pro Shop/Candidate Building was designed and constructed in 1929-1930. The building was designed in the Monterey Revival style of architecture by George Washington Smith, a noted architect who is known for his Spanish Colonial Revival and Monterey Revival architectural designs. Smith's work helped to popularize the Hispanic styles of architecture which became very popular in California and other regions during the 1920s. However, due to the extensive alterations and additions to the building over time, the building has lost the majority of its ca. 1930 Monterey Revival design characteristics. The building no longer retains its original historical and architectural integrity. **Therefore, the Pro Shop/Candidate Building does not serve as a good example of the ca. 1920s-1930s period of construction and the Monterey Revival style of architecture and does not meet this criterion for potential significance.**

Master Architect, Builder, or Contractor:

The Cypress Point Club Pro Shop/Candidate Building was designed by Santa Barbara architect, George Washington Smith. Smith is considered to be not only a pioneer in his advocacy and endeavors in the area of Hispanic-based architecture, he is considered by many to be the master of this genre of architectural design. He is credited with developing the Spanish Colonial Revival and Monterey Revival styles of architecture, thus ensuring a deep appreciation for California's Hispanic heritage.

While the Cypress Point Club Pro Shop building was originally designed in a limited version of the Monterey Revival style of architecture by Smith, due to the extensive alterations and additions over the decades, the building no longer represents the original design concepts as created by Smith. The building no longer serves as a good example of the Monterey Revival style of architecture as designed by Smith and has lost all of the key aspects of historical and architectural integrity. **Therefore, the Pro Shop/Candidate Building no longer serves as a significant example of the architectural design philosophy of George Washington Smith nor does it serve as a significant example of the Monterey Revival style of architecture due to the extensive loss of historical and architectural integrity.**

High Artistic Values

The Cypress Point Club Pro Shop building no longer retains any high artistic values as an example of the Monterey Revival style of architecture due to the loss of its historical and architectural integrity. The extensive alterations and additions to the building have resulted in the removal of any significant elements that would reflect high artistic values. **Therefore, the Pro Shop/Candidate Building does not meet this criterion for potential significance or potential nomination to the National Register of Historic Places under Criterion C: Design/Construction.**

Conclusion: The Cypress Point Club Pro Shop/Candidate Building meets none of the required criteria for potential historical and/or architectural significance and potential nomination to the National Register of Historic Places as an individual example of the Monterey Revival style of architecture and the work of George Washington Smith under Criterion C: Design/Construction. Due to the extensive range and nature of the various alterations, the building has lost the majority of the key elements of integrity and, therefore, has not historical and/or architectural significance. The candidate building is also not considered to be potentially eligible as a contributor to, an as yet unformed, Cypress Point Club Historic District as it meets none of the required criteria for historical and/or architectural significance under Criterion C: Design/Construction.

Criterion D: Information Potential: *Properties may be eligible for the National Register if they have yielded, or may be likely, to yield, information important in prehistory or history*.

The property was assessed under National Register of Historic Places **Criterion D: Information Potential** for its potential significance and its ability to convey information.

The property does not yield, or may not be likely to yield, information important in prehistory or history. In order for buildings, structures, or objects to be significant under Criterion D, they need to "be, or must have been, the principal source of information." This is not the case with this property. **Therefore, the Cypress Point Club Pro Shop/Candidate Building does not appear to meet the criteria for significance under Criterion D: Information Potential.**

Summary:

The AT&T candidate building, the Pro Shop, is not considered to meet any of the required criteria for potential nomination to the National Register of Historic Places (NRHP) as an individual structure or as a potential contributor to, an as yet unformed, Cypress Point Club Historic District. The building no longer retains the key elements of integrity due to the multiple phases of operation that have taken place over the last 75 years. Therefore, the Pro Shop building is not considered to be an historic resource under the National Historic Preservation Act (NHPA).

Eligibility of Cypress Point Cub Garage, Clubhouse, and Golf Course Discussion

Cypress Point Club Garage

The Cypress Point Garage building does not meet any of the required criteria for potential historical and/or architectural significance. The evaluation of the building determined that the building did not meet Criterion A: Event, Criterion B: Person, Criterion C: Design/Construction, or Criterion D: Information Potential due to its lack of connection to any significant events or persons. The building is not considered to be a good example of the Monterey Revival style of architecture as it lacks the basic character defining features of the style, and due to the various alterations to the building, it does not meet Criterion C as a good example of this style of architecture. The building does not have the potential to meet Criterion D: Information Potential. The building no longer retains the majority of the seven elements of integrity and has lost the potential to have historical and/or architectural significance. Therefore, the Garage building is not considered to be an historic resource under the NHPA and is not considered potentially eligible for nomination to the NRHP as a possible contributor to, an as yet unformed, Cypress Point Historic District.

Cypress Point Club Clubhouse

The Cypress Point Club Clubhouse has been determined to meet Criterion A: Event as a significant part of the economic, social, cultural, and athletic development of Pebble Beach and Monterey County; under Criterion B: Person for its association with Samuel F.B. Morse, Marion Hollins, Dr. Alistair MacKenzie, Robert Hunter Jr. and Sr., George Washington Smith, and Julian P. Graham; and under Criterion C: Design/Construction as a good example of the work of Master Architect George Washington Smith and the Monterey Revival style of architecture. The building does not meet Criterion D: Information Potential. The building has retained a sufficient amount of integrity for historical and architectural significance. The

building is considered to be an historic property under the NHPA and is considered potentially eligible for nomination to the NRHP as a potential contributor to, an as yet unformed, historic district under Criteria A, B, and C.

Cypress Point Club Golf Course

The Cypress Point Club Golf Course has been determined to meet Criterion A: Event as a significant part of the economic, social, cultural, and athletic development of Pebble Beach and Monterey County; under Criterion B: Person for its association with Samuel F.B. Morse, Marion Hollins, Dr. Alistair MacKenzie, Robert Hunter Jr. and Sr., George Washington Smith, and Julian P. Graham; and under Criterion C: Design/Construction as a good example of the work of Master Architect Dr. Alistair MacKenzie and his approach to the design of golf course architecture. The golf course does not meet Criterion D: Information Potential. The golf course has retained a sufficient amount of integrity for historical and architectural significance. The golf course is considered to be an historical property under the NHPA and is considered potentially eligible for nomination to the NRHP as a contributor to, an as yet unformed, historic district under Criteria A, B, and C.

Finding of Effect Discussion

Criteria of Adverse Effects

Section 106 of the National Historic Preservation Act requires federal agencies to consider the effects of their actions on historic properties. No adverse effects occur on a preservation project when the Secretary of the Interior's Standards for the Treatment of Historic Properties conditions are met. The criteria of adverse effect, as defined in 36 CFR Part 800.5(a) state that:

> An adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register of Historic Places in a manner that would diminish the property's integrity of location, design, setting, materials, workmanship, feeling, or association.

Examples of adverse effects can include, but are not limited to:

1. Physical destruction or damage to all or part of the property;
2. Alterations of a property not consistent with the Secretary of the Interior's Standards;
3. Removal of the property from its historic location;
4. Changes in the character of the property's use or of physical features within the property's setting that contribute to its historic significance;
5. Introduction of visual, atmospheric, or audible materials that diminish the integrity of the property's significant historic features;
6. Neglect of a property that causes its deterioration, except where such neglect and deterioration are recognized qualities of a property of religious and cultural significance to a federally recognized tribe or Native Hawaiian organization; and
7. Transfer, lease, or sale of a property out of federal ownership or control without adequately and legally enforceable restrictions or conditions to ensure long-term preservation of the property's historic significance.

For a visual intrusion to rise to the level of an adverse effect, it would have to impair the ability of a historic property to convey its sense of time and place by significantly damaging the feeling and setting of the historic property. Feeling is the historic property's expression of the aesthetic or historic sense of a particular period. Physical features that convey a property's historic character and convey the sense of feeling. Setting is the character of the place in which the property played its historic role. The sense of setting is conveyed by how the property is situated and the relationship between the property, its surrounding features, and open space. The aspects of both feeling and setting can be negatively impacted by the introduction of modern elements into a historic location.

The guidelines above apply to assessing adverse visual effects. Each of the properties in consideration have been assessed for their individual potential for adverse effects with the implementation of the proposed undertaking.

Cypress Point Club Pro Shop

The Cypress Point Club Pro Shop/Candidate Building is not considered to be an historic resource under the NHPA. The building is not considered to meet any of the required criteria for potential nomination to the National Register of Historic Places. Therefore, there will be no effects to historic properties with the implementation of the proposed AT&T telecommunications project.

In addition, as part of the proposed construction activities, there will be no physical damage or alterations to the existing Pro Shop building. The faux chimney will be increased in height in order to make room for the new FRP extension. There will be no significant alterations to the existing Pro Shop building. No materials of the existing Pro Shop building will be removed or altered. The faux chimney was not a part of the original building and, therefore, was a later alteration to the existing Pro Shop structure.

It should also be noted that the proposed project will not create any impacts to the existing materials. The faux chimney structure can be returned to its original appearance if the telecommunications facility is removed at some future date. All the original materials and structural elements will be retained and returned to the original appearance with the original materials intact, if necessary in the future.

Therefore, as the Cypress Point Club Pro Shop/Candidate Building is not considered to be an historic resource under the NHPA and not eligible for potential nomination to the National Register of Historic Places, there will be no adverse direct, indirect, visual, audible, or atmospheric effects to historic properties with the implementation of the proposed AT&T telecommunications project.

Cypress Point Club Garage

The Cypress Point Club Garage building is not considered to be an historic resource under the NHPA. The building does not appear to meet any of the required criteria for potential nomination to the National Register of Historic Places.

Therefore, as the Cypress Point Club Garage building is not considered to be an historic resource under the NHPA and not eligible for potential nomination to the National Register of Historic Places, there will be no adverse direct, indirect, visual, audible, or atmospheric effects to historic properties with the implementation of the proposed AT&T telecommunications project.

Cypress Point Club Clubhouse

For the purposes of this undertaking only, the Cypress Point Club Clubhouse building will be treated as potentially eligible for nomination to the National Register of Historic Places under Criterion A: Event, Criterion B: Person, and Criterion C: Design/Construction. As such, the Cypress Point Club Clubhouse building will be treated as an historical property and, therefore, the potential adverse effects of the proposed undertaking on the historic property will be assessed.

No changes will take place on the Cypress Point Club Clubhouse building as all changes are restricted to the Pro Shop building only. Therefore, this is not an issue with the Clubhouse building and there will be no adverse direct effects to the Clubhouse building with the implementation of the proposed AT&T telecommunications project.

Visual, atmospheric, audible, and indirect effects to the Clubhouse building were also assessed. The faux chimney structure is not in the direct line of sight from the Clubhouse building, and, therefore, the project will not impair or significantly alter the view from or to the Clubhouse building. No adverse visual effect will be created with the addition of extra height to the faux chimney structure. The additional height of the faux chimney structure is not significant as it does not change the overall appearance of the Pro Shop building

in any adverse way. Also, the large trees surrounding the Pro Shop building create a visual barrier and reduce the overall visibility of the faux chimney to the other parts of the property, including the Clubhouse building.

Therefore, there will be no adverse indirect visual, audible, or atmospheric effects to the Clubhouse building as the faux chimney changes will not take place on any part of the Clubhouse building. There will also be no adverse visual or indirect effects to the Clubhouse building with the implementation of the proposed project due to the distance from the altered faux chimney, the tree and barriers that are in place.

Cypress Point Club Golf Course

For the purposes of this undertaking only, the Cypress Point Club Golf Course will be treated as potentially eligible for nomination to the National Register of Historic Places under Criterion A: Event, Criterion B: Person, and Criterion C: Design/Construction. As such, the Cypress Point Club Golf Course will be treated as an historical property and, therefore, the potential adverse effects of the proposed undertaking on the historic property will be assessed.

No changes will take place on the Cypress Point Club Golf Course with the implementation of the changes to the Pro Shop faux chimney structure. Therefore, this is not an issue with the Golf Course and there will be no adverse direct effects to the Golf Course with the implementation of the proposed project.

Visual and indirect effects to the Golf Course were also assessed. The faux chimney structure is not in the direct line of sight from the Golf Course and it is also located a significant distance from the links. Therefore, the project will not impair or significantly alter the view from the Golf Course. No adverse visual effect will be created with the addition of extra height to the faux chimney structure. The additional height of the faux chimney structure is not significant as it does not change the overall appearance of the Pro Shop building in any adverse way. Also, the large trees surrounding the Pro Shop building create a visual barrier and reduce the overall visibility of the faux chimney to the other parts of the property, including the Golf Course.

Therefore, there will be no adverse direct, indirect, visual, atmospheric, or audible effects to the Golf Course as the faux chimney changes will not take place on any part of the Golf Course. There will also be no adverse visual or indirect adverse effects to the golf course with the implementation of the proposed project due to the distance and limited visual access from the Golf Course.

Summary and Conclusions:

The Cypress Point Club Pro Shop/Candidate Building is not considered to meet any of the criteria for potential nomination to the National Register of Historic Places, and, is therefore, not considered to be an historic property. As such, there will be no direct, indirect, or visual adverse effects to historic properties with the implementation of the proposed AT&T telecommunications project scheduled to take place on the faux chimney structure.

In addition, the Cypress Point Club Garage structure is also not considered to be an historic resource under any of the established criteria. As a property not potentially eligible for nomination to the National Register of Historic Places under any of the established criteria, there will be no direct, indirect, or visual adverse effects to the structure with the implementation of the proposed AT&T telecommunications project.

The Cypress Point Club Clubhouse and Golf Course elements of the property are both considered to be potentially eligible for nomination to the National Register of Historic Places under Criterion A, Criterion B, and Criterion C as potential contributors to, an as yet unformed, historic district. There will be no direct, indirect, or visual adverse effects to the historic elements with the implementation of the proposed AT&T telecommunications project. The Pro Shop and the faux chimney structure are located visually distant from the Clubhouse and the Golf Course and therefore, there will be no adverse effects to historic resources with the implementation of the proposed project.

EAS has applied the criteria of adverse effects, pursuant to 36 CFR Part 800.5(a)(1) to the proposed undertaking and determined that the proposed project will result in no adverse effects to historic properties pursuant o 36 CFR Part 800.5(d)(1). There will be no physical damage or alterations to the existing Pro Shop building. The faux chimney will be increased in height in order to make room for the new FRP extension. There will be no significant alterations to the existing Pro Shop building. No materials of the existing Pro Shop building will be removed or altered. Therefore, EAS is requesting a finding of No Adverse Effect on Historic Properties in APE for Direct Effects.

In addition, the issue of historicity was addressed as part of the current evaluation. The historicity of the Cypress Point Club Pro Shop/Candidate Building will not be reduced as the candidate building is not considered to be an historic resource.

The historicity of the Cypress Point Club Garage Building will not be reduced as the candidate building is not considered to be an historic resource.

The overall historicity of the Cypress Point Club Clubhouse and Golf Course will not be reduced with the implementation of the proposed project. The addition of six feet of structure to the existing ca. 2018 faux chimney structure on the Pro Shop building is an insignificant, minimal change to the structure. No other changes will take place on any portion of the Pro Shop building. The addition of six feet of structure to a non-historic element of the overall building is minimal in nature and does not constitute a significant or important alteration to the faux chimney and the overall Pro Shop building. Therefore, as the proposed change to the building is minimal in nature, it will not constitute any significant change to the overall historicity of the Clubhouse building, the Golf Course, or the entire Cypress Point Club property.

We at EAS appreciate the opportunity to assist you on this project.

Sincerely,

Kathleen A. Crawford

Kathleen A. Crawford, M.A.
Senior Architectural Historian

Attachments: Appendix A: Photographs

ATTACHMENT A:

CYPRESS POINT CLUB CURRENT PHOTOGRAPHS

PHOTOGRAPHER: Vitaly Manzyuk
DATE: August 17, 2025

Photograph No. 1: Overview of Main Clubhouse Building, Pro Shop/Candidate building, and Garage, View West



Photograph No. 2: Overview of Clubhouse Building, Garage, and Pro Shop/Candidate Building, Portions of Golf Course Included, View Northeast



Photograph No. 3: View of Pro Shop/Candidate Building, East and South Elevations, Candidate Location is Faux Chimney Structure in Center of Roof Area, View Northwest



Photograph No. 4: View of Cypress Point Club Pro Shop/Candidate Building, East and South Elevations, Candidate Location is to the right in the photo. Garage is in rear of Pro Shop building. A temporary Cell on Wheels (COW) is evident to the center left of photo; Garage is located behind Pro Shop Building left of Cell Tower Equipment; View Northwest



Photograph No. 5: View of Cell on Wheels (COW) currently located behind Pro Shop/Candidate building, Garage is located behind Pro Shop building and to the left side of the cell tower equipment; View West



Photograph No. 6: Close-up view of roof area of Pro Shop/Candidate building Faux Chimney structure location, View West



Photograph No. 7: Overview of Clubhouse Building, Garage, and Pro Shop/Candidate Building on right side of photograph, View West



Photograph No. 8: Overview of Clubhouse Building and Garage in lower portion of photograph and Pro Shop/Candidate Building in upper left of photograph, and a portion of Cypress Point Club golf course in upper center portion of photograph, View Northeast



Photograph No. 9: Overview of Clubhouse Building, Garage, and Pro Shop/Candidate Building, View East



Photograph No. 10: View of Existing Asphalt Surface Driveways Behind Clubhouse Building, View West



Photograph No. 11: View of Cypress Point Club Golf Course, View West



Photograph No. 12: View of Cypress Point Club Golf Course, View South



PHOTOGRAPHS OF CYPRESS POINT CLUB

BUILDINGS AND GROUNDS

PRO SHOP BUILDING

CLUBHOUSE BUILDING

GOLF COURSE

PHOTOGRAPHER: Kathleen A. Crawford

DATE: May 15, 2925

Photograph No. 1: View of Candidate Building, East and South Elevations, Candidate Location is Faux Chimney Structure in Center of Roof Area, View Northwest



Photograph No. 2: View of Candidate Building, South Elevation, Candidate Location Visible in Rear of Photo on Roof Are, View Northwest



Photograph No. 3: View of Pro Shop/Candidate Building, North Elevation, View South



Photograph No. 4: View Of Pro Shop/Candidate Building, North and East Elevations, View West



Photograph No. 5: View of Pro Shop/Candidate Building, East and North Elevations, View West



Photograph No. 6: View of Main Clubhouse Building, East and South Elevations, View Northwest



Photograph No. 7: View of Main Clubhouse Building, East Elevations, View West



Photograph No. 8: View of Main Clubhouse Building, View of East Elevations on North Extension, View West



Photograph No. 9: View of Main Clubhouse Building, Detail of Entrance Area on North Extension, View West



Photograph No. 10: View of Cypress Point Golf Course, View Northeast



Photograph No. 11: View of Cypress Point Golf Course, View West



HISTORIC PHOTOGRAPHS

PHOTOGRAPHER: Julian P. Graham
Date: Various Dates, 1920s
www.loonhill.com

Note: No historic photographs of Pro Shop building were located.

Photograph No. 1: Dr. Alistair MacKenzie



Dr. Alister MacKenzie practices his swing at Pasatiempo

Photograph No. 2: Marion Hollins



Marion Hollins portrait 1920's

Photograph No. 3: View of West and South Elevations of Clubhouse Building, View Northeast



Cypress Point Club House 1930's

Photograph No. 4: View of Cypress Point Golf Course



Golf Architect's Dream, scene along Seventeen Mile Drive where new Cypress Point Golf Club will be created by Dr. Alister MacKenzie and Robert Hunter. *Game and Gossip*, December 1926

Photograph No. 5: View of Cypress Point Golf Course



Cypress Point Golf Course

PHOTOSIMS





AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

view from 17 Mile Drive looking west at site

AT&T Wireless

CCL07146 Cypress Point Club
3150 17 Mile Drive, Pebble Beach, CA
Photosims Produced on 11-8-2024

Existing



Proposed



view from lot adjacent to17 Mile Drive looking northwest at site

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

AT&T Wireless

CCL07146 Cypress Point Club
3150 17 Mile Drive, Pebble Beach, CA
Photosims Produced on 11-8-2024

Kathleen A. Crawford
Architectural Historian

Curriculum Vita

EDUCATION:

Master of Arts, History, 1987
University of San Diego
Valedictorian/Summa cum laude
Thesis: *History of San Diego Transit Corporation*

Bachelor of Arts, History, 1984
University of San Diego, California and Latin American emphasis
Magna cum laude

Bachelor of Arts, Anthropology, 1984
University of San Diego, California and Latin American emphasis
Magna cum laude

Associate of Arts, General, 1982
Grossmont College
With Honors

EXPERIENCE:

Ogden Environmental and Energy Services, Inc.
1990-1997, Senior Historian
1997-2001, Historical Consultant

Responsible for all phases of research, analysis and preparation of cultural resources reports for compliance with Federal, state, and local agencies and regulations. Selected projects included:

San Diego Naval Training Center - Preparation of National Register nomination for property including approximately 400 buildings

Chollas Heights Radio Station - Preparation of Historic American Buildings Survey for radio station b approximately 100 buildings

Seal Beach Naval Weapons Station - Preparation of Historical and Architectural Assessment of properties including approximately 300 buildings

Long Beach Naval Station and Shipyard - Preparation of Historical and Architectural Assessment of properties including approximately 750 buildings

Marine Corps Air Station, Camp Pendleton - Preparation of History of Air Station

Hickam Air Force Base, Hawaii - Preparation of History of Air Base

Naval Air Station, Guam - Preparation of Base Closure Documentation for approximately 150 structures

San Diego Naval Air Station, Coronado - Preparation of Historical and Architectural Assessment of selected air base facilities

Naval Air Station, El Centro - Preparation of Historical and Architectural Assessment of air base properties, including approximately 100 buildings

San Diego Naval Station, 32nd Street - Preparation of Historical and Architectural Assessment of properties including approximately 350 buildings

Caltrans - Preparation of Historical and Architectural Assessments for approximately 200 properties in San Diego and Riverside Counties

Kentucky Department of Transportation (KDOT) - Preparation of Historical and Architectural Assessments of approximately 100 properties in Louisville, Kentucky

Miramar Naval Air Station - Preparation of Historical and Architectural Assessment of properties including approximately 250 buildings

San Diego Museum of Man

1984-1985; 1997-2000, Assistant Education Coordinator
Responsible for all phases of Education Department activities including teaching anthropology courses, preparation of newsletter, lecture and film series, trips, and overall programs for museum visitors

San Diego Historical Society

1985-1988, Assistant Curator of Collections
Responsible for all phases of collection management and administration, research and exhibition for 20,000+ piece collection of San Diego history displayed in four local museums; supervision and management of Facade Easement Program for donation of historic building facades to Society; served as Museum Registrar which included documentation and management of all curatorial files, archival materials, object documentation, photograph collection, and art collection; supervision of volunteer program, student interns, and preparation of visitor materials and tours.

History, Anthropology and Political Science Lecturer
1987-Present

San Diego State University - 1987-Present
- Early/Modern World History
- Early/Modern U.S. History
- Early/Modern Latin American History
- Early/Modern Western Civilization

United States International University -1990-2000
- The American Presidency
- Introduction to Political Science
- Early/Modern History of Asia
- Early/Modern Western Civilization
- Early/Modern World History
- Intercultural Communication
- American Culture

Grossmont College - 1988-2002
- Early/Modern History of Women in Western Civilization
- Early/Modern Western Civilization

Early/Modern World History
Early/Modern Latin American History

PUBLICATIONS:

Crawford, Kathleen A., "Fifty Years of the Journal of San Diego History," *Journal of San Diego History*, Fall 2005.

Engstrand, Iris H.W. and Kathleen A. Crawford, *Reflections: A History of the San Diego Gas & Electric Company, 1881-1991*, Heritage Press: Los Angeles, 1991.

Davie, Theodore and Kathleen A. Crawford, *A History of San Diego Trust & Savings Bank, 1888-1988*, San Diego Trust and Savings Bank: San Diego, 1988.

Crawford, Kathleen A, *A History of the San Diego Transit Corporation, 1886-1986*, San Diego Transit Corporation: San Diego, 1986.

Crawford, Kathleen A. "God's Garden: A History of the Grossmont Art Colony," *Journal of San Diego History*, Volume XX, Summer, 1985.

Crawford, Kathleen A. and Bruce Kammerling, "The Serra Museum and its Collections," *Some Reminiscences of Fray Junipero Serra*, Santa Barbara Mission Press: Santa Barbara, 1984.

Crawford, Kathleen A., "The General's Lady: Maria Amparo Ruiz Burton," *Journal of San Diego History*, Volume XIX, Fall, 1984.

Exhibit D

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Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report

Prepared For AT&T Mobility, LLC

Site name:	Cypress Point Club
FA#:	16296006
USID:	330423
Site ID:	CCL07146
EBI Project Number	039831-PR
Address:	3150 17 Mile Drive Pebble Beach, CA 93953
County:	Monterey
Latitude:	36.5803
Longitude:	-121.974
Structure Type:	Roof
Ordered by:	Modus Inc.
IWM Job:	WSSFR0046614
RFDS ID:	RFDS-2142
Report Writer:	David Keirstead
Report Date:	21 January 2025



Statement of Compliance

Based on the information collected, AT&T Mobility will be Compliant with FCC Rules and Regulations at the nearest walking surface if the recommendations in the Compliance Summary are implemented.

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1. Executive Summary

Purpose of Report

EBI Consulting has been contracted by AT&T Mobility, LLC to provide a Radio Frequency Electromagnetic Energy (RF-EME) compliance analysis and report for the above listed AT&T base station facility to determine whether the facility is in compliance with federal standards and regulations regarding RF emissions. This analysis includes theoretical emissions calculations to determine RF-EME exposure levels from proposed AT&T wireless communications equipment at this site. The Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

This report contains the RF EME analysis for the site, including the following:

- Site Plan with antenna locations
- Graphical representation of recommended signage and/or barriers

This document addresses the compliance of AT&T's transmitting facilities independently and in relation to all collocated facilities at the site.

Table 1: Compliance status	
Max Predictive Spatial Average MPE% at Ground Level (General Public):	15.76%
AT&T Mobility Site Compliance:	Based on the information collected, AT&T Mobility will be Compliant with FCC Rules and Regulations at the nearest walking surface if the recommendations in the Compliance Summary are implemented.

Table 2: Documents used to prepare this report	
Construction Drawings	CCL07146_ZDs_100pct_011025_1
RFDS	RFDS-2142_Design_Extract

2. Predicted Emissions

This section details predicted RF emissions levels present on any on-site applicable walking/working surfaces identified as well as applicable off-site areas, such as ground level or other points of interest, such as adjacent buildings. Results are provided as a percentage of the FCC OET 65 standard (unless otherwise specified).

EBI has conducted theoretical modeling to estimate the worst-case power density from AT&T antennas and other carrier antennas to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC requirements, as well as AT&T's corporate RF safety policies.

The assumptions used and inputs modelled are based upon information provided by AT&T and information gathered from other sources. No other carrier antennas were observed on the rooftop.

Information about the RF Compliance software and calculation methodology used are detailed in Appendix E: RF Compliance Simulation Software. Scale maps are included in highlighting mitigation strategies deployed or proposed to ensure EMF compliance, where applicable, as shown in Section 3: Mitigation Recommendations.

3. Mitigation Recommendations

To reduce the risk of exposure and/or injury, EBI recommends that access to the rooftop or areas associated with the active antenna installation be restricted and secured where possible. Signage is recommended as presented below. Posting of the signage and installation of the recommended barriers brings the site into compliance with FCC rules and regulations and AT&T's corporate RF safety policies. Workers or members of the general public accessing areas directly in front of the other carrier antennas should contact the carrier and/or landlord to determine appropriate setbacks or measures to safely occupy those areas.

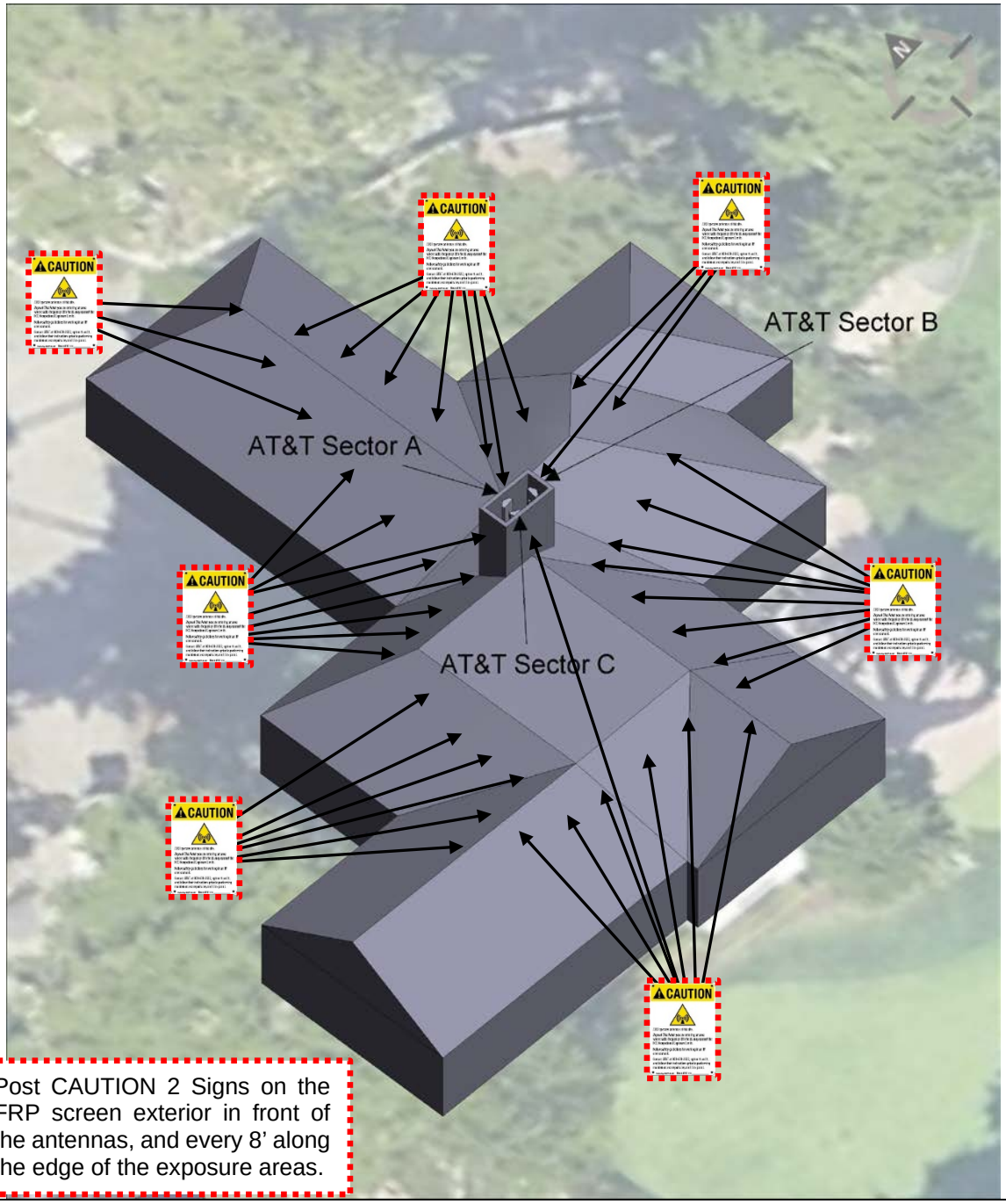
Table 3: Recommended Mitigation

Location	Proposed Signage	Proposed Barrier(s)
Access	▪ None	None
Alpha Sector	▪ Yellow CAUTION 2 signs posted on the FRP screen, and every 8 feet on the sloped roof in front of the antennas along the edge of the exposure areas.	None
Beta Sector	▪ Yellow CAUTION 2 signs posted on the FRP screen, and every 8 feet on the sloped roof in front of the antennas along the edge of the exposure areas.	None
Gamma Sector	▪ Yellow CAUTION 2 signs posted on the FRP screen, and every 8 feet on the sloped roof in front of the antennas along the edge of the exposure areas.	None

Barriers should be constructed of weather-resistant plastic or wood fencing. Barriers may consist of railing, rope, chain, or weather-resistant plastic if no other types are permitted or are feasible. Painted stripes should only be used as a last resort and only in regions where there is little chance of snowfall. If painted stripes are selected as barriers, it is recommended that the stripes and signage be illuminated. The signage and any barriers are graphically represented in the Signage Plan presented below. It is important to note that this Signage Plan is specific for AT&T antennas only and does not address RF emissions of other carrier antennas.

All workers and individuals accessing the rooftop or persons (including arborists), accessing elevated structures or trees within areas exceeding the general public MPE, must be made aware of the presence and locations of antennas and their associated fields, where applicable.

Mitigation Overview



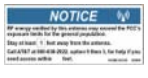
Items to be removed

Existing Signs

Proposed Signs

Existing Barriers

Proposed Barriers

Notice 2	Notice 2D	Caution 2	Caution 2A	Caution 2B	Caution 2C	Caution 2D	2.5" x 6.5" Notice	7" x 7" Notice	7" x 7" Caution
									

4. Limitations

This report was prepared for the use of AT&T Mobility, LLC to meet requirements outlined in AT&T's corporate RF safety guidelines. It was performed in accordance with generally accepted practices of the trade, albeit proprietary in specific content, including other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI and its partners are based solely on information supplied by AT&T, including modeling instructions, inputs, parameters and methods. Calculations, data, and modeling methodologies for C Band equipment Include a statistical factor reducing the power to 32% of maximum theoretical power to account for spatial distribution of users, network utilization, time division duplexing, and scheduling time. AT&T recommends the use of this factor based on a combination of guidance from its antenna system manufacturers, supporting international industry standards, industry publications, and its extensive experience. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

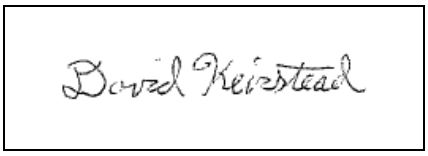
5. Appendices

Appendix A: Certifications

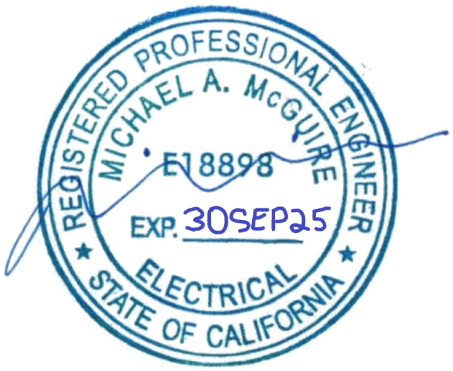
Report Preparer Certification

I, David Keirstead, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified “occupational” under the FCC regulations.
- I am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation.
- I have been trained in on the procedures outlined in AT&T’s RF Exposure: Responsibilities, Procedures & Guidelines document (dated October 28, 2014) and on RF-EME modelling using IXUS™ modelling software.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.



Reviewed and Approved by:



sealed 21jan2025

Michael McGuire
Electrical Engineer
mike@h2dc.com

Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the building and related structures, as well as the impact of the antennas and broadcast equipment on the structural integrity of the building, are specifically excluded from EBI's scope of work.

Appendix B: RF Exposure Policy Requirements

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated May 27, 2015, requires that:

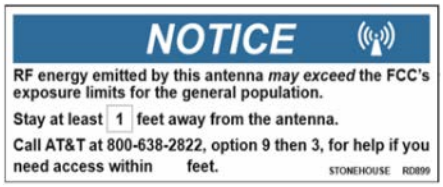
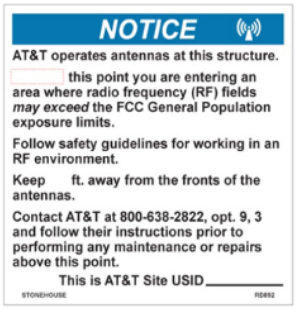
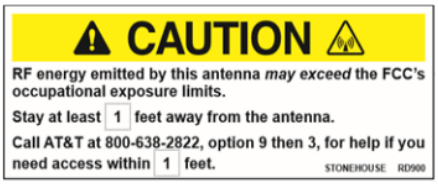
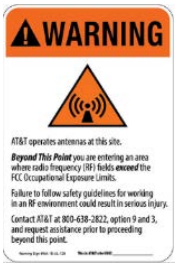
1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Appendix C: AT&T Signage and Mitigation

Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the MPE. As presented in the AT&T guidance document, the signs must:

- Be posted at a conspicuous point;
- Be posted at the appropriate locations;
- Be readily visible; and
- Make the reader aware of the potential risks prior to entering the affected area.

The table below presents the signs that may be used for AT&T installations.

CRAN / HETNET Small Cell Decals / Signs		Alerting Signs	
	**2.5" x 6.5" NOTICE DECAL**	 **TRILINGUAL NOTICE**	 **NOTICE 2**
	**7" x 7" NOTICE SIGN**	 **CAUTION 2 – ROOFTOP**	 **CAUTION 2A**
	**2.5" x 6.5" CAUTION DECAL**	 **CAUTION 2B - TOWER**	 **CAUTION 2C - PARAPETS**
	**7" x 7" CAUTION SIGN**	 **WARNING 1B**	 **WARNING 2A**

Appendix D: Federal Communications Commission (FCC) Requirements

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/ controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

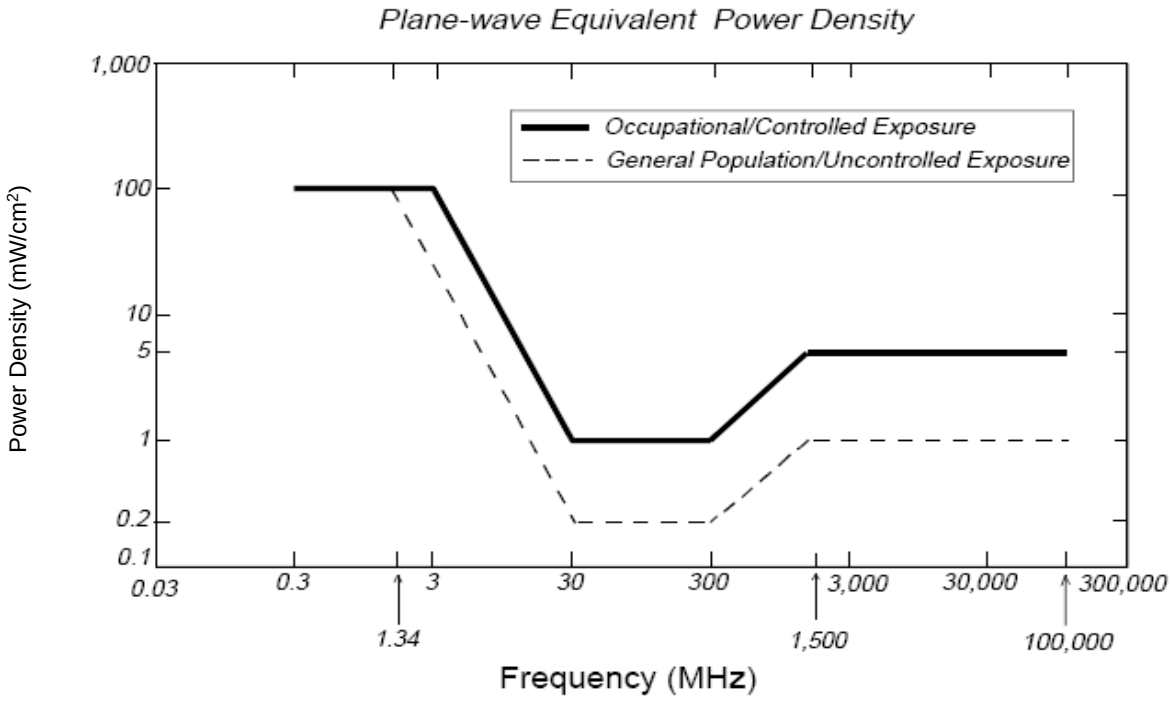
Table 1 and Figure 1 (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm^2). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm^2) and an uncontrolled MPE of 1 mW/cm2 for equipment operating in the 1900 MHz frequency range. For the AT&T equipment operating at 700 MHz, the FCC's occupational MPE limit is 2.33 mW/cm^2 and an uncontrolled MPE limit of 0.47 mW/cm^2. For the AT&T equipment operating at 1900 MHz, the FCC's occupational MPE is 5.0 mW/cm^2 and an uncontrolled MPE limit of 1.0 mW/cm^2. These limits are considered protective of these populations.

Table 1: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	**Electric Field Strength (E) (V/m)**	**Magnetic Field Strength (H) (A/m)**	**Power Density (S) (mW/cm^2)**	**Averaging Time $[E]^2$, $[H]^2$, or S (minutes)**
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	($900/f^2$)*	6
30-300	61.4	0.163	1.0	6
300-I,500	--	--	f/300	6
1,500-100,000	--	--	5	6
(B) Limits for General Public/Uncontrolled Exposure				
Frequency Range (MHz)	**Electric Field Strength (E) (V/m)**	**Magnetic Field Strength (H) (A/m)**	**Power Density (S) (mW/cm^2)**	**Averaging Time $[E]^2$, $[H]^2$, or S (minutes)**
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	($180/f^2$)*	30
30-300	27.5	0.073	0.2	30
300-I,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)
* Plane-wave equivalent power density

Figure 1. *FCC Limits for Maximum Permissible Exposure (MPE)*



Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Microwave (Point-to-Point)	5,000 - 80,000 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Broadband Radio (BRS)	2,600 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Wireless Communication (WCS)	2,300 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Advanced Wireless (AWS)	2,100 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Cellular Telephone	870 MHz	2.90 mW/cm^2	0.58 mW/cm^2
Specialized Mobile Radio (SMR)	855 MHz	2.85 mW/cm^2	0.57 mW/cm^2
Long Term Evolution (LTE)	700 MHz	2.33 mW/cm^2	0.47 mW/cm^2
Most Restrictive Frequency Range	30-300 MHz	1.00 mW/cm^2	0.20 mW/cm^2

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by AT&T in this area operate within a frequency range of 700-1900 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

FCC Compliance Requirement

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

Appendix E: RF Compliance Simulation Software

The IXUS electromagnetic field (EMF) calculation software was used to assess all the RF field levels presented in this study. IXUS (https://ixusapp.com/) is a software product of Alphawave Mobile Network Products (Pty) Ltd, who specialize in electromagnetic software and systems. The IXUS software uses a fast and accurate EMF calculation tool that allows for the determination of RF field strength in the vicinity of radio communication base stations and transmitters. At its core, the IXUS EMF calculation module implements field evaluation techniques detailed in the ITU-T K.61, CENELEC 50383, and IEC62232 specifications. The calculation of EMF results at any point in 3-D space is achieved by either a synthetic ray tracing technique, a conservative cylindrical envelope method, or through full-wave EM simulation results obtained from a computational electromagnetic software tool.

The selection of the solution method is determined by the specific antenna being considered. In addition, a conservative and verified modelling technique for 5G beamforming antennas in IXUS is used. The simulation accuracy of the IXUS calculation module has been verified extensively with full-wave EM simulations.

IXUS Version Number: 4.13 (0)2024.3.0 (Calculator: 2024.3).
Compliance Exposure Standard: FCC OET 65.

Exhibit E

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MINUTES
Del Monte Land Use Advisory Committee
Thursday, June 5, 2025

1. Meeting called to order by Lori Leitzke **at** 3:02 pm

2. Roll Call

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

Members Absent:
Kamlesh Parikh

3. Approval of Minutes:

A. **May 15, 2025** minutes

Motion: Rick verbanec (LUAC Member's Name)

Second: Bart Bruno (LUAC Member's Name)

Ayes:

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

7. Meeting Adjourned: 3:23 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: CASA ONDULADO LLC
File Number: PLN250066-DEP
Project Location: 1451 Ondulado Rd., Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-441-036-000
Project Planner: Hya Honorato
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone.
Project Description: Minor Subdivision of an approximate 5.02 acres into two (2) parcels of approximately 1.11 acres and 1.01 acres and a 2.90 acre remainder parcel. DMFLUP, CZ

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

(Please include the names of the those present)

Mark Stilwell (neighbor)

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

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Mark Stillwell	X		Questions on lot size and variants Question on drive way acess

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
No representative present		continuation

ADDITIONAL LUAC COMMENTS

Continue to uncertain date and reannounce

RECOMMENDATION:

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

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

___ Support Project as proposed

___ Support Project with changes

X Continue the Item

Reason for Continuance: No Representative at meeting

Continue to what date: uncertain

Ayes: all

Noes:

Absent:

Abstain: /recused: Bart Bruno

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: CYPRESS POINT CLUB (AT&T MOBILITY)
File Number: PLN240224
Project Location: 3150 17 MILE DR, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 008-271-006-000
Project Planner: Hya Honorato
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of rooftop telecommunications equipment, equipment cabinets, and underground conduits. DMFLUP

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

(Please include the names of the those present)

Eric Lentz (AT&T), Allan Morrison (Cypress Point), Jed Johnson (Cypress Point); Mark Stilwell (neighbor and PBC)

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

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Mark Stilwell	x		Great project

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	**Policy/Ordinance Reference (If Known)**	**Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)**
No trees impacted		none

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

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

Second by: Ned Van Roeckel (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: _____

Abstain: _____

County of Monterey

Board Report

Legistar File Number: ZA 25-071

Item No.4

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

November 13, 2025

Introduced: 11/6/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Zoning Administrator

PLN240171 - GRECH AARON

Public hearing to consider construction of a 2,957 square foot two-story single-family dwelling with attached two-car garage, removal of 9 trees and associated site improvements including new driveway.

Project Location: 4063 Crest Road, Pebble Beach

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

RECOMMENDATION:

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

a. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section CEQA Guidelines section15303, and there are no exceptions pursuant to Section 15300.2; and

b. Approve a Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow the construction of 2,957 square foot two-story single-family dwelling with attached two-car garage and associated site improvements; and 2) Coastal Development Permit to allow the removal of 9 trees (8 Monterey Pine and 1 Coast Live Oak).

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

PROJECT INFORMATION:

Agent: Alan Turpen
Property Owner: Aaron Grech
APN: 008-091-040-000
Parcel Size: 19,889 square feet, or 0.45 acres
Zoning: MDR/4-D(CZ) or Medium Density Residential with 4 units per acre density, Design Control overlay.
Plan Area: Del Monte Forest Land Use Plan
Flagged and Staked: Yes
Project Planner: McKenna Bowling, Associate Planner
bowlingmr@countyofmonterey.gov, (831) 755-5298

SUMMARY:
The subject property is located at 4063 Crest Road in Pebble Beach, is currently an undeveloped lot within the unincorporated area of Monterey County. The proposed project includes construction of a 2,957 square foot two-story single-family dwelling with an attached garage, and associated site improvements including utilities, a driveway, and approximately 75 cubic yards of cut and fill, to be balanced on-site. The project proposes the removal of nine total trees, including eight Monterey Pines and one Coast live oak. Four of the nine trees proposed for removal are within the grading limits for the residence or the garage, while the others are in the building footprint. The project site is supplied water through a granted water use entitlement through Monterey Peninsula Water Management District. The sewer connection is provided through Pebble Beach Community Services District (PBCSD).

DISCUSSION:

Land Use
Based on staff's review of the planning application materials, the project complies with all rules and regulations pertaining to zoning uses and other applicable provisions of the 1982 General Plan (General Plan), Del Monte Forest Land Use Plan (DMF LUP), Del Monte Forest Coastal Implementation Plan (DMF CIP) and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

The parcel is zoned Medium Density Residential, with a Design Control overlay, which allows for the construction of a new residence and accessory structures as a principally allowed use subject to the granting of a Coastal Administrative Permit and Design Approval pursuant to Title 20 sections 20.12.040.A and 20.44.. A Coastal Development Permit is required to allow the removal of more than three protected trees as outlined in Del Monte Forest Coastal Implementation Plan section 20.147.050. In this case, the requested Coastal Development Permit contemplates the removal of nine protected trees, four of which are within the building footprint.

Title 20 section 20.12.060 establishes the side development standard applicable to structures within the MDR zoning district. Pursuant to Title 20 section 20.12.060.C, the subject main structures shall have setbacks of at least 20 feet for the front, 10 feet for the sides, 10 feet for the rear, first floor setback of ten feet and a second floor setback of 20 feet, and a maximum allowable height of 27 feet for structures within the Del Monte Forest. The garage and is structurally attached to the proposed residence and therefore it is subject to the same site development standards as the main structure pursuant to Title 20 section 20.62.040.K . As proposed, the residence and attached accessory structure will be over 20 feet from the front, 19 feet side, 36 feet from the rear, second floor setback over 20 feet and a proposed height of 22 feet from average natural grade. The subject property has an allowable building site coverage and floor area ratio of 35 percent, and as proposed the lot coverage will be 13 percent. Therefore, the property complies with the required site development standards based on the applicable zoning district.

Design and Visual Resources

In Title 20 of Monterey County Zoning Ordinance, Chapter 20.44 establishes regulations for Design Control zoning, or "D" districts, to help ensure that development will assure protection of public viewshed and neighborhood character, without imposing undue restrictions on private property; as designed the residence complies with the neighborhood character in which this parcel is located in. The proposed residence would have exterior colors and materials that are similar to the nearby residences, which include cream colored stucco, light rustic stone veneer siding, brown composition roofing, and black metal framing for windows and doors. The exterior finishes are compatible with the surrounding environment and are consistent with the residential neighborhood character. Staff received staking and flagging photos as part of the submittal package on January 30, 2025, then conducted a site visit on October 28, 2025, to ensure that the project's staking and flagging would not be visible from Highway 1 or any other public viewshed. As sited, the proposed residence and accessory structure are located at the end of a cul-de-sac and are sited between two existing residences and have mature vegetation that act as screening to prevent any impacts to public views.

According to Figure 3 of the Del Monte Forest LUP, the subject property is not within the public viewshed as seen from 17-Mile Drive and Vista Points. Additionally, staff conducted a site visit on October 28, 2025, to determine whether the project would be visible from any common public viewing area, including designated vista points, 17 Mile Drive and Highways 1 and 68. The project is not visible from any of these areas due to intervening mature vegetation and development. The proposed project includes replanting nine trees along the property's rear fence line, which further minimizes any visibility from Highway 68. Policy 26.1.20 of the 1982 General Plan requires that all exterior lighting shall be unobtrusive and constructed or located so that only the intended area is illuminated, long-range visibility is reduced of the lighting source, and off-site glare is fully controlled. As delineated on the project plans, the lighting fixtures proposed are warm LED bulbs, are IDA Dark Sky compliant, and are downlit and unobtrusive. Therefore, the project, as designed and sited, assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity of the Del Monte Forest.

Tree Removal

The proposed development would require the removal of one Coast Live Oak and eight Monterey Pines. 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. Four of the trees are located within the proposed building footprint, and according to the Arborist Report (LIB250223), all four are in fair physiological health, however due to the site's constraints such as slopes and impacts to trees not previously considered, there was no redesign alternative that eliminate tree removal from the scope of work. The landmark Pine located within the proposed driveway is indicated as having good physiological health, however this property's only point of access is from Crest Road, and reconfiguration of the driveway would result in impacts to other trees at the front of the property likely needing to increase tree removal. An additional three trees, as outlined in Exhibit B, are all within areas of over excavation, and would likely be negatively impacted as a result of the construction. Additionally, two of these trees are in poor structural integrity, and both are leaning towards the south, while also being within the building footprint. If the project were to reconfigure the footprint of the residence, new trees would be impacted as result due to the property having an existing mixed woodland on the subject parcel. Additionally, relocation of the proposed residence would not lessen

the impact to trees and make it more difficult for the residence to conform to the required setbacks outlined in Title 20 section 20.12.060. Therefore, the proposed tree removal meets the minimum necessary to construct the first single-family dwelling.

Archaeological Resources
As shown according to the Monterey County Geographic Informational System (GIS) records, the subject parcel is identified as having moderate archaeological sensitivity and is shown as being outside of an archaeological buffer, situating the parcel further than 750 to any known archaeological resource. Further, the subject parcel is less than 2.5 acres in size and therefore complies with Policy 12.1.4 of the 1982 General Plan, which requires that projects on parcels greater than 2.5 acres in size and having a moderate sensitivity shall be required to perform an archaeological field inspection prior to approval. As such the project did not require the submittal of an Archaeological report outlining any field inspections. Standard Condition No. 3 has been included to require that if during the course of construction, any resources are uncovered at the site that work will be immediately halted and a professional archaeologist will be contacted to evaluate the resource. Therefore, as designed and sited, the project won't negatively impact any cultural or archaeological resources and complies with the applicable Policies under the 1982 General Plan.

CEQA:
California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts the construction of new structures and accessory structures. As proposed, the currently undeveloped lot will be developed with a 2,957 square foot two-story single family dwelling and attached garage. 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.

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 Fire Protection District
Del Monte Forest Land Use Advisory Committee

LAND USE ADVISORY COMMITTEE (LUAC)
The proposed project was reviewed by the Del Monte Forest LUAC on January 16, 2025. The committee recommended approval of the project by a vote of 4-0, with three members absent (**Exhibit D**).

Prepared by: McKenna Bowling, Assistant 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 - Arborist Report
Exhibit D - LUAC Minutes
Exhibit E - Vicinity Map

cc: Front Counter Copy; Pebble Beach Community Services Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Associate Planner; Jacquelyn M. Nickerson, Principal Planner; Aaron Grech, Property Owners; Alan Turpen, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN240171.

County of Monterey

Item No.4

Zoning Administrator

Legistar File Number: ZA 25-071

November 13, 2025

Introduced: 11/6/2025 **Current Status:** Agenda Ready

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

PLN240171 - GRECH AARON

Public hearing to consider construction of a 2,957 square foot two-story single-family dwelling with attached two-car garage, removal of 9 trees and associated site improvements including new driveway.

Project Location: 4063 Crest Road, Pebble Beach

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

RECOMMENDATION:

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

a. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section CEQA Guidelines section15303, and there are no exceptions pursuant to Section 15300.2; and

b. Approve a Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow the construction of 2,957 square foot two-story single-family dwelling with attached two-car garage and associated site improvements; and 2) Coastal Development Permit to allow the removal of 9 trees (8 Monterey Pine and 1 Coast Live Oak).

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

PROJECT INFORMATION:

Agent: Alan Turpen

Property Owner: Aaron Grech

APN: 008-091-040-000

Parcel Size: 19,889 square feet, or 0.45 acres

Zoning: MDR/4-D(CZ) or Medium Density Residential with 4 units per acre density, Design Control overlay.

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: Yes

Project Planner: McKenna Bowling, Associate Planner

bowlingmr@countyofmonterey.gov, (831) 755-5298

SUMMARY:
The subject property is located at 4063 Crest Road in Pebble Beach, is currently an undeveloped lot within the unincorporated area of Monterey County. The proposed project includes construction of a 2,957 square foot two-story single-family dwelling with an attached garage, and associated site improvements including utilities, a driveway, and approximately 75 cubic yards of cut and fill, to be balanced on-site. The project proposes the removal of nine total trees, including eight Monterey Pines and one Coast live oak. Four of the nine trees proposed for removal are within the grading limits for the residence or the garage, while the others are in the building footprint. The project site is supplied water through a granted water use entitlement through Monterey Peninsula Water Management District. The sewer connection is provided through Pebble Beach Community Services District (PBCSD).

DISCUSSION:

Land Use
Based on staff's review of the planning application materials, the project complies with all rules and regulations pertaining to zoning uses and other applicable provisions of the 1982 General Plan (General Plan), Del Monte Forest Land Use Plan (DMF LUP), Del Monte Forest Coastal Implementation Plan (DMF CIP) and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

The parcel is zoned Medium Density Residential, with a Design Control overlay, which allows for the construction of a new residence and accessory structures as a principally allowed use subject to the granting of a Coastal Administrative Permit and Design Approval pursuant to Title 20 sections 20.12.040.A and 20.44.. A Coastal Development Permit is required to allow the removal of more than three protected trees as outlined in Del Monte Forest Coastal Implementation Plan section 20.147.050. In this case, the requested Coastal Development Permit contemplates the removal of nine protected trees, four of which are within the building footprint.

Title 20 section 20.12.060 establishes the side development standard applicable to structures within the MDR zoning district. Pursuant to Title 20 section 20.12.060.C, the subject main structures shall have setbacks of at least 20 feet for the front, 10 feet for the sides, 10 feet for the rear, first floor setback of ten feet and a second floor setback of 20 feet, and a maximum allowable height of 27 feet for structures within the Del Monte Forest. The garage and is structurally attached to the proposed residence and therefore it is subject to the same site development standards as the main structure pursuant to Title 20 section 20.62.040.K . As proposed, the residence and attached accessory structure will be over 20 feet from the front, 19 feet side, 36 feet from the rear, second floor setback over 20 feet and a proposed height of 22 feet from average natural grade. The subject property has an allowable building site coverage and floor area ratio of 35 percent, and as proposed the lot coverage will be 13 percent. Therefore, the property complies with the required site development standards based on the applicable zoning district.

Design and Visual Resources

In Title 20 of Monterey County Zoning Ordinance, Chapter 20.44 establishes regulations for Design Control zoning, or "D" districts, to help ensure that development will assure protection of public viewshed and neighborhood character, without imposing undue restrictions on private property; as designed the residence complies with the neighborhood character in which this parcel is located in. The proposed residence would have exterior colors and materials that are similar to the nearby residences, which include cream colored stucco, light rustic stone veneer siding, brown composition roofing, and black metal framing for windows and doors. The exterior finishes are compatible with the surrounding environment and are consistent with the residential neighborhood character. Staff received staking and flagging photos as part of the submittal package on January 30, 2025, then conducted a site visit on October 28, 2025, to ensure that the project's staking and flagging would not be visible from Highway 1 or any other public viewshed. As sited, the proposed residence and accessory structure are located at the end of a cul-de-sac and are sited between two existing residences and have mature vegetation that act as screening to prevent any impacts to public views.

According to Figure 3 of the Del Monte Forest LUP, the subject property is not within the public viewshed as seen from 17-Mile Drive and Vista Points. Additionally, staff conducted a site visit on October 28, 2025, to determine whether the project would be visible from any common public viewing area, including designated vista points, 17 Mile Drive and Highways 1 and 68. The project is not visible from any of these areas due to intervening mature vegetation and development. The proposed project includes replanting nine trees along the property's rear fence line, which further minimizes any visibility from Highway 68. Policy 26.1.20 of the 1982 General Plan requires that all exterior lighting shall be unobtrusive and constructed or located so that only the intended area is illuminated, long-range visibility is reduced of the lighting source, and off-site glare is fully controlled. As delineated on the project plans, the lighting fixtures proposed are warm LED bulbs, are IDA Dark Sky compliant, and are downlit and unobtrusive. Therefore, the project, as designed and sited, assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity of the Del Monte Forest.

Tree Removal

The proposed development would require the removal of one Coast Live Oak and eight Monterey Pines. 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. Four of the trees are located within the proposed building footprint, and according to the Arborist Report (LIB250223), all four are in fair physiological health, however due to the site's constraints such as slopes and impacts to trees not previously considered, there was no redesign alternative that eliminate tree removal from the scope of work. The landmark Pine located within the proposed driveway is indicated as having good physiological health, however this property's only point of access is from Crest Road, and reconfiguration of the driveway would result in impacts to other trees at the front of the property likely needing to increase tree removal. An additional three trees, as outlined in Exhibit B, are all within areas of over excavation, and would likely be negatively impacted as a result of the construction. Additionally, two of these trees are in poor structural integrity, and both are leaning towards the south, while also being within the building footprint. If the project were to reconfigure the footprint of the residence, new trees would be impacted as result due to the property having an existing mixed woodland on the subject parcel. Additionally, relocation of the proposed residence would not lessen

the impact to trees and make it more difficult for the residence to conform to the required setbacks outlined in Title 20 section 20.12.060. Therefore, the proposed tree removal meets the minimum necessary to construct the first single-family dwelling.

Archaeological Resources
As shown according to the Monterey County Geographic Informational System (GIS) records, the subject parcel is identified as having moderate archaeological sensitivity and is shown as being outside of an archaeological buffer, situating the parcel further than 750 to any known archaeological resource. Further, the subject parcel is less than 2.5 acres in size and therefore complies with Policy 12.1.4 of the 1982 General Plan, which requires that projects on parcels greater than 2.5 acres in size and having a moderate sensitivity shall be required to perform an archaeological field inspection prior to approval. As such the project did not require the submittal of an Archaeological report outlining any field inspections. Standard Condition No. 3 has been included to require that if during the course of construction, any resources are uncovered at the site that work will be immediately halted and a professional archaeologist will be contacted to evaluate the resource. Therefore, as designed and sited, the project won't negatively impact any cultural or archaeological resources and complies with the applicable Policies under the 1982 General Plan.

CEQA:
California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts the construction of new structures and accessory structures. As proposed, the currently undeveloped lot will be developed with a 2,957 square foot two-story single family dwelling and attached garage. 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.

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 Fire Protection District
Del Monte Forest Land Use Advisory Committee

LAND USE ADVISORY COMMITTEE (LUAC)
The proposed project was reviewed by the Del Monte Forest LUAC on January 16, 2025. The committee recommended approval of the project by a vote of 4-0, with three members absent (**Exhibit D**).

Prepared by: McKenna Bowling, Assistant 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 - Arborist Report
Exhibit D - LUAC Minutes
Exhibit E - Vicinity Map

cc: Front Counter Copy; Pebble Beach Community Services Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Associate Planner; Jacquelyn M. Nickerson, Principal Planner; Aaron Grech, Property Owners; Alan Turpen, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN240171.

Exhibit A

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EXHIBIT A

Project Information for PLN240171

Application Name:	Grech Aaron		
Location:	4063 Crest Rd, Pebble Beach		
Applicable Plan:	Del Monte Forest LUP	**Primary APN:**	008-091-040-000
Advisory Committee:	Del Monte Forest Advisory Committee	**Coastal Zone:**	Yes
Permit Type:	Combined Development Permit	**Final Action Deadline (884):**	
Environmental Status:			
Zoning:	MDR/4-D(CZ)	**Land Use Designation:**	See 2010 Del Monte Forest LUP

Project Site Data:

Lot Size:		**Coverage Allowed:**	35
		Coverage Proposed:	13
Existing Structures (sf):	0	**Height Allowed:**	27
Proposed Structures (sf):	2957	**Height Proposed:**	22
Total Sq. Ft.:		**FAR Allowed:**	35
Special Setbacks on Parcel:	Y	**FAR Proposed:**	13

Resource Zones and Reports:

Seismic Hazard Zone:	III	**Soils Report #:**	LIB250035
Erosion Hazard Zone:	Moderate	**Biological Report #:**	
Fire Hazard Zone:	Very High	**Forest Management Rpt. #:**	LIB250223
Flood Hazard Zone:	X (unshaded)	**Geologic Report #:**	LIB250035
Archaeological Sensitivity:	moderate	**Archaeological Report #:**	
Visual Sensitivity:	Highly Sensitive	**Traffic Report #:**	
		Historic Report #:	

Other Information:

Water Source:	MPWMD	**Grading (cubic yds.):**	
Water Purveyor:		**Sewage Disposal (method):**	PBCSD
Fire District:	Pebble Beach CSD	**Sewer District Name:**	
Tree Removal:	9		

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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:
GRECH AARON (PLN240171)
RESOLUTION NO. 25-
Resolution by the County of Monterey Zoning Administrator

1) Finding that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines sections 15303, and none of the exceptions pursuant to Section 15300.2 apply; and
2) Approve a Combined Development Permit consisting of a:
   a) Coastal Administrative Permit and Design Approval to allow the construction of 2,957 square foot two-story single-family dwelling with attached two-car garage, and associated site improvements; and
   b) Coastal Development Permit to allow the removal of 9 protected trees (8 Monterey Pine and 1 Coast Live Oak).

[PLN240171, GRECH AARON, 4063 Crest Road, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (APN: 008-091-040-000)]

The GRECH application (PLN240171) came on for public hearing before the County of Monterey Zoning Administrator on November 13th, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

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

   EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
   - the 1982 Monterey County General Plan (General Plan);
   - Del Monte Forest Land Use Plan (DMF LUP);
   - Monterey County Coastal Implementation Plan Part 5 (DMF CIP);
   - 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) The proposed project includes construction of a 2,957 square foot two-story single-family dwelling with an attached garage, and associated site improvements including utilities, a driveway, and approximately 75 cubic yards of cut and fill, to be balanced on-site. The project proposes the removal of nine total trees, including eight Monterey Pines and one Coast live oak.

c) Allowed Use. The property is located at 4063 Crest Road in pebble Beach (Assessor's Parcel Number: 008-091-040-000), Del Monte Forest Land Use Plan. The parcel is zoned Medium Density Residential with 4 units per acre density, and a Design Control Overlay, or "MDR/4-D(CZ)", which allows for the construction of a single-family dwelling and accessory structures, subject to a Coastal Administrative Permit and Design Approval in each case, per Title 20 sections 20.12.040.A and 20.44. The project also proposes the removal of 9 trees, 8 Monterey Pines and 1 Coast Live Oak. Therefore, a Coastal Development has been applied pursuant to Del Monte Forest Coastal Implementation Plan Policy 20.147.050 (see Finding 6). Therefore, the project is an allowed land use for this site.

d) Lot Legality. The subject property (APN: 008-091-040-000) is approximately 0.45 acres and is identified in its current configuration as Lot 45 of the Del Monte Forest Subdivision No. 2, as shown on the Cities and Towns Map, Book 5, Page 21, in Block 201, dated August 3, 1948. Therefore, the County recognizes the subject property as a legal lot of record.

e) Design/Neighborhood and Community Character. Pursuant to Title 20, Chapter 20.44, the project site and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), 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. The single-family dwelling and attached garage will have a modern architectural style with rural finishes, and exterior colors and materials that consist of: light stucco, stone cladding, and brown composition roofing. The residences within the vicinity are elective in architectural style; ranging from modern-style homes to craftsmen-style homes. The proposed exterior finishes do not detract from the surrounding environment and are consistent with the surrounding residential neighborhood character. The property is surrounded by mature Coast live oaks and Monterey pines and other native vegetation, along with nearby residences. Due to intervening vegetation and existing development, the proposed residence and accessory structure will not create any adverse visual impacts. The proposed development will blend in with the surrounding residential neighborhood and the natural colors and materials that exist in this community. A standard condition of approval has been applied to ensure that all exterior lighting is down-lit, unobtrusive, and harmonious with the areas, in accordance with General Plan Policy 26.1.20. The project,

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

f) Development Standards. The project meets all required development standards. Pursuant to Title 20 section 20.12.060.C, the subject main structures shall have setbacks of at least 20 feet for the front, 10 feet for the sides, and 10 feet for the rear, first floor setback of ten feet and a second floor setback of 20 feet, and a maximum allowable height of 27 feet, due to the development taking place within the Del Monte Forest. The garage is structurally attached to the proposed residence and therefore is subject to the same site development standards as the main structure (Title 20 section 20.62.040.K). As proposed, the residence and attached accessory structure will be setback over 20 feet (front), 19 feet (side), 36 feet (rear), a second floor setback over 20 feet, and have a height of 22 feet as measured from the average natural grade. The subject property has an allowable building site coverage and floor area ratio of 35 percent, and as proposed the lot coverage will be 13 percent. Therefore, the property complies with the required site development standards based on the applicable zoning district.

g) Scenic and Visual Resources. Policy 47 of the Del Monte Forest LUP establishes that view from designated public access areas and vista points, such as Highway 68 and 17-Mile drive corridors, and those viewing areas identified on Figure 3, shall be protected as resources of public importance. Additionally, this further states that development that could adversely impact such views shall only be allowed where it protects, preserves, and if feasible enhances, such scenic resources. According to Figure 3, the subject property is not designated as being visually “sensitive” or “highly sensitive”, or within areas of the Del Monte Forest that include viewshed points from 17-Mile Drive and Vista Points. The project planner conducted a site visit on October 28 2025, and confirmed the staking and flagging was not visible from 17 Mile Drive or any other public viewshed due to intervening mature vegetation and development. The project plans include stone veneer siding, and wood fencing that will help soften the massing of the proposed residence and attached accessory structure against the surrounding Coast live oak and Monterey pine forest. The subject property is not along a scenic highway corridor, or in the critical viewshed as indicated on the map. Staff conducted a site visit on October 28, 2025, and determined that the project would not be visible from any common public viewing area, including 17 Mile Drive and Highways 1 or 68. The proposed residence will be positioned towards the center of the property and the replacement trees will be replanted along the property’s rear fence line abutting Highway 68; thus, further ensuring the residence and accessory structure will not be visible from public viewshed areas. Therefore, the proposed project is consistent with the Scenic and Visual Resources Policy of the Del Monte Forest LUP, and would have no impact on visual resources.

h) Cultural Resources. As shown according to County GIS records, the subject parcel is identified as having moderate archaeological sensitivity and is shown as being outside of an archaeological buffer, situating the parcel further than 750 to any known archaeological resource. Further,

the subject parcel is less than 2.5 acres in size and therefore complies with Policy 12.1.4 of the 1982 General Plan, which requires that projects on parcels greater than 2.5 acres in size and having a moderate sensitivity shall be required to perform an archaeological field inspection prior to approval. Standard Condition No. 3 has been included to require that if during the course of construction, any resources are uncovered at the site that work will be immediately halted and a professional archaeologist will be contacted to evaluate the resource. Therefore, as designed and sited, the project won't negatively impact any cultural or archaeological resources and complies with the applicable Policies under the 1982 General Plan and the Del Monte Forest Coastal Implementation Plan (CIP).

i) Forest Resources. The project includes the removal of 9 trees, including 8 Monterey Pines and 1 Coast Live Oak. Del Monte Forest CIP section 20.147.050 requires that a Coastal Development Permit be applied to a project that requires tree removal, for trees that are not deemed hazardous as determined by an arborist. As described in Finding No. 6, all 9 of the trees proposed for removal require the granting of a Coastal Development Permit, and the criteria to grant the permit have been met.

j) Geologic Hazards. The project site is in an area of known geological hazard. According to the prepared Geologic Hazards Assessment (County of Monterey Library No. LIB250035), this site is suitable for the residential use this project proposes, there are no geological or seismic hazards that would preclude this property from being developed. See Finding 2, evidence "c".

k) Land Use Advisory Committee (LUAC). Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did warrant referral to the Del Monte Forest LUAC because the project involves a Design Approval subject to the consideration by the Planning Commission. The Del Monte Forest LUAC voted 4-0 in support of the project, with three members absent.

l) The project planner conducted a site inspection on October 28, 2025 to verify that the project on the subject parcel conforms to the plans listed above.

m) 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 PLN240171.

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 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) Staff identified potential impacts to forest resources, soils and geologic hazards. The following reports have been prepared:

- "Geotechnical and Geological Hazards Report" (County of Monterey Library No. LIB250035) prepared by Grice Engineering, Salinas, CA, March 01, 2025.
- "Tree Assessment and Forest Management Plan" (County of Monterey Library No. 250223) prepared by Vaughan Forestry, Felton, CA, July 15, 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) Geological Hazards. According to Monterey County GIS, the subject property is located within 660 feet of active or potentially active faults. Pursuant to Del Monte Forest Policy 20.147.060, a Geological Hazards Assessment and Geotechnical Report were prepared to address the property's known geological hazards. Per the geologist's research, site reconnaissance, review of previous subsurface data, and review of stereo aerial photography and LiDAR imagery, there was no evidence indicative of active faults at or immediately adjacent to the building footprint areas. The report states the nearest fault line is the Hatton Canyon Fault, and is located 0.33 miles (approximately 1,742 feet) Southwest of the project site. In accordance with this policy, the proposed development has been sited greater than 50 feet from the identified fault trace. Additionally, the project site area is underlain by medium dense/stiff geologic materials, and there is no evidence of a laterally continuous groundwater-bearing stratum at the site. Therefore, the geologist determined that the potential for liquefaction, lateral spreading, and lurching occurring in any area that could affect the building site is low. According to the prepared Geologic Hazards Assessment (County of Monterey Library No. LIB250035), this site is suitable for the residential use this project proposes, and there are no geological or seismic hazards that would preclude this property from being developed. All recommendations of the Geological Hazards Assessment and Geotechnical Report shall be incorporated into final construction plans pursuant to Title 16 section 16.08.110.D.

d) Staff conducted a site inspection on October 28, 2025 to verify that the site is suitable for this use.

e) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN240171.

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

EVIDENCE: a) The project was reviewed by HCD- Planning, Pebble Beach Community Services Fire Protection District, HCD-Engineering Services,

Environmental Health Bureau, and HCD - Environmental Services. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public facilities will be provided to the proposed residence. The property is served potable water by Monterey Peninsula Water Management District (MPWMD), and has a sewer connection served by Pebble Beach Community Services District (PBCSD).

c) Staff conducted a site inspection on October 28, 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 PLN240171.

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

EVIDENCE:

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

b) Staff conducted a site inspection on January 3, 2025 and researched County records to assess if any violation exists on the subject property.

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

d) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN240171.

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

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines section 15303 allows the construction of new residences and accessory structures on residentially zoned properties.

b) The project proposes construction of the first single-family dwelling, with an attached garage on a residentially zoned property. Therefore, the proposed development qualifies as a Class 3 Categorical Exemption pursuant to section 15303 of the CEQA Guidelines.

c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, unusual circumstances that would result in a significant effect, or development that would result in a cumulative significant impact. The project site does not have an environmentally sensitive habitat, the property is not located on or along a scenic highway or corridor (see Finding 1), and has been designed and sited to minimize impacts to forest resources and remove only the trees necessary for construction see (Finding 6). There is no substantial evidence that would support a fair argument that the project has a

reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.

d) No adverse environmental effects were identified during staff review of the development application.

e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning can be found in Project File PLN240171.

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

EVIDENCE:

a) The project includes application for the removal of eight Monterey Pines and one Coast Live Oak. In accordance with Del Monte Forest CIP section 20.147.050, a Coastal Development Permit is required to authorize the removal of native trees greater than 6 inches. The criteria to grant said permit have been met.

b) Pursuant to DMF CIP section 20.147.050, an arborist report (County of Monterey Library No. LIB250223) was prepared to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. The lot is currently undeveloped, and heavily forested and thus avoiding tree removal entirely is unfeasible. As proposed, the project includes removal of 9 trees in total, with two of the trees being deemed hazardous by the project arborist. Four of the trees sited for removal are within the building footprint, one is within the driveway footprint, and the remaining three are adjacent to the residence and would likely be impacted as a result of construction and excavation. Additionally, Trees 8 and 9 have both been determined to be hazardous trees due to poor structural conditions resulting in heavy leaning. Tree 1 is located within the proposed driveway is indicated as having good physiological health, however this property's only point of access is from Crest Road, and reconfiguration of the driveway would result in impacts to other trees at the front of the property likely needing to increase tree removal.

c) If the project were to reconfigure the footprint of the residence, new trees would be impacted as result due to the property having an existing mixed woodland on the subject parcel. Additionally, relocation of the proposed residence would not lessen the impact to trees and make it more difficult for the residence to conform to the required setbacks outlined in Title 20 section 20.12.060, therefore the proposed tree removal meets the minimum necessary to construct the first single-family dwelling.

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

e) Staff conducted a site inspection on January 3, 2025 to verify that the tree removal is the minimum necessary for the project.

f) The application, plans, and supporting materials submitted by the project applicant to the County of Monterey HCD-Planning for the proposed development are found in Project File PLN240171.

7. **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 public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.095.I. of the Monterey County Coastal Implementation Plan 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 visual or physical public access (Del Monte Forest, Figure 8, Major Public Access and Recreational Facilities).

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

EVIDENCE:

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

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

DECISION

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

1. Find that the project qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines sections 15303 and none of the exceptions pursuant to Section 15300.2 apply; and
2. Approve a Combined Development Permit consisting of: 1) A Coastal Administrative Permit and Design Approval to allow construction of 2,597 square foot two-story single-family dwelling with attached two-car garage and associated site improvements; and 2) Coastal Development Permit to allow the removal of 9 trees (8 Monterey Pine and 1 Coast Live Oak).

PASSED AND ADOPTED this 13th of November, 2025:

_____

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

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

NOTES

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

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

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

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

Form Rev. 5-14-2014

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County of Monterey HCD Planning

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

PLN240171

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN240171) allows for construction of a 2,957 square foot single-family dwelling with an attached garage. The property is located at 403 Crest Road in Pebble Beach (Assessor's Parcel Number 008-091-040-000), 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 008-091-040-000 on November 13, 2025. The permit was granted subject to 10 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

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

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

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

4. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

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

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

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

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

5. 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.

6. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

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

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

7. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

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

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

8. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

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

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

9. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)

Responsible Department: Planning

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

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

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by HCD-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to HCD-Building Services.

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

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

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

Responsible Department: Planning

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

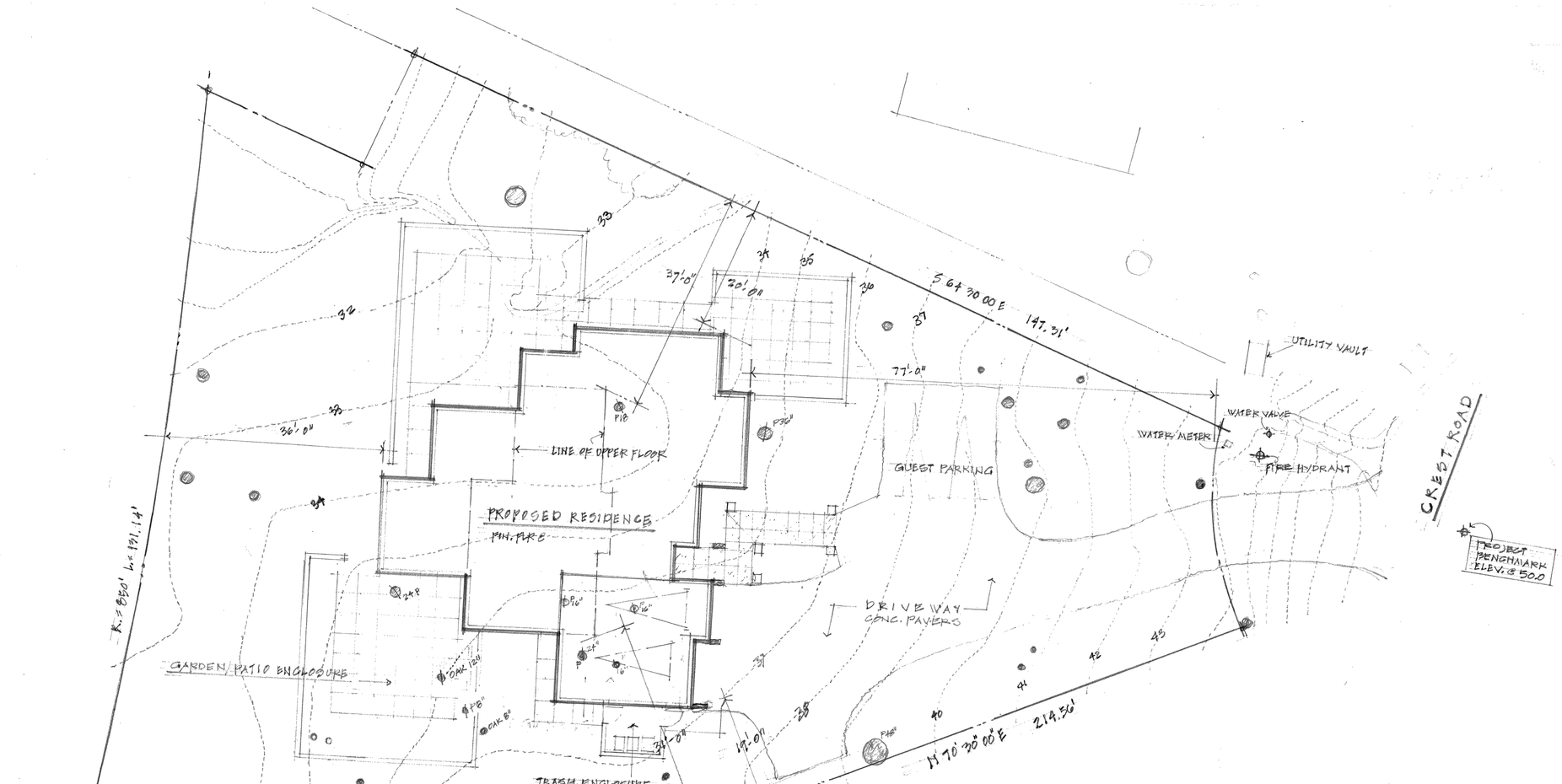
Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

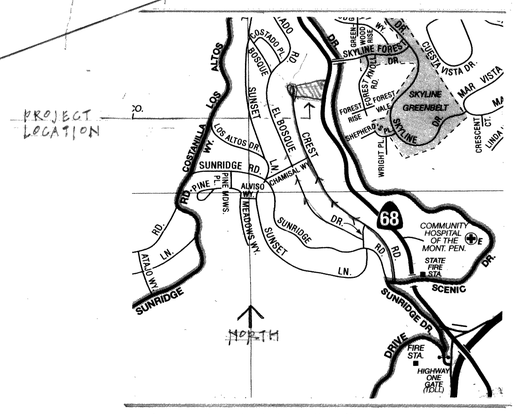
Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

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

AARON SARAH GRECH RES.

PLN 240171





LOCATION MAP

Design/Plans
Alan Turpen/Associates
Post Office Box 3063
Carmel, CA 93921
831-624-2833

Engineering
Messmer & Associates
603 Palm Avenue
Seaside, CA 93955
831-393-2302

Soils Consultant GEOTECH
GRICE ENGINEERING
801 A BRUNKEN AVE
SALINAS, CA 93901
831.422.9619

Energy Consultant HVAC
Monterey Energy Group
26465 Carmel Rancho Blvd.
Carmel, CA 93923
831-372-8328

All aspects of this project shall comply with Title 24 and the following codes:

2022 California Residence Code: CRC
2022 California Building Code: CBC
2022 California Mechanical Code: CMC
2022 California Plumbing Code: CPC
2022 California Electrical Code: CEC
2022 California Energy Code: CEnC
2022 California Green Compliance: CGC

Occupancy group: R-3U
Description of use: SFR
Type of construction: V-B
Fire sprinkler required: [illegible]

Scope of work:
Construction of a new 2957 SF residence and two car garage; removal of eleven (10) trees. Exterior materials stucco and wood board and batt siding, asphalt shingle roofing, using earth tone colors.

SITE PLAN

SCALE : 1" = 10'-0"

Project Data

Project address:
4063 Crest Road
Pebble Beach, California 93953

APN: 008-091-040

Zone: MDR/4-D (CZ) PLN 240171

Owner:
Mr. and Mrs. Aaron Grech
25700 Hatton Road
Carmel, California 93923

Floor Areas:

Lower floor	2067 SF
Upper floor	890 SF
Total	2957 SF
Garage	506 SF

Parcel size: 19,889 SF/.456 AC

Proposed project foot print: 2573 SF

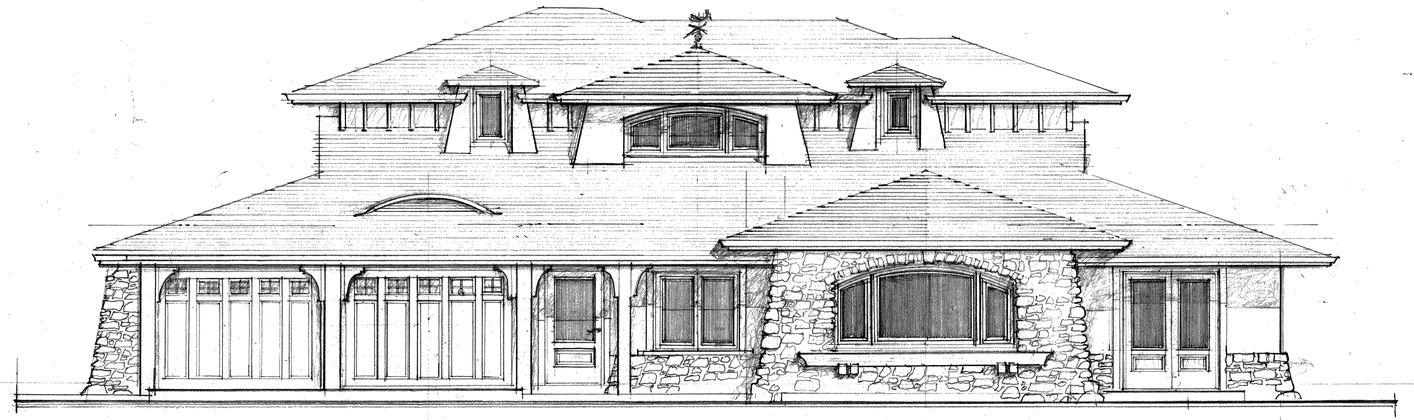
GRADING 750/CUT-FILL

INDEX TO DRAWINGS

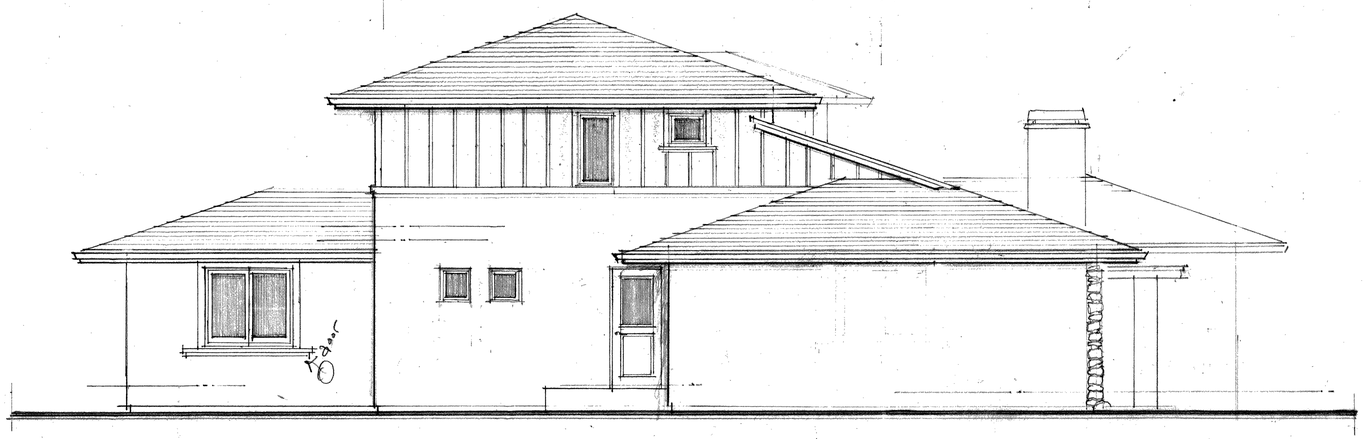
1. Site plan
2. Foundation
3. Lower floor plan
4. Upper floor plan
5. Exterior elevation
6. Exterior elevation
7. Roof plan
8. Cross-section
9. S1 Specifications
10. S2 Standard details
11. S2.1 Shear details
12. S3 Foundation
13. S4 Floor roof framing
14. S5 Upper roof framing
15. S6 Structural details
16. S7 Structural details
17. S8 Framing details
18. Erosion control
19. Landscape plan
20. Irrigation plan
21. CP.1 Construction site management
22. GR.2 Cal.Green building standards
23. Exterior site lighting plan
24. Electrical plan
25. M0.3 Energy compliance
26. M2.1 HVAC plan
27. M2.8 Upper HVAC plan

RESIDENCE FOR MR. & MRS. AARON B. GRECH PEBBLE BEACH, CA

ALAN TURPEN / ASSOCIATES
P.O. BOX 3063
CARMEL, CALIFORNIA 93921
831/624 2833



WEST ELEVATION



NORTH ELEVATION



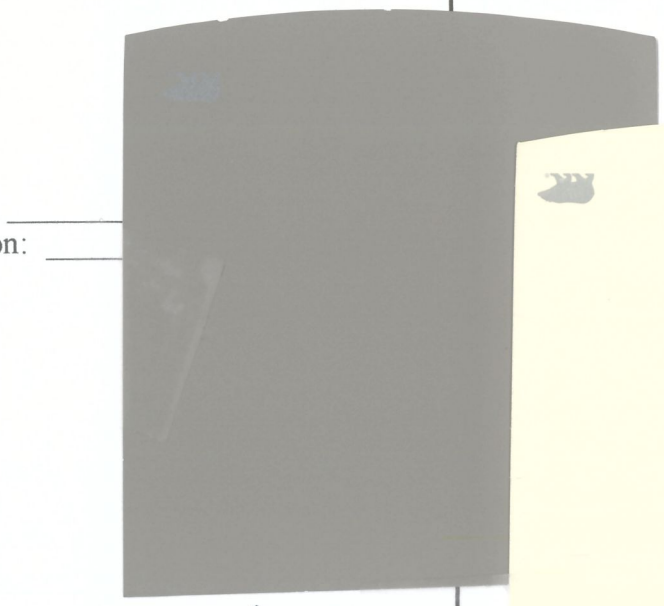
EAST ELEVATION

RESIDENCE FOR: MR. & MRS. AARON B. GRECH PEBBLE BEACH, CA

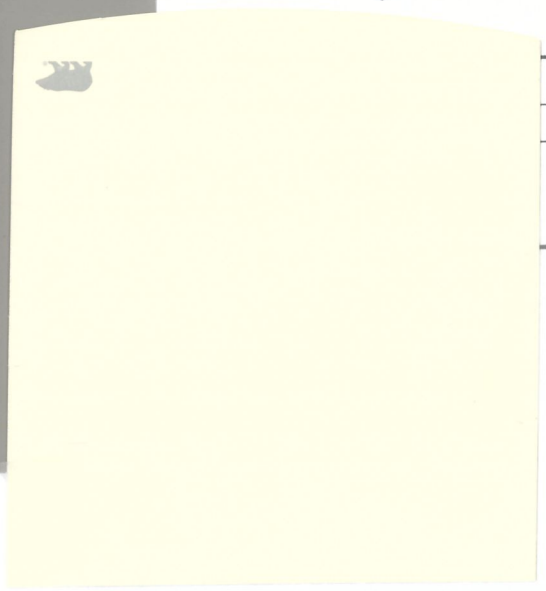
ALAN TURPEN/ASSOCIATES
P.O. BOX 3063
CARMEL, CALIFORNIA 93921
831/624 2833

COLOR SAMPLES FOR PROJECT FILE NO. _____

Materials: _____
Description: _____



Stucco



Trim

Materials: _____ Colors: _____
Description: _____

Comp Roofing



Materials: _____
Description: _____

PROJ



Date:

Description: Photo showing flagging. 9

PROJECT FILE NO. _____ PHOTOGRAPHS



Date:

Descr



GRECH RESIDENCE / APN 008-091-040
SITE PHOTO / LOOKING EAST
4063 CREST ROAD / PEBBLE BEACH

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Exhibit C

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Tree Assessment & Forest Management Plan (FMP)

APN # 008—091-040-000

PLN 240171

25CP 00730

Prepared for:

Alan Turpen, Architect

Prepared by:

Vaughan Forestry
Registered Professional Forester #2685
ISA Certified Arborist #WE-10039A
Member of Society of American Foresters
6010 Highway 9, Suite 6
Felton, CA 95018

July 15, 2025

Owner: Mr. and Mrs. Aaron Grech
25700 Hatton Road
Carmel, CA 93923

Architect: Alan Turpen
PO Box 3063
Carmel, CA 93921

Arborist/ Forester: Vaughan Forestry
Registered Professional Forester #2685
Member of Society of American Foresters
ISA Certified Arborist #WE-10039A
6010 Highway 9, Suite 6
Felton, CA 95018

SUMMARY

The Project is located at 4063 Crest Drive, Pebble Beach, CA 93953 and consists of a new single family home with an attached garage, driveway access, and modified hammerhead turnaround. It is the last undeveloped lot in an otherwise developed cul-de-sac at the end of Crest Drive. The Del Monte Forest Area Land Use Plan (LUP) and the Del Monte Forest Implementation Ordinance require a Forest Management Plan (FMP) if development requires removal of more than 3 *protected trees 6 inches or greater in diameter measured at 4.5 feet above the ground.* Because of the regional significance of the forest resources, special consideration must also be given to views from significant public viewing areas, such as the corridor along Highway 68 which lies immediately east of the Project area. The purpose of the FMP is to assure that approved land uses are as responsive as possible to the objective of preserving and maintaining the native tree species and forested character within the Del Monte Forest.

The proposed Project requires removal of 8 pine trees and 1 coast live oak which are protected under the Del Monte Forest Master Plan. The 9 trees are identified on the attached Plot Plan (***Figure 1***), and each has been tallied as a "removal" tree in ***Table 1*** on the following page. ***Table 1*** also includes 3 stumps of three trees that blew over last winter and were cleaned up. These 3 stumps were shown on the original Project Site Plan provided to me by Alan Turpen but were observed to have toppled since the Site Plan was initially prepared. The 3 stumps were obviously windthrown trees due to the observed stem angle and the heaved earth at their bases.

Table 1 additionally includes 5 "retention" trees that require specific protection and/or treatment if they are to be retained and are expected to remain healthy following construction. Three of these retention trees (#13, #14, and #17) are very large (48"+ diameter), overmature Monterey pines which will require substantial dead-limbing and clean-up if they are to be safely retained. Safety pruning must occur before construction or tree crews begin accessing the site. Trees #11 and #12 lie at the proposed driveway entrance to the parcel nearest Crest Drive. Tree #11 will need to be pruned to accommodate construction equipment, and both #11 and #12 should be fitted with tree wells to minimize fill being cast towards the base of the trees. The remaining trees on the parcel are identified on the Plot Plan but are not numbered or specifically discussed. Residual trees will require protection as outlined in Best Management Practices section below and should be inspected for stability and health once approved tree removal and final grading are complete. The subject FMP is being prepared to identify and address the effects the Project will have on the parcel's tree resources as well as a list of recommendations for protection of residual trees.

TABLE 1: TREE ASSESSMENT AND REMOVAL

TOTAL TREE REMOVAL = 8 MONTEREY PINE & 1 COAST LIVE OAK

ID#	Diameter		Species*	Health	Structure	Remove	Retain**
1	36", 19" twin		MP	Fair	Fair	X	
2	23"		MP	Fair	Fair	X	
3	17"		MP	Fair	Fair	X	
4	16"		MP	Fair	Fair	X	
5			MP	Stump	Dead		N/A
6			MP	Stump	Dead		N/A
7	8"		CLO	Fair	Fair	X	
8	9"		MP	Poor	Poor	X	
9	12"		MP	Fair	Fair	X	
10	32"		MP	Fair	Fair	X	
11	18"		MP	Fair	Fair		TPZ
12	25"		MP	Fair	Fair		TPZ
13	48"		MP	Fair	Poor		TPZ
14	49"		MP	Fair	Poor		TPZ
15			MP	Stump	Dead		N/A
16	21"		MP	Fair	Fair	X	
17	51"		MP	Fair	Fair		TPZ

***MP = Monterey pine** ***CLO = coast live oak**

**** Retained Trees must be protected as per Tree Protection Zone (TPZ) BMPs outlined below**

ASSIGNMENT/SCOPE OF PROJECT

To ensure the protection of the tree resources on-site, the property manager and architect, Alan Turpen, requested an assessment of the trees within and in proximity to the proposed homesite and for subsequent preparation of arborist report. To accomplish this assignment, the following tasks have been completed:

- Evaluate health, structure, and preservation suitability for each County-protected tree (>6" diameter) within 25' of the proposed development.
- Review proposed building Site Plan provided by Alan Turpen, Architect.
- Make recommendations for alternative methods and preconstruction treatments to facilitate tree retention.
- Create preservation specifications, as it relates to numbered trees keyed to an annotated Plot Map (***Figure 1***)
- Determine the number of trees affected by construction that meet "Landmark" criteria as defined by the County of Monterey, Title 21 Monterey County Coastal Zoning Ordinance; as well as mitigation requirements for those to be affected.
- Document findings in the form of a report as required by the County of Monterey Planning Department.

LIMITATIONS

My assignment is limited to the review of a Site Plan, prepared by Lucio Surveyors on July 2023 and submitted to me by Alan Turpen, to assess potential effects from construction to trees within or adjacent to (< 25 feet) the area of construction activities. It is not the intent of this report to be a monetary valuation of the trees or to provide risk assessment for any tree on this parcel, as any tree can fail at any time. In addition to an inspection of the property, Vaughan Forestry relied on information provided in the preparation of this report (such as surveys, property boundaries, and property ownership) and must reasonably rely on the accuracy of the information provided. Vaughan Forestry is not responsible for another's means, methods, techniques, schedules, sequence or' procedures, or for contractor safety or any other related programs; or another's failure to complete the work following the plans and specifications. There was very little grading detail on the Site Plan that was provided to me for use in preparing this FMP and therefore grading specifics and erosion control details as they relate to tree health are rather general and rely primarily on BMPs. All meetings and field reviews were focused on the area immediately surrounding the proposed development.

PURPOSE

This FMP is prepared to assist in permitting proposed construction of a single family home and two-car garage at 4063 Crest Drive, Pebble Beach, CA 93953. The purpose of this independent assessment is to determine what County-protected trees will be affected by the proposed Project. Pine trees are considered protected trees as defined by the County of Monterey, Title 21 Monterey County Coastal Zoning Ordinance.

GOAL

The goal of this FMP is to protect and maintain forested resources within the Del Monte Forest Land Use Plan through adherence to development standards, which provide for the protection, and maintenance of its forest resources. It designed to aid in planning to offset any potential effects of the proposed development on the property while perpetuating the forested character of the property and the immediate vicinity.

INTRODUCTION

This FMP is being prepared for Alan Turpen, PO Box 3063, Carmel, CA 93921, by Vaughan Forestry pursuant to Monterey County's Zoning Ordinance Sec. 21.64.260D which requires an FMP when removing native trees >6" diameter. The intent is to preserve and maintain the forested character within the Del Monte Forest and its beneficial uses. The County identifies Monterey pine trees as a native tree species that require special consideration for management.

SITE DESCRIPTION

1) Assessor's Parcel Number: 008-091-040-000

2) Location: 4063 Crest Road, Pebble Beach, CA 93953

3) Parcel size: .456 acres

4) Existing Land Use: Zoned Residential MDR/4-D (CZ) PLN 24.017

5) Slope: The site is gently sloping, averaging less than 10%

6) Soils: Based on the Monterey County USDA Soil Survey, the parcel is located on soils classified as the Santa Lucia series (SfE). SfE is Santa Lucia shaly clay loam, 15 to 30 percent slopes. This is moderately steep soil on uplands. Slopes on the site are generally less than 15%. Runoff is medium, and the erosion hazard is moderate. Roots can penetrate to a depth of 20 to 40 inches with an available water holding capacity is 2 to 5.5 inches. The Soil Survey also notes that these soils commonly underlie homesites.

7) Vegetation: The dominant overstory trees are 75-90 year-old Monterey pines (See **Figure 2: Photos**). There are some younger pines, a few planted Monterey cypress that measures less than 6" in diameter, and handful of smaller coast live oaks. Ground cover consists mainly of non-native annual grasses with a smattering native grasses and forbs. There is a small drainage along the southern boundary of the property which emerges from what appears to be a storm drain flowing from Crest Drive (***Figure 1***).

8) Forest Condition and Health: Forest condition and health are evaluated relative to the residual trees on the subject property and the surrounding Monterey pine forest. The forest consists mainly of a dense stand of Monterey pines with variable health ratings. In general, the site is located in a heavily developed setting, the subject parcel being the last undeveloped lot in this cul-de-sac. The property is bordered by Crest Drive on the west, developed homesites on the north and south, and Highway 68 on the east. The subject parcel and many of the adjoining parcels have experienced wind throw. Pitch moth and some evidence of pine pitch canker were also observed. The largest pines on the site are at the end of their expected lifespan, principally Trees #13, #14, and #17 (***Figure 1***). All three of these large pine trees need to be pruned, and even then it's questionable whether they should be retained given their advanced age and poor structure in light of the abundance of targets (roads, utilities, homes, residual trees, etc.). Soil saturation in the lowering lying areas of the property may also contribute to toppling during heavy storm events.

PROJECT DESCRIPTION

Vaughan Forestry was contacted by the owner's architect and agent, Alan Turpin, who has been managing the Project for the Grech family. Mr. Turpin asked that we evaluate trees that would require removal, or would otherwise be compromised due to their adjacency, to accommodate construction of the proposed single family residence shown on the attached Site Plan (***Figure 1***). Turpin requested that the findings from our review and assessment of trees *within and adjacent to* the proposed residence be prepared and documented in a report to satisfy the conditions for approval of the building permit application. As a professional, I also felt obligated to note that the residual stand will composed mostly of trees with "fair" to "poor" health and structure ratings, and that following permitted removals and final site grading, the Forester or Arborist should reexamine the residual forest stand.

We visited the subject property on 3 occasions in May and June 20205. During these visits trees were assessed for health and condition at that time, focusing on incorporating the preliminary location of site improvements coupled with consideration for the general goals of site improvement desired by the landowner. During these site visits, a study of the individual trees was made to determine the treatments necessary to complete the project and meet the goals of the landowner. As a result, trees within and immediately adjacent to the proposed development area were located, measured, inspected, and recorded. The assessment of each tree concluded with an opinion of whether the tree should be removed, or preserved, based on the extent and effect of construction activity on the short- and long-term health of the tree.

OBSERVATIONS/DISCUSSION

- The site is forested primarily with Monterey pine trees (*Pinus radiata*), with some coast live oak (*Quercus agrifolia*), and variety of non-native grasses forbs.
- The largest Montrey pine trees on the parcel are near the end of their expected lifespan. To preserve these larger pine trees, the owner will need to have them pruned to remove dead material and improve overall balance.
- Following the initial phase of permitted tree removal, pruning mitigation, and the site grading, the residual stand should be reevaluated for overall forest health. Pruning or removal may be recommended but any removals would require an FMP Amendment.
- There are three planted Monterey cypress (*Hesperocyparis macrocarpa*) along the northern fenced boundary of the lot that may be removed or transplanted. They are relatively spindly trees that are not considered "protected" by County Ordinance due to their being less than 6" in diameter.
- The replanting area along the eastern boundary of the Project is intended to receive a total of 9 replacement trees, a 1:1 replacement ratio for "removal". It appears prudent to allow for Monterey pines to be replaced with Monterey cypress or coast live oak given the residential setting and the desire top screen Highway 68 to the east.
- Proposed tree removals amount to fewer that 1/3 of the trees on the parcel. Assuming these residual trees survive and the replacement trees perform well, the parcel should retain most of its forested character.
- No alternate building sites were considered for this assessment as the site is constrained by pre-existing conditions, slopes, and setbacks.
- The site appears to receive stormwater runoff from Crest Drive. Final grading should determine how the drainage is to be managed and protected where it flows through the subject parcel and adjoins the Project area.

PROJECT ASSESSMENT/CONCLUSION

The Project consists of construction of a single family home with an attached garage, driveway access, and modified hammerhead turnaround. Siting of these features attempted to minimize tree removals to the extent feasible while recognized site limitations, topography, drainage, and required setbacks. The Project was planned to maintain the existing forested environment as much as possible relative to the already developed surroundings and allow the forested landscape to continue to exist and regenerate over time. The Project requires removal of 8 Monterey pine trees and 1 coast live oak which are protected by County ordinance and the Del Monte Forest Lan Use Plan. The remainder of the property contains a moderate level of tree cover that will remain undisturbed.

Site disturbance will occur during building construction. Short-term site effects are confined to the construction envelope and immediate surroundings where 8 Monterey pines and 1 coast live are proposed to be removed root systems reduced. The pruning of tree crowns above 30% and reduction of root area may have a short-term effect on those trees treated, including a reduction of growth or foliage dieback, and potentially death. No significant long-term effects on the forest ecosystem are anticipated. The project as proposed is not likely to significantly reduce the availability of wildlife habitat over the long term, nor affect air movement or noise pollution.

Monterey County Code Section 21.64.260 addresses the preservation of oaks and other protected trees. The purpose of the Ordinance is to provide regulations for the protection and preservation of such trees. The threshold diameter size for this code is 6 inches. This document addresses all these topics in detail and is designed to conserve and protect the trees long-term.

The Del Monte Forest Master Plan is part of the Monterey County General Plan, a long-range planning document addressing all aspects of future growth, development, and conservation. The Plan describes the natural resources of the Monterey Peninsula and identifies constraints for development. Implementation of the plan requires the development of ordinances for the protection of resources and ongoing review. The ordinances include zoning regulations, subdivision regulations, and individual project reviews under the California Environmental Quality Act.

RECOMMENDATIONS

PRE-CONSTRUCTION MEETING

The Project Arborist/Forester shall meet on-site with the contractor and construction crew prior to the start of construction a to communicate and instruct personnel about tree removal, retention, and protection. The pre-construction meeting will include instruction on required tree protection and exclusionary fencing to be installed before grading, excavation, and/or construction activities. Meeting attendees should include all involved parties: site clearance personnel, construction managers, heavy equipment operators, and tree service operators. A certified professional such as a Monterey County qualified Forester or Arborist will conduct training. Meeting attendees must agree to abide by tree protection and instructions as detailed in the meeting and agree to ensure tree protection will remain in place during the entire construction period.

TREE REMOVAL AND REPLANTING

8 Monterey pines trees and 1 coast live are proposed to be removed to accommodate the proposed development. All of these 9 removal trees are over 6" in diameter, are considered protected, and will requirement replacement on a 1:1 basis. Following tree removal activities and site grading, removed pines and oaks shall be replaced at a ratio of 1:1 with an allowance to replace pines with either coast live oak or Monterey cypress. These species are native to the Monterey Peninsula and are expected to provide better screening and a lower risk of failure later. and site It is understood that a landscape plan is to be prepared by a landscape architect.

Replacement trees shall be planted in the "Replanting Area(s)" shown in ***Figure 1***. Replacement trees will be a minimum of five-gallon sized stock. Some natural regeneration of Monterey pine is expected where removed pine tops and cones are shipped on-site. The Forester/Arborist may direct the tree removal contractor to intentionally spread pine chips onto preprepared sites to encourage natural pine regeneration. This FMP does not recommend planting Monterey pine nursery stock.

BEST MANAGEMENT PRACTICES

Branches and root wads may be chipped and used as mulch for landscaping or hauled to a refuse disposal site.

The health of trees remaining should not be affected if the following practices are adhered to:

A) Do not deposit any fill around residual trees as it can compact soils and alter water and air exchange. Fill placed within the dripline may encourage the development of a variety of root fungus (*Armillaria spp.*).

B) The excavation contractor shall be careful not to damage stems and/or exposed roots of trees with heavy equipment. If necessary, trees may be protected by boards, plastic fencing, or other materials.

C) When trees inside the area of development are removed, leave a high stump (24-36 inches) to aid in removal by mechanized equipment. Before excavating the stump and root system, first, locate all roots close to the ground surface by visual inspection and probing with a shovel. These roots should be cleanly cut before trying to remove the stump. This makes stump removal easier and ensures minimal impact to other trees whose roots may be intertwined with the stump being removed.

D) Avoid over-watering of residual trees where turf or landscape plants are grown beneath the residual tree canopy. Native oaks are not adapted to summer watering and may develop crown or root rot as a result. Do not irrigate within the dripline of oaks.

E) Residual trees which are expected to be covered with impermeable surfaces such as driveways, courtyards, pavers, etc., should be closely monitoring during and after construction. Although the majority of the trees are expected to survive, changes in the ground surface beneath the dripline of these trees may affect their long-term health due to a decrease in water availability. These trees should be monitored for any external indicators of stress. If such indicators appear, a professional Forester or Arborist should evaluate the tree for possible removal.

F) All trees scheduled for preservation shall be temporarily fenced during construction. Plastic fencing should surround trees as far from the trunk as possible when heavy equipment is operated nearby. This will protect as much soil around the base of trees from compaction and increase awareness to operators that fenced trees are to be protected. Fencing shall be installed before the issuance of building or grading permits. Generally, fencing shall be placed at the edge of the root zone. The root zone is determined to be that area located within a radius that is 15 times the diameter of the trunk (less if approved by the arborist). At no time shall the fencing be located closer than 3' away from the trunk of the tree, or further than 3' away from the proposed building wall line, foundation, retaining wall, or grade cuts, whichever provides the greater distance from the tree trunk. Fencing shall be of sturdy construction and be of a color that is highly visible for operator benefit. The minimum height shall be 4'. Fenced-off areas shall not be used for a material stockpile, storage, or vehicle parking. Dumping of materials, chemicals, or garbage shall be prohibited within the fenced areas. Fenced areas shall be maintained in a natural condition and not impacted. Removal of fencing shall only be approved by the County of Monterey Planning Department. All trees required to be fenced shall be marked with flagging or other identifying marks. The marking is required to notify government inspectors that the subject tree or trees are to be always fenced during construction.

G) Before the start of construction, all Monterey Pine trees scheduled for preservation shall have the lower 8' treated prophylactically to reduce the potential for infestation of Red Turpentine Beetles. Unseasoned lumber or freshly cut pine stumps release an attractant, which draws the beetles to the site.

H) Utility and drain lines shall be located outside the root zone of all trees to be retained. In cases where alternative routes are not available, utility conduit, pipe, wire, and drain lines shall be tunneled under major roots. Major roots are determined to be those that exceed 2" in diameter. In no case shall utility lines be permitted within 6' from the trunk.

I) All approved construction, trenching, or grading within the root zone of retention trees shall observe the following minimum tree protection standards:

- Hand trenching at point or line of grade cuts closest to the trunk to expose major roots. In cases where rock or unusually dense soils prevent hand trenching, mechanical excavation may be approved on a case-specific basis by the planning department, if work inside the dripline is closely supervised by the applicant to prevent tearing or other significant damage to major roots.
- Exposed major roots shall be cut with a saw to form a smooth surface and avoid tearing or jagged edges.
- Absorbent tarp or heavy cloth fabric shall be placed over new grade cuts and secured with stakes where roots are exposed. 2"-4" of compost or wood chip should then be applied over the tarp for moisture retention. The tarped areas shall be thoroughly watered twice a week until backfilling is accomplished. At the time of backfilling the tarp shall be removed because research shows that buried tarp material tends to wick moisture from the ground into the atmosphere and may incidentally degrade the roots, which have been protected.
- Wherever feasible, foundations within a root zone shall be of post and beam construction to eliminate root pruning or removal.
- Planting beneath retained trees shall take into consideration the watering requirement of the tree to prevent damage from over or under-watering. Planting beneath oaks trees should be avoided. At a minimum, all new irrigation should be directed away from the trunks of oak trees. Do not plant lawns within the root zones of oak trees.

FIRE DEFENSIBLE SPACE

In addition to any pruning for construction or aesthetics, 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 always do all 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 a tree that extends within 10 feet of the outlet of a chimney or stovepipe.

(5) Maintain a tree, shrub, or other plant 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 vegetative materials.

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

(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 a structure with an exterior constructed entirely of nonflammable materials or conditioned upon the contents and composition of the structure, the director 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 are described in subsections (a)(1) and (a)(2) of Public Resource Code 4291. These spacings are to be used in and around proposed home site.

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.

AGREEMENT BY LANDOWNER

The following standard conditions are made a part of all Monterey County Forest Management Plans (FMPs):

A. Management Objectives

1. Minimize erosion to prevent soil loss and siltation.
2. Preserve natural habitat including native forest, understory vegetation, and associated wildlife.
3. Prevent forest fire.
4. Preserve scenic forest canopy as located within the Critical Viewshed (any public viewing area).
5. Preserve landmark trees to the greatest extent possible as defined below.

B. Management Measures

1. Tree Removal: No tree will be removed without a FMP or an Amended FMP.

2. Application Requirements: Trees proposed for removal will be conspicuously marked by flagging or by paint. The proposed removal of native trees greater than six inches will be the minimum necessary for the proposed development. Removal not necessary for the proposed development will be limited to that required for the overall health and long-term maintenance of the forest, as verified in this plan or subsequent amendments to this plan.

3. Landmark Trees: All landmark trees will be protected from damage if not permitted to be removed as a diseased tree, which threatens to spread the disease to nearby healthy trees, or as a dangerous tree, which presents an immediate danger to human life or structures. Landmark oaks are trees that are visually, historically, or botanically significant specimens or are greater than 24 inches or more in diameter at breast height (DBH).

4. Dead Trees: Because of their great value for wildlife habitat (particularly as nesting sites for insect-eating birds) large dead trees will normally be left in place. Smaller dead trees will normally be removed to reduce the fire hazard. Dead trees may be removed at the convenience of the owner or to address safety hazards.

5. Thinning: Trees less than six inches diameter breast height may be thinned to promote the growth of neighboring trees, without a Forest Management Plan.

6. Protection of Trees: All trees other than those approved for removal shall be retained and maintained in good condition. Trimming, where not injurious to the health of the tree, may be performed wherever necessary in the judgment of the owner, particularly to reduce personal safety and fire hazards. Retained trees that are located close to the construction site shall be protected from inadvertent damage by construction equipment through wrapping of trunks with protective materials, bridging or tunneling under major roots where exposed in foundation or utility trenches, and other measures appropriate and necessary to protect the well-being of the retained trees.

7. Fire prevention: In addition to any measures required by the local California Department of Forestry fire authorities, the owner will;

A) Maintain a spark arrester screen atop each chimney.
B) Maintain spark arresters on gasoline-powered equipment.
C) Establish a "greenbelt" by keeping vegetation in a green growing condition to a distance of at least 50 feet around the house.
D) Break up and clear away any dense accumulation of dead or dry underbrush or plant litter, especially near landmark trees and around the greenbelt.

8. Use of fire (for clearing, etc.): Use of fire may only be used as a forest management tool under the direction of CalFire, pursuant to local fire ordinances and directives.

9. Clearing Methods: Brush and other undergrowth, if removed, will be cleared through methods, which will not materially disturb the ground surface. Hand grubbing, crushing, and mowing will normally be the methods of choice

10. Irrigation: To avoid further depletion of the groundwater resource, prevent root diseases and otherwise maintain favorable conditions for the native forest, the parcel will not be irrigated except within developed areas. Caution will be exercised to avoid overwatering around trees.

11. Exotic Plants: Care will be taken to eradicate and to avoid the introduction of the following pest species:

A) Pampas grass
B) Genista (Scotch broom, French broom)
C) Eucalyptus (large types)

Amendments

The Monterey County Director of Planning may approve Amendments to this FMP, provided that such Amendments are consistent with the provisions of the discretionary permit or building submittal. Amendments to this FMP will be required for proposed tree removal not shown on the attached Site Map when the proposed removal falls within the description of an FMP or Amendment to an existing FMP.

Amended Forest Management Plan

A) An amended FMP shall be required when:

1. The Monterey County Director of Planning has previously approved FMP for the parcel.
2. The proposed tree removal as reviewed as part of a development has not been shown in the previously approved FMP

B) At a minimum, the Amended FMP shall consist of:

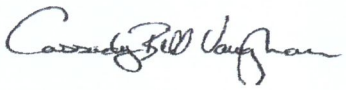
1. A plot showing the location, type, and size of each tree proposed for removal, as well as the location and type of trees to be replanted,
2. A narrative describing reasons for the proposed removal, alternatives to minimize the amount and impacts of the proposed tree removal, tree replanting information, and justification for the removal of trees outside of the developed area is proposed.

Compliance

It is further understood that failure to comply with this FMP will be considered as a failure to comply with the conditions of the Use Permit.

Transfer of Responsibility

This FMP is intended to create a permanent forest management program for the site. It is understood, therefore, that in the event of a change of ownership, this plan shall be binding on the new owner as it is on the present owner. As a permanent management program, this FMP will also be conveyed to the future owner upon sale of the property.



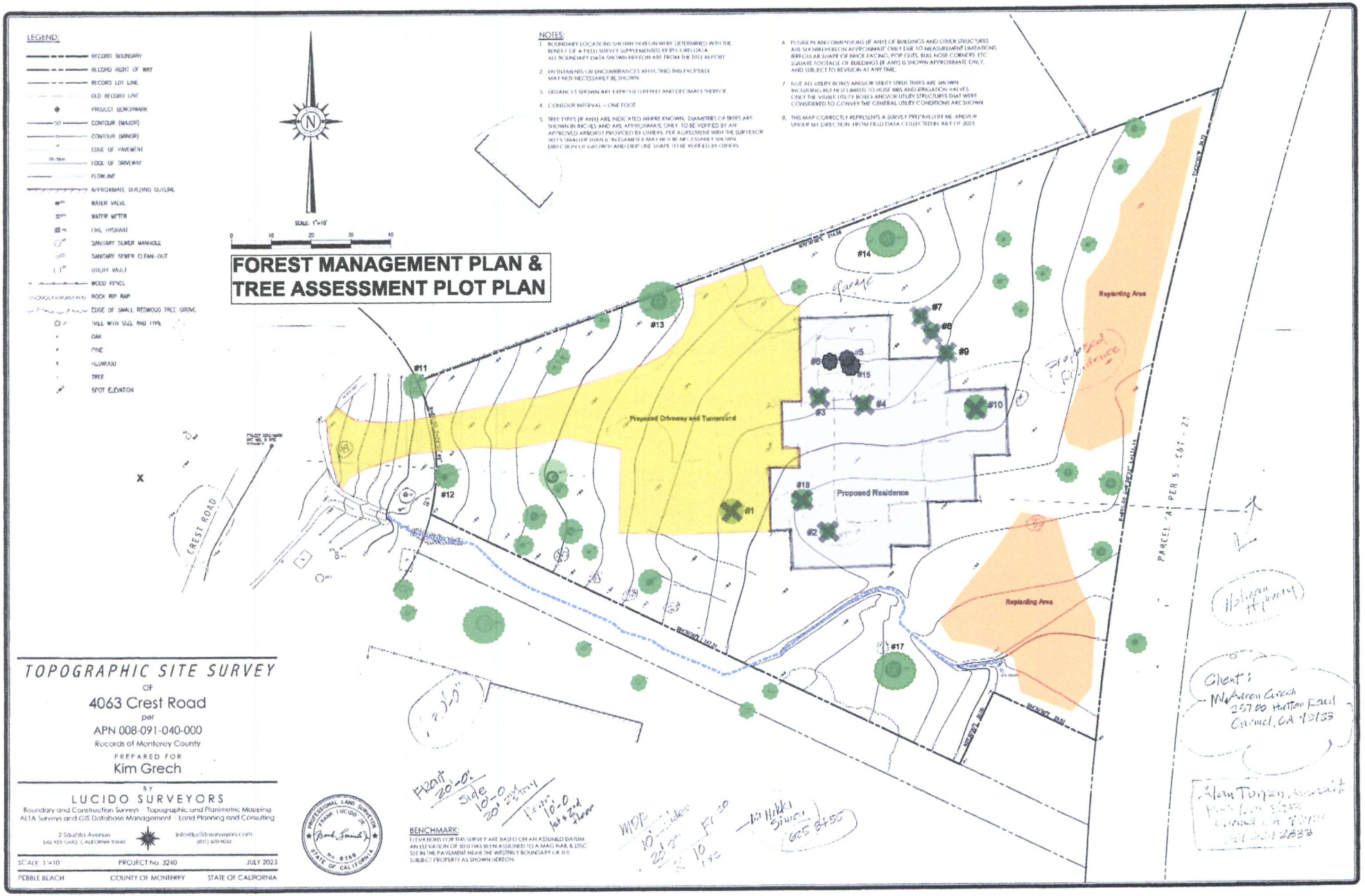
Cassady Bill Vaughan, Registered Professional Forester # 2685
ISA Certified Arborist # WE-10039A

Recommendations Agreed to by landowner:

Landowner _____ Date _____

Forest Management Plan approved by:

Director of Planning _____ Date _____



ONE SHEET ONLY

FIGURE 2: SITE PHOTOS AT ENTRY THEN ENDING WITH VIEW TOWARDS HIGHWAY 68










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Exhibit D

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MINUTES
Del Monte Land Use Advisory Committee
October 2, 2025

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

2. **Roll Call**

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

Members Absent:
Carol Church, Bart Bruno, Kamlesh Parikh

3. **Approval of Minutes:**

A. **September 18, 2025** minutes

Motion: Rick Verbanec (LUAC Member's Name)

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

Ayes: Lori Lietzke, Maureen Lyon, Rick Verbanec, Ned Van Roekel

Noes:

Absent: Carol Church, Bart Bruno, Kamlesh Parikh

Abstain:

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

None

5. **Scheduled Item(s)**

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. Meeting Adjourned: 3:12 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: GRECH AARON
File Number: PLN240171
Project Location: 4063 Crest Rd, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-091-040-000
Project Planner: McKenna Bowling
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Combined Development Permit consisting of a: 1) Coastal Administrative Permit to allow the construction of a 2,957 square foot single family dwelling; and 2) Coastal Development Permit to allow the removal of nine Monterey Pine and one Coast Live Oak trees and 75 cubic yards of grading. The property is located at 4063 Crest Road, Pebble Beach (Assessor's Parcel Number 008-091-040-000), Del Monte Forest Land Use Plan, Coastal Zone.

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

(Please include the names of the those present)

Alan Turpin, Designer; Cheryl Burrell, PB Co.; Chris Simmons, CSD

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

PUBLIC COMMENT: No Comments

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

LUAC AREAS OF CONCERN - No Concerns

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: 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: Lori Lietzke, Maureen Lyon, Rick Verbanec, Ned Van Roekel

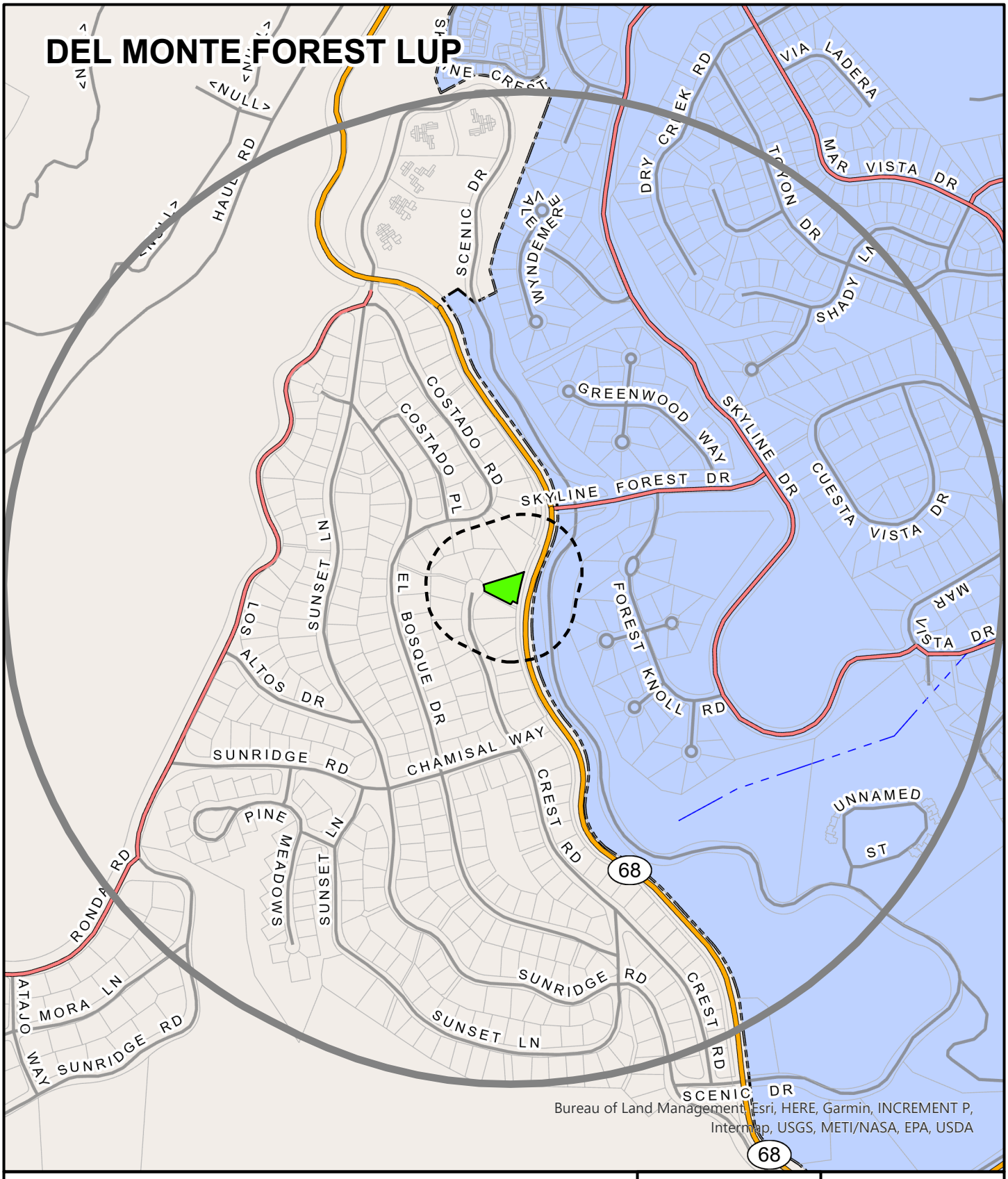
Noes:

Absent: Carol Church, Bart Bruno, Kamlesh Parikh

Abstain:

Exhibit E

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APPLICANT: AARON GRECH

APN: 008091040000 **FILE #** PLN240171

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: MCKENNA BOWLIN

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Introduced: 10/23/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Zoning Administrator

PLN240042 - HAIN JOHN R & JENNIFER ALLEN TRS

Public Hearing to consider the construction of a 1,200 square foot accessory dwelling unit and associated site improvements, including a new septic system and the removal of two Coast live oak trees.

Project Location: 38042 Palo Colorado Road, Big Sur.

Proposed CEQA action: Find that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303 and there are no exceptions pursuant to section 15300.2.

RECOMMENDATIONS

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

a. Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303 and that none of the exceptions set forth in CEQA Guidelines section 15300.2 apply; and
b. Approve a Combined Development Permit consisting of:
    1. Coastal Administrative Permit and Design Approval for the construction of a 1,200 square foot accessory dwelling unit and associated site improvements, including a septic system; and
    2. Coastal Development Permit for the removal of two Coast live oak trees.

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

PROJECT INFORMATION

Agent: Chris Gourlay
Property Owners: John Hain and Jennifer Allen
APN: 418-132-005-000
Parcel Size: 70.01 acres
Zoning: Rural Density Residential, 40 acres per unit with a Design Control zoning overlay district in the coastal zone or "RDR/40-D(CZ)"
Plan Area: Big Sur Coast Land Use Plan
Flagged and Staked: Yes
Planner: Fionna Jensen, Principal Planner

SUMMARY/DISCUSSION

The proposed project is the construction of a 1,200 square foot accessory dwelling unit (ADU) on a developed parcel that includes an existing 3,950 square foot single family dwelling with a detached garage. Site improvements include a new septic system and the removal of three Coast live oak trees, however only two of these trees are protected by County Code.

Development Standards

The subject parcel is zoned Rural Density Residential, one unit per 40 acre, with a Design Control Overlay in the Coastal Zone, or "RDR/40-D(CZ)". The proposed ADU meets all of the development standards for setback requirements and the maximum allowed height above average natural grade of 15 feet.

Design and Visual Resources

The subject parcel and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of neighborhood character. Due to location and topography, the subject property is not visible from Highway 1 and is not within the Critical Viewshed. Proposed colors and materials include a matte brown standing seam metal roof, natural tan stucco siding, with brown decking. In accordance with the Big Sur Coast LUP Policy 3.2.4.A.3 and CIP section 20.145.030.C.2.c, the proposed colors and materials give the general appearance of natural materials. Associated site improvements include a new driveway and paver motor court with natural stone veneer retaining walls to match the single-family dwelling, and a new metal picket fence to surround the property.

Biological Resources

A Biological Assessment was conducted by Thomson Wildlife Management to identify the presence or absence of environmentally sensitive habitat areas (ESHA) and biological resources. Two separate reconnaissance site visits were conducted at the project site on April 3 and June 19, 2024, with the purpose of observing plant communities and identifying potential special status species. The surveys yielded no results for special status species or actively nesting birds. The surveys were also conducted to identify ESHA. A mix of both Oak woodland and Redwood Forest habitats were observed within the parcel; however, the project site was identified to be approximately 120 feet from a dominant redwood forest habitat. Recommendations were included in the biological assessment to further reduce potential impacts to redwood trees. These measures include the following and shall be implemented through the County's standard conditions that require protective fencing around native trees, invasive species eradication, native landscaping, and placement of excavated materials shall only be deposited within approved staging locations. No impacts to ESHA would occur, and the project is designed to ensure the adjacent ESHA's long-term maintenance in accordance with Big Sur Coast Land Use Plan policies.

Geological Hazards

GIS records indicate that the Palo Colorado Fault and an unnamed fault are both within proximity of the proposed development. A Geotechnical Report was provided with the project application and identified that the project site is approximately 850 feet from the Palo Colorado Fault. The project site

is 400 feet from an unnamed fault; however, the unnamed fault is not active. Neither faults pose a threat to the proposed development. The Environmental Impact Report prepared for the subdivision that created the subject lot found that this property's geological and geotechnical conditions are suitable for development (**Exhibit C**). No significant changes have been observed on the site since the EIR. HCD - Environmental Services has reviewed the project application and found it acceptable.

Tree Removal

An Arborist Report (**Exhibit B**) identified three Coast live oak trees that would be impacted by this project. However, only two of these trees are protected under the BSC LUP due to their size being equal to or greater than 12 inches in diameter. Tree #1 is a 21-inch Oak that is senescing and in poor condition. This tree is adjacent to the proposed ADU, within the exterior patio area. Tree #2 is a 10-inch Oak and has been assessed as being in poor physiological health and structural condition. Tree #2 is within the footprint of the ADU. Tree #3 is a 12-inch Oak and is in generally fair health; however, the tree is located directly adjacent to the proposed development footprint and would be impacted during construction. The removal of trees does not impact visual resources. There are no landmark trees proposed for removal. In accordance with CIP section 20.145.060.A.1 and Monterey County Code Title 20 section 20.70.025, a Coastal Development Permit is required for the proposed tree removal. The Arborist Report recommends a one-to-one replacement ratio for a total of three trees to be replanted. Standard conditions of approval have been applied to ensure the protection of nearby native trees, replanting efforts, and tree removal timing.

OTHER AGENCY INVOLVEMENT

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

HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
CalFire Big Sur (Fire Protection District)

LAND USE ADVISORY COMMITTEE

Based on the Land Use Advisory Committee (LUAC) procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project requires Design Approval subject to review by the Zoning Administrator. The project was referred to the Big Sur Coast LUAC for review and scheduled for a duly noticed LUAC meeting on May 27, 2025. The LUAC voted 5-0 to support the project with the recommendation to use a darker color for the ADU, as it may blend in better with the landscaping of the area. Rather than matching the existing light tan of the residence, the ADU includes a darker tan exterior color per the LUAC's recommendation.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

California Environmental Quality Act Guidelines Section 15303, categorically exempts new construction of residential accessory structures within a residential zoned area. Accordingly, the proposed project qualifies for a Class 3 Categorical Exemption, and none of the exceptions listed in Section 15300.2 apply in this case.

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

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans, Floor Plans and Elevations
- Colors and Materials
Exhibit B - Arborist Report
Exhibit C - EIR Geology Excerpt
Exhibit D - Big Sur Coast LUAC Meeting Minutes
Exhibit E - Vicinity Map

cc: Front Counter Copy; CalFire Big Sur; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Hya Honorato, Planner; Jacqueline M. Nickerson, AICP, Principal Planner; John Hain and Jennifer Allen, Property Owners; Chris Gourlay, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN240042

County of Monterey

Item No.5

Zoning Administrator

Legistar File Number: ZA 25-058

November 13, 2025

Introduced: 10/23/2025
Version: 1
Current Status: Agenda Ready
Matter Type: Zoning Administrator

PLN240042 - HAIN JOHN R & JENNIFER ALLEN TRS

Public Hearing to consider the construction of a 1,200 square foot accessory dwelling unit and associated site improvements, including a new septic system and the removal of two Coast live oak trees.

Project Location: 38042 Palo Colorado Road, Big Sur.

Proposed CEQA action: Find that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303 and there are no exceptions pursuant to section 15300.2.

RECOMMENDATIONS

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

a. Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303 and that none of the exceptions set forth in CEQA Guidelines section 15300.2 apply; and

b. Approve a Combined Development Permit consisting of:

1. Coastal Administrative Permit and Design Approval for the construction of a 1,200 square foot accessory dwelling unit and associated site improvements, including a septic system; and
2. Coastal Development Permit for the removal of two Coast live oak trees.

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

PROJECT INFORMATION

Agent: Chris Gourlay
Property Owners: John Hain and Jennifer Allen
APN: 418-132-005-000
Parcel Size: 70.01 acres
Zoning: Rural Density Residential, 40 acres per unit with a Design Control zoning overlay district in the coastal zone or "RDR/40-D(CZ)"
Plan Area: Big Sur Coast Land Use Plan
Flagged and Staked: Yes
Planner: Fionna Jensen, Principal Planner

SUMMARY/DISCUSSION

The proposed project is the construction of a 1,200 square foot accessory dwelling unit (ADU) on a developed parcel that includes an existing 3,950 square foot single family dwelling with a detached garage. Site improvements include a new septic system and the removal of three Coast live oak trees, however only two of these trees are protected by County Code.

Development Standards

The subject parcel is zoned Rural Density Residential, one unit per 40 acre, with a Design Control Overlay in the Coastal Zone, or "RDR/40-D(CZ)". The proposed ADU meets all of the development standards for setback requirements and the maximum allowed height above average natural grade of 15 feet.

Design and Visual Resources

The subject parcel and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of neighborhood character. Due to location and topography, the subject property is not visible from Highway 1 and is not within the Critical Viewshed. Proposed colors and materials include a matte brown standing seam metal roof, natural tan stucco siding, with brown decking. In accordance with the Big Sur Coast LUP Policy 3.2.4.A.3 and CIP section 20.145.030.C.2.c, the proposed colors and materials give the general appearance of natural materials. Associated site improvements include a new driveway and paver motor court with natural stone veneer retaining walls to match the single-family dwelling, and a new metal picket fence to surround the property.

Biological Resources

A Biological Assessment was conducted by Thomson Wildlife Management to identify the presence or absence of environmentally sensitive habitat areas (ESHA) and biological resources. Two separate reconnaissance site visits were conducted at the project site on April 3 and June 19, 2024, with the purpose of observing plant communities and identifying potential special status species. The surveys yielded no results for special status species or actively nesting birds. The surveys were also conducted to identify ESHA. A mix of both Oak woodland and Redwood Forest habitats were observed within the parcel; however, the project site was identified to be approximately 120 feet from a dominant redwood forest habitat. Recommendations were included in the biological assessment to further reduce potential impacts to redwood trees. These measures include the following and shall be implemented through the County's standard conditions that require protective fencing around native trees, invasive species eradication, native landscaping, and placement of excavated materials shall only be deposited within approved staging locations. No impacts to ESHA would occur, and the project is designed to ensure the adjacent ESHA's long-term maintenance in accordance with Big Sur Coast Land Use Plan policies.

Geological Hazards

GIS records indicate that the Palo Colorado Fault and an unnamed fault are both within proximity of the proposed development. A Geotechnical Report was provided with the project application and identified that the project site is approximately 850 feet from the Palo Colorado Fault. The project site

is 400 feet from an unnamed fault; however, the unnamed fault is not active. Neither faults pose a threat to the proposed development. The Environmental Impact Report prepared for the subdivision that created the subject lot found that this property's geological and geotechnical conditions are suitable for development (**Exhibit C**). No significant changes have been observed on the site since the EIR. HCD - Environmental Services has reviewed the project application and found it acceptable.

Tree Removal

An Arborist Report (**Exhibit B**) identified three Coast live oak trees that would be impacted by this project. However, only two of these trees are protected under the BSC LUP due to their size being equal to or greater than 12 inches in diameter. Tree #1 is a 21-inch Oak that is senescing and in poor condition. This tree is adjacent to the proposed ADU, within the exterior patio area. Tree #2 is a 10-inch Oak and has been assessed as being in poor physiological health and structural condition. Tree #2 is within the footprint of the ADU. Tree #3 is a 12-inch Oak and is in generally fair health; however, the tree is located directly adjacent to the proposed development footprint and would be impacted during construction. The removal of trees does not impact visual resources. There are no landmark trees proposed for removal. In accordance with CIP section 20.145.060.A.1 and Monterey County Code Title 20 section 20.70.025, a Coastal Development Permit is required for the proposed tree removal. The Arborist Report recommends a one-to-one replacement ratio for a total of three trees to be replanted. Standard conditions of approval have been applied to ensure the protection of nearby native trees, replanting efforts, and tree removal timing.

OTHER AGENCY INVOLVEMENT

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

HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
CalFire Big Sur (Fire Protection District)

LAND USE ADVISORY COMMITTEE

Based on the Land Use Advisory Committee (LUAC) procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project requires Design Approval subject to review by the Zoning Administrator. The project was referred to the Big Sur Coast LUAC for review and scheduled for a duly noticed LUAC meeting on May 27, 2025. The LUAC voted 5-0 to support the project with the recommendation to use a darker color for the ADU, as it may blend in better with the landscaping of the area. Rather than matching the existing light tan of the residence, the ADU includes a darker tan exterior color per the LUAC's recommendation.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

California Environmental Quality Act Guidelines Section 15303, categorically exempts new construction of residential accessory structures within a residential zoned area. Accordingly, the proposed project qualifies for a Class 3 Categorical Exemption, and none of the exceptions listed in Section 15300.2 apply in this case.

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

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans, Floor Plans and Elevations
- Colors and Materials
Exhibit B - Arborist Report
Exhibit C - EIR Geology Excerpt
Exhibit D - Big Sur Coast LUAC Meeting Minutes
Exhibit E - Vicinity Map

cc: Front Counter Copy; CalFire Big Sur; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Hya Honorato, Planner; Jacqueline M. Nickerson, AICP, Principal Planner; John Hain and Jennifer Allen, Property Owners; Chris Gourlay, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN240042

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:
HAIN JOHN R & JENNIFER L ALLEN TRS (PLN240042)

RESOLUTION NO. 25-

Resolution by the County of Monterey Zoning Administrator:

1) Finding that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303 and that none of the exceptions set forth in CEQA Guidelines section 15300.2 apply; and
2) Approving a Combined Development Permit consisting of:
   a. Coastal Administrative Permit and Design Approval to allow the construction of a 1,200 square foot accessory dwelling unit and associated site improvements including a septic system; and
   b. Coastal Development Permit to allow the removal of two Coast live oak trees.

[PLN240042 HAIN JOHN R & JENNIFER L ALLEN TRS, 38042 PALO COLORADO ROAD, CARMEL, BIG SUR COAST LAND USE PLAN, COASTAL ZONE (APN: 418-132-005-000)]

The HAIN JOHN R & JENNIFER L ALLEN TRS application (PLN240042) came on for a public hearing before the County of Monterey Zoning Administrator on November 13, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Zoning Administrator finds and decides as follows:

FINDINGS

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

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 1982 Monterey County General Plan;
- Big Sur Coast Land Use Plan (LUP);
- Monterey County Coastal Implementation Plan (CIP), Part 3; and
- 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) The project involves the construction of a 1,200 square foot accessory dwelling unit on a developed parcel that includes an existing 3,950 square foot single-family dwelling with a detached garage. Site improvements include a new septic system and the removal of three Coast live oak trees.

c) Allowed Use. The property is located at 38042 Palo Colorado Road, Carmel (Assessor's Parcel Number [APN]: 418-132-005-000), within the Big Sur Coast Land Use Plan (BSCLUP). The parcel is zoned as Rural Density Residential, 40 acres per unit with a Design Control zoning overlay district in the coastal zone [RDR/40-D(CZ)], which allows an accessory dwelling unit, subject to the granting of a Coastal Development Permit and Design Approval. Therefore, the project is an allowed land use for this site. Consistent with the Big Sur Coast Land Use Plan (LUP) Policy 5.4.2.13, CIP section 20.145.060.A.1, and Title 20 section 20.70.025, a Coastal Development Permit has been applied to this project for the removal of three Coast live oak trees.

d) Lot Legality. The parcel is shown in its present size (70.01 acres) and configuration as Lot 5 in the Record of Survey, recorded in Volume 18 Cities & Towns, page 92, that was recorded to reflect an approved Lot Line Adjustment between 10 lots (Minor Subdivision Committee Resolution No. 92-67). Therefore, the County recognizes this parcel as a legal lot of record.

e) Development Standards. The development standards for RDR zoning district are identified in Title 20 section 20.14.060.C.1. The required habitable accessory structure setbacks for the subject property are 50 feet (front) and six feet (side and rear). As proposed, the ADU meets all of these setbacks. The maximum allowed height is 15 feet above average natural grade, while the proposed ADU height is 15 feet above average natural grade. The property is 3,051,595.8 square feet (70.01 acres), and the maximum allowable building site coverage is 25% (762,899 square feet) while the proposed coverage is 0.19% (5,750 square feet).

f) Design. The subject parcel and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of neighborhood character. The neighborhood is a mixture of various massing and architectural styles. The ADU utilizes the County of Monterey's Pre-Approved Santa Lucia ADU design. The Big Sur Coast Land Use Advisory Committee (LUAC) voted unanimously to recommend the project for approval to the Zoning Administrator (see Finding 1, Evidence "j") with the recommendation to use a darker exterior color to help the ADU blend into the natural landscape of the area. The Owner incorporated this recommendation into their plans. In accordance with the LUP Policy 3.2.4.A.3 and CIP section 20.145.030.C.2.c, the colors and materials give the general appearance of natural materials and include a matte

brown standing seam metal roof, natural tan stucco siding, with brown decking. Associated site improvements include a new driveway and paver motor court with natural stone veneer retaining walls to match the single-family dwelling, and a new metal picket fence to surround the property. Due to the distance, topography, vegetation, and intervening development, the project would not be visible from the scenic highway. The proposed tree removal will not negatively impact visual resources. As proposed, the project is compatible with the neighborhood and assures visual resource protection.

g) Biological Resources. Consistent with the applicable goals and policies of the BSC LUP; CIP; and Title 20, a biological assessment (County of Monterey Library No. LIB250008 – see Finding 2, Evidence "b") was submitted. Two reconnaissance site visits were conducted at the project site on April 3, 2024 and June 19, 2024, with the purpose of observing plant communities and identifying potential special status species. The surveys yielded no results for special status species or actively nesting birds. The surveys were also conducted to identify habitat areas, and a mix of both Oak woodland and Redwood Forest habitats were observed within the area. Pursuant to CIP section 20.145.040.C.1.h, residential development shall minimize impacts to redwood trees, including impacts from soil compaction and other solid and root disturbances. The biological assessment identified a dominant redwood forest habitat located approximately 120 feet south of the proposed development with a few staggered redwood trees located within proximity of the proposed development. While the proposed development includes the removal of three Coast live oak trees (see Finding 1, Evidence "i"), the project does not include the removal of any redwood trees. Recommendations were included in the biological assessment to further reduce potential impacts to redwood trees. These measures include the following and shall be implemented through the County's standard conditions that require protective fencing around native trees, invasive species eradication, native landscaping, and placement of excavated materials shall only be deposited within approved staging locations. The proposed project will not adversely impact or affect the environment and is not known to occur within 100 feet of an Environmentally Sensitive Habitat Area. In accordance with the Migratory Bird Treaty Act, a pre-construction nesting survey will be required through the implementation of the County's standard condition. Therefore, the project is sited and designed to avoid impacts to sensitive habitats, will ensure long-term maintenance of nearby ESHA, and is consistent with LUP Policies 3.3.2.7 and 3.3.A.10.

h) Cultural Resources. The project site is in an area identified in County Records as having a moderate archaeological sensitivity. Pursuant to the CIP Policy 20.145.120.B, an archaeological report is not required since the proposed development does not require environmental review. The report concluded that there is no background or surface evidence of potentially significant archaeological resources, and that potential impacts to archaeological resources are not anticipated from the proposed project. The potential for inadvertent impacts to cultural

resources is limited and will be controlled by application of the County's standard condition, which requires the contractor to stop work if previously unidentified resources are discovered during construction.

i) Tree Removal/Protection. The project, as proposed, includes the removal of three Coast live oak trees. Pursuant to BSC LUP Policy 5.4.2.13, CIP section 20.145.060.A.1 and Title 20 section 20.70.025, a Coastal Development permit is required for the removal of native trees. Therefore, the tree removal of 3 Coast live oak trees is subject to the granting of a Coastal Development Permit. The project meets the required findings to allow the removal of 3 trees, as demonstrated in Finding No. 5 and supporting Evidence.

j) Land Use Advisory Committee Review. Based on the Land Use Advisory Committee (LUAC) procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project requires Design Approval subject to review by the Zoning Administrator. The project was referred to the Big Sur Coast LUAC for review and scheduled for a duly noticed LUAC meeting on May 27, 2025. The LUAC voted 5-0 to support the project with the recommendation to use a darker color for the ADU, as it may blend in better with the landscaping of the area. Rather than matching the existing light tan of the residence, the ADU includes a darker tan exterior color per the LUACs recommendation.

k) The project planner conducted a site inspection on May 27,2025 to verify that the project on the subject parcel conforms to the plans listed above.

l) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240042.

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

EVIDENCE:

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

b) Staff identified potential impacts to biological resources, and native trees. The following reports have been prepared:
- "Arborist Report" (LIB250077) prepared by Thompson Wildlife Management, Monterey, CA, July 31, 2024.
- "Biological Assessment" (LIB250008) prepared by Fred Ballerini, Pacific Grove, CA, August 29, 2024.
- "Geotechnical Report" (LIB250014) prepared by Butano Geotechnical Engineering, Inc., Watsonville, CA, May 17, 2024.

County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.

c) Staff conducted a site inspection on May 27, 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 County of Monterey HCD-Planning found in Project File PLN240108.

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

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

b) Environmental Health Bureau (EHB) staff reviewed the project application and did not require any conditions. The site is served by an existing well located on the parcel that currently serves the main dwelling and will also provide water for the ADU. This well (Rocky Creek Ranch WS #2) produces 13.3 gallons per minute and meets both EHB and State Water quality and quantity requirements.

c) The project proposes a septic system and leach pits to service the proposed ADU. EHB has reviewed the preliminary onsite wastewater treatment system (OWTS) plans and the Geotechnical and Percolation Report (see Finding 2, Evidence "b") prepared by Soil Surveys Group and found them appropriate. EHB confirmed that the setbacks are met between the proposed OWTS and the well location.

d) Geologic Faulting. In accordance with the CIP section 20.145.080.A.1.b.4, a geologic report shall be required if the project site is in any area of known or suspected geologic hazards. The GIS records show that the Palo Colorado Fault and an unnamed fault are both within 660 feet of the proposed development. A Geotechnical Report (County of Monterey LIB250014 – see Finding 2, Evidence "b") confirmed that the proposed development is 850 feet from the active Palo Colorado fault and 400 feet from an unnamed fault that is not active, and neither faults pose a threat to the proposed development. Furthermore, the Rocky Creek Ranch subdivision EIR found Lot 5's geotechnical and geological conditions suitable for development. No significant changes have been observed on the site since the Environmental Impact Report.

e) Staff conducted a site inspection on May 27, 2025 to verify that the site is suitable for this use.

f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240042.

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 HCD-Building Services records and is not aware of any violations existing on subject property.

b) Staff conducted a site inspection on May 27, 2025 and researched County records to assess if any violation exists on the subject property.

c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240042.

5. FINDING: **TREE REMOVAL -** The subject project minimizes tree removal in accordance with the applicable goals and policies of the Big Sur Coast Land Use Plan (LUP) and the associated Big Sur Coastal Implementation Plan (CIP), Part 3.

EVIDENCE:

a) The project includes application for the removal of three Coast live oak trees. In accordance with BSC LUP Policy 5.4.2.13, CIP section 20.145.060.A.1 and Title 20 section 20.70.025, a Coastal Development permit is required.

b) An arborist report (County of Monterey Library No. LIB250007 – see Finding 2, Evidence "b") identified three Coast live oak trees proposed for removal. However, only two of these trees are protected under the BSC LUP due to their size being equal or greater than 12 inches in diameter. Tree #1 is a 21-inch Oak that is senescing and in poor condition. This tree is adjacent to the proposed ADU, within the exterior patio area. Tree #2 is a 10-inch Oak and has been assessed as being in poor physiological health and structural condition. Tree #2 is within the footprint of the ADU. Tree #3 is a 12-inch Oak and is in generally fair health; however, the tree is located directly adjacent to the proposed development footprint and would be impacted during construction. There are no landmark native trees proposed for removal in accordance with BSC CIP section 20.145.060.D. The parcel is not within the public viewshed and is not visible from Highway 1. The removal of the trees will not impact visual resources. Therefore, a discretionary permit is required for the removal of Trees #1 and #3. The Arborist Report recommends a one-to-one replacement ratio for a total of 3 trees to be replanted using 5 to 15 gallon containers and shall be implemented through the County's standard condition.

c) The subject lot is heavily forested and steeply sloped. There is no alternative location along Bixby Creek Road that would avoid tree removal. In this case, the ADU is sited to avoid slopes in excess of 30% and minimizes tree removal.

d) Staff conducted a site inspection on May 27, 2025 and confirmed tree removal is necessary given the constraints of the property.

e) 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 PLN240042.

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

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines Section 15303, categorically exempts new construction of residential accessory structures within a residential zoned area.

b) The proposed project involves the construction of an accessory structure to a single family dwelling within a residentially zoned area. Therefore, the project qualified for a Class 3 Categorical Exemption.

c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. The project location is not within a sensitive environment. There is no cumulative impact within any prior successive projects of the same type in the same place over time and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site. The proposed project will not be visible from any scenic corridor. (see Finding 1, Evidence "f"). No known historical resources exist on the property.

d) No adverse environmental effects were identified during staff review of the development application during a site visit on May 27, 2025.

e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240042.

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

EVIDENCE:

a) Board of Supervisors. Pursuant to Title 20, section 20.86.030, the project is subject to appeal to the Board of Supervisors.

b) California Coastal Commission. Pursuant to section 20.86.080.A.3 of Title 20, the project is subject to appeal by/to the California Coastal Commission because the project includes a conditionally allowed use (tree removal).

DECISION

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

1. Find that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303 and that none of the exceptions set forth in Guidelines section 15300.2 apply; and
2. Approve Combined Development Permit consisting of:
    a. Coastal Administrative Permit and Design Approval to allow the construction of a 1,200 square foot accessory dwelling unit and associated site improvements including a septic system; and

b. Coastal Development Permit to allow the removal of two Coast live oak trees. All of which are in general conformance with the attached sketch and subject to the attached conditions**,** all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 13th day of November, 2025.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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

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

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

NOTES

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

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

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

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

County of Monterey HCD Planning

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

PLN240042

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit includes a 1) Coastal Development Permit and Design Approval to allow the construction of a 1,200 square foot accessory dwelling unit and associated site improvements including new septic system; and 2) Coastal Development Permit to allow the removal of two Coast Live Oak trees. The property is located at 38042 Palo Colorado Road, Carmel (Assessor's Parcel Number 418-132-005-000), Big Sur Coast 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 County of Monterey Zoning Administrator for Assessor's Parcel Number 418-312-005-000 on November 13, 2025. The permit was granted subject to 11 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

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

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

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

4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

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

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

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. 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.

7. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

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

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

8. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

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

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

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of HCD - Planning. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be reviewed and approved by a qualified biologist and implement the recommendation of Fred Ballerini's August 29, 2024 Biological Assessment. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

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

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

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

10. PD055 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Planning

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

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

(HCD - Planning)

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of a construction permit, the Owner/Applicant/Contractor shall prepare and submit a CMP meeting the requirements of this condition to HCD-Planning and HCD-Engineering Services for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase yes, they of the project.

11. PD014(C) - LIGHTING-EXTERIOR LIGHTING PLAN (BIG SUR)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure:

All exterior lighting shall be unobtrusive, down-lit, compatible with the local area, and constructed or located so that only intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible from critical viewshed viewing areas as defined in Section 20.145.020.V, are prohibited. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to the issuance of building permits.
(HCD - Planning)

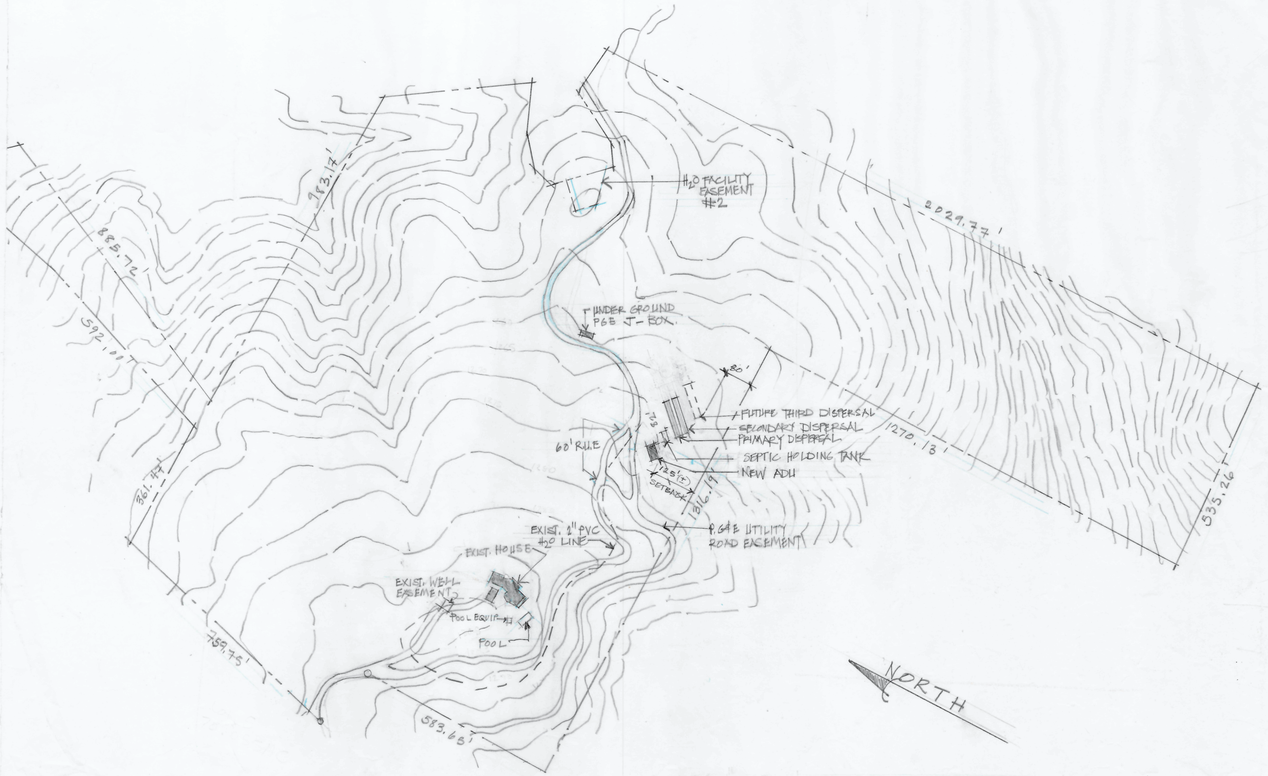
Compliance or Monitoring Action to be Performed:

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

Prior to final/occupancy, staff shall conduct a site visit to ensure that the lighting has been installed according to the approved plan.

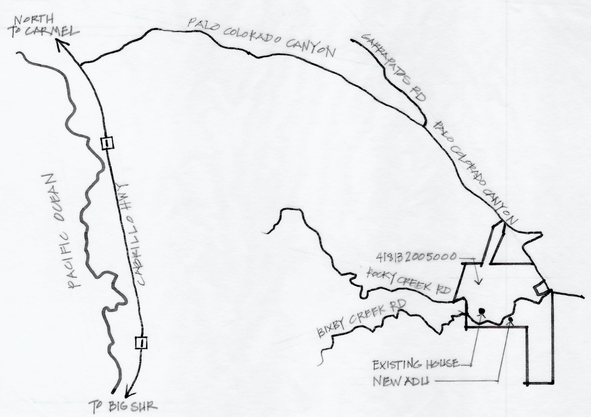
On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

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1 SITE PLAN

1" = 200'



2 VICINITY MAP

NO SCALE

PROJECT INFORMATION

SUBJECT PROPERTY ADDRESS:	38042 PALO COLORADO RD CARMEL, CA 93923
PROJECT NAME:	ALLEN/HAIN ADU
APN:	418-132-005
PARCEL SIZE:	71.093880 ACRES
COMMUNITY:	PALO COLORADO
ZONING:	RDR/40-D(CZ) RDR/40-D(CZ)
DENSITY:	40/A/U
OWNERS:	JENNIFER ALLEN AND JOHN HAIN 38042 PALO COLORADO RD CARMEL, CA 93923 (831)277-9348 (831)277-1573 boneknowing@gmail.com johnhain49@gmail.com
PROJECT MANAGER:	CRHOUSE INC, DESIGN/BUILD CATALINA SZALAY (831)236-9367 crhouse@comcast.net
PROJECT ON-SITE COORDINATOR:	CHRIS GOURLAY (248)207-3764 chrisg.lay@gmail.com
FUEL MANAGEMENT PLAN:	CENTRAL COASTLAND MANAGEMENT BENJAMIN R. EICHORN CEO, WILDFIRE MITIGATION SPECIALIST P.O. BOX 222967 CARMEL, CA 93922 (831)224-4442
TOPOGRAPHIC MAP :	RASMUSSEN LAND SURVEYING, INC 2150 GARDEN ROAD, SUITE A-3 MONTEREY, CA 93940 (831)375-7240
GEOLOGICAL REPORT/ GEOTECHNICAL REPORT	BUTANO GEOTECHNICAL ENGINEERING, INC 404 WESTRIDGE DRIVE,WATSONVILLE, CA 95076 (831)724-2612 WWW.BUTANOGEOTECH.COM
TREE ASSESSMENT/ TREE RESOURCE ANALYSIS/ FOREST MANAGEMENT PLAN	THOMPSON WILDLAND MANAGEMENT tele: (831)372-3796 cell: (831)277-1419 rob@wildlandmanagement.com
BIOLOGICAL ASSESSMENT	FRED BALLERINI tele: (831)333-9009 fred@fredballerini.com

PROJECT DATA SUMMARY

Parcel Size:	71.093880 Acres
Zoning:	RDR/40-D(CZ) WSC/40-D(CZ)
General Plan Land Use:	Residential
Existing Main Residence SF:	3,950 SF
Existing Garage:	600 SF
Total Existing Lot Coverage:	4,550 SF
New ADU SF:	1,200 SF
Total Lot Coverage SF:	5,720 SF
Lot Coverage Percentage:	.01%

Height of Structure above average natural grade: 101'-0" max

SCOPE OF WORK

-New Monterey County Pre-Designed ADU, Santa Lucia Modern, 1,200 sf
-New Septic and leach field, New deck and d.g. patio.

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REVISIONS

CRHOUSE
DESIGN • BUILD
25415 ARRIBA DEL MUNDO • CARMEL CA 93923 • (831)236-9367

Jennifer Allen and John Hain
38042 Palo Colorado Road
Carmel, CA 93923
APN: 418-132-005

DATE: 07/07/2025
SCALE: —
DRAWN BY: CS
SHEET #
A-1

Map Information:

Vertical Datum: Assumed.
Site Benchmark: Control Point #1 as shown hereon. Elevation = 100.00'

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.

Boundary Legend
A.G.S.- above ground surface
A.S.O. - as shown on
BC - brass cap or begin curve
COR - corner
CP - control point
CTL - CONTROL
DOC. - document
ENG/ENGR - engineer
FD/FND - found
I.P. - iron pipe
L&T - lead & tag
LS - land surveyor
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
PP - plastic plug
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
BLD/BLDG - building
CL - centerline
CLM - column
CONC - concrete
D - dirt
DG - decomposed granite
DW - driveway
EA - exposed aggregate concrete
EP - edge of paving
GB - grade break
GVL - gravel
NG - natural grade
RD - road
WLK - sidewalk

Utility Legend
CATV - cable tv
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
JP - joint utility pole
PB - utility pull box
PB-? - unmarked pull box
PF-PIN FLAG
PM - paint mark
PP - power pole
SCO - sewer clean out
SDMH - storm drain manhole
SSMH - sanitary sewer manhole
TELCO - telephone
UP - utility pole
UTIL - utility
VLT - vault
WD-wood
WM - water meter
WV - water valve

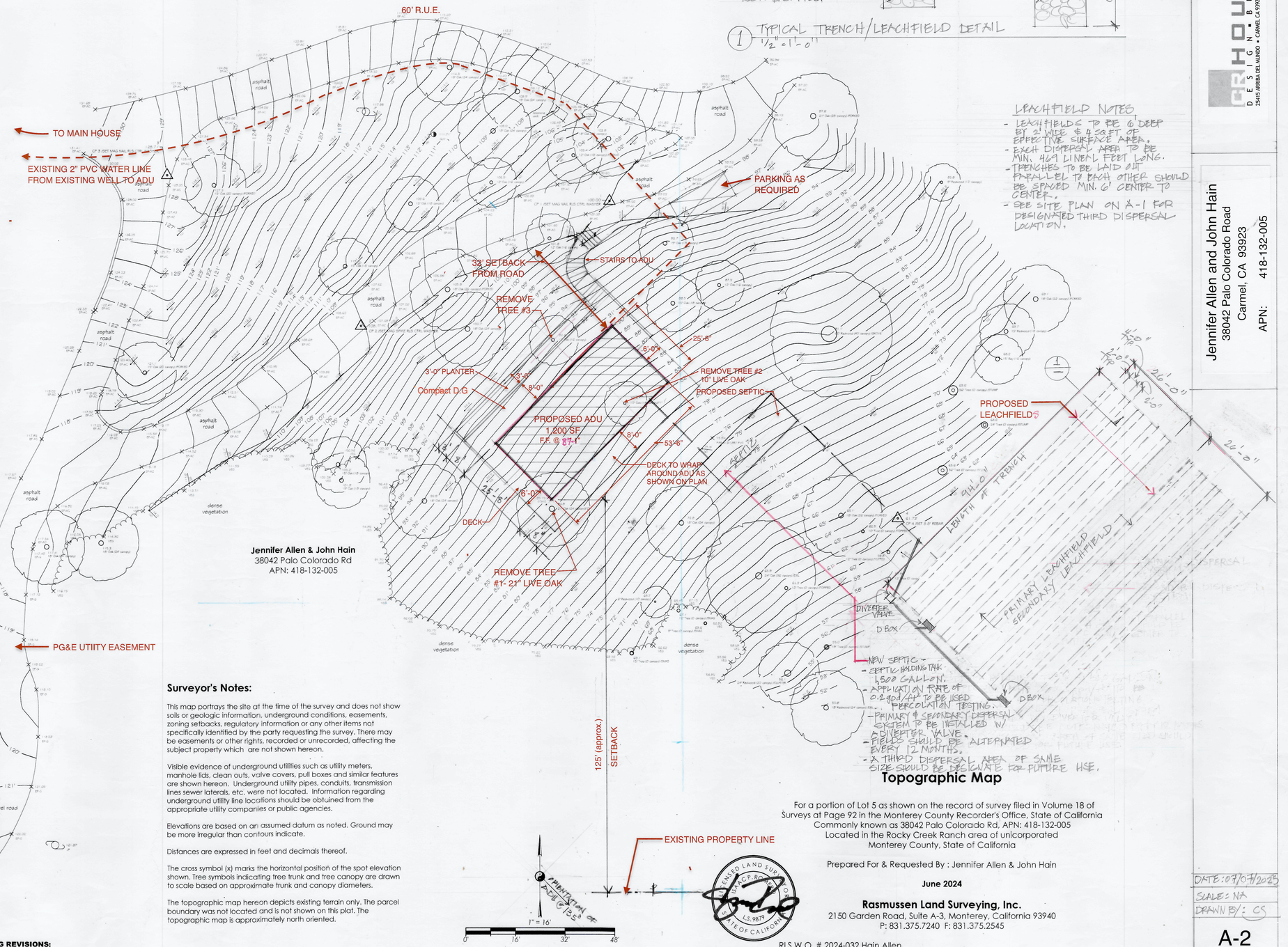
301.26' — 36" Cyp. (40' canopy) /3-5" trunks — Typical tree notation. Indicates an elevation of 301.26' at the trunk of a cypress tree with a 36" trunk diameter (inner circle) and a 40' diameter canopy (outer tree symbol). Multi-trunk trees denoted with an overall trunk diameter with clarifying notes following / symbol.

0.00 FES-CONC — Finished surface elevation

0.00 NG — Natural grade elevation

- 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

DRAWING REVISIONS:
June 2024 - Original Survey



Jennifer Allen & John Hain
38042 Palo Colorado Rd
APN: 418-132-005

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.

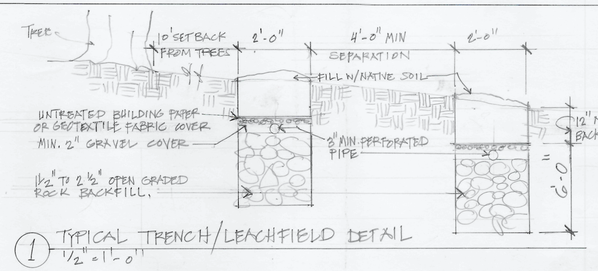
Visible evidence of underground utilities such as utility meters, manhole lids, clean outs, valve covers, pull boxes and similar features are shown hereon. Underground utility pipes, conduits, transmission lines sewer laterals, etc. were not located. Information regarding underground utility line locations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

The topographic map hereon depicts existing terrain only. The parcel boundary was not located and is not shown on this plat. The topographic map is approximately north oriented.



1 TYPICAL TRENCH/LEACHFIELD DETAIL
1/2" = 1'-0"

LEACHFIELD NOTES

- LEACHFIELDS TO BE 6' DEEP BY 2' WIDE & 4 SQ FT OF EFFECTIVE SURFACE AREA.
- EACH DISPERSAL AREA TO BE MIN. 409 LINEAL FEET LONG.
- TRENCHES TO BE LAID OUT PARALLEL TO EACH OTHER SHOULD BE SPACED MIN. 6' CENTER TO CENTER.
- SEE SITE PLAN ON A-1 FOR DESIGNATED THIRD DISPERSAL LOCATION.

Topographic Map

For a portion of Lot 5 as shown on the record of survey filed in Volume 18 of Surveys at Page 92 in the Monterey County Recorder's Office, State of California
Commonly known as 38042 Palo Colorado Rd, APN: 418-132-005
Located in the Rocky Creek Ranch area of unincorporated Monterey County, State of California

Prepared For & Requested By : Jennifer Allen & John Hain

June 2024

Rasmussen Land Surveying, Inc.
2150 Garden Road, Suite A-3, Monterey, California 93940
P: 831.375.7240 F: 831.375.2545

RLS W.O. # 2024-032 Hain Allen

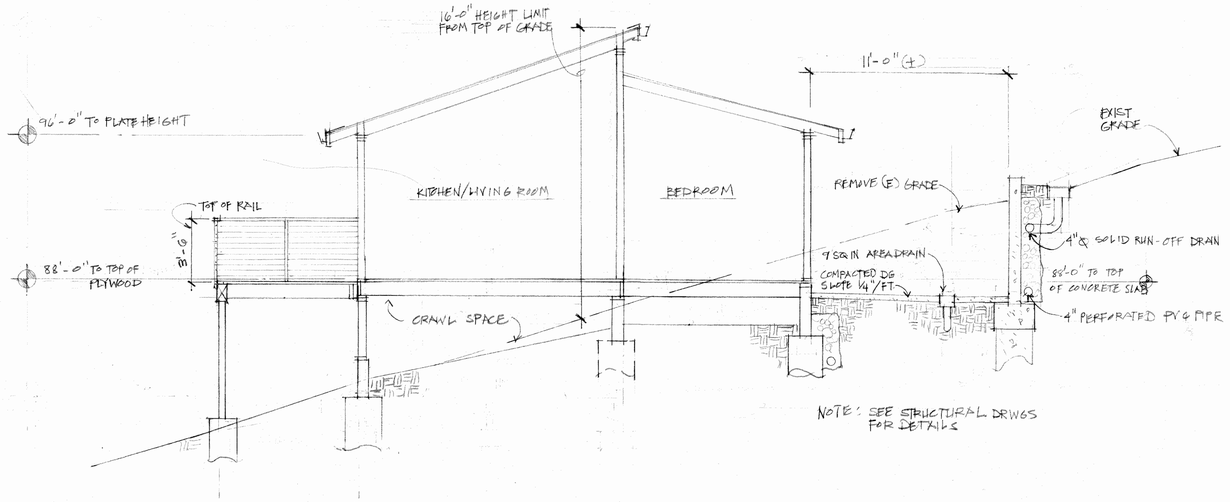
REVISIONS

GRHOUSE
DESIGN. BUILD
25415 ARRIBA DEL MUNDO • CARMEL CA 93923 • (831)236-9367

Jennifer Allen and John Hain
38042 Palo Colorado Road
Carmel, CA 93923
APN: 418-132-005

DATE: 07/07/2025
SCALE: NA
DRAWN BY: CS

A-2



1 SECTION - ADU LUCIA 3 BEDROOM DESIGN

1/4"=1'-0"

REVISIONS

BERHOUSE DESIGN BUILD
25415 ARROBA DEL MUNDO • CARMEL CA 93923 • (831)236-9367

Jennifer Allen and John Hain
38042 Palo Colorado Road
Carmel, CA 93923
APN: 418-132-005

DATE: 12/13/2024
SCALE: 1/4"=1'-0"
DRAWN BY: CS
SHEET NO:
A-3

MONTEREY COUNTY PRE-DESIGNED ADU

PERMIT APPLICATION SET

MONTEREY COUNTY PRE-DESIGNED ADU PROGRAM

In an effort to streamline the ADU-building process, Monterey County has developed three Pre-Designed ADU plans, made available to homeowners for their use. In order for a building permit to be issued, these pre-designed plans shall be submitted to the Department of Housing and Community Development for each project, and are subject to the typical review process.

The program includes three floorplans and two exterior architectural styles- "Santa Lucia Modern" and "Ventana Ranch". Floorplans available are: One Bedroom ADU (515 GSF), Two Bedroom ADU (749 GSF), and Three Bedroom ADU (1200 GSF), which includes the option to omit a second bathroom in favor of small office/den in the same space.

Foundations for each ADU are designed as typical slab on grade with monolithic footings per CRC/CBC presumptive soils values. Any project site that does not meet the conditions described will need to seek a soils report for their individual site and develop a custom foundation plan.

This program was funded using an SB2 Planning Grant, which provides funding and technical assistance to help local jurisdictions prepare, adopt, and implement plans and process improvements that streamline housing approvals and accelerate housing production.

HOW TO USE THIS PLAN SET

Included within this plan set are a range of pre-designed architectural styles and exterior materials options, allowing Monterey County homeowners to customize their ADU to best fit their needs.

This plan set is considered "Pre-Designed" and does not include unique project or property-specific information. This plan set is intended to be used as-designed, without modification.

To complete the drawing set, project-specific information must be provided by the property owner/applicant. All applicant-provided information will be entered on Sheets G0.0 and G0.1.

In order to receive a building permit, applicants will need to submit a full application for review by the Planning and Building Departments. This will include the Pre-Designed ADU Plan Set, an Administrative Permit Application, a Building Permit Application, and any other supplementary application materials that may be required based on their specific property and project. Refer to the County of Monterey Department of Housing and Community Development for your specific project requirements.

The Architectural and Electrical Plans for each exterior design style are self-contained within their own sheets. The contractor will reference the sheets for the chosen exterior option during construction. Reference the Project Checklist on Sheet G0.0 for specific direction.

The Structural Plans, Architectural Details, Architectural Schedules (door, window, and fixture), Mechanical Plans, and Plumbing Plans are shared across exterior design styles and are contained on specific sheets for these purposes. These sheets will be referenced for all projects.

HOW TO ENTER PROJECT-SPECIFIC INFORMATION and APPLY FOR YOUR BUILDING PERMIT

1. Enter PROJECT INFORMATION and a VICINTY MAP in the space provided on Sheet G0.0.
2. Review the drawing set and choose your architectural/exterior design style. Mark your selected options on the PROJECT CHECKLIST on Sheet G0.0.
3. Create your site plan showing where your ADU will be located on your property. Detailed instructions and space for your site plan are provided on Sheet G0.1.
4. Submit your application using the instructions on the County of Monterey website.
5. A County of Monterey employee will contact you to discuss fees and project specifics.

ADDITIONAL REQUIREMENTS

PLANNING DEPARTMENT

PROPERTIES SERVED BY SEPTIC SYSTEM
PROPERTIES WITHIN COASTAL ZONE

BUILDING DEPARTMENT

PROPERTIES REQUIRING SOILS REPORT
PROPERTIES REQUIRING CUSTOM-ENGINEERED FOUNDATION

PROJECT DIRECTORY

ARCHITECT	STRUCTURAL ENGINEER	MECH/PLUMBING ENGINEER
WORKBENCH 189 Walnut Avenue Santa Cruz, CA 95060 831.227.2217 info@workbenchbuilt.com	CM TAYLOR STRUCTURAL ENGINEERING, INC 4245 Capitola Rd, Suite #204 Capitola, CA 95010 831.854.2484 contact@cmtaylorse.com	ZAL ENGINEERING 99 Pacific St, Suite #375G Monterey, CA 93940 831.641.7739 contact@zalengineering.com

PROJECT INFORMATION

OWNER/APPLICANT: ENTER INFORMATION IN THE PROVIDED SPACE

PARCEL INFORMATION		
APN	**418-132-005**	
STREET ADDRESS	**38042 Palo Colorado Rd**	
CITY, STATE, ZIP	**Carmel, CA 93923**	
LOT SIZE (in SF)	**71.093880 Acres**	
PRIMARY DWELLING SIZE	**3,950 SF**	*The size of the existing primary dwelling in Square Feet*
DETACHED GARAGE SIZE	**600 SF**	*The size of existing detached garage or other accessory structure in Square Feet. If none exists, enter 0.*
PROPOSED ADU SIZE	**1,200 SF**	
PARCEL WITHIN COASTAL ZONE?	[X] YES [ ] NO	*Parcels located within the Coastal Zone must include the Coastal Development Permit in the Master Application*
PARCEL WITHIN FEMA FLOOD HAZARD ZONE?	[ ] YES [X] NO	
PROJECT INFORMATION		
OCCUPANCY GROUP - R3	TYPE OF CONSTRUCTION - STANDARD/TYPE V-B	
MAIN RESIDENCE HAS FIRE SPRINKLERS	[ ] YES [ ] NO	
PROPERTY OWNER		
NAME	**Jennifer Allen & John Hain**	
ADDRESS	**38042 Palo Colorado rd**	
CITY, STATE, ZIP	**Carmel, CA 93923**	
PHONE/EMAIL	(831)277-9348 /(831)277-1573	johnhain49@gmail.com boneknowing@gmail.com
PROJECT CONTRACTOR		
NAME	**Brendan Wahl, B Wahl Construction**	
ADDRESS	**46200 Pfeiffer Ridge**	
CITY, STATE, ZIP	**Big Sur, CA 93923**	
PHONE/EMAIL	**(831)915-4004**	

PROJECT CHECKLIST

CLEARLY MARK THE BOX FOR EACH SELECTION

ARCHITECTURAL STYLE (SELECT ONE, ALONG WITH SUB-SELECTIONS)

[X] SANTA LUCIA MODERN
- [X] STUCCO FINISH EXTERIOR
- [ ] VERTICAL FIBER CEMENT SIDING
- [ ] STANDING SEAM METAL ROOF
- [X] CORRUGATED METAL ROOF
- [ ] ASPHALT SHINGLE ROOF

For this option, use the listed sheets and details:
Architectural: A1.0, A1.1, A 1.2, A1.3, A4.0, A5.0, A5.1, A5.2, A5.3
Wall Assembly Details: A5.0 - TYPE E1
Structural: S0.0, S0.1, S1.0M, S2.0, S2.1, S2.2
Mechanical/Plumbing: MP0.1, MP0.2, MP2.1
Title24: Select for style and climate zone

[ ] VENTANA RANCH
- [ ] FIBER CEMENT LAP SIDING
- [ ] FIBER CEMENT BOARD AND BATTEN SIDING
- [ ] STANDING SEAM METAL ROOF
- [ ] CORRUGATED METAL ROOF
- [ ] ASPHALT SHINGLE ROOF

For this option, use the listed sheets and details:
Architectural: A2.0, A2.1, A2.2, A2.D, A4.0, A5.0, A5.1, A5.2, A5.3
Wall Assembly Details: A5.0 - TYPES E3, E4
Structural: S0.0, S0.1, S1.0G. S2.0, S2.1, S2.2
Mechanical/Plumbing: MP0.1, MP0.2, MP2.2
Title24: Select for style and climate zone

INTERIOR OPTIONS (SELECT CHOICES, IF OPTION IS DESIRED)

[ ] REPLACE BATH #1 WITH DEN/OFFICE ALCOVE	*Requires foundation and framing coordination. See floorplan for location.*
[ ] OPTIONAL CURBLESS SHOWER	*Requires foundation coordination. See detail 4/A5.2.*

CODE COMPLIANCE (CHECK IF APPLICABLE)

[ ] EXT. WALL WITHIN 0-5' OF PROPERTY LINE	Within 0'-5' of Property Line, the wall assembly shall be 1-Hour Rated. Within 3'-5' of the Property Line, the area of openings shall be limited to 25% of the wall area. Within 0'-3' of the Property Line, all exterior openings shall be omitted.
[ ] EXT. WALL WITHIN 0-3' OF PROPERTY LINE	

SITE PLAN (REQUIRED)

[X] OWNER PROVIDED SITE PLAN COMPLETE	*Complete Sheet G0.1, Owner-Provided Site Plan*

SCOPE OF WORK

CONSTRUCTION OF A NEW, DETACHED 1,200 GROSS SQUARE FOOT (GSF) ACCESSORY DWELLING UNIT (ADU) ON THE SUBJECT PARCEL. ADU CONSISTS OF THREE BEDROOMS, TWO FULL BATHROOMS, KITCHEN/GREAT ROOM, AND LAUNDRY ROOM. BATH #1 AND ADJ. CLOSET MAY BE OMITTED AND REPLACED WITH A SMALL DEN AT THE SAME LOCATION, ACCESSED FROM GREAT ROOM. REFER TO PROJECT CHECKLIST FOR SELECTED OPTIONS.

VICINITY MAP

NOT TO SCALE

INSERT MAP SHOWING VICINITY OF PROJECT HERE, INCLUDING NEARBY STREETS

SEE A-1 FOR VICINITY MAP

MEDITERRANEAN MODERN EXTERIOR - PERSPECTIVE VIEW



RANCHVIEW CABIN EXTERIOR - PERSPECTIVE VIEW



DRAWING INDEX

CHECK BOXES FOR THE OPTIONS SELECTED ON THE PROJECT CHECKLIST

GENERAL SHEETS		
	G0.0	PROJECT INFORMATION - THREE BEDROOM
	G0.1	OWNER-PROVIDED SITE PLAN - THREE BEDROOM
	G1.0	GENERAL NOTES - THREE BEDROOM
	G2.0	CALGREEN REQUIREMENTS - THREE BEDROOM
	G2.1	CALGREEN REQUIREMENTS - THREE BEDROOM
ARCHITECTURAL		
[X]	A1.0	SANTA LUCIA MODERN - FLOORPLAN
[X]	A1.1	SANTA LUCIA MODERN - ELEVATIONS
[X]	A1.2	SANTA LUCIA MODERN - ROOF PLAN & SECTIONS
[X]	A1.3	SANTA LUCIA MODERN - ELECTRICAL PLAN & RCP
[ ]	A2.0	VENTANA RANCH - FLOORPLAN
[ ]	A2.1	VENTANA RANCH - ELEVATIONS
[ ]	A2.2	VENTANA RANCH - ROOF PLAN & SECTIONS
[ ]	A2.3	VENTANA RANCH - ELECTRICAL PLAN & RCP
	A4.0	SCHEDULES - THREE BEDROOM
	A5.0	EXTERIOR WALL ASSEMBLY DETAILS
	A5.1	EXTERIOR WALL ASSEMBLY DETAILS
	A5.2	EXTERIOR DETAILS
	A5.3	INTERIOR DETAILS & WALL PARTITIONS
STRUCTURAL		
	S0.0	STRUCTURAL NOTES
	S0.1	TYPICAL DETAILS
[ ]	S1.0G	RANCH - ROOF FRAMING & FOUNDATION PLAN
[X]	S1.0M	MODERN - ROOF FRAMING & FOUNDATION PLAN
	S2.0	FOUNDATION DETAILS
	S2.1	ROOF FRAMING DETAILS
	S2.2	ROOF FRAMING DETAILS (CONTINUED)
MECHANICAL AND PLUMBING		
	MP0.1	GENERAL NOTES - MECHANICAL/PLUMBING
	MP0.2	SCHEDULES
[X]	MP2.1	MODERN - MECHANICAL AND PLUMBING PLANS
[ ]	MP2.2	RANCH- MECHANICAL AND PLUMBING PLANS
ENERGY COMPLIANCE/TITLE 24		
[ ]	T24.17	TITLE 24 FORMS - MODERN - ZONE 3
[ ]	T24.18	TITLE 24 FORMS - MODERN - ZONE 3
[X]	T24.19	TITLE 24 FORMS - MODERN - ZONE 4
[X]	T24.20	TITLE 24 FORMS - MODERN - ZONE 4
[ ]	T24.21	TITLE 24 FORMS - RANCH - ZONE 3
[ ]	T24.22	TITLE 24 FORMS - RANCH - ZONE 3
[ ]	T24.23	TITLE 24 FORMS - RANCH - ZONE 4
[ ]	T24.24	TITLE 24 FORMS - RANCH - ZONE 4

DEFERRED SUBMITTALS

PHOTOVOLTAIC SYSTEM

FIRE SPRINKLERS (WHERE REQUIRED - REFER TO BUILDING DEPT.)

BUILDING CODES USED

1. 2022 California Building Code
2. 2022 California Residential Code
3. 2022 California Electrical Code
4. 2022 California Plumbing Code
5. 2022 California Mechanical Code
6. 2022 California Fire Code
7. 2022 California Green Building Standards Code
8. 2022 California Energy Efficiency Standards Code

workbench
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P: 831.227.2217

BY USING THESE PRE-DESIGNED ADU PLANS, THE RECIPIENT IS ACKNOWLEDGING ACCEPTANCE OF THE FOLLOWING CONDITIONS.

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED (THE PRE-DESIGNED ADU PLANS FOR THE COUNTY OF MONTEREY CALIFORNIA). USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. WORKBENCH AND/OR THE COUNTY OF MONTEREY SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS.

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3 THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND SUBJECT TO COPYRIGHT PROTECTION. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, THE RECIPIENT SHOULD NOT PROCEED BEYOND THIS DISCLAIMER.

MONTEREY COUNTY PRE-DESIGNED ADU

THREE BEDROOM

1200 GSF

LICENSED ARCHITECT
JAMILEH CANNON
C-33050
11/30/23
RENEWAL DATE
STATE OF CALIFORNIA

PRINT DATE XX.XX.XXXX

PROJECT INFORMATION - THREE BEDROOM

G0.0

SCALE : AS NOTED

4/27/2023 11:23:15 AM

HOMEOWNER PROVIDED SITE PLAN

INSERT A DIMENSIONED AND SCALED SITE PLAN FOR THE PROJECT PROPERTY INTO THE BLANK SPACE ON THIS SHEET. USE THE CHECKLIST BELOW TO ENSURE ALL REQUIRED INFORMATION IS INCLUDED.

FIRE RATING NOTES

WITHIN 3-5 FT OF PROPERTY LINE, THE WALL ASSEMBLY SHALL BE 1-HOUR RATED WITH THE AREA OF OPENINGS LIMITED TO 25% OF THE WALL AREA.

WITHIN 0-3 FT OF PROPERTY LINE, THE WALL ASSEMBLY SHALL BE 1-HOUR RATED AND ALL EXTERIOR OPENINGS MUST BE OMITTED.

REFERENCE A5.0 "FIRE RATING NOTES" FOR STANDARD 1-HR RATED WALL PER CBC TABLE 721.12, ITEM #15-1.12[a]

NOTE: SEE SHEET A-2 FOR SITE PLAN AND SEPTIC DESIGN

BUILDING HEIGHT - MONTEREY COUNTY

Building height maximum shall be 16'-0" above average natural grade. (the avg. grade height at all building corners). Contractor to verify prior to construction. Refer to Section 21.06.630 of the Monterey County Code of Ordinances.

SITE PLAN CHECKLIST

THE OWNER SHALL PROVIDE A DIMENSIONED AND SCALED SITE PLAN SHOWING THE BELOW INFORMATION. THIS CHECKLIST IS PROVIDED TO HELP GUIDE YOU THROUGH THE CREATION OF YOUR PROPERTY'S SITE PLAN.

SITE PLAN INFORMATION	EXPLANATION
☐ DRAWING SCALE	SITE PLAN SHOULD BE DRAWN TO A MEASURABLE SCALE (FOR EXAMPLE, 1/8" = 1' OR 1" = 10'). INCLUDE A LABEL WITH THIS INFORMATION ON THE SITE PLAN.
☐ PROPERTY LINES	SHOW OUTLINE OF PROPERTY USING DASHED LINE. DIMENSION EACH PROPERTY LINE WITH ITS RESPECTIVE LENGTH
☐ LABELED YARDS	LABEL FRONT, REAR, SIDE YARDS, WALKWAYS, DRIVEWAYS, AND PATIO/OUTDOOR HARDSCAPING AREAS USING TEXT. LABEL ANY PROPOSED NEW PATHWAYS, PARKING SPACES, OR ACCESS ROUTES TO THE NEW ADU
☐ SETBACKS OF EXISTING STRUCTURE AND NEW ADU FROM PROPERTY LINE - DIMENSIONED	"SETBACK" REFERS TO THE DISTANCE BETWEEN A BUILDING AND THE PROPERTY LINE OR BETWEEN TWO BUILDINGS. THE ADU SHOULD BE LOCATED 5'-0" FROM ANY SIDE/REAR PROPERTY LINES. IF THE EXTERIOR WALLS ARE FIRE RATED THE ADU MAY BE LOCATED 4'-0" FROM PROPERTY LINES. USING A DIMENSION LINE, INDICATE THE DISTANCE FROM THE ADU EXTERIOR WALLS TO THE PROPERTY LINE.
☐ EASEMENTS (IF SUCH EXIST)	"EASEMENT" REFERS TO A PROPERTY RIGHT HELD BY A PARTY THAT IS NOT OWNER OF THE PROPERTY. THIS COULD INCLUDE ITEMS SUCH AS A RIGHT-OF-WAY OR UTILITY COMPANY EASEMENT.
☐ LOCATION OF EXISTING UTILITIES AND PROPOSED NEW UTILITIES	NOTE AND LABEL THE LOCATION OF ANY UTILITY POLES, SEWER DRAINS/CLEANOUTS, ELECTRICAL PANELS, PHOTOVOLTAIC CONTROLS, AND GAS METERS/LINES WHICH EXIST ON THE PROPERTY OR ARE PROPOSED.
☐ LABELED STREETS	SITE PLAN SHOULD SHOW THE STREET EDGE WITH THE STREET NAME LABELED. LABEL EXISTING SIDEWALK AND CURBS, IF SUCH EXIST.
☐ PROPOSED LOCATION OF ADU ADDRESS NUMBERS	NOTE AND LABEL PROPOSED LOCATION OF ADU ADDRESS NUMBERS. NUMBERS SHALL BE VISIBLE FROM THE STREET, HIGH-CONTRAST, AND NO LESS THAN 4" IN HEIGHT. ADU WILL HAVE THE SAME ADDRESS NUMBER AS THE PRIMARY DWELLING, BUT BE DESIGNATED AS UNIT B.
☐ FOOTPRINT OF EXISTING BUILDINGS	"FOOTPRINT" REFERS TO THE OUTLINE OF A BUILDING. SHOW THE FOOTPRINT OF ALL EXISTING BUILDINGS/STRUCTURES AND ANY ATTACHED DECKS OR PORCHES.
☐ FOOTPRINT OF PROPOSED ADU	"FOOTPRINT" REFERS TO THE OUTLINE OF A BUILDING. SHOW THE PROPOSED LOCATION OF THE NEW ADU BY PLACING THE FOOTPRINT ON THE SITE PLAN WITH THE TEXT LABEL "PROPOSED ADU"
☐ DIMENSION SHOWING MINIMUM SEPARATION SPACE BETWEEN ADU AND EXISTING STRUCTURES	USING A DIMENSION LINE, INDICATE IN FEET AND INCHES THE DISTANCE BETWEEN THE ADU AND ANY EXISTING DWELLINGS, GARAGES, SHEDS, OR OUTBUILDINGS. REQUIRED SEPARATION BETWEEN BUILDINGS IS: a) 6'-0" MINIMUM: ADU WALL FACING MAIN HOUSE MUST HAVE 1 HOUR FIRE RATING AND NO OPENINGS (WINDOWS OR DOORS). IF ADU HAS AN OVERHANG, IT MUST ALSO BE FIRE RATED. MAIN HOUSE WALL NOT NEED TO BE FIRE RATED. b) 8'-0": 25% OPENINGS ALLOWED (WINDOWS OR DOORS) c) 10'-0": NO ADDITIONAL FIRE REQUIREMENTS

SITE PLAN LEGEND

USE THESE SYMBOLS TO DRAW AND ANNOTATE YOUR SITE PLAN

N	NORTH ARROW (INDICATES LOCATION OF NORTH)
6' - 0"	DIMENSION LINE (SHOWS MEASUREMENT BETWEEN 2 PLANES) LABEL WITH MEASUREMENT IN FEET AND INCHES
	PROPERTY LINE (SHOWS OUTLINE OF PROPERTY)
	DASHED LINE - USE FOR EASEMENTS, FENCES, PARKING SPOTS
	SOLID LINE - USE TO SHOW OUTLINE OF EXISTING BUILDINGS, EXTENTS OF DRIVEWAYS OR PATIOS
MAIN ST.	TEXT LABEL - USE TO LABEL DRAWING AS NEEDED
	ARROW - USE FOR CALLOUTS AS NEEDED

4/27/2023 10:56:07 AM

workbench

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MONTEREY COUNTY PRE-DESIGNED ADU

THREE BEDROOM

1200 GSF

LICENSED ARCHITECT
JAMILEH CANNON
C-33050
11/30/23
RENEWAL DATE
STATE OF CALIFORNIA

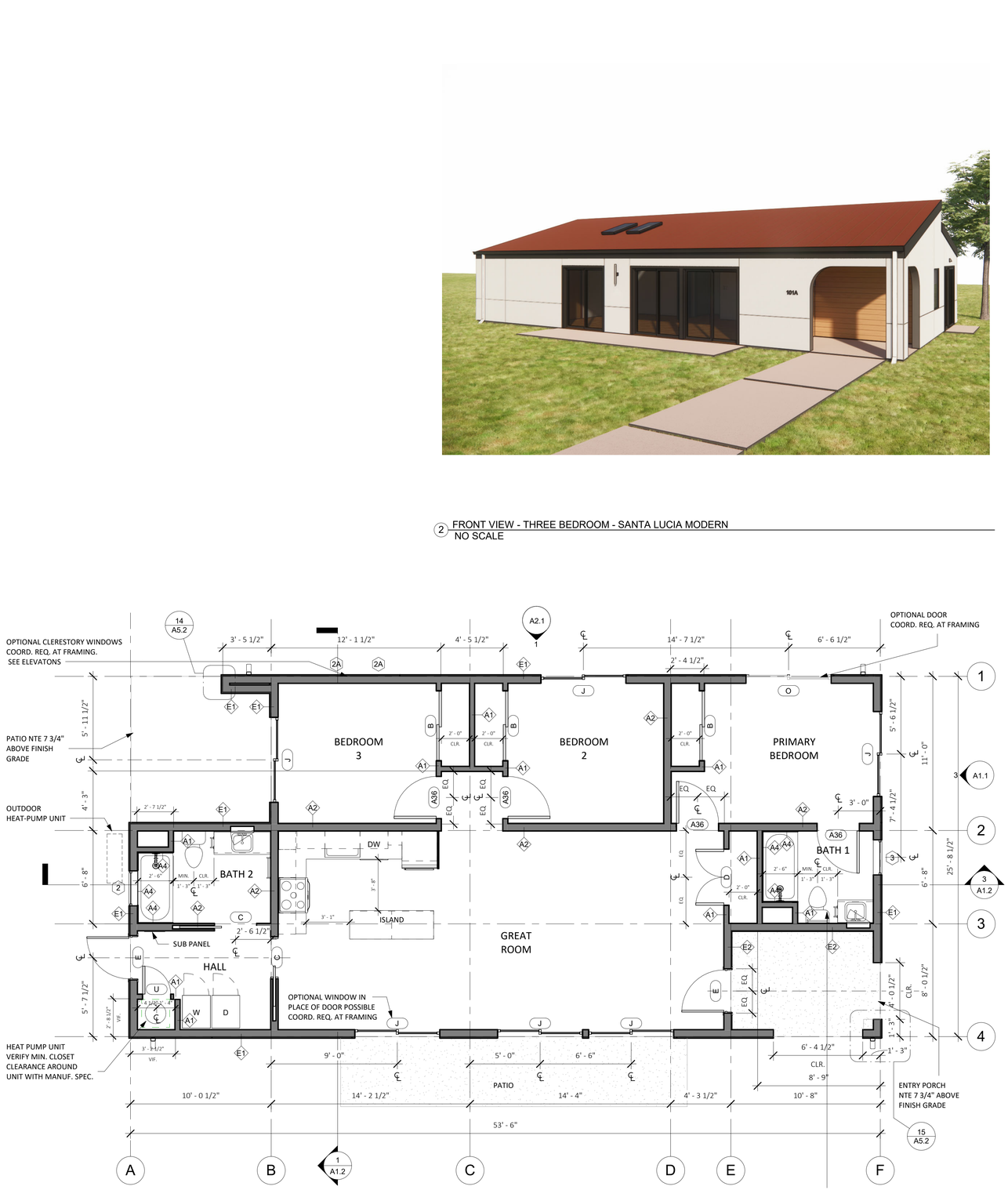
PRINT DATE XX.XX.XXXX

OWNER-PROVIDED SITE PLAN - THREE BEDROOM

G0.1

SCALE : AS NOTED

2 FRONT VIEW - THREE BEDROOM - SANTA LUCIA MODERN
NO SCALE



1 PLAN - THREE BEDROOM
1/4" = 1'-0"

BATH #1 AND ADJACENT CLOSET MAY BE OMITTED, REPLACED WITH DEN/TV ALCOVE OPEN TO GREAT ROOM.
REFER TO G0.00 PROJECT CHECKLIST FOR HOMEOWNER SELECTION.
COORDINATION REQUIRED.

FLOORPLAN LEGEND

- (N) PARTITION
- CONCRETE SLAB (ARCHITECTURAL)
- (N) OUTLET AT 18", U.O.N
- (N) LIGHT SWITCH

GRAPHIC LEGEND

Room name
101 — ROOM NUMBER
X X X X — ROOM FINISHES
150 SF — ROOM AREA
BUILDING SECTION NUMBER
SIM
1 / A101 — SHEET NUMBER
DETAIL NUMBER
1 / A101 — SHEET NUMBER
101 — DOOR OR GATE NUMBER
1 — WALL TAG
1 — WINDOW TAG
ELEVATION MARKER
1 — REVISION NUMBER
? — KEYNOTE NUMBER
1 Ref / A101 / 1 Ref / 1 Ref — ELEVATION NUMBER
SHEET NUMBER

FLOOR PLAN NOTES

1. FLOORPLAN DIMENSIONS ARE TO FACE OF FRAMING OF SCHEDULED PARTITION OR GRIDLINE, UNLESS OTHERWISE NOTED.
2. GRIDLINES ARE TO EDGE OF CONCRETE OR FACE OF STRUCTURAL FRAMING, UNLESS OTHERWISE NOTED.
3. ALL INTERIOR WALLS ARE TYPE A1 UNLESS OTHERWISE NOTED.
4. SEE SHEET A5.0 FOR EXTERIOR WALL TYPES AND DETAILS.
5. PROVIDE HANGER ROD AND SHELF AT WARDROBE CLOSETS.
6. WHERE THRESHOLDS ARE REQUIRED, PROVIDE ACCESSIBLE THRESHOLDS WITH MAXIMUM 1/2" ELEVATION CHANGE.
7. PROVIDE STRUCTURAL BACKING IN WALLS TO FACILITATE FUTURE INSTALLATION OF GRAB BARS AT TOILET AND SHOWER.
8. CONTRACTOR TO VERIFY LAYOUT, ROUGH FRAMING AND FINISH DIMS WITH OWNER'S FINAL INTERIOR DOORS AND FINISH SELECTIONS.
9. CONTRACTOR TO VERIFY EQUIPMENT SIZES PRIOR TO FRAMING.

ELEVATION NOTES

1. ELEVATION DIMENSIONS ARE TO GRIDLINE OR CENTERLINE OF WINDOWS, UNLESS OTHERWISE NOTED.
2. GRIDLINES ARE TO EDGE OF CONCRETE, CENTERLINE OF FOOTING, OR CENTERLINE OF STRUCTURAL ELEMENTS, UNLESS OTHERWISE NOTED.
3. SEE SHEET A5.0 FOR EXTERIOR WALL TYPES AND DETAILS.
4. MATERIALS INDICATED ARE SHOWN GENERICALLY. ACTUAL MATERIALS ARE AS SELECTED BY THE OWNER.
5. BUILDING HEIGHT MAXIMUM SHALL BE 16'-0" ABOVE AVERAGE NATURAL GRADE. (THE AVG. GRADE HEIGHT AT ALL BUILDING CORNERS). CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION. REFER TO SECTION 21.06.630 OF THE MONTEREY COUNTY CODE OF ORDINANCES.

workbench
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P: 831.227.2217

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MONTEREY COUNTY PRE-DESIGNED ADU

THREE BEDROOM
1200 GSF

LICENSED ARCHITECT
JAMILEH CANNON
C-33050
11/30/23
RENEWAL DATE
STATE OF CALIFORNIA

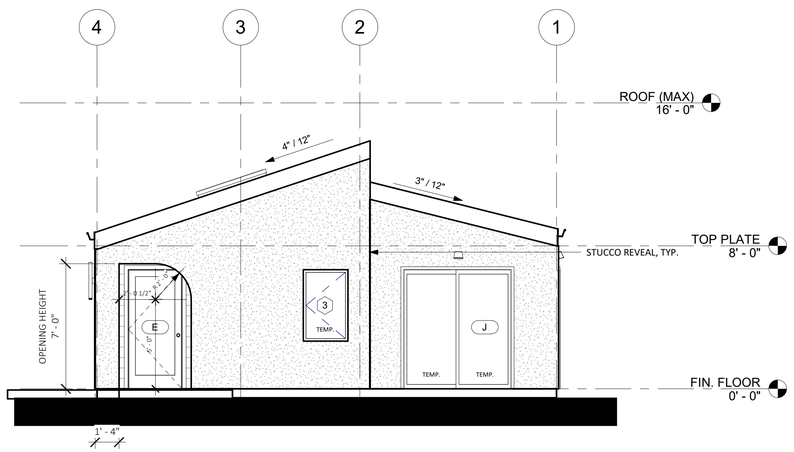
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SANTA LUCIA MODERN - FLOORPLAN

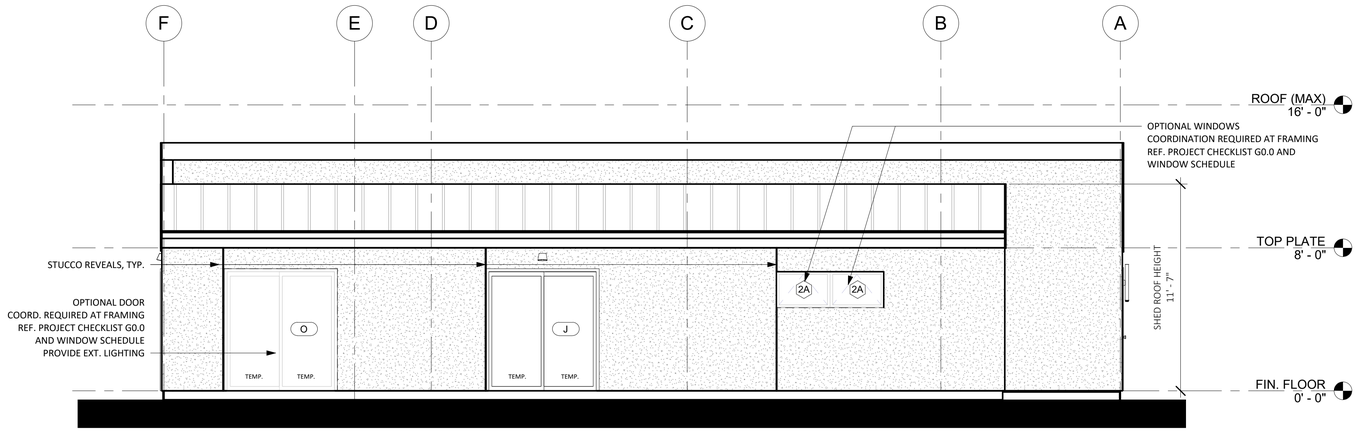
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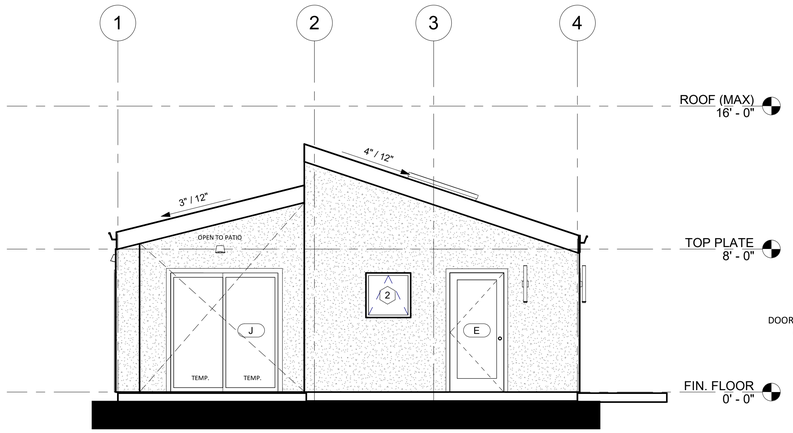
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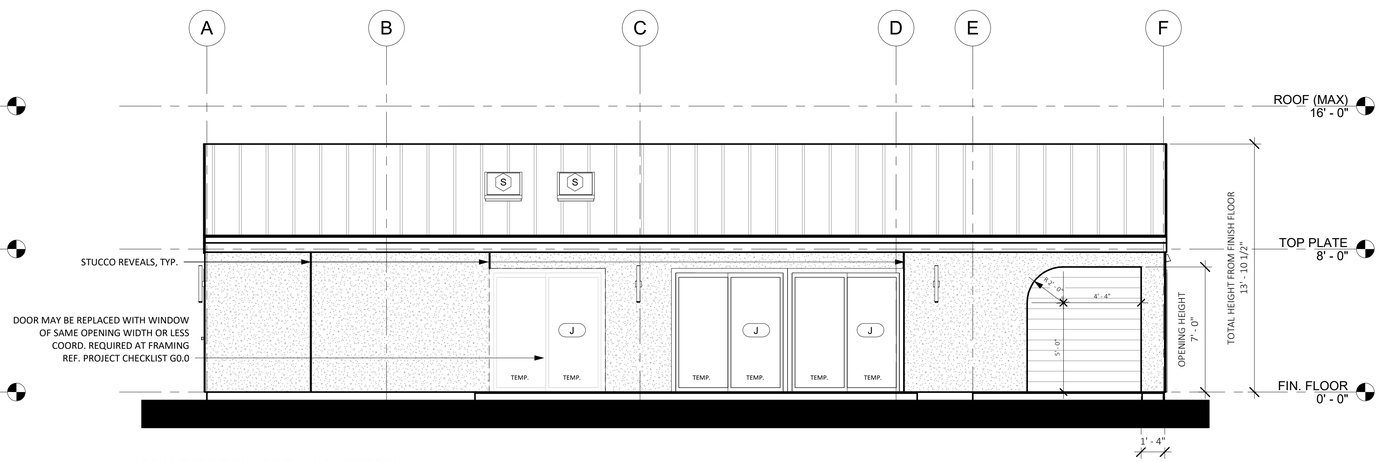
4 RIGHT ELEVATION - SANTA LUCIA MODERN
1/4" = 1'-0"



2 REAR ELEVATION - SANTA LUCIA MODERN
1/4" = 1'-0"



3 LEFT ELEVATION - SANTA LUCIA MODERN
1/4" = 1'-0"



1 FRONT ELEVATION - SANTA LUCIA MODERN
1/4" = 1'-0"

ELEVATION NOTES

1. ELEVATION DIMENSIONS ARE TO GRIDLINE OR CENTERLINE OF WINDOWS, UNLESS OTHERWISE NOTED.
2. GRIDLINES ARE TO EDGE OF CONCRETE, CENTERLINE OF FOOTING, OR CENTERLINE OF STRUCTURAL ELEMENTS, UNLESS OTHERWISE NOTED.
3. SEE SHEET A5.0 FOR EXTERIOR WALL TYPES AND DETAILS.
4. MATERIALS INDICATED ARE SHOWN GENERICALLY. ACTUAL MATERIALS ARE AS SELECTED BY THE OWNER.
5. BUILDING HEIGHT MAXIMUM SHALL BE 16'-0" ABOVE AVERAGE NATURAL GRADE. (THE AVG. GRADE HEIGHT AT ALL BUILDING CORNERS). CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION. REFER TO SECTION 21.06.630 OF THE MONTEREY COUNTY CODE OF ORDINANCES.

workbench

189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM
P: 831.227.2217

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MONTEREY COUNTY PRE-DESIGNED ADU

THREE BEDROOM
1200 GSF

LICENSED ARCHITECT
JAMILEH CANNON
C-33050
11/30/23
RENEWAL DATE
STATE OF CALIFORNIA

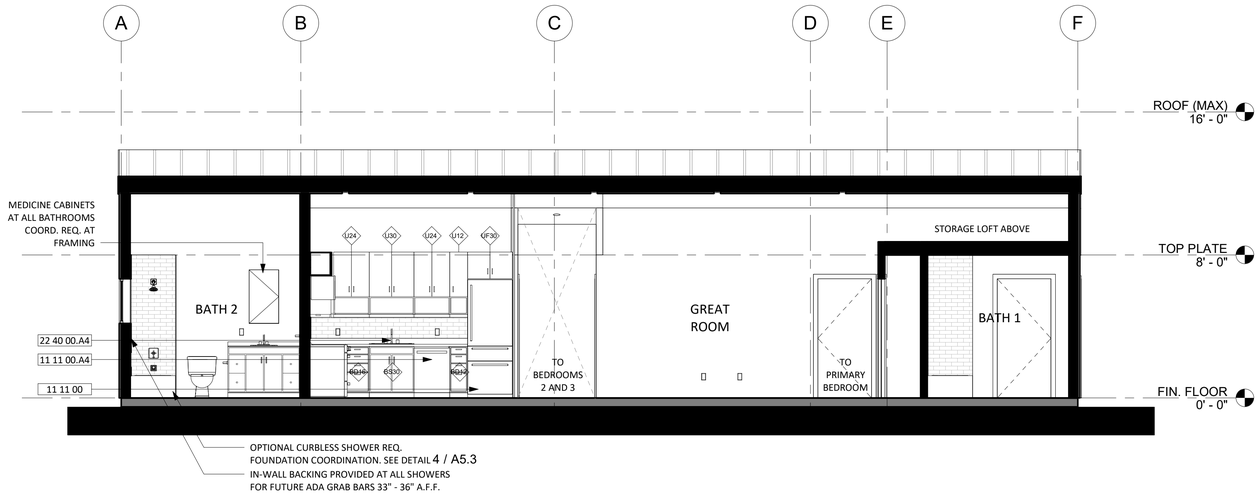
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SANTA LUCIA MODERN - ELEVATIONS

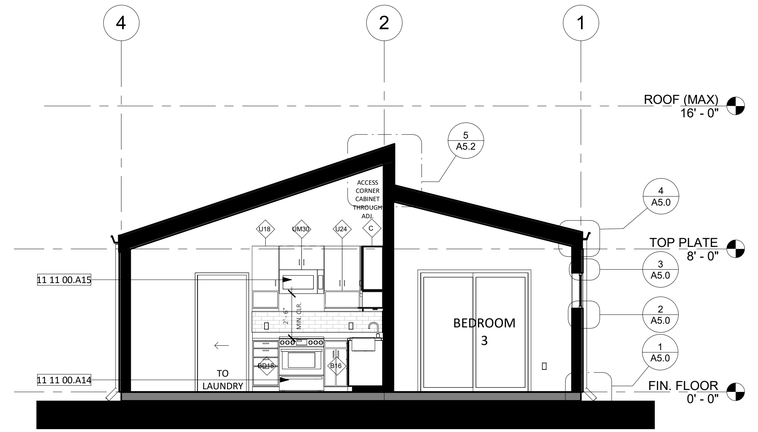
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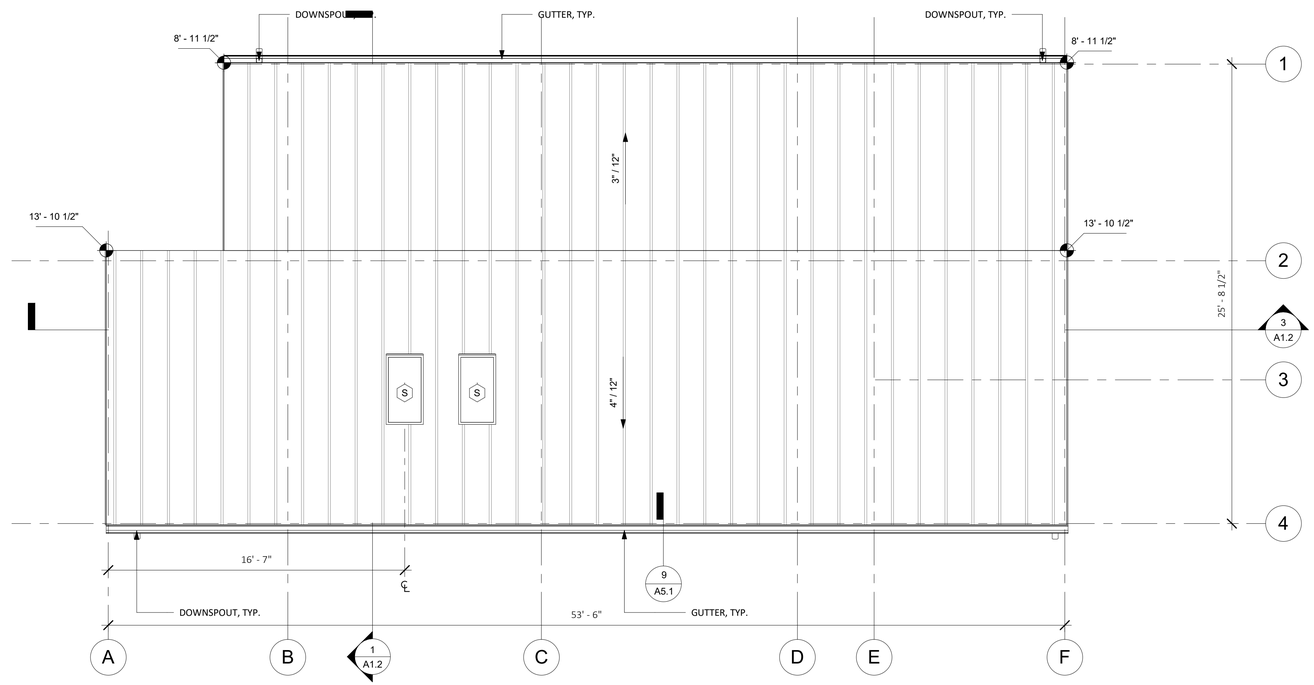
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3 SECTION B - SANTA LUCIA MODERN
1/4" = 1'-0"



1 SECTION A - SANTA LUCIA MODERN
1/4" = 1'-0"



2 ROOF PLAN - SANTA LUCIA MODERN
1/4" = 1'-0"

KITCHEN KEYNOTES

TAG CABINET WIDTH	DESCRIPTION
B16	16" BASE CABINET
BD12	12" BASE CABINET - DRAWERS
BD16	16" BASE CABINET - DRAWERS
BD18	18" BASE CABINET - DRAWERS
BS30	30" BASE CABINET
C	CORNER CABINET (ACCESS FROM ADJACENT)
U12	12" UPPER WALL CABINET
U18	18" UPPER WALL CABINET
U24	24" UPPER WALL CABINET
U30	30" UPPER WALL CABINET
UF30	30" UPPER CABINET - ABOVE FRIDGE
UM30	30" UPPER CABINET - ABOVE MICROWAVE
APPLIANCES	
11 11 00.A4	24" DISHWASHER
11 11 00.A14	30" ELECTRIC RANGE
11 11 00.A15	30" MICROWAVE / HOOD VENT COMBO UNIT
11 11 00.A17	36" REFRIGERATOR
PLUMBING	
22 40 00.A4	30" KITCHEN SINK/FAUCET

ROOF PLAN NOTES

1. ROOF DIMENSIONS TAKEN FROM ROOF EDGE/FASCIA TO EXTERIOR FACE OF PLYWOOD. REFER TO REFERENCED DETAILS FOR OVERHANG DIMENSIONS.
2. ALL ROOF AREAS SHALL BE CLASS A RATED COMPOSITION TILES OR EQUAL.
3. WOOD SHINGLES SHALL NOT BE USED.
4. ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.
5. PROVIDE 26 GAUGE CORROSION RESISTANT METAL FLASHINGS AT ROOF/WALL INTERSECTIONS, GUTTERS, AND AROUND ROOF OPENINGS.
6. GANG VENTS WHENEVER POSSIBLE.
7. ROOFER AND SOLAR INSTALLER TO COORDINATE INSTALLATION OF PVS AND PV ROOF CLIPS.

workbench

189 WALNUT AVENUE
SANTA CRUZ, CA 95060
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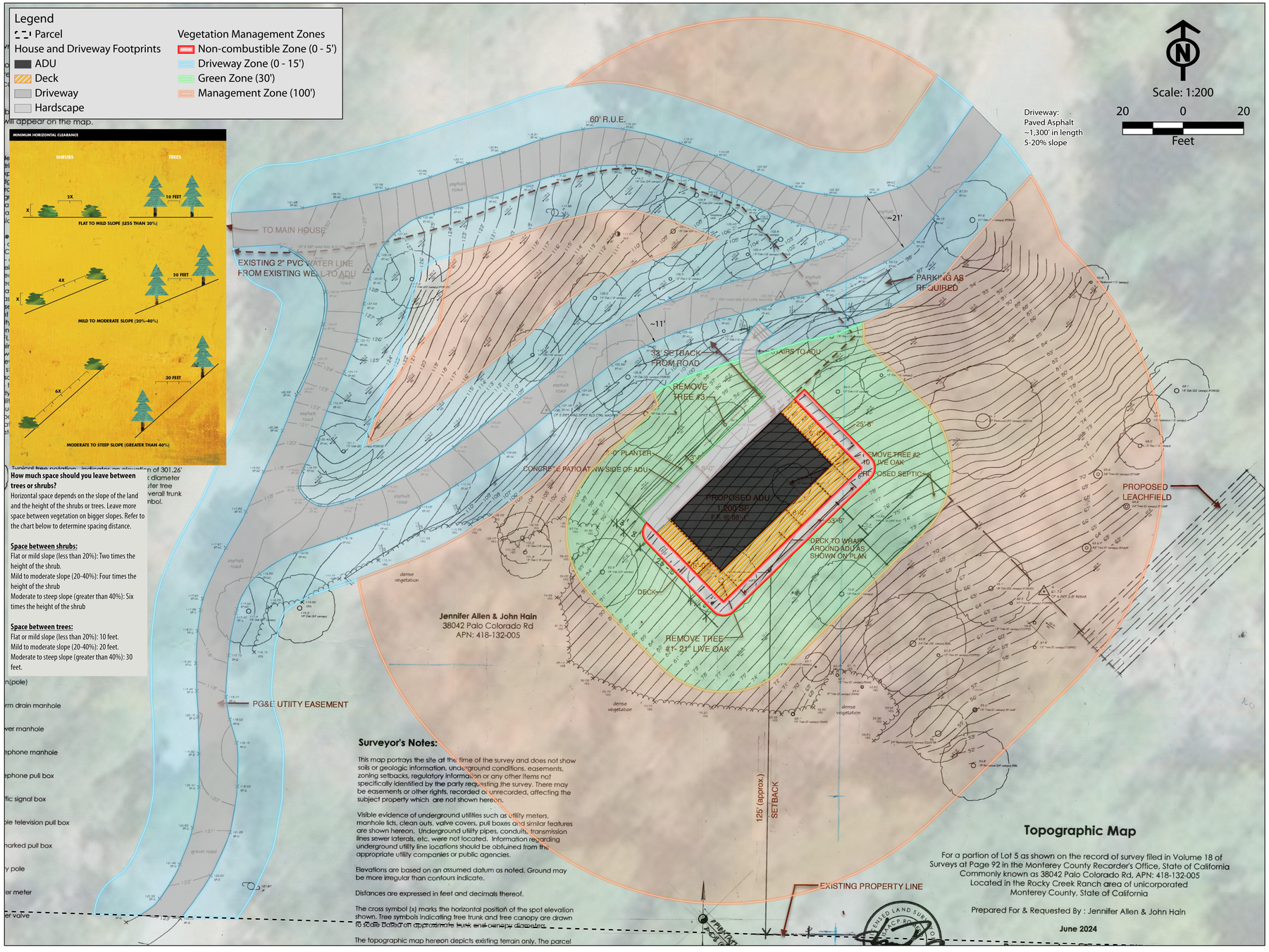
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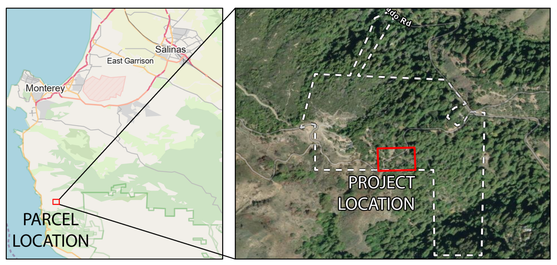
SANTA LUCIA MODERN - ROOF PLAN & SECTIONS

A1.2

SCALE : AS NOTED

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TREES PLANNED FOR REMOVAL:

Tree #1: 21" Live Oak



Tree #2: 10" Live Oak



Tree #3: 12" Live Oak





Maintain space between the lowest tree branches and the ground or shrubs.
a. Remove all tree branches at least six feet from the ground.
b. Allow extra vertical space between shrubs and trees. Lack of vertical space can allow a fire to move from the ground to the brush to the treetops like a ladder. This leads to more intense fire closer to your home.
c. Keep at least three times the height of any shrubs between the shrubs and the lowest branches of trees.

Example: A 5-foot shrub is growing near a tree. 15 feet of clearance is needed between the top of the shrub and the lowest tree branch.

Assessment Date: July 24, 2024

1. DRIVEWAY & ACCESS





Observations: The paved driveway is approximately 1,300 feet long with a maximum slope of 20%. The driveway is accessible to emergency vehicles with a roundabout turn-around above the ADU. There are multiple wide sections along the driveway where vehicles can pass one another. The driveway is accessible to emergency vehicles and does not restrict fuel management.

Recommendations: Maintain roundabout free of parked vehicles for emergency vehicle access. Park vehicles facing out for safe emergency egress.

Observations: Dry grasses on both sides of the driveway.

Recommendations: Maintain grasses to a height no greater than 4inches, cut back and selectively remove shrubs to interrupt continuity of fuels along driveway (out to a minimum of 15 feet from the edge of driveway), following Cal Fire minimum horizontal clearances provided. Maintain 13.5ft minimum vertical clearance above driveway at all times.

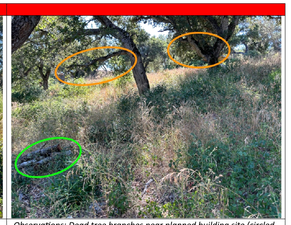
2. STRUCTURES

Observations: The planned structures include a 1,200 square foot Auxiliary Dwelling Unit (ADU) and wrap-around deck.

Recommendations: Use a Class A rated roofing material and noncombustible building materials for the exterior walls. Once the structure is built, maintain the roof and gutters free of leaves and needles throughout the year and consider installing gutter screens to prevent leaf litter from accumulating. Cover all exterior vents with ⅛ inch (or finer) gauge non-corrosive, non-combustible mesh. If the space under the deck is to be used for storage of combustible items, it should be fully enclosed. Even if the space is not used for storage of combustibles, consider enclosing the deck with ⅛ inch (or finer) gauge non-corrosive, non-combustible mesh to prevent ember intrusion during a wildfire. Keep the deck surfaces and areas below decks free of vegetation, leaf/need litter and combustible materials at all times. Store all combustible items a minimum of 30 feet away from structures.

3. IMMEDIATE "Noncombustible" ZONE (0-5 ft from structures)





Observations: Grasses and Shrubs growing in what will be the Immediate Zone around the planned ADU.

Recommendations: Use noncombustible ground cover such as gravel or paving stones in the first 5 feet around the base of all exterior walls, including deck. Regularly remove vegetation, accumulated leaves and needles from the Immediate Zone.

Observations: Dead tree branches near planned building site (circled in green). Note: low hanging branches in distance (circled in orange).

Recommendations: Keep all combustibles such as firewood a minimum of 30 feet away from the structures.

4. INTERMEDIATE "Green" ZONE (5-30 ft from structures)





Observations: Grasses, shrubs and oak trees growing to the Northeast of what will be the Intermediate Zone around the planned ADU.

Recommendations: Separate shrubs in the Intermediate Zone so that they form small clusters with spaces between them following Cal Fire minimum horizontal spacing guidelines provided here. Remove all dead branches (ex. Circled in red above) and tree branches up to 3 inches in diameter according to Cal Fire minimum vertical clearance guidelines provided here. If tree removal is necessary, consult with a certified arborist. Note: Permitting may be required for tree removal.

Observations: Dense native vegetation and brush piles in the Intermediate Zone below the planned ADU building site.

Recommendations: Selectively remove dense woody shrubs in a mosaic pattern, following Cal Fire minimum horizontal spacing guidelines provided here. Remove brush piles.

5. EXTENDED "Management" ZONE (30-100 ft from structures)





Observations: Young Redwoods and standing dead Oak tree in Extended Zone.

Recommendations: Remove tree branches up to 3 inches in diameter up to 6-10 feet or 1/3 the tree's heigh for smaller trees (ex. Pink arrows). Standing dead trees (ex. Circled in orange) may remain in the Extended Zone (unless deemed hazardous by a certified arborist), as long as shrubs and other fuels are removed around them and disposed of. Note: drawings are not to scale.

Observations: Dead oak trees in the Extended Zone.

Recommendations: Keep grasses mowed to 4 inches in height or less throughout the year out to 100 feet from structures. As with the Intermediate Zone, separate shrubs in the Extended Zone so that they form small clusters with spaces between them following Cal Fire minimum horizontal spacing guidelines provided. Large logs may remain on the ground as long as all smaller fuels (4inches in diameter or smaller) are removed and disposed of.

Vertical and horizontal spacing graphics and text courtesy of CAL FIRE (https://www.fire.ca.gov/dspace).

Source data:
Imagery provided by ESRI | Parcel boundaries provided by the County of Monterey's GIS Open Data Portal (accessed 4/15/2023) | Vegetation data acquired from the USGS Existing Vegetation program (2020).

Central Coast Land Management
Benjamin R. Eichorn
CEO, Wildfire Mitigation Specialist
P.O. Box 222967 Carmel, CA 93922 | 831.224.4442

CERTIFIED WILDFIRE MITIGATION SPECIALIST NFPA

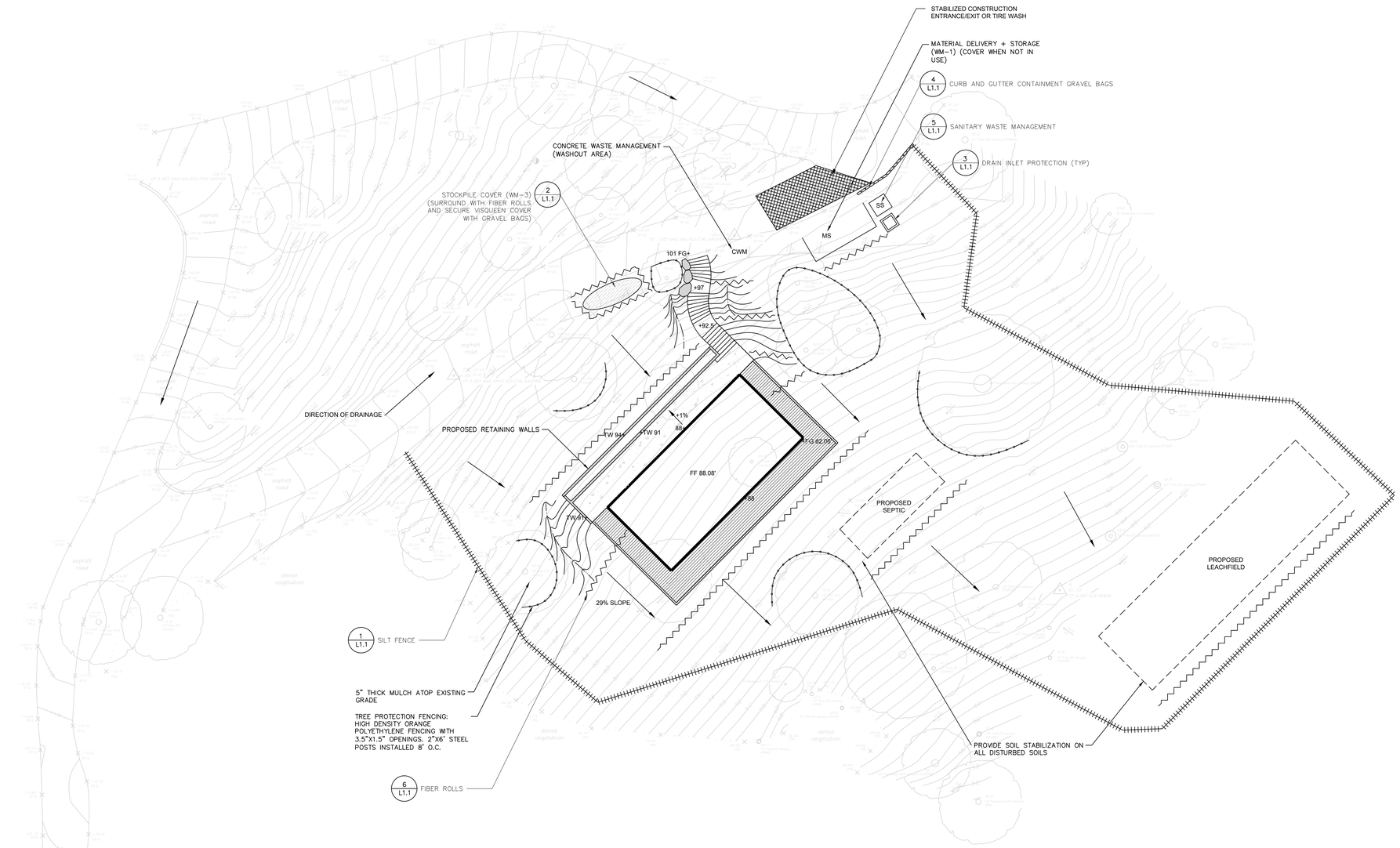
JENNIFER ALLEN & JOHN HAIN
38042 PALO COLORADO
CARMEL, CA 93923
MONTEREY COUNTY | APN: 418-132-005

FUEL MANAGEMENT PLAN

DATE: 8/5/2024
SCALE: 1:200
DRAWN BY: digitalmappingsolutions.com
SHEET NO: V-1.0
1 OF 1 SHEETS

LEGEND

- EXISTING TREE WITH TREE PROTECTION FENCING
- PROPERTY BOUNDARY
- EXISTING CONTOUR
- PROPOSED CONCRETE
- PROPOSED WOOD DECK
- PROPOSED BOULDER
- PROPOSED RETAINING WALL
- DIRECTION OF DRAINAGE
- SWALE
- DRAIN INLET PROTECTION
- FIBER ROLLS
- SILT FENCE
- GRAVEL BAGS
- STABILIZED CONSTRUCTION ENTRANCE/EXIT OR TIRE WASH
- CWM — CONCRETE WASTE MANAGEMENT (WASHOUT AREA)
- MS — MATERIAL STORAGE AND WASTE MANAGEMENT AREA
- STOCKPILE MANAGEMENT
- SS — SANITARY FACILITIES



NOTES

GENERAL

1. CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODE AND REGULATORY REQUIREMENTS.
2. PROPER STORMWATER MANAGEMENT, EROSION CONTROL AND TREE PROTECTION WILL BE STRICTLY MAINTAINED THROUGHOUT THE ENTIRE DURATION OF THE PROJECT.
3. ALL PATHS, STAIRS AND WALKWAYS SHALL COMPLY WITH ACCESSIBILITY STANDARDS.
4. THE EXACT LOCATION OF DRAINAGE UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD PRIOR TO STAGING.

ONE INCH = SIXTEEN FEET

0' 16' 32' 64'

N

JESSICA DUNE

JESSICA NEAFSEY RLA 6388
#22010 CARMEL, CA 93922
734.904.9152

LICENSED LANDSCAPE ARCHITECT
JESSICA MARY NEAFSEY #6388
Signature
02.28.2021
Renewal Date
Date
STATE OF CALIFORNIA

JENNIFER ALLEN + JOHN HAIN ADU

38042 PALO COLORADO RD.
CARMEL, CA 93923
APN: 418-132-005-000

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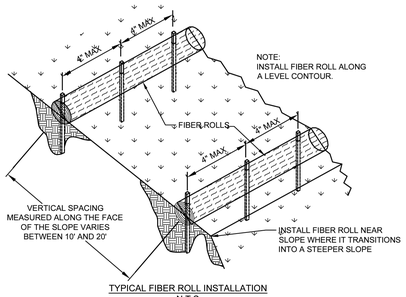
EROSION + SEDIMENT CONTROL PLAN

SEPTEMBER 25, 2024

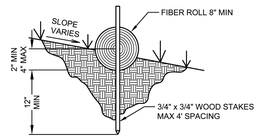
REVISIONS

DATE	REV

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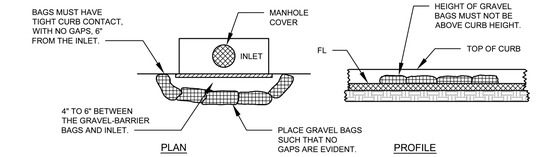


TYPICAL FIBER ROLL INSTALLATION
N.T.S



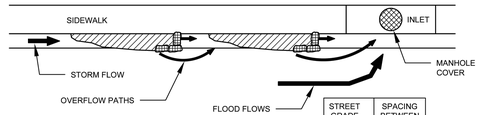
ENTRENCHMENT DETAIL
N.T.S

6 FIBER ROLLS
NTS



NOTES:
1. GRAVEL BAGS SHALL CONTAIN 1" TO 2" DIAMETER ROCK CONTAINED IN PERVIOUS BURLAP BAGS OR SYNTHETIC NET BAGS ABOUT 24" LONG, 12" WIDE, AND 6" HIGH.

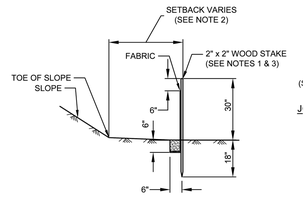
3 DRAIN INLET PROTECTION
NTS



NOTES:
1. FILL GRAVEL BAGS ABOUT 2/3 FULL BEFORE PLACING IN THE GUTTER.
2. PLACE TWO OR MORE SETS OF GRAVEL BAGS IN A MANNER THAT RESULTS IN MAXIMUM SUPPORT. THE FLOW LINE BAG MUST BE LOWER THAN THE TOP OF THE CURB.

STREET GRADE (%)	SPACING BETWEEN BAGS (FT)
0.5	100
1.0	50
2.0	25
3.0	16
4.0	13
5.0	10

4 CURB AND GUTTER CONTAINMENT
NTS



NOTES:
1. STAKE DIMENSIONS ARE NOMINAL.
2. DIMENSIONS MAY VARY TO FIT FIELD CONDITIONS.
3. STAKES SHALL BE SPACED AT 8'-0" MAXIMUM AND SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
4. STAKES TO OVERLAP AND FENCE FABRIC TO FOLD AROUND EACH STAKE AND FULL TURN. SECURE FABRIC TO STAKE WITH 4 STAPLES.
5. STAKES SHALL BE DRIVEN TIGHTLY TOGETHER TO PREVENT POTENTIAL FLOW-THROUGH OF SEDIMENT AT JOINT. THE TOPS OF THE STAKES SHALL BE SECURED WITH WIRE.
6. FOR END STAKE, FENCE FABRIC SHALL BE FOLDED AROUND TWO STAKES ONE FULL TURN AND SECURED WITH 4 STAPLES.
7. JOINING SECTIONS SHALL NOT BE PLACED AT SUMP LOCATIONS.

1 SILT FENCE
NTS

EROSION AND SEDIMENT CONTROL NOTES

1. **BEST MANAGEMENT PRACTICES (BMPS)** AT A MINIMUM, THE FOLLOWING BMPS ARE REQUIRED REGARDLESS OF WEATHER CONDITIONS, AND AS APPLICABLE TO THE CONSTRUCTION ACTIVITIES PLANNED. VERIFY ALL OF THE BELOW MEASURES ARE ADDRESSED ON THE ESCP SUBMITTAL, AS APPLICABLE.

A. **WET WEATHER MEASURES** IF POSSIBLE, AVOID LAND-DISTURBING ACTIVITIES DURING THE WET WEATHER SEASON - OCTOBER 15 THROUGH APRIL 15. **OTHERWISE**, EXTRA BMP MATERIALS (FILTERS, FIBER ROLLS, GRAVEL BAGS, MULCH/STRAW, PLASTIC COVERS) SHALL BE KEPT ON-SITE FOR PRE-RAIN INSTALL.

B. EXISTING VEGETATION PROTECT EXISTING VEGETATION; AVOID REMOVAL AS REQUIRED AND WHEREVER POSSIBLE; INSTALLAPPROPRIATE/PROTECTIVE FENCING, PERIMETER CONTROLS PRIOR TO WORK.

C. EROSION AND SEDIMENT CONTROL AS APPLICABLE, SLOPE AND SOIL STABILIZATION BMPS SHALL BE UTILIZED TO PREVENT SLOPE EROSION AND SOIL MOVEMENTON-SITE AND OFF-SITE. NO SEDIMENT MAY LEAVE THE SITE, BE DEPOSITED OFF-SITE, OR POLLUTE STORM WATER RUNOFF FROM THE CONSTRUCTION SITE.

D. STOCKPILE MANAGEMENT 1.) ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY. 2.) STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS. 3.) NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.

E. WASTE MANAGEMENT ALL CONSTRUCTION WASTE SHALL BE CONTAINED AND SECURELY COVERED ONSITE, INCLUDING TRASH, PAINT, GROUT, CONCRETE, ETC. ANY WASH OUT FACILITY SHALL BE CONTAINED, MAINTAINED AND ITS CONTENTS DISPOSED OF PROPERLY; NO MATERIAL SHALL BE WASHED INTO STREET.

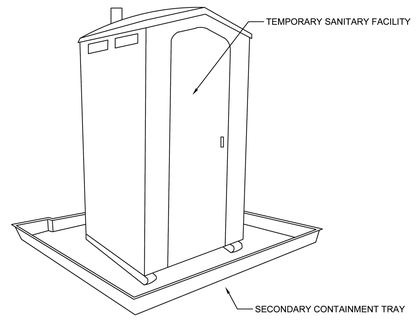
F. VEHICLES AND EQUIPMENT RESPONSIBLE PARTIES MUST ENSURE ALL VEHICLES AND EQUIPMENT ARE MAINTAINED IN GOOD WORKING ORDER, WILL NOT CAUSE DIRT, MUD, OIL, GREASE, OR FUEL TO BE DISCHARGED OR TRACKED OFF-SITE INTO THE STREET. INACTIVE VEHICLES/EQUIPMENT MUST USE COVER AND/OR DRIP PANS.

G. DRAIN/INLET PROTECTION & PERIMETER CONTROLS DRAINS/INLETS THAT RECEIVE STORM WATER MUST BE COVERED OR OTHERWISE PROTECTED FROM RECEIVING SEDIMENT, MUD, DIRT,OR ANY DEBRIS, AND INCLUDE GUTTER CONTROLS AND FILTRATION WHERE APPLICABLE IN A MANNER NOT IMPEDING TRAFFIC OR SAFETY. PROPERLY INSTALLED SILT FENCING OR EQUIVALENT LINEAR CONTROL SHALL BE EVIDENT ALONG SITE PERIMETER TO PREVENT MOVEMENT OF SEDIMENT AND DEBRIS OFF-SITE. ALSO, CHANGING CONSTRUCTION CONDITIONS NECESSITATE THAT THE TYPE OF INLET AND DRAIN PROTECTION IMPLEMENTED BE CHANGED AND/OR ADJUSTED BY THE CONTRACTOR TO ADEQUATELY PROTECT THE STORM DRAIN SYSTEM DURING THE VARIOUS CONSTRUCTION PHASES.

H. SWEEPING ALL IMPERVIOUS SURFACES (DRIVEWAYS, STREETS) SHALL BE PHYSICALLY SWEPT (NOT WASHED OR HOSED DOWN), AND MAINTAINED FREE OF DEBRIS AND ACCUMULATIONS OF DIRT. NO TRACKING OFF-SITE.

I. DEWATERING NO DEWATERING IS ALLOWED FROM CONSTRUCTION SITES UNLESS DISCHARGE IS AN EXCEPTION TO THE DISCHARGE PROHIBITION PER CITY CODE CH. 31.5-12(C). ASBS DRAINAGES HAVE GREATER RESTRICTIONS. ANY PROPOSED DEWATERING MUST BE REVIEWED/CLEARED BY CITY AND APPLICABLE REGULATORY AGENCIES.

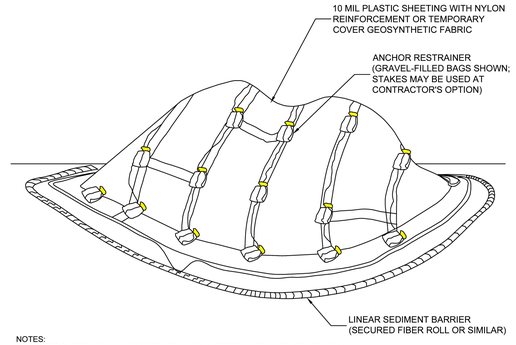
J. STORMWATER MIXED WITH NON-STORMWATER SHALL BE MANAGED AS NON-STORM WATER.



STORAGE AND DISPOSAL PROCEDURES

1. TEMPORARY SANITARY FACILITIES SHOULD BE LOCATED AWAY FROM DRAINAGE FACILITIES, WATERCOURSES, AND FROM TRAFFIC CIRCULATION. IF SITE CONDITIONS ALLOW, PLACE PORTABLE FACILITIES A MINIMUM OF 50 FEET FROM DRAINAGE CONVEYANCES AND TRAFFIC AREAS.
2. WHEN SUBJECTED TO HIGH WINDS OR RISK OF HIGH WINDS, TEMPORARY SANITARY FACILITIES SHOULD BE SECURED TO PREVENT OVERTURNING.
3. TEMPORARY SANITARY FACILITIES MUST BE EQUIPPED WITH SECONDARY CONTAINMENT TRAYS TO PREVENT DISCHARGE OF POLLUTANTS TO THE STORMWATER DRAINAGE SYSTEM OF THE RECEIVING WATER.
4. ARRANGE FOR REGULAR WASTE COLLECTION, DO NOT ALLOW SANITARY FACILITY TO BECOME OVERFULL.

5 SANITARY WASTE MANAGMENT
NTS



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

2 STOCKPILE COVER
NTS

JESSICA DUNE

JESSICA NEAFSEY RLA 6388
#22010 CARMEL, CA 93922
734.904.9152

LICENSED LANDSCAPE ARCHITECT
JESSICA MARY NEAFSEY #6388
Signature
02.26.2021
Renewal Date
Date
STATE OF CALIFORNIA

JENNIFER ALLEN
+ JOHN HAIN
ADU

38042 PALO COLORADO RD.
CARMEL, CA 93923
APN: 418-132-005-000

©2024 JESSICA DUNE

EROSION +
SEDIMENT
CONTROL
DETAILS

SEPTEMBER 25, 2024

REVISIONS

DATE	REV

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PROJECT FILE NO. _____ PHOTOGRAPHS





Date: 09/09/24 Site Address: 38042 Palo Colorado Rd, Carmel Planner: _____

Description: ADU exterior stucco siding to match existing house. Window color

PROJECT FILE NO. _____ PHOTOGRAPHS

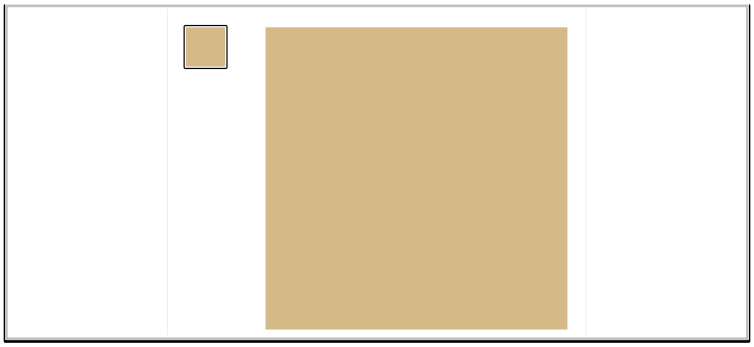




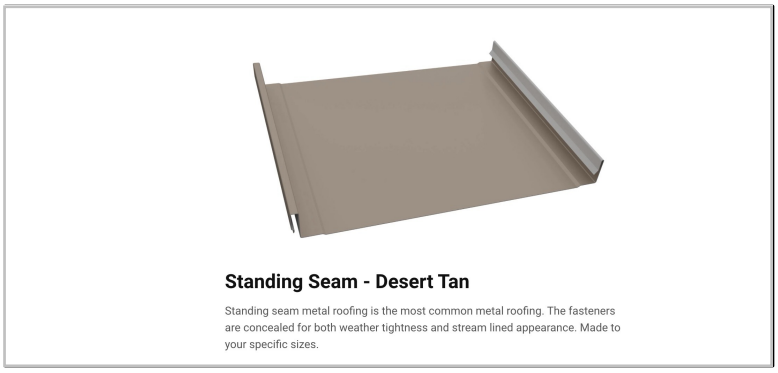
Date: 09/09/24 Site Address: 38042 Palo Colorado Rd, Carmel Planner: _____

Description: Metal roofing material to match existing house.

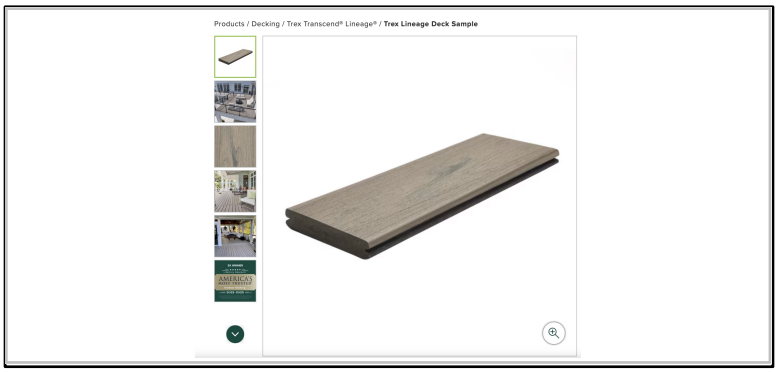
COLOR SAMPLES FOR PROJECT FILE NO. PLN240042



Materials: Exterior Stucco Colors: Maize DET473
Description: Exterior Color



Materials: Metal Colors: Desert Tan
Description: Western States Metal Roofing



Materials: Composite Decking Colors: Biscayne
Description: Trex Composite Decking

Exhibit B

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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
Arborist & Environmental 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

July 31, 2024

Allen & Hain Residence
38042 Palo Colorado Road
Carmel, CA 93923
APN: 418-132-005-000

Subject: Pre-construction tree impact assessment for 38042 Palo Colorado Road

Per *Monterey County Housing & Community Development Department-Planning Services* requirements, an arborist-conducted pre-construction tree impact assessment was recently performed for the parcel located at 38042 Palo Colorado Road in Carmel (APN: 418-132-005; refer to attached photos, *Figures 1-7*) in preparation for a proposed ADU construction project. Based on the tree evaluation and review of the construction design plans for this property development project (refer to the attached *Exhibit A: Tree Location & Tree Protection Fencing Map* that identifies the location of trees in relation to the proposed construction footprint), it has been determined that 3 Coast Live Oaks (*Quercus agrifolia*) are proposed for removal in preparation for property development activities. Several additional native specie trees occurring on the property (primarily consisting of oaks) that will be retained and are in the vicinity of planned construction activities are not expected to be adversely affected by project operations given the proper installation, maintenance and implementation of tree protection and preservation best management practices (BMP's).

The location of the 3 oak trees proposed for removal (identified as *Tree#s 1-3*) are shown on the attached *Exhibit A: Tree Location & Tree Protection Fencing Map* and project site plans as *Tree#s 1-3*. The approximate location of tree protection fencing that will be installed prior to construction activities commencing is also shown on the attached *Exhibit A*. Photos of the proposed homesite, property characteristics, nearby trees, and the 3 oaks planned for removal are located at the end of the report (refer to attached photos, *Figures 1-7*). Findings and recommendations are provided herein.

I. SITE CHARACTERISTICS, PROJECT DESCRIPTION & TREE REMOVAL

The subject property at 38042 Palo Colorado Road, south of Carmel, is currently an undeveloped lot located in a rural *wildland-urban interface* (WUI) community that primarily consist of mixed oak woodland habitat. Native mature and senescing mid- to lower-canopy Coast Live Oak (*Quercus agrifolia*) trees are the dominant tree specie (refer to *Figures 1-7*). Other tree species occurring in the surrounding and nearby woodlands include native Tan Oak (*Notholithocarpus densiflorus*), California Bay Laurel (*Umbellularia californica*), Pacific madrone (*Arbutus menziesii*) and Coast Redwood (*Sequoia sempervirens*), among other native species. Common understory vegetation on the lot and surrounding woodland habitat areas is primarily composed of non-native annual grasses and native woody perennial scrub type vegetation. For vegetation and fuels management recommendations and guidelines for this project refer to the *Fuel Management Plan* prepared by Mr. Ben Eichorn with *Central Coast Land Management*.

The proposed ADU building site located on this currently undeveloped lot is a fairly small construction footprint that is positioned on a moderately sloped southeast facing clearing with low to moderate tree density and canopy cover. Trees occurring within or near the proposed ADU site consist of Coast Live Oak and Coast Redwood trees, which includes 3 oaks proposed for removal due to their location within or directly adjacent to the building footprint (identified as *Tree#s 1-3*). Understory vegetation occurring on this previously disturbed and impacted site that will be affected by ADU construction activities is dominated by non-native annual grasses and invasive broadleaf weeds (refer to *Figures 1-7*).

In regards to tree removal, 3 Coast Live Oaks are proposed for removal due to construction related impacts. *Tree#1* is a 21 inch DBH (diameter at breast height) senescing Coast Live Oak that is in poor health and deteriorating structural condition and is located within the proposed building footprint (refer to *Figures 1-6* and the attached *Exhibit A: Tree Location & Tree Protection Fencing Map*). Physiological and structural deficiencies of this aging and declining oak include a thinning and declining canopy with a dead co-dominant stem and other dead canopy material, notable water sprout development (i.e., epicormic shoots), which is a sign of physiological stress and declining health, and significant decay features in the trunk and stem that are compromising structural integrity and potentially increasing hazard concerns. Consequently, *Tree#1* is recommended for removal due to its location within the proposed construction footprint and its poor physiological health and structural condition, and will be replaced at a 1:1 ratio to satisfy Monterey County tree removal permit requirements.

The 10 inch DBH Coast Live Oak identified as *Tree#2* is located within the proposed construction footprint for the ADU and is also in poor physiological health and structural condition (refer to *Figures 1-4*). This insignificant oak has a declining and thinning canopy, a natural lean, poor canopy balance and symmetry, a poorly developed stem and leader, and notable water sprout development, which is a sign of stress and declining health. Consequently, *Tree#2* is recommended for removal due to its location within the proposed building footprint

and its poor health and condition, and will be mitigated at a 1:1 replacement ratio to satisfy County permit requirements.

Lastly, the 12 inch DBH Coast Live Oak identified as *Tree#3* is located directly adjacent to the proposed construction footprint for the ADU and is generally in fair physiological health and structural condition (refer to *Figures 1, 2 & 7* and the attached *Exhibit A: Tree Location & Tree Protection Fencing Map*). This fairly insignificant oak has a natural lean away from the proposed ADU, but is located too close to planned grading activities, which would result in significant root loss that would be harmful to the tree's health and structural integrity. Consequently, *Tree#3* is recommended for removal due to its close proximity to planned grading and construction activities, and will be replaced at a 1:1 ratio.

Monterey County tree removal permit conditions require oaks and other native specie trees that have County protection status to be mitigated at a 1:1 or 2:1 replacement ratio, depending on the DBH of the subject tree being removed. Oaks that are greater than 6 inch DBH, but less than 24 inch DBH need to be replaced at a 1:1 ratio, and oaks that are 24 inch DBH or larger need to be replaced at a 2:1 ratio. Replacement trees should be 5 to 15-gallon container size and shall be planted in suitable locations on the subject property.

It should be noted that *Sudden Oak Death* (SOD; *Phytophthora ramorum*) disease is occurring in this region of the coastal mountain range and is a having a significant adverse affect on native oak woodland habitat. SOD is a disease caused by an introduced and invasive fungal like pathogen (*Phytophthora ramorum*) that is spread through spores from certain host species (e.g., California Bay Laurels and Tan Oaks), which are common and widespread in the area. This disease that has resulted in the death of numerous trees (primarily Tan Oaks, but Coast Live Oaks have also been significantly affected), the altering and decline of healthy woodland habitat, and a significant increase in dead and unhealthy/dying trees and dead fallen material that has resulted in a substantial increase of combustible fuel loads and wildland fire hazards.

Several additional native trees on the property that will be retained and are in the vicinity of proposed ADU construction activities will be adequately protected for the duration of the project and are not expected to be significantly impacted or adversely affected by project operations. These retained trees located in the construction site area (primarily consisting of Coast Live Oaks and a few Coast Redwoods) will be preserved and protected with tree protection fencing and, if necessary, 2x4 stem protection measures, which will assist in protecting the trees from grading and construction activities and reducing and minimizing impacts to significant roots. The approximate location of tree protection fencing is shown on the attached *Exhibit A: Tree Location & Tree Protection Fencing Map* and the project site plans. Additionally, it should be stated that grading and construction activities should be conducted in a careful and mindful manner to assist in avoiding and minimizing impacts to the critical roots of retained and protected trees.

Based on the project design plans and given the proper installation, maintenance and monitoring of tree protection measures that will be required for the duration of the project (refer to the tree protection recommendations and guidelines provided later in this report, as well as the attached *Exhibit A* map that identifies the approximate location of tree protection fencing), the several remaining trees on the property that will be retained and protected are expected to tolerate construction and grading activities with minimal adverse affects, especially if the tree protection recommendations provided in this report are properly implemented and regularly inspected and monitored.

It should be noted that healthy trees, particularly younger and/or mature healthy trees that are not overly-mature, senescing and declining, can be fairly tolerant of low levels of root system impacts; however, they are generally less tolerant to significant increases (i.e., introduction of fill material) or decreases (i.e., cut slopes or trenching resulting in potential root loss) in natural grade within the critical root zone (CRZ) and canopy dripline area. Where possible, avoid altering the natural grade within the CRZ area of trees to reduce the likelihood of causing stress, decline or mortality. Lowering natural grade can result in significant root damage and raising the grade (i.e., introducing fill material, particularly around the lower trunk and root crown) can lead to trunk and root decay disorders that are detrimental to the health and structural integrity of trees. Root loss and root system impacts should be avoided and minimized to the greatest extent possible, and this important factor should be considered when developing a construction design plan. It should be noted that root loss or root system impacts does not always result in an immediate or significant decline in tree health, but instead often occurs slowly and gradually over a period of severals years or decades. As previously stated, per the site assessment and analysis of the project plans, it appears that retained and protected oaks located in the vicinity of proposed construction activities will not likely be significantly impacted or harmed by project operations given the proper implementation of grading activities, tree protection measures and construction site monitoring, and are suitable for being retained, protected and preserved.

Prior to construction activities beginning, it is advised that a pre-construction meeting be held with the general contractor, project team and consulting arborist to review and discuss project details and construction and grading plans that could affect how trees are impacted, as well as the location of required tree protection fencing and any other tree and resource preservation measures that may be necessary to protect trees, CRZ's and woodland habitat.

During project operations the trees on the property should be routinely monitored and adequately protected, and in the event that large primary roots are encountered the project arborist should be notified and consulted to provide guidance and recommendations that will serve to minimize impacts to protected trees. If trees exhibit any signs or symptoms of stress and decline due to possible construction related impacts or any other factors (e.g., biotic and/or abiotic disorders) specific treatments can be performed (e.g., supplemental deep watering, radial or vertical mulching, growth regulator treatments, among others) to assist in mitigating adverse impacts and to aid in the recovery of impacted trees, but none of these treatments are anticipated to be necessary.

Landscaping activities associated with property development should be designed and implemented in a manner that will avoid and minimize impacts to nearby trees, reduce water use and mitigate potential wildland fire hazard concerns. For example, landscaping and grading should be avoided or limited within the CRZ and canopy dripline area of trees with minimal soil disturbance, grading, irrigation, planting and introduction of soil or other landscaping materials. Landscaping plants should be non-invasive (preferably native species), drought tolerant and lower combustibility vegetation that is appropriate to oak woodland habitat. Lower density, lower growing and properly irrigated, spaced and maintained plants and planting configurations should be used that are less flammable, more fire resistant and less likely to spread fire.

Additionally, it will likely be necessary to prune several retained trees (i.e., mostly oaks) that are located in the vicinity of the proposed ADU and construction activities in order to maintain and preserve tree health, provide adequate clearance and spacing, reduce combustible fuel loads (i.e., ladder fuels) and improve defensible space for fire protection (refer to the *Fuel Management Plan* prepare by Mr. Eichorn). Pruning equipment and tools should be cleaned and sterilized before and after pruning operations to mitigate the spread of pathogens (e.g., Sudden Oak Death disease), and pruning activities should occur during the proper time of year (preferably fall through early winter) and will utilize proper pruning best management practices (BMP's) to minimize impacts to trees.

Tree removal and/or pruning operations should be avoided during the bird nesting season, which in Monterey County may begin as early as February and continue through August. If tree work is necessary during this time period a nesting assessment is advised to determine if any nesting birds are present. A recent tree assessment and site inspection determined that actively nesting birds or raptors are presently not occurring within or directly adjacent to the property development site; however, depending on when tree removal and construction activities begin (i.e., February-August) it may be necessary to perform an additional assessment.

When tree removal and pruning operations commence, tree work should be performed by licensed and insured tree workers trained in accordance with ANSI Z133.1 safety regulations, as required by OSHA. If necessary, tree protection measures should be installed to nearby trees that could potentially be damaged during removal 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, and as previously suggested, BMP's involved with tree removal, disposal, and the cleaning and sterilization of tools and equipment should be implemented to minimize the chance of biotic disorders (e.g., SOD) spreading to other areas.

The ecological impacts from the proposed removal of the 3 subject oaks (i.e., *Tree #s 1-3*) will be minimal and insignificant due to the large number of native oaks occurring in this woodland environment. Additionally, the planting of 3 replacement oak trees (5 to 15-gallon container size

is advised) to comply with County tree removal permit conditions will assist in supporting and sustaining the health and character of this mixed woodland vegetation community.

It should be noted that if there are any naturally occurring oak seedlings and/or saplings (or any other desirable native species, such as redwoods) located within or in close proximity to the project site, these young trees should be protected from construction activities or, alternatively, saved and relocated to a safe and suitable area on the subject property and cared for until they are properly established.

In regards to tree replacement, three (3) 5 to 15-gallon container size Coast Live Oak (*Quercus agrifolia*) replacement trees of good physiological health and structural condition shall be planted on the subject property to replace the 3 oaks planned for removal and to help preserve and sustain the long-term health, viability and character of mixed oak woodland habitat. The 3 oak trees proposed for removal are greater than 6 inch DBH, but less than 24 inch DBH, which will require a 1:1 replacement ratio by the *Monterey County Housing & Community Development Department-Planning Services*.

The 3 replacement oak plantings should be acquired from a local plant nursery that has a good selection of specimens that are free from harmful pathogens, insect pests and/or significant structural disorders. Furthermore, the replacement trees should be planted during the appropriate time of year (preferably fall or winter) using proper tree planting techniques and best management practices, and should be planted in suitable locations that will support healthy establishment and maturation. The replacement plantings should be provided the necessary irrigation, mulching and protection (i.e., welded wire fence secured with T-posts around the plantings to protect from wildlife) until they are successfully established. Successful completion of this County tree removal permit compliance action shall be achieved when the 3 replacement oak plantings survive a one-year monitoring period.

II. CONSTRUCTION TREE PROTECTION MEASURES

Per *Monterey County Housing & Community Development Department-Planning Services* requirements and resource preservation BMP's, the following tree and resource protection measures shall be implemented for this home construction project that is planned for the subject parcel located at 38042 Palo Colorado Road, south of Carmel. It should be noted that not all of these tree protection measures may be necessary or applicable to this specific project, but may come in useful at some point during project operations and should be provided in case they are needed. The proper implementation of tree and resource preservation BMP's and regular construction site monitoring will assist in protecting and preserving the health and welfare of trees, habitat and surrounding ecological resources. The location of tree protection measures will be determined on-site by the project arborist and/or design team and contractor during a scheduled pre-construction meeting, and tree and resource preservation measures will be regularly inspected and properly maintained for the duration of the project to ensure they are functioning effectively:

1) Prior to commencing with grading and construction activities install high visibility exclusionary fencing that clearly defines the work area, limits unnecessary disturbance to surrounding areas, and protects the critical root zone (CRZ) of individual trees and/or tree groupings. Generally speaking, the CRZ area is defined by the outermost portion of the canopy dripline 360 degrees around the tree (so basically the entire area under the canopy dripline), or alternatively, but less desirable in terms of tree preservation, installing exclusionary fencing to a distance from the trunk that protects at least half of the interior canopy dripline and CRZ or to a minimum distance of 15 feet from the base of the tree, whichever is greater. For protecting the canopy dripline and CRZ areas of trees use a more durable and heavier duty orange exclusionary fencing (e.g., *Resinet Heavy Duty Square Mesh Access Control Barrier Fence*) anchored in with steel T-posts, or in some cases consideration should be given to using a much stronger and more durable chain link fencing to protect the most valuable and important trees located in the vicinity of proposed construction activities (refer to the project plans that shows the location of tree protection fencing). Where possible, tree protection fencing will be installed along the outer portion of the canopy dripline (i.e., the CRZ area) or beyond the canopy dripline of trees located within and/or adjacent to the project site to avoid and minimize impacting critical roots. Perform regular monitoring and inspections of tree protection measures, as well as any necessary repairs, modifications and maintenance on a as needed basis for the duration of the project.

2) Install appropriate sedimentation control measures (e.g., silt fence) along downslope perimeter of construction site and, if necessary, apply soil stabilization and source control measures (e.g., rice straw mulch, erosion control blankets, all-weather surfaces) to exposed soil surfaces to prevent erosion problems and sediment runoff during rain events. Perform routine monitoring, as well as the necessary maintenance, modifications and improvements on a as needed basis to ensure that erosion & sedimentation control and resource protection measures are functioning effectively. It should be noted that erosion problems and sediment deposition around trees can adversely affect tree health and stability.

3) If it's necessary to perform grading activities within the canopy dripline and critical root zone (CRZ) area of trees the following practices should be implemented: 1) Try to maintain natural grade as much as possible; 2) Where feasible use permeable surface materials at final grade; and 3) Avoid cut (i.e., lowering grade) and fill (i.e., raising grade with fill material) operations (particularly lowering grade) within the CRZ that could result in significant root loss or damage to large primary roots that are important to supporting and sustaining tree health and structural stability.

4) Notify the project arborist if grading and construction activities is required within 5 feet of trees. If this is necessary, the arborist should be present during grading and excavation activities to assist in minimizing impacts to large primary roots that will likely be encountered. Additionally, prior to construction activities occurring within 5 feet of trees install trunk and stem protection measures (e.g., 2x4 lumber forming a protective barrier around the circumference of the trunk and lower stem) that will need to be secured to the trees with rope and

high visibility exclusionary fencing. If it is necessary to perform any pruning use proper tree pruning practices to minimize impacts and maximize wound healing.

5) If it is necessary to temporarily store construction materials or equipment within the canopy dripline (i.e., CRZ) of nearby trees, which ideally should be avoided, apply 2 to 4 inches of clean and properly sourced woodchip mulch to limit soil disturbance and prevent soil compaction within the critical root zone area. In some cases a deeper and more protective mulch layer may be necessary.

6) Where possible, avoid damaging or cuting roots located within the critical root zone (i.e., canopy dripline) of trees, especially roots that are 2 inches diameter or larger, and to the extent possible avoid grading or significant soil disturbance within a radius that is a minimum five times (5X) the diameter (DBH) of the subject trees, which is the most sensitive portion of a tree's critical root zone (CRZ) area. It should be noted that, where possible, root zone disturbance should ideally be avoided within the entire CRZ and canopy dripline area (i.e., the outer most portion of the canopy dripline 360 degrees around the tree) and even expanded to the area beyond the canopy dripline and primary root zone. Construction footings should be designed and excavation activities performed in a manner to minimize impacts to primary roots, or alternative foundation designs (e.g., pier and grade beam) that are less impactful to critical root systems should be considered. If significant roots are encountered efforts should be made to carefully excavate (e.g., tunnel or dig) under or around primary lateral roots. Grading or trenching operations that may occur within the critical root zone of retained trees should be performed under the guidance and monitoring of the project arborist. Tree roots severed or significantly damaged during grading and excavating operations should be cleanly cut and promptly covered with moist burlap fabric or equivalent until roots are permanently covered with backfill material or until the exposed grading cut and soil profile is permanently stabilized and protected. If burlap covered cut roots are exposed to the outside environment for an extended period of time a project attendant shall be assigned the task of regularly wetting burlap covered roots to prevent root desiccation. Additionally, in the absence of rain during the wet season it may be necessary to perform supplemental watering (i.e., regular deep irrigating throughout the remaining portions of the critical root zone) to construction impacted trees. Frequency, quantity and duration of supplemental watering should be determined by the project arborist or a qualified landscape professional or tree care professional with similar experience.

7) Healthy and younger oaks in particular can be fairly tolerant of low to moderate levels of root system impacts; however, they are generally less tolerant to increases (i.e., introduction of fill material) or decreases (i.e., cut slopes) in natural grade. Where possible, avoid altering the natural grade (particularly lowering grade) within the CRZ to reduce the likelihood of causing root loss and tree stress, decline and/or mortality. Lowering natural grade can result in significant root loss or damage and raising the grade (i.e., introducing fill material, particularly around the lower trunk and root crown) can lead to trunk and root decay disorders that are detrimental to the health and structural integrity of trees. Where possible, root loss and root system impacts should be avoided and minimized to the greatest extent possible, and this

important factor should be considered when developing a construction design plan. It should be noted that root loss or root system impacts does not always result in an immediate or significant decline in tree health, but instead often occurs slowly and gradually over a period of severals years or decades. Per the site assessment and analysis of the project plans, it appears that trees in the vicinity of proposed construction operations will likely tolerate grading activities with minimal to moderate impacts and are suitable for being retained, protected and preserved.

8) Avoid storing construction tools, materials and equipment within the CRZ (i.e., canopy dripline) of trees, and do not wash out or dispose of excess materials (e.g., paint, plaster, concrete, or other potentially harmful substances) within CRZ areas. As previously noted, if it is unavoidable and necessary to temporarily store or stockpile materials and equipment within the CRZ of trees, apply 2 to 4 inches of clean and properly sourced woodchip mulch (or in some cases a thicker mulch layer may be necessary) to prevent soil compaction and root zone disturbance.

9) If tree pruning is necessary it is important to utilize proper pruning BMP's that will assist in minimizing harmful impacts to trees. In most cases, tree pruning should ideally be performed during the fall through early winter months when the trees are at a lower level of physiological activity, the exception being deadwood removal or minor pruning, which can occur during any time of year. A general principle to follow is that it is important to make proper pruning cuts, keeping them as small as possible while removing as few living branches as necessary to achieve the objective. Large pruning wounds often do not completely heal over with wound wood callus tissue, which creates a permanently exposed entry point for decay, disease and insect pests. Excessive pruning can stress, injure and harm trees by depleting energy reserves and reducing food making processes (i.e., photosynthesis), which can compromise a trees ability to perform essential physiological functions and to recover and replenish essential reserves during periods of stress (e.g. root disturbance and drought conditions). As noted above, excessive pruning can create an abundance of exposed wounds providing entry points for potentially harmful biotic disorders (e.g., disease, decay and/or insect pests) that can adversely affect the health and structural integrity of trees. It should be noted that significant pruning involving the removal of 30% or more of living canopy material or the removal of healthy sizable limbs requires a County permit. Additional pruning BMP's and guidelines are available upon request.

10) The primary objective of pruning operations should be as follows: To remove dead and unhealthy limbs and branches (i.e., deadwood removal); improve canopy balance and symmetry and maintain natural form; thin out overly dense and heavy portions of the canopy; and, if necessary, perform targeted and selective weight reduction pruning of the canopy and large limbs (i.e., end weight reduction pruning) to assist in preventing significant structural failures that could be detrimental to tree health and potentially hazardous to property and areas with human activity. As suggested in the previous sentence, perform necessary pruning to reduce and mitigate hazard concerns to occupied structures and areas with human activity; and perform necessary pruning to reduce wildland fire hazards and combustible fuel loads, and to improve property protection and defensible space around structures.

11) Perform pre-construction meeting with contractor to ensure that tree and resource protection measures are properly located, positioned and installed. Additionally, perform regular construction site inspections for the duration of the project to monitor the condition of tree and resource protection measures, and to determine if any repairs, adjustments or modifications are necessary. Trees impacted by site development should be periodically monitored and assessed during and following the project to determine if any tree care and management actions are necessary, and to make certain trees do not present a hazard to property and/or nearby structures.

III. CONCLUSION

In conclusion, the 3 Coast Live Oak trees addressed in this report (identified as *Tree#s 1-3* on the attached *Exhibit A* and project site plans) that are located on the undeveloped parcel 38042 Palo Colorado Road, south of Carmel, are proposed for removal due to impacts associated with ADU construction activities. The remaining trees located in the vicinity of project operations will be retained and protected for the duration of the project (refer to the attached *Exhibit A: Tree Location & Tree Protection Fencing Map***)**. Given the proper installation, monitoring and maintenance of tree and resource protection measures (i.e., mainly tree protection fencing, stem protection 2x4's [2x4 stem protection measures are only necessary if grading and construction activities are occurring within 5 feet of trees] and careful grading to avoid and minimize damage to significant roots), retained trees are not expected to be significantly impacted or adversely affected by property development activities.

Additionally, in the interest of complying with *Monterey County Housing & Community Development Department-Planning Services* tree removal permit conditions and sustaining the health and character of mixed oak woodland habitat, three (3) 5 to 15-gallon container size Coast Live Oak replacement trees shall be planted in suitable and appropriate locations on the subject property and survive a one-year monitoring period.

Best regards,

Rob Thompson — *July 31, 2024*
ISA Certified Arborist # WE-7468A — Date
Resource Ecologist

Thompson Wildland Management (TWM)
57 Via Del Rey
Monterey, CA. 93940
Office (831) 372-3796; Cell (831) 277-1419
Email: thompsonwrm@gmail.com ; Website: www.wildlandmanagement.com

THIS REPORT HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF CLIENT. THOMPSON WILDLAND MANAGEMENT (TWM) ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER INDIVIDUALS OR PARTIES.

CLIENT ACKNOWLEDGES THAT THIS REPORT, AND ANY OPINIONS, ADVICE OR RECOMMENDATIONS EXPRESSED OR GIVEN, ARE BASED ON THE INFORMATION SUPPLIED BY CLIENT AND ON THE DATA, INSPECTIONS, MEASUREMENTS AND ANALYSIS CARRIED OUT OR OBTAINED BY TWM.

THIS REPORT IS BASED ON A LIMITED VISUAL INSPECTION FOR OBVIOUS DEFECTS AND OF TREE CONDITION FROM GROUND LEVEL. IT IS NOT A COMPLETE HEALTH AND HAZARD EVALUATION, AS SOME HEALTH AND HAZARD CONDITIONS ARE NOT VISIBLE AND CANNOT BE CONFIRMED BY SUCH LIMITED INSPECTION. A COMPREHENSIVE HEALTH AND HAZARD ASSESSMENT WOULD INCLUDE OTHER INVESTIGATION MEASURES INCLUDING, BUT NOT LIMITED TO, CORE SAMPLES, TISSUE ANALYSIS, ROOT COLLAR EXCAVATION, SOIL ANALYSIS, AND VISUAL INSPECTION OF THE ENTIRE TREE VIA CLIMBING. ESTIMATES FOR THIS WORK ARE AVAILABLE UPON REQUEST.

BE ADVISED THAT HEALTHY TREES AND/OR LIMBS MAY FAIL UNDER CERTAIN CONDITIONS, AND THAT THE RECOMMENDATIONS IN THIS REPORT ARE BASED ON GENERAL STANDARDS OF TREE CARE. THIS REPORT IS MADE WITH THE UNDERSTANDING THAT NO REPRESENTATIONS OR WARRANTIES, EITHER EXPRESSED OR IMPLIED, ARE MADE THAT ANY TREES REFERRED TO IN THE REPORT OR LOCATED ON OR ADJACENT TO THE SUBJECT PROPERTY ARE GUARANTEED TO BE SOUND OR SAFE.

ALTHOUGH OPINIONS MAY BE OFFERED REGARDING THE RESULTS OF THE SUBJECT MATTER, TWM CANNOT GUARANTEE ANY PARTICULAR RESULT. CLIENT ACKNOWLEDGES THAT TWM HAS MADE NO PROMISE ABOUT THE OUTCOME AND THAT ANY OPINION OFFERED IN THE FUTURE WILL NOT CONSTITUTE A GUARANTEE.

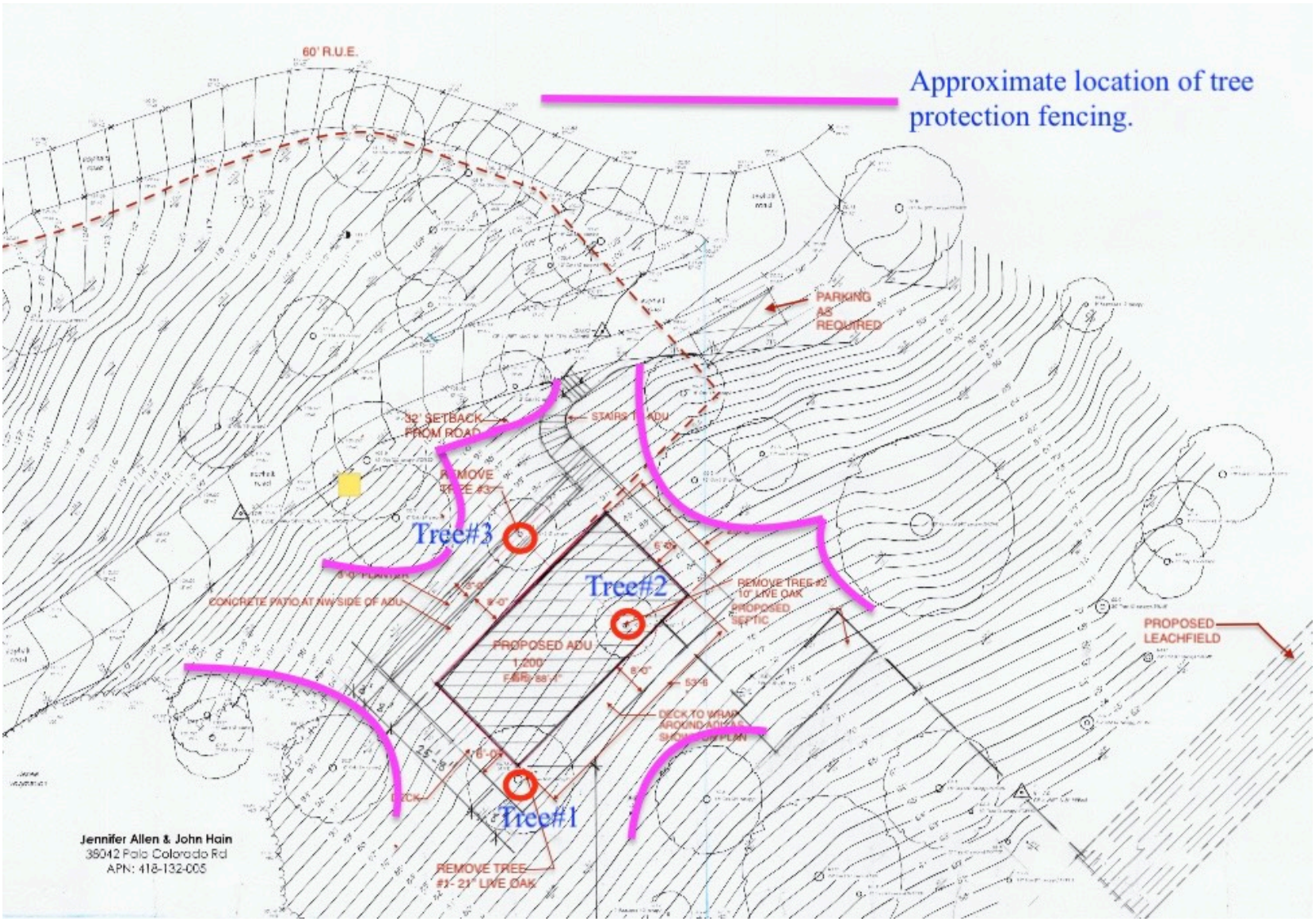


Exhibit A: Tree Location & Tree Protection Fencing Map - 3 Coast Live Oak trees proposed for removal due to construction related impacts are identified as Tree#s 1-3. The purple lines show approximate location of tree protection fencing that shall be properly installed and maintained for the duration of the project.

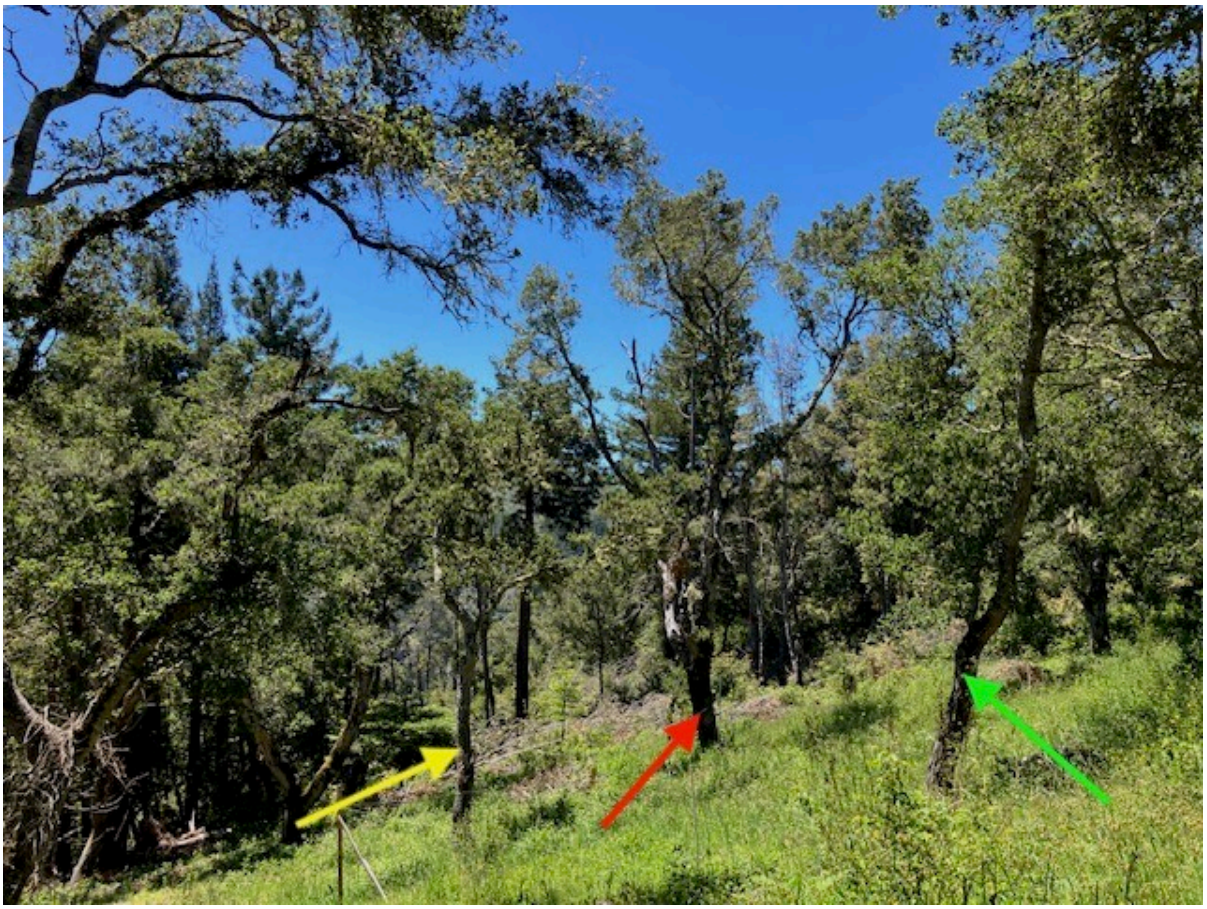


Figure 1. 3 Coast Live Oaks are proposed for removal due to planned ADU construction activities. Tree#1 is red arrow, Tree#2 is yellow arrow and Tree#3 is green arrow.



Figure 2. Another view of oaks identified as Tree#s 1-3. Tree#1 is red arrow, Tree#2 is yellow arrow and Tree#3 is green arrow.



Figure 3. View of 2 declining oaks identified as Tree#s 1 (red arrow) & 2 (yellow arrow) that are proposed for removal due to construction impacts.



Figure 4. Tree#1 is in center background and Tree#2 is in foreground.



Figure 5. Tree#1 is in poor health and structural condition and should be removed due to construction impacts and hazard concerns.



Figure 6. View of declining canopy of Tree#1 with abundant waterspouts and deadwood.



Figure 7. Oak identified as Tree#3 (green arrow) is proposed for removal due to construction impacts.

Exhibit C

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FINAL EIR FOR THE ROCKY CREEK RANCH LOT LINE ADJUSTMENT

Printed on Recycled Paper

GEOLOGY

In early 1989, a geotechnical study was prepared that provided information on ~~all~~ Lots. ~~6, 8 and 9~~. In June 1989, Geoconsultants, Inc. prepared another report based on a geologic reconnaissance of what is presently Lot A. The purpose of this report was to determine if any geologic conditions exist on the lot that would pose a threat to adjacent public or private lands. Lastly, Geoconsultants, Inc. provided the applicant a report on the geotechnical feasibility of a driveway for Lots 1 and 8. Proposed building envelopes discussed in this EIR are partially the result of the geotechnical analysis provided in these reports which are included in Appendix B.

Environmental Setting

The Rocky Creek Ranch property is located in the northern Santa Lucia Range, on the south side of Palo Colorado Canyon. Slopes in the area are steep with deeply incised drainages. Since the site is located in a drainage divide, runoff flows to Palo Colorado Creek to the north and Rocky Creek to the south. The Rocky Creek Ranch essentially occupies the hilltop area and adjacent side slopes of a northwest trending ridge. The property is characterized by gentle (less than 3 degrees) to flat topography along the ridge line, to locally precipitous slopes in the flanks with slopes exceeding 30 percent. Total relief across the property is over 1000 feet and ranges from a low of about 400 feet along Palo Colorado Road to approximately 1500 feet on potential lot 6. (Geoconsultants, Inc., Preliminary Geotechnical Study, February 1989).

The bedrock materials that underlie the site are overlain by a discontinuous blanket of soil, colluvium and locally minor amounts of landslide debris. The soil and colluvium can be variable in thickness and range from a few inches along the ridgetop to several feet or more on side slopes.

Evidence of landsliding on the proposed site has been observed at a few locations, but is rare within the property. Though soil cover of the site may erode or slump off of the steep slopes, the underlying bedrock in the vicinity appears relatively stable. (Ibid.)

Seismic Setting

Rocky Creek Ranch, as part of the Santa Lucia Range, is within a region of moderate to high seismic activity. The major active faults in the region are the San Andreas, lying approximately 40 miles to the northeast, and the Hosgri-San Gregorio, which trends offshore along the central California coast. The Palo Colorado Fault traverses the property.

Of the faults mentioned, the San Andreas and Hosgri-San Gregorio appear to be capable of generating the largest earthquakes. Because the area around the site is relatively undeveloped, little historic data on earthquake effects is available. With a Richter magnitude estimated at 8.3, the 1906 earthquake was the largest in northern California in recent history. Other historic earthquakes with smaller magnitudes on nearby faults have occurred, and undoubtedly caused shaking at the site. The October 17, 1989 earthquake registering 7.1 on the Richter scale occurred at Loma Prieta, Santa Cruz County.

Potential earthquake hazards may generally be divided into three categories; faulting, shaking and seismically induced landsliding. Based upon geologic reconnaissance mapping, all building sites are situated far enough away from all known faults considered to be significant (i.e., the Palo Colorado or the fault that separates the sandstone from the Sur Series) that the risk associated with faulting is judged to be low. (Ibid.)

According to a 1977 Map Showing Earthquake Intensity Zonation and Distribution of Quaternary Deposits in Monterey County (McCrory and others, U.S. Geological Survey Map MF-903), the proposed project could experience ground shaking approximately equal to Modified Mercalli intensities of IV-V in the event of an earthquake on the San Andreas Fault with a Richter magnitude of 8.3. In the event of an earthquake on the Hosgri Fault of a magnitude of 8, the property might be subjected to Modified Mercalli intensities of about IX. High ground shaking intensities could be a triggering mechanism for earthquake induced landsliding. Given the nature of the bedrock in the area and the location of the proposed building sites, the risks associated with earthquake induced landsliding are low. That is, raveling of loose blocks and minor failures of cutslopes could occur, but it would probably only be a temporary inconvenience.

In reference to earthquake shaking, the proposed structures shall be designed and constructed so as to withstand, within an acceptable level of damage, earthquake shaking, in accordance with the latest version of the Uniform Building Code (UBC).

Impacts and Mitigation Measures

Impact: Future structures and roadways may be subject to earthquake related damage relating to groundshaking, landsliding and surface rupture.

Lot 1 is located near the top of a northwest trending ridge. The ground surface within the building site slopes gently (8 degrees) to the southwest. The site is underlain by bedrock of the Sur Series and probably includes marble. The overlaying soil cover is estimated to be thin (less than 3 feet). There are no suspected problems with driveway access. Based on the geotechnical assessment prepared for the Rocky Creek Ranch, the potential building site is suitable for development. The presence of marble suggests that excavation work at the site could be difficult but not insurmountable if this rock type is encountered.

Lot 2 is located on a small knoll. Slope inclinations through the building site are gentle (4-9 degrees). It is underlain by rocks of the Sur Series intruded by quartz diorite. Soils are thin; less than three feet. There are no suspected problems with driveway access. Based on the geotechnical assessment prepared for the Rocky Creek Ranch, the potential building site is suitable for development.If the quartz diorite or other rocks are not weathered deeply, difficult excavation conditions might be encountered.

Lot 3 is located on a northeast trending ridge. Slope inclinations through the site are gentle (6-7 degrees), but steep to moderate (14 degrees) on the flanks. It is not anticipated that there will be any problems with access to the site, as it can currently be reached by an existing roadway. Based on the geotechnical assessment prepared for the Rocky Creek Ranch, the potential building site is suitable for development.

Lot 4 is located on a northeast trending ridge. Slope inclinations through the building site are gentle (5 degrees); off the flanks they vary from gentle (5 degrees) to moderately steep (10 degrees). The site is underlain by sandstone bedrock and soil cover is thin, less than three feet. The bedrock is jointed and weathered, therefore, excavation should not be difficult.

The only minor concern is control of runoff from the proposed access road. The road will need to be carefully designed so as not to concentrate too much runoff at discharge points. Control of runoff after it is directed off the road will also be important. Runoff control at the project site is discussed further in the hydrology discussion. Based on the geotechnical assessment prepared for the Rocky Creek Ranch, the potential building site is suitable for development.

Lot 5 is on a short northeast trending ridge. Slope inclinations through the site are moderately steep (10-15 degrees). The site is underlain by sandstone and the soil cover is very thin (0 to less than 3 feet). No problems are anticipated with driveway access to the site. The sandstone is well fractured and broken, therefore, excavation should not be difficult. Based on the geotechnical assessment prepared for the Rocky Creek Ranch, the potential building site is suitable for development. Based on the geotechnical assessment prepared for the Rocky Creek Ranch, the potential building site is suitable for development.

Lot 6 is located on a subtle northwest trending ridge with gentle (3 to 9 degrees) slopes. It is underlain by rocks of the Sur Series, including marble. Aside from the presence of marble which could make excavation work difficult, according to the geotechnical consultant, the site is relatively free of geologic and soils engineering concerns and is considered suitable from a geotechnical standpoint.

Lot 7 is located in a relatively flat northwest trending ridge. Slopes within 100 feet of the site are moderately steep (14 degrees) to steep (20 degrees). Sandstone is the underlying bedrock and soils are estimated to be thin (less than 3 feet). Just to the southwest of the site the sandstones are in contact with Sur series rocks. There are no anticipated problems with driveway access. According to the geotechnical consultant, the proposed site is suitable from a geologic and soils engineering point of view.

Lot 8 is located on the north-facing slope of a generally east-trending ridge. It is characterized by moderately steep (12 degrees) slopes. The site is underlain by sandstone and the soil cover is estimated to be thin (less than three feet). No problems are anticipated with driveway access to the alternative site. According to the geotechnical consultant, the proposed site is suitable from a geologic and soils engineering point of view.

Lot 9 is situated in the upper reaches of a southwest trending swale. Slopes across the site are moderately steep (10 degrees), but become steep (18 degrees) upslope from the site. The site appears to be underlain by schist of the Sur series and the overlying soils are estimated to be thick (greater than three feet). The site is located on a draw near the confluence of two drainages. Minor gullying was noted downslope from the site. The southeast corner of the proposed site is located almost in the middle of one of the drainages, the southern most swale. Because the site encroaches on the drainage axis of the southern swale there exists the potential for problems to develop with respect to runoff that concentrates in this swale. The amount of runoff and severity of the problem are difficult to estimate, but could result in flooding or damage to the foundation of a structure if constructed outside of the proposed building site. In addition, the driveway will require some design work to ensure runoff is properly controlled.

According to the geotechnical consultant, the proposed site is suitable from a geologic and soils engineering point of view, provided the following items are taken into account during planning and design. The actual location of the structure should be moved uphill to get the southeast corner out of the access of the drainage swale. The drainage around the structure, including the swale and driveway, shall be carefully designed to guard against erosion, gullying and possible flooding of the structure and vicinity.

After further examination of the site by Geoconsultants (May 26, 1989), suitable foundation materials were found to be present at depths of about 6 feet. However, a low

berm should be placed on the north side of the drainage swale, between the swale and the proposed residence to protect the residence foundation from potential erosion.

Site 10 is located on a northwest-trending ridge. Slopes across the site are gentle (7 degrees). Flanking slopes to the north are moderately steep (15 degrees). It is underlain by Sur series schist intruded by quartz. Soils are expected to be thin (less than 3 feet). There are no anticipated problems with driveway access and according to the geotechnical consultant, the proposed project is suitable from a geologic and soil engineering point of view.

All future structures shall be located within the building envelopes discussed in this EIR because the geotechnical studies relate to proposed building envelopes only.

All proposed building envelopes have been sited to reflect the concerns outlined in the 1989 Geoconsultants, Inc. reports. All Future development will be required to adhere to the Uniform Building Code (UBC) as it pertains to geotechnical issues. No mitigations are warranted for potential future structures.

Project Roads: The roads of the property are graded, unimproved surfaces. They are in fairly good condition and appear to be somewhat regularly maintained. Cut slopes in bedrock are characterized by over-steepened slopes (60-70 degrees) up to 15 feet high. In colluvium, cut slopes are from three to six feet high and essentially near vertical. Fill slopes range in height from a few feet to an estimate of 10 to 15 feet. Generally, they too are characterized by over steepened slopes (33 to 40 degrees). Cut slopes and fill slopes are graded to inclinations of 26 degrees. The over steepened nature of these artificial slopes suggest that they were not graded under supervision of an engineering geologist or soils engineer, thus they are potentially unstable.

In spite of this condition, cut slopes in bedrock appear to be fairly stable at least along roads that will be used for access. Raveling and minor slumping was observed but evidence for large scale failures was not observed. The fill slopes are somewhat less stable. At many locations along the roads cracking and slumping can be observed. It was also noted that loose soil, generated during recent grading and pushed over the outer edge of the roadway, has accumulated and, in a sense, been retained by the thick chaparral and manzanita. This creates a condition of very steep, unstable slopes of loose soil that will slump away as the vegetation dies or gives away on the pressure of fill. This action will result in minor slumps and failures along the outer edge of the roadways.

Any future roadway construction or pull outs to accommodate potential CDF requirements will traverse an area underlain by Sur series rocks including marble. This excavation of the roadway could be difficult in places. Soils are expected to be thin (less than 3 feet). Locally, roads are gullied and eroded. Water is allowed to flow unchecked over the edge of fill slopes, resulting in erosion of the fill and causing potential maintenance problems.

At a point approximately 1,600 to 1,700 feet along the main road, the roadway is located directly above a PG&E access road and easement. The cutslope of this road is near vertical and has experienced past failures. These failures have resulted in the top of the cut slope almost undermining the outer edge of the main road. Continued failures could have a long term adverse impact on the main access road. The slope is too steep for vegetation to re-establish itself independently.

Coastal Implementation Plan section 20.145.130.D.4d states that a soils report be provided as a condition of project approval. The reports shall be submitted prior to the issuance of building or grading permits. Other regulations of section 20.145.130 are applicable and will be required to be implemented by the applicant.

Mitigation:

1. The potential for failure of a portion of the main road in the area from 1,600 to 1,700 feet from Palo Colorado Canyon Road shall be investigated and remedial measures to stop the damage shall be provided by PG&E. Measures shall include, at a minimum, netting customarily used in stabilizing slopes which shall staked down onto the surface of the cut slope to create a skin effect. This shall then be hydro seeded with native or naturalized species of grass.

Existing Versus Proposed Lot Line Configuration:

Geologic impacts associated with existing lot line configurations remain the same as for the proposed lot line configuration.

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Exhibit D

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MINUTES
Big Sur Land Use Advisory Committee
Tuesday, May 27, 2025

1. **Meeting called to order by** Steve Beck **at** 10:17 **am**

2. **Roll Call**

Members Present:
Site Visit - Marcus Foster, Trey Kropp, Christina Dipaci, Steve Beck, Dave Smiley

Meeting - Marcus Foster, Trey Kropp, Christina Dipaci, Steve Beck, Dave Smiley

Members Absent:
John Wilson, John Grigsby

3. **Approval of Minutes:**

A. **April 22, 2025** minutes

Motion: Trey Kropp (LUAC Member's Name)

Second: Steve Beck (LUAC Member's Name)

Ayes: Unanimous

Noes:

Absent:

Abstain:

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

- Trey raised question about the canceled joint LUAC meeting with Carmel Highlands.
- Country responsed that they need clarity when working with Caltrans and Coastal Commission on which projects go to LUACs— Cancelled project is large culvert replacement(50+ miles).
- County paused this agenda items to reassess LUAC's role and process.
- Concerns that LUAC feedback is ignored, as seen with Mud Creek.
- South Coast LUAC hasn't met in 3.5 years; joint meetings (possibly via Zoom or in Salinas) are being considered.
- Temporary jurisdiction shift from Anderson Creek to Regent's Slide due to closures.
- LUAC is a needed forum for community-impact projects, even those with low visual impact.

5. Scheduled Item(s)

Project Name: HAIN JOHN R & JENNIFER L ALLEN TRS
File Number: PLN240042
Project Location: 38042 PALO COLORADO ROAD, CARMEL
Assessor's Parcel Number(s): 418-132-005-000
Project Planner: HYA HONORATO
Area Plan: BIG SUR COAST LAND USE PLAN, COASTAL ZONE
Project Description: Combined Development Permit consisting of a: 1) Coastal Development Permit and Design Approval for the construction of a 1,200 square foot accessory dwelling unit and associated site improvements including new septic system and grading consisting of 148 cubic yards of excavation and 148 cubic yards of fill; and 2) Coastal Development Permit for the removal of three (3) Coast Live Oak trees.
Recommendation for the LUAC to provide feedback on site design, neighborhood character compatibility, and local considerations.

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

B) Announcements

7. Meeting Adjourned: 10:53 am

Minutes taken by: Christina DiPaci

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: Big Sur LUAC

1.

Project Name: HAIN JOHN R & JENNIFER L ALLEN TRS
File Number: PLN240042
Project Location: 38042 Palo Colorado Road, Carmel
Assessor's Parcel Number(s): 418-132-005-000
Project Planner: Hya Honorato
Area Plan: Big Sur Coast Land Use Plan, Coastal Zone
Project Description: Combined Development Permit consisting of a: 1) Coastal Development Permit and Design Approval for the construction of a 1,200 square foot accessory dwelling unit and associated site improvements including new septic system and grading consisting of 148 cubic yards of excavation and 148 cubic yards of fill; and 2) Coastal Development Permit for the removal of three (3) Coast Live Oak trees.

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

(Please include the names of those present)

Chris Gourlay, John Hain

Was a County Staff/Representative present at meeting? HYA HONORATO **(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)
Neighborhood visual impact	3.2.4 "Land Not in Critical Viewshed"	Darker color house might blend better into the natural landscape.

ADDITIONAL LUAC COMMENTS

Reviewed section - 3.2.4 "Land Not in Critical Viewshed" with foucs on how to blend in with natural landscape.

RECOMMENDATION:

Motion by: Dave Smiley (LUAC Member's Name)

Second by: Marcus Foster (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Unanimous

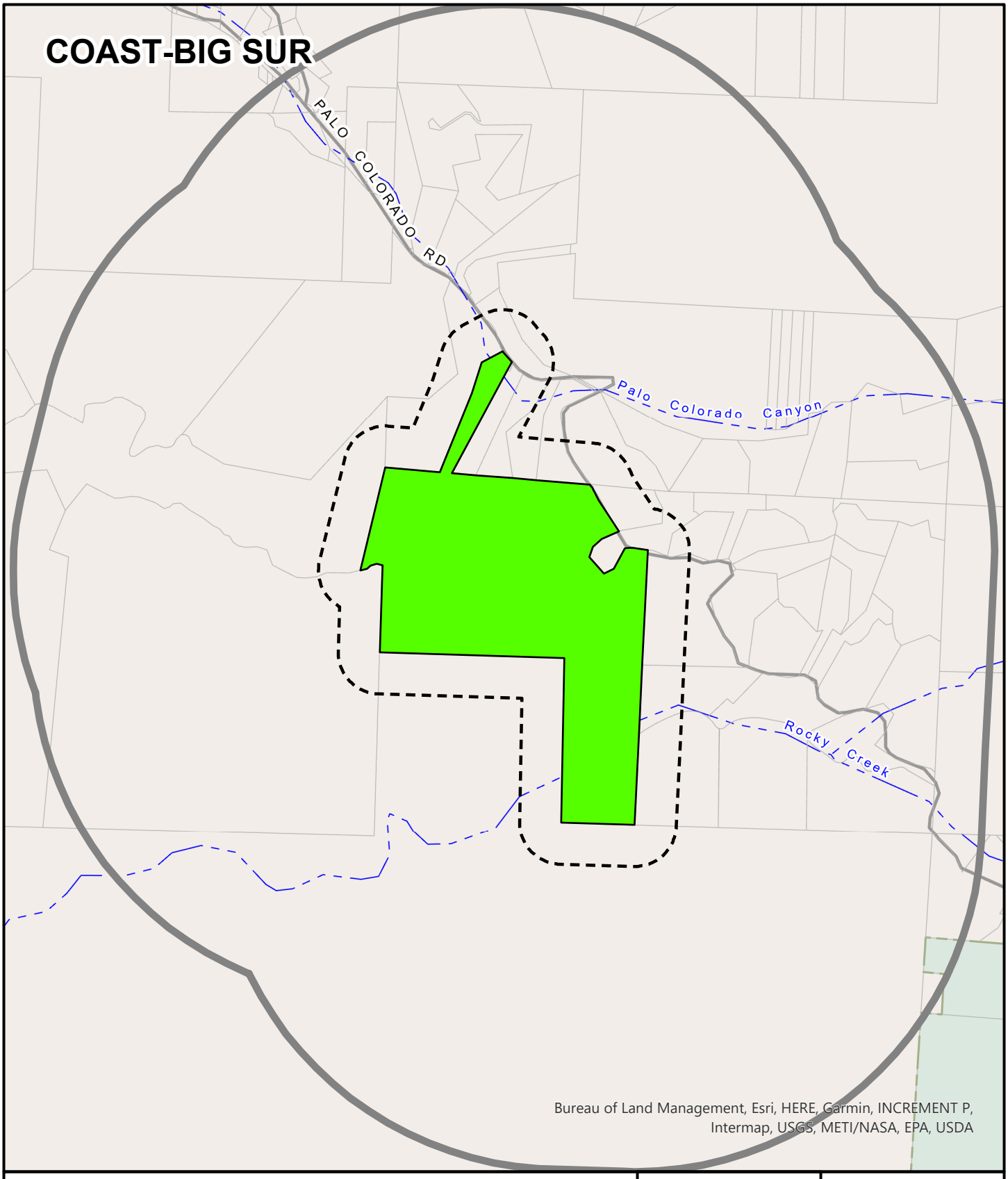
Noes: _____

Absent: _____

Abstain: _____

Exhibit E

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APPLICANT: ALLEN & HAIN

APN: 418132005000 **FILE #** PLN240042

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: FIONNA JENSEN

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Introduced: 10/24/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Zoning Administrator

PLN240108 - BUCHANAN ELIOT L

Public Hearing to consider after-the-fact development on slopes in excess of 25% to accommodate construction of an Accessory Dwelling Unit, and restoration of 3,545 square feet of slopes in excess of 25% to partially clear Code Enforcement No. 20CE00484.

Project Location: 15596 Via La Gitana, Carmel Valley.

Proposed CEQA action: Find the project Categorically Exempt per CEQA Guidelines sections 15301 and 15333, and there are no exceptions pursuant to Guidelines section 15300.2.

RECOMMENDATIONS

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

a. Find that the project qualifies for a Class 1 and Class 33 Categorical Exemption pursuant to CEQA Guidelines sections 15301 and 15333, and that none of the exceptions pursuant to Guidelines section 15300.2 apply; and
b. Approve a Combined Development Permit consisting of:
    1. After-the-fact Use Permit to allow development on slopes in excess of 25% to accommodate the construction of an Accessory Dwelling Unit; and
    2. Restoration Permit to restore approximately 3,545 square feet of slopes in excess of 25% to partially clear Code Enforcement No. 20CE00484.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 6 conditions of approval.

PROJECT INFORMATION

Agent: Jay Auburn, Lewis Builders
Property Owner: Eliot Buchanan
APN: 197-174-002-000
Parcel Size: 2.52 acres (109,771 square feet)
Zoning: Low Density Residential with Building Site-6, Design Control, Site Plan Review, and Residential Allocation Zoning District overlays [LDR/B-6-D-S-RAZ]
Plan Area: Carmel Valley Master Plan
Flagged and Staked: No

SUMMARY/DESCRIPTION

The subject parcel is located within the Los Tulares Subdivision in the Carmel Valley area of unincorporated Monterey County. The 2.52-acre property sits on a steep hillside with the main dwelling and driveway located on the flattest portion at the base of the hillside. The property has been

further developed with hardscape walkways, a pergola, patios, and other improvements, including landscaping. However, such work was completed on slopes in excess of 25%, without the granting of a necessary discretionary permit. Accordingly, an Administrative Citation was issued in June 2023 (Code Enforcement Case No. 20CE00484) citing unpermitted terracing and grading of a steep hillside, construction of retailing walls, a viewing deck, patios, front gate, fence, staircase up the hillside, and pergola. An area that was graded on slopes in excess of 25% was later constructed with a 1,200 square foot Accessory Development Unit. However, the ADU only requires the granting of a ministerial permit and thus is not considered in this application. The Applicant/Owner shall seek after-the-fact ministerial permits to rectify this violation.

To abate Code Enforcement Case No. 20CE00484, this application includes removing all unpermitted development (pergola, patios, walkways, stairway, and retaining walls) and restoring and revegetating the majority of impacted steeper slopes to their original condition. However, the Applicant/Owner is seeking after-the-fact approval to allow the grading (3,053 square feet) of steeper slopes where the ADU was constructed.

Pursuant to Title 21 section 21.84.130, restoration shall be sought to abate the land disturbing violation. In this case, restoring most of the property is feasible. Approximately 3,455 square feet (35 cubic yards of cut and 45 cubic yards of fill) of impacted hillside would be restored to its pre-violation state. However, restoring the area occupied by the ADU is not feasible. The ADU was constructed in the most appropriate location on the steeply sloped property that allows for access to the main residence's autocourt and avoided tree removal (see below discussion). The ADU was also constructed in compliance with the regulations and standards of Title 21 section 21.64.230. Therefore, staff concurs with retention of this structure and supports after-the-fact approval of a Use Permit to allow development on slopes in excess of 25%. The proposed project would partially abate the active violation. A grading permit would be required to ensure the hillside restoration work is completed and implemented as outlined in the attached restoration plans. Upon issuance of final construction/grading permits, the subject property will be in compliance with all rules and regulations pertaining to the property and will abate the existing violation.

Based on staff analysis, the proposed project is consistent with all rules and regulations pertaining to zoning uses and any other applicable provisions of the 2010 Monterey County General Plan, the Carmel Valley Master Plan (CVMP), and Zoning Ordinance (Title 21).

After-the-fact Development on Slopes

Pursuant to General Plan Policy OS 3.5, development on slopes that exceed 25% is prohibited unless a Use Permit is obtained and the appropriate authority finds that there is no feasible alternative that would allow development to occur on slopes less than 25%, and/or the proposed development better achieves the goals, policies, and objectives of the Monterey County General Plan and applicable land use plan than other development alternatives.

The proposed project involves after-the-fact consideration to allow approximately 3,053 square feet of grading on slopes in excess of 25%. In this case, there is no alternative location or design that would allow development of an ADU on a less steep slope. The ADU was sited northwest of the existing main dwelling and garage. Shifting the ADU west or southeast would impact slopes in excess of 25%.

Shifting the ADU south would likely impact Coast live oak trees. The CVMP Policy CV-3.11 discourages the removal of healthy trees. As the project is currently designed, there is no tree removal proposed. Therefore, the ADU's proposed location is the most feasible location and minimizes development on slopes in excess of 25%, while better meeting the resource protection goals and policies of the 2010 General Development Plan and Carmel Valley Master Plan. Finally, as proposed, the project also involves restoring 3,455 square feet of development that occurred on slopes in excess of 25. Restoring this hillside complies with Carmel Valley Master Plan Policy CV-3.4, which requires that hillsides and landforms not be significantly altered.

OTHER AGENCY INVOLVEMENT

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

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

LAND USE ADVISORY COMMITTEE

On July 21, 2025, the Carmel Valley Land Use Advisory Committee (LUAC) reviewed the project at a duly noticed meeting and voted unanimously to support the project as proposed (**Exhibit D**).

CEQA

California Environmental Quality Act (CEQA) Guidelines section 15301 categorically exempts the existing facilities, and section 15333 exempts small restoration projects of less than 5 acres. The proposed project involves after-the-fact grading on steeper slopes and restoring 3,455 square feet. Therefore, the project is consistent with the categorical exemption requirements of CEQA Guidelines sections 15301 and 15333. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse environmental effects was identified during staff's review of the development application.

Prepared by: Hya Honorato, Assistant Planner, x5173
Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Restoration and After-the-Fact Plans
Exhibit B - Carmel Valley LUAC Minutes 07/21/25
Exhibit C - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Fionna Jensen, Principal Planner; Eliot Buchanan, Property Owner; Jay Auburn (Lewis Builders), Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN240108

County of Monterey

Item No.6

Zoning Administrator

Legistar File Number: ZA 25-068

November 13, 2025

Introduced: 10/24/2025
Version: 1
Current Status: Agenda Ready
Matter Type: Zoning Administrator

PLN240108 - BUCHANAN ELIOT L

Public Hearing to consider after-the-fact development on slopes in excess of 25% to accommodate construction of an Accessory Dwelling Unit, and restoration of 3,545 square feet of slopes in excess of 25% to partially clear Code Enforcement No. 20CE00484.

Project Location: 15596 Via La Gitana, Carmel Valley.

Proposed CEQA action: Find the project Categorically Exempt per CEQA Guidelines sections 15301 and 15333, and there are no exceptions pursuant to Guidelines section 15300.2.

RECOMMENDATIONS

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

a. Find that the project qualifies for a Class 1 and Class 33 Categorical Exemption pursuant to CEQA Guidelines sections 15301 and 15333, and that none of the exceptions pursuant to Guidelines section 15300.2 apply; and
b. Approve a Combined Development Permit consisting of:
    1. After-the-fact Use Permit to allow development on slopes in excess of 25% to accommodate the construction of an Accessory Dwelling Unit; and
    2. Restoration Permit to restore approximately 3,545 square feet of slopes in excess of 25% to partially clear Code Enforcement No. 20CE00484.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 6 conditions of approval.

PROJECT INFORMATION

Agent: Jay Auburn, Lewis Builders
Property Owner: Eliot Buchanan
APN: 197-174-002-000
Parcel Size: 2.52 acres (109,771 square feet)
Zoning: Low Density Residential with Building Site-6, Design Control, Site Plan Review, and Residential Allocation Zoning District overlays [LDR/B-6-D-S-RAZ]
Plan Area: Carmel Valley Master Plan
Flagged and Staked: No

SUMMARY/DESCRIPTION

The subject parcel is located within the Los Tulares Subdivision in the Carmel Valley area of unincorporated Monterey County. The 2.52-acre property sits on a steep hillside with the main dwelling and driveway located on the flattest portion at the base of the hillside. The property has been

further developed with hardscape walkways, a pergola, patios, and other improvements, including landscaping. However, such work was completed on slopes in excess of 25%, without the granting of a necessary discretionary permit. Accordingly, an Administrative Citation was issued in June 2023 (Code Enforcement Case No. 20CE00484) citing unpermitted terracing and grading of a steep hillside, construction of retailing walls, a viewing deck, patios, front gate, fence, staircase up the hillside, and pergola. An area that was graded on slopes in excess of 25% was later constructed with a 1,200 square foot Accessory Development Unit. However, the ADU only requires the granting of a ministerial permit and thus is not considered in this application. The Applicant/Owner shall seek after-the-fact ministerial permits to rectify this violation.

To abate Code Enforcement Case No. 20CE00484, this application includes removing all unpermitted development (pergola, patios, walkways, stairway, and retaining walls) and restoring and revegetating the majority of impacted steeper slopes to their original condition. However, the Applicant/Owner is seeking after-the-fact approval to allow the grading (3,053 square feet) of steeper slopes where the ADU was constructed.

Pursuant to Title 21 section 21.84.130, restoration shall be sought to abate the land disturbing violation. In this case, restoring most of the property is feasible. Approximately 3,455 square feet (35 cubic yards of cut and 45 cubic yards of fill) of impacted hillside would be restored to its pre-violation state. However, restoring the area occupied by the ADU is not feasible. The ADU was constructed in the most appropriate location on the steeply sloped property that allows for access to the main residence's autocourt and avoided tree removal (see below discussion). The ADU was also constructed in compliance with the regulations and standards of Title 21 section 21.64.230. Therefore, staff concurs with retention of this structure and supports after-the-fact approval of a Use Permit to allow development on slopes in excess of 25%. The proposed project would partially abate the active violation. A grading permit would be required to ensure the hillside restoration work is completed and implemented as outlined in the attached restoration plans. Upon issuance of final construction/grading permits, the subject property will be in compliance with all rules and regulations pertaining to the property and will abate the existing violation.

Based on staff analysis, the proposed project is consistent with all rules and regulations pertaining to zoning uses and any other applicable provisions of the 2010 Monterey County General Plan, the Carmel Valley Master Plan (CVMP), and Zoning Ordinance (Title 21).

After-the-fact Development on Slopes

Pursuant to General Plan Policy OS 3.5, development on slopes that exceed 25% is prohibited unless a Use Permit is obtained and the appropriate authority finds that there is no feasible alternative that would allow development to occur on slopes less than 25%, and/or the proposed development better achieves the goals, policies, and objectives of the Monterey County General Plan and applicable land use plan than other development alternatives.

The proposed project involves after-the-fact consideration to allow approximately 3,053 square feet of grading on slopes in excess of 25%. In this case, there is no alternative location or design that would allow development of an ADU on a less steep slope. The ADU was sited northwest of the existing main dwelling and garage. Shifting the ADU west or southeast would impact slopes in excess of 25%.

Shifting the ADU south would likely impact Coast live oak trees. The CVMP Policy CV-3.11 discourages the removal of healthy trees. As the project is currently designed, there is no tree removal proposed. Therefore, the ADU's proposed location is the most feasible location and minimizes development on slopes in excess of 25%, while better meeting the resource protection goals and policies of the 2010 General Development Plan and Carmel Valley Master Plan. Finally, as proposed, the project also involves restoring 3,455 square feet of development that occurred on slopes in excess of 25. Restoring this hillside complies with Carmel Valley Master Plan Policy CV-3.4, which requires that hillsides and landforms not be significantly altered.

OTHER AGENCY INVOLVEMENT

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

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

LAND USE ADVISORY COMMITTEE

On July 21, 2025, the Carmel Valley Land Use Advisory Committee (LUAC) reviewed the project at a duly noticed meeting and voted unanimously to support the project as proposed (**Exhibit D**).

CEQA

California Environmental Quality Act (CEQA) Guidelines section 15301 categorically exempts the existing facilities, and section 15333 exempts small restoration projects of less than 5 acres. The proposed project involves after-the-fact grading on steeper slopes and restoring 3,455 square feet. Therefore, the project is consistent with the categorical exemption requirements of CEQA Guidelines sections 15301 and 15333. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse environmental effects was identified during staff's review of the development application.

Prepared by: Hya Honorato, Assistant Planner, x5173
Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Restoration and After-the-Fact Plans
Exhibit B - Carmel Valley LUAC Minutes 07/21/25
Exhibit C - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Fionna Jensen, Principal Planner; Eliot Buchanan, Property Owner; Jay Auburn (Lewis Builders), Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN240108

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:
BUCHANAN (PLN240108)

RESOLUTION NO. 25--

Resolution by the County of Monterey Planning Commission:

1) Finding that the project qualifies for Class 1 and Class 33 Categorical Exemptions pursuant to CEQA Guidelines sections 15301 and 15333, and that none of the exceptions pursuant to Guidelines section 15300.2 apply; and
2) Approving a Combined Development Permit consisting of:
    a. After-the-fact Use Permit to allow development on slopes in excess of 25% to accommodate the construction of an Accessory Dwelling Unit; and
    b. Restoration Permit to restore approximately 3,545 square feet of slopes in excess of 25% to partially clear Code Enforcement No. 20CE00484.

[PLN240108 BUCHANAN ELIOT L, 15596 VIA LA GITANA, CARMEL VALLEY, CARMEL VALLEY MASTER PLAN (APN: 197-174-002-000)]

The BUCHANAN ELIOT L application (PLN240108) came on for a public hearing before the County of Monterey Zoning Administrator on November 13, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Zoning Administrator finds and decides as follows:

FINDINGS

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

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 2010 Monterey County General Plan;

- Carmel Valley Master Plan;
- Monterey County Zoning Ordinance (Title 21).

The property is not in compliance with County Code, however, issuance of this permit will partially abate the violation (see Finding No. 4). 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) The subject property is developed with a 3,172 square foot existing single-family dwelling with a 336 square foot detached garage. There is an existing violation on the property for development on slopes in excess of 25%. The proposed project involves restoring approximately 3,545 square feet of impacted steeper slopes to their pre-violation state (slopes in excess of 25% and vegetated). The project also involves after-the-fact approval of approximately 3,053 square feet of grading on slopes in excess of 25% where an Accessory Dwelling Unit was constructed without ministerial permits. Although the grading work associated with the construction of the ADU required a Use Permit, the ADU (structure) did not require a discretionary permit and thus is not considered in this permit.

c) Allowed Use. The property is located at 15596 Via la Gitana, Carmel Valley (Assessor's Parcel Number [APN]: 197-174-002-000), within the Carmel Valley Master Plan, in unincorporated Carmel. The parcel is zoned as Low Density Residential with Building Site-6, Design Control, Site Plan Review, and Residential Allocation Zoning District overlays [LDR/B-6-D-S-RAZ]. Title 21 section 21.84.130 requires restoration of land disturbing activities that occurred without necessary permits. A Use Permit is required to allow development on slopes in excess of 25% (see Finding 5 and supporting evidence). Therefore, the project is an allowed land use for this site.

d) Lot Legality. The subject property is shown in its present size (2.52 acres) and configuration as Lot 63 within Tract No. 655 of the Los Tulares Subdivision, recorded on June 1971 (Volume 11, "Cities & Towns", page 32). Therefore, the County recognizes it as a legal lot of record.

e) Development on slopes in excess of 25%. The proposed project includes after-the-fact approval of development (grading) on slopes in excess of 25%. This includes approximately 500 cubic yards of cut and fill or 3,053 square feet. Pursuant to General Plan OS-3.5, development on slopes in excess of 25% may be allowed pursuant to a Use Permit. Therefore, an after-the-fact Use Permit has been applied for to abate a portion of the property's violation. The project meets the required findings to allow development on slopes in excess of 25%, as demonstrated in Finding No. 5 and supporting evidence.

f) Restoration. Restoration activities include removing all unpermitted development (pergola, patios, walkways, stairway, and retaining walls), restoring the hillside slope to its natural state, and revegetating the disturbed area with native material. A grading permit shall be obtained to ensure this work is completed in conformance with applicable grading and erosion control requirements of Title 16.

g) Tree Protection. The proposed project does not include any tree removal; however, there are four trees identified as Coast live oak trees located within proximity of the proposed restoration. Therefore, the County's standard tree and root protection condition has been applied to the project, requiring the Applicant to install protective fencing around nearby trees not being removed during restoration activities.

h) Cultural Resources. According to the County of Monterey Geographic Information System (GIS) records, the subject parcel has a moderate archaeological sensitivity, is not within 250 feet of a known archaeological resource, and is Categorically Exempt pursuant to CEQA Guidelines, see Finding No. 6 and supporting evidence. An archaeological assessment was prepared for the project, and it did not identify any evidence of significant archaeological resources. Pursuant. The potential for inadvertent impacts to cultural resources is limited and will be controlled by use of the County's standard condition, which requires the contractor to stop work if previously unidentified resources are discovered during construction.

i) Land Use Advisory Committee (LUAC) Review. The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly noticed public meeting on July 21, 2025 and voted 6-0 (with one absent) to support the project as proposed.

j) The project planner conducted a site inspection on July 21, 2025 to verify that the project on the subject parcel conforms to the plans listed above.

k) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240108.

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

EVIDENCE:

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

b) Staff identified potential impacts to trees, cultural resources, and soils/grading. The following reports have been prepared:
- "Arborist Report" (LIB250096) prepared by Michael Tope, Carmel, CA, August 21, 2024.
- "Archaeological Report" (LIB240165) prepared by Archives & Archaeology, Salinas, CA, June 3, 2025.
- " Geotechnical Report" (LIB240166) prepared by Butano Geotechnical Engineering, Inc., Watsonville, CA, May 28, 2025

County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints

that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.

c) Staff conducted a site inspection on July 21, 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 County of Monterey HCD-Planning found in Project File PLN240108.

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

EVIDENCE:

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

b) Potable water will continue to be provided by CalAm and managed through the Monterey Peninsula Water Management District. EHB has reviewed the application and confirmed that this service is suitable for the project development.

c) A septic system and leach pits will serve the accessory dwelling unit. EHB has reviewed the preliminary onsite wastewater treatment system design and found it appropriate.

d) Staff conducted a site inspection on July 21, 2025 to verify that the site is suitable for this use.

e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240108.

4. FINDING: **VIOLATION –** The subject property is not in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. Approval of a restoration permit will abate the existing zoning violation.

EVIDENCE:

a) Staff reviewed County of Monterey HCD-Planning and HCD-Building Services records and is aware of a violation on subject property for grading and the construction of construction of site improvements (pergola, patio, stairs, walkways) on slopes in excess of 25%. An Accessory Dwelling Unit was also constructed on slopes in excess of 25% without the necessary discretionary permits (grading on slopes) and ministerial permits (construction).

b) A Restoration Plan was submitted with the project plan set to restore approximately 3,545 square feet of disturbed areas back to their pre-existing conditions. Steep slopes will be properly benched for slope stability and backfilled to match the existing topography; all decorative improvements, including pergolas, curbing, walkways, stairs, and

patios, will be removed. Erosion control measures shall be implemented, and disturbed areas shall be reseeded with native seed mix to help reduce future erosion.

c) Approval of this after-the-fact Use Permit will abate the portion of the violation related to the development on slopes in excess of 25% where the ADU was constructed.

d) The violation (Code Enforcement No. 20CE00484) will be abated upon completion of the restoration work and final inspection of the ADU. Ministerial permits are required.

e) Staff conducted a site inspection on July 21, 2025 and researched County records to assess the violations on the subject property and how proposed activities would address them.

f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240108.

5. FINDING: **DEVELOPMENT ON SLOPES IN EXCESS OF 25% -** The Proposed Project is located in the most feasible location, minimizes development on slopes in excess of 25 percent, and better measures the resource protection goals and policies of the 2010 General Plan and Carmel Valley Master Plan (CVMP).

EVIDENCE:

a) The project consists of grading approximately 375 cubic yards of cut and fill to accommodate the construction of an ADU. The 2.52-acre parcel is heavily sloped, with the majority of the existing development located within the flattest portions of the property. The project includes after-the-fact approval to allow 3,053 square feet of grading on slopes in excess of 25%. This area is occupied by an Accessory Dwelling Unit. Pursuant to General Plan Policy OS-3.5, a Use Permit is required. In this case, the criteria to grant said permit have been met.

b) In this case, there is no alternative location or design that would allow development of an ADU on a less steep slope. The ADU was sited northwest of the existing main dwelling and garage. Shifting the ADU west or southeast would impact slopes in excess of 25%. Shifting the ADU south would likely impact Coast live oak trees. The proposed development on slopes better protects forest resources by minimizing tree removal. The CVMP Policy CV-3.11 discourages the removal of healthy trees. Avoiding impacts to native trees complies with CV-3.11. Further, the ADU's two-story design minimizes the amount of grading on slopes in excess of 25% by reducing the footprint of the structure. Therefore, the proposed development better achieves the goals, policies, and objectives of the County of Monterey General Plan and the Carmel Valley Master Plan.

c) As proposed, the project also involves restoring 3,455 square feet of development that occurred on slopes in excess of 25. Restoring this hillside complies with Carmel Valley Master Plan Policy CV-3.4, which requires that hillsides and landforms not be significantly altered.

d) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN240108.

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

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines Section 15301 categorically exempts existing facilities and Section 15333 exempts small restoration projects.

b) The proposed project involves after-the-fact approval of existing facilities (ADU and grading) and restoration of less than 5 acres (3,455 square feet). Therefore, the project qualifies for Class 1 and Class 33 categorical exemptions.

c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. The project location is not within a sensitive environment. There is no cumulative impact within any prior successive projects of the same type in the same place over time, and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site. The proposed project will not be visible from any scenic corridor. No known historical resources exist on the property.

d) No adverse environmental effects were identified during staff review of the development application during a site visit on July 21, 2025.

e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240108.

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

EVIDENCE:

a) Pursuant to Title 21 section 21.80.040.B, the project is subject to appeal to the Planning Commission because it requires the Zoning Administrator to make a discretionary decision.

DECISION

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

1) Find that the project qualifies for Class 1 and Class 33 Categorical Exemptions pursuant to CEQA Guidelines sections 15301 and 15333, and that none of the exceptions pursuant to Guidelines section 15300.2 apply; and
2) Approve a Combined Development Permit consisting of:
    a. After-the-fact Use Permit to allow development on slopes in excess of 25% to accommodate the construction of an Accessory Dwelling Unit; and
    b. Restoration Permit to restore approximately 3,545 square feet of slopes in excess of 25% to partially clear Code Enforcement No. 20CE00484.

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

PASSED AND ADOPTED this 13th day of November, 2025.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

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

NOTES

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

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

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

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

Form Rev. 1-27-2021

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County of Monterey HCD Planning

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

PLN240108

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit consisting of After-the-fact Use Permit allows development on slopes in excess of 25% to accommodate the construction of an Accessory Dwelling Unit; and a Restoration Permit to restore approximately 3,545 square feet of slopes in excess of 25% to partially clear Code Enforcement No. 20CE00484. The property is located at 15596 Via La Gitana, Carmel Valley (Assessor's Parcel Number 197-174-002-000), Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number _____) was approved by County of Monterey Zoning Administrator for Assessor's Parcel Number 197-174-002-000 on November 13, 2025. The permit was granted subject to 6 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

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

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

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

4. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

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

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

5. 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. PW0006 - CARMEL VALLEY

Responsible Department: Public Works

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

Compliance or Monitoring Action to be Performed: Prior to 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.

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GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
BUCHANAN RESIDENCE - NEW A.D.U. & RESTORATION PLAN - PLN 240108
APN: 197-174-002
CARMEL VALLEY, MONTEREY COUNTY, CALIFORNIA



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1) PROJECT DESIGN BASED ON INFORMATION PROVIDED AND SHOWN ON THE TOPOGRAPHIC SITE SURVEY FOR THE BUCHANAN RESIDENCE PREPARED BY SCOTT HAWTHORNE, DATED 09/21/23.

2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE 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 THROUGHLY 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 MONTEREY COUNTY GRADING ORDINANCE AND EROSION CONTROL ORDINANCE, THE LATEST VERSION OF THE CALTRANS SPECIFICATIONS, THE GOVERNING PUBLIC AGENCIES, THE LATEST 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 260 C.Y. OF CUT AND 155 C.Y. OF FILL WITH A SURPLUS OF 105 C.Y. (RESTORATION QUANTITIES NOT INCLUDED). EXCAVATION SHALL BE USED FOR EMBANKMENT CONSTRUCTION, LANDSCAPE PURPOSES AND/OR HAULED OFF-SITE ON A LEGAL MANNER. ADDITIONAL ON-SITE SPOILS GENERATED FROM FOUNDATIONS, UTILITY TRENCHES, SEPTIC CONSTRUCTION, ETC. IS NOT INCLUDED IN THE ABOVE REFERENCED QUANTITIES. IMPORT MATERIAL SHALL MEET THE REQUIREMENTS OF SELECT STRUCTURAL FILL AS NOTED IN THE SOIL'S REPORT AND BE APPROVED BY THE SOILS ENGINEER PRIOR TO PLACEMENT.

5) EMBANKMENT MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS, MOISTURE CONDITIONED, AND COMPACTED TO 90% MIN. REL. COMPACTION. ALL BASEROCK AND THE UPPER 12" OF SUBGRADE SHALL BE COMPACTED TO 95% MIN. REL. 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'S 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 CONTROL DUST DURING AND FOR GRADING OPERATIONS.

9) A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY OF MONTEREY 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 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FOOT 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 1% WHERE LOCATED WITHIN 5 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE BUILDING.

11) STORM WATER (SURFACE RUNOFF) SHALL BE KEPT ON THE SAME WAY, SHEET FLOW DRAINING TO EXISTING PERVIOUS AREAS AND/OR NEW LANDSCAPE AREAS AS SHOWN ON THE SITE DRAINAGE PLAN.

12) SUBSURFACE DRAINAGE FOR RETAINING WALLS IF REQUIRED WILL BE COLLECTED AND PIPED TO DAYLIGHT IN A NON-EROSIVE MANNER.

13) THE STORM DRAIN FACILITIES IF NEEDED SHALL BE CHRISTY PRODUCTS OR APPROVED EQUAL. THE STORM DRAIN PIPE SHALL BE P.V.C. MIN. SDR 35.

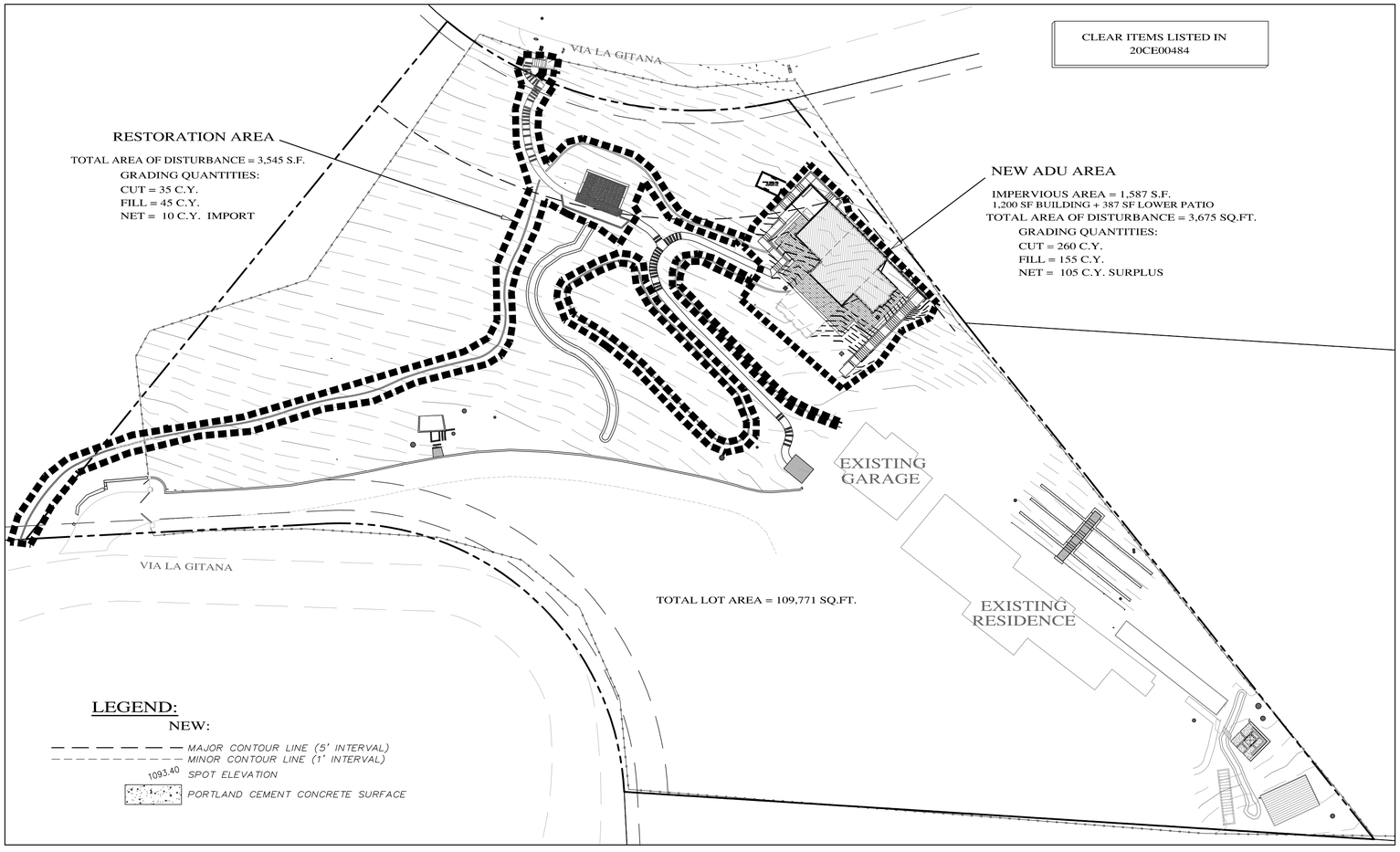
14) ALL NEW UTILITY AND DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND.

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% MIN. 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% MIN. RELATIVE COMPACTION.

16) ALL WORK IS SUBJECT TO APPROVAL BY THE PUBLIC WORKS SUPERINTENDENT INSPECTION AND ACCEPTANCE.

17) NO LAND DISTURBING OR GRADING SHALL OCCUR ON THE SUBJECT PARCEL BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF HCD - BUILDING SERVICES.

18) SPECIAL INSPECTIONS, BY A SPECIAL INSPECTOR, ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.



LOT OVERVIEW
SCALE: 1"=30'

19) 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 RMA - PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST 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.

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.

GEOTECHNICAL INSPECTION SCHEDULE

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

INDEX TO SHEETS

SHEET C1	COVER SHEET
SHEET C2	RESTORATION PLAN - OVERALL
SHEET C3	GRADING & DRAINAGE & UTILITY PLAN - NEW A.D.U. MAIN FLOOR
SHEET C4	GRADING & DRAINAGE PLAN - NEW A.D.U. LOWER FLOOR
SHEET C5	EROSION & SEDIMENT CONTROL PLAN
SHEET C6	CONSTRUCTION MANAGEMENT PLAN

ABBREVIATIONS:

AB	AGGREGATE BASE	FL F/L ℄	FLOW LINE	R.C.	RELATIVE COMPACTION
AC	ASPHALT CONCRETE	FP	FINISHED PAD	RCP	REINFORCED CONCRETE PIPE
BLDG	BUILDING	FW	FACE OF WALL	REL	RELATIVE
BRDY	BOUNDARY	GB	GRADE BREAK	RET WALL	RETAINING WALL
BOT	BOTTOM	GR	GRATE	S	SLOPE
CB	CATCH BASIN	HDPE	HIGH DENSITY POLYETHELENE	SD	STORM DRAIN
CL C/L ℄	CENTERLINE	HP	HIGH POINT	SHO	SHOULDER
CO	CLEAN OUT	LF	LINEAR FEET	SS	SANITARY SEWER
DI	DRAIN INLET	LP	LOW POINT	SS LAT	SANITARY SEWER LATERAL
DW	DRIVEWAY	MAX	MAXIMUM	SSMH	SANITARY SEWER MANHOLE
ELEV EL	ELEVATION	MIN	MINIMUM	STA	STATION
EP	EDGE OF PAVEMENT	(N)	NEW	S/W	SIDEWALK
EX (E)	EXISTING	NO.	NUMBER	TC T/C	TOP OF CURB
FC	FACE OF CURB	NTS	NOT TO SCALE	TD	TOP OF DIKE
FD	FACE OF DIKE	O.C.	ON CENTER	TW	TOP OF WALL
FF	FINISHED FLOOR	PL P/L ℄	PROPERTY LINE	TYP	TYPICAL
FG	FINISHED GRADE	PUE	PUBLIC UTILITIES EASEMENT	UP	UTILITY POLE
FDC	FIRE DEPARTMENT CONNECTION	PVC	POLYVINYL CHLORIDE	W	WATER
FH	FIRE HYDRANT	R RAD	RADIUS	WS	WATER SERVICE
FC F/C	FACE OF CURB	R/W	RIGHT OF WAY		

CONTACT INFORMATION:

PRIMARY: OWNER
MR. ELIOT BUCHANAN
15596 VIA LA GITANA
CARMEL VALLEY, CA 93924

SECONDARY: DESIGNER
LEWIS BUILDERS
ATTN: MR. JAY AUBURN
3706 THE BARNYARD SUITE G11
CARMEL, CA 93923
PH (831)250-7168

SITE LOCATION:
15596 VIA LA GITANA
CARMEL, CA 93924

APPROVED BY:
GUY R. GIRAUDO
REGISTERED PROFESSIONAL ENGINEER
GUY R. GIRAUDO
No. 56569
Exp. 06-30-27
CIVIL
STATE OF CALIFORNIA

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
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" COVER SHEET "

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
BUCHANAN RESIDENCE NEW ADU
A.P.N.: 197-174-002
CARMEL VALLEY, MONTEREY COUNTY, CALIFORNIA
FOR
MR. ELIOT BUCHANAN

SCALE: AS SHOWN
DATE: JULY 2025
JOB NO. 2703-01

No.	DATE	BY	REVISION
	09/16/25	AMS	SLOPE ANALYSIS
	07/28/25	AMS	RELEASED TO CLIENT
	07/18/25	AMS	RELEASED TO CLIENT

SHEET C1
OF 6 SHEETS

SLOPE RESTORATION NOTES:

1) THE PURPOSE OF THIS PLAN IS TO RESTORE THE DISTURBED AREAS BACK TO THEIR ORIGINAL, NATURAL STATE PRIOR TO ILLEGAL GRADING OPERATIONS. ALL AREAS CLEARED OF VEGETATION MUST BE PLANTED WITH NATIVE MATERIAL.
2) ALL GRADING SHALL CONFORM TO THE COUNTY OF MONTEREY GRADING ORDINANCE #2535 AND EROSION CONTROL ORDINANCE #2806, THE 2022 CBC, THE GOVERNING PUBLIC AGENCIES, THE SOIL'S ENGINEER RECOMMENDATIONS, AND PER THIS PLAN.
3) THERE ARE APPROXIMATELY 20 C.Y. OF CUT AND 20 C.Y. OF FILL (BANK VOLUMES).
4) PRIOR TO GRADING, THE NEWLY EXPOSED AREAS SHOULD BE CLEARED OF VEGETATION AND DELETERIOUS MATERIALS, LIGHTLY SCARIFIED BEFORE RELOCATING FILL.
5) STRUCTURAL FILL TO BE PLACED ON SLOPES STEEPER THAN 10:1 SHOULD BE BENCHED. BENCHES SHOULD HAVE A MINIMUM WIDTH OF 10 FT. AND SHOULD BE SLOPED APPROXIMATELY 2% BACK INTO THE HILLSIDE. THE ENGINEER WILL DETERMINE THE DEPTH, SCARIFICATION, AND RECOMPACTION OF THE BENCH BOTTOMS AT THE TIME OF GRADING.
6) STRUCTURAL FILL TO BE PLACED ON SLOPES STEEPER THAN 6:1 SHOULD HAVE KEYWAYS. THE KEYWAYS SHOULD HAVE MINIMUM WIDTHS OF 10 FT. AND SHOULD BE SLOPED APPROXIMATELY 2% BACK INTO THE HILLSIDE. THE KEYWAYS AND SUBSEQUENT UP SLOPE BENCHES SHOULD PENETRATE INTO SUFFICIENTLY STABLE MATERIAL AS DETERMINED BY THE ENGINEER AT THE TIME OF GRADING.
7) FILL MATERIAL SHOULD BE PLACED IN 12 INCH LIFTS AND MOISTURE CONDITIONED AND COMPACTED TO 85% MINIMUM RELATIVE COMPACTION.
8) ALL FILL DENSITIES SHALL BE IN ACCORDANCE WITH ASTM TEST METHOD D1557-91.
9) ALL CUT AND FILL SLOPES SHALL MATCH NATURAL GRADIENTS PRIOR TO ILLEGAL GRADING.
10) DUST FROM GRADING OPERATIONS MUST BE CONTROLLED.
11) THE ESTIMATED START DATE IS JANUARY 2025.
12) RESTORED SLOPES SHALL BE OBSERVED AND TESTED BY SOIL'S ENGINEER WITH FINAL GRADING REPORT SUBMITTED TO COUNTY ONCE COMPLETED.

PERGOLA RESTORATION DATA

EXISTING CONDITIONS:			RESTORATION:
CONCRETE SLAB	250 S.F.	82 C.F.	82 C.F.
CONCRETE RETAINING WALL	44 L.F.	88 C.F.	88 C.F.
EARTH PAD	123 S.F.		
WOOD RETAINING WALL	38 L.F.	12 C.F.	12 C.F.
CUT	15 C.Y.		15 C.Y.
FILL	10 C.Y.		25 C.Y.
DISTURBED AREA	510 S.F.		1,090 S.F.

RESTORATION DATA (NO PERGOLA)

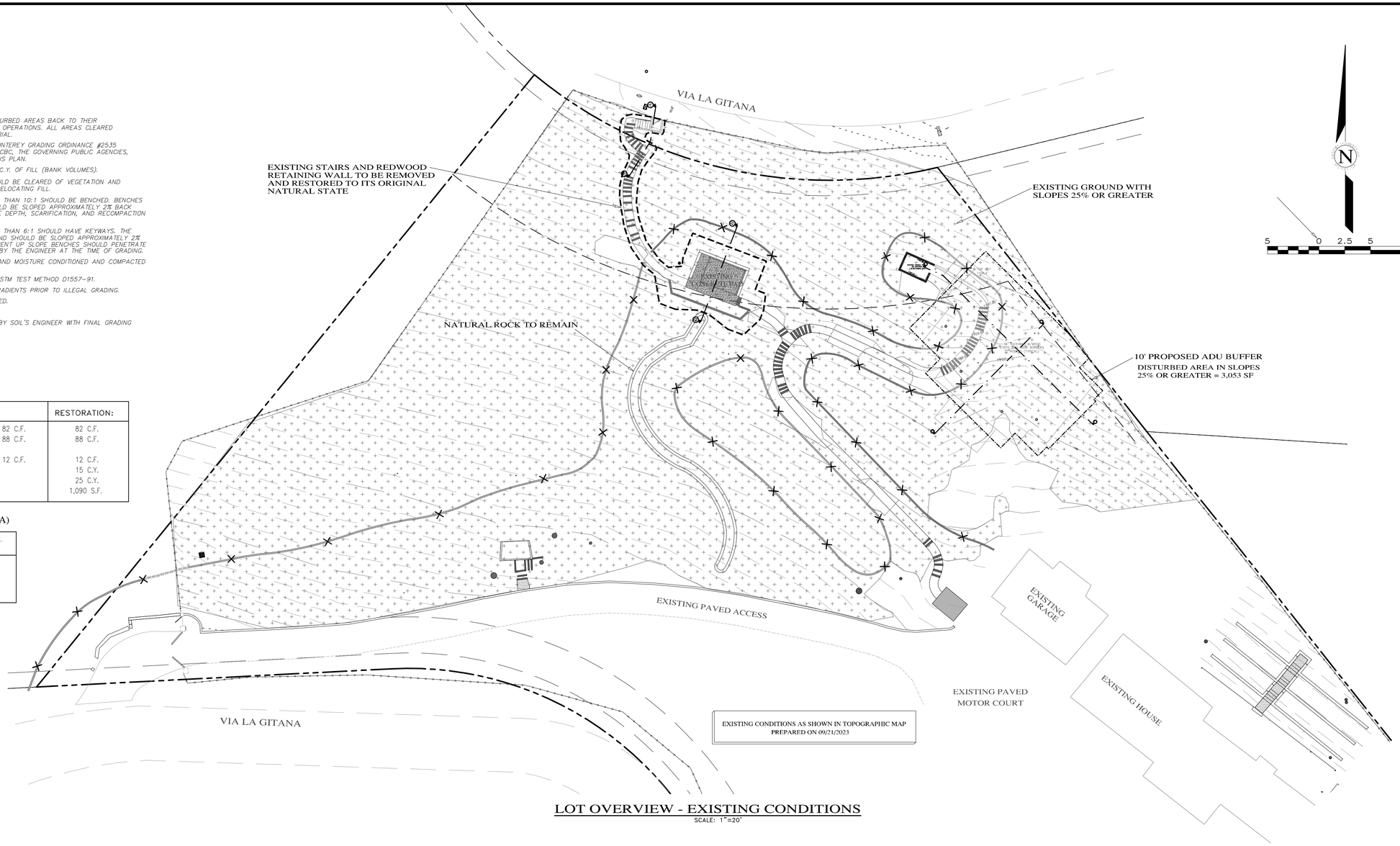
ROCK CREEK, STAIRS & REDWOOD = 1,905 S.F.
CEMENT GARDEN EDGING = 550 S.F.

RESTORATION AREA = 2,455 S.F.
CUT = 20 C.Y.
FILL = 20 C.Y.
NET = 0 C.Y.

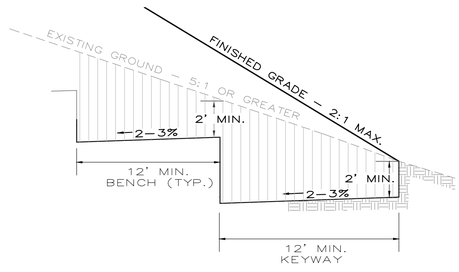
TOTAL LOT AREA = 109,771 SQ.FT.

TOTAL AREA OF RESTORATION = 3,545 SQ.FT.

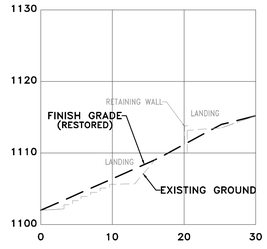
GRADING QUANTITIES:
CUT = 35 C.Y.
FILL = 45 C.Y.
NET = 10 C.Y. IMPORT



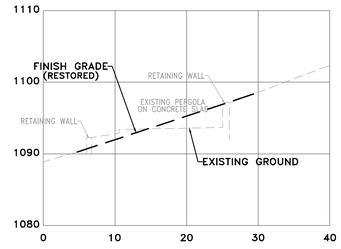
LOT OVERVIEW - EXISTING CONDITIONS
SCALE: 1"=20'



KEYWAY & BENCH DETAIL
NO TO SCALE



SECTION A-A
SCALE: 1"=10' H&V



SECTION B-B
SCALE: 1"=10' H&V

" RESTORATION PLAN - OVERALL "

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
BUCHANAN RESIDENCE NEW ADU
A.P.N.: 197-174-002
CARMEL VALLEY, MONTEREY COUNTY, CALIFORNIA
FOR:
MR. ELIOT BUCHANAN

APPROVED BY:
GUY R. GIRAUDO

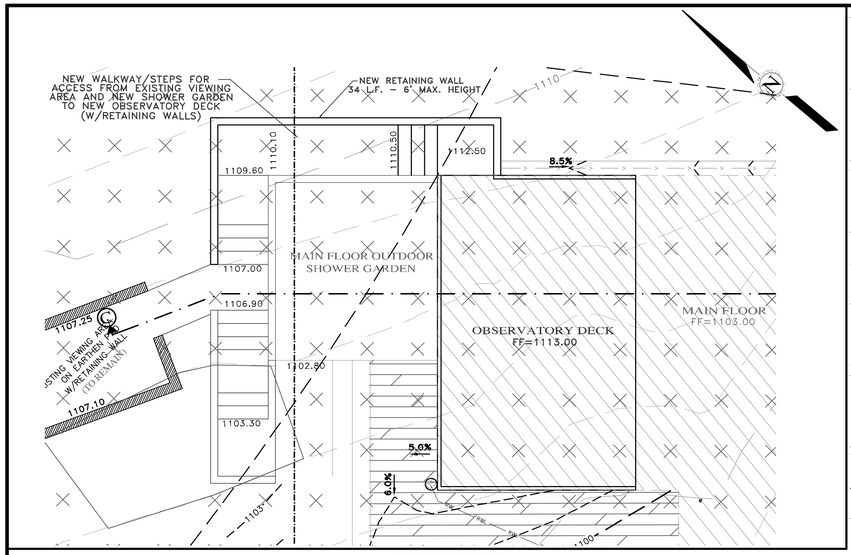
LANDSET ENGINEERS, INC.
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www.landseteng.com

SCALE: AS SHOWN
DATE: JULY 2025
JOB NO. 2703-01

No.	DATE	BY	REVISION
	09/16/25	AMS	SLOPE ANALYSIS
	07/28/25	AMS	RELEASED TO CLIENT
	07/18/25	AMS	RELEASED TO CLIENT

SHEET C2
OF 6 SHEETS

I:\PROJ\2703-BUCHANAN\2703-CIVIL\DWG\2703-CDECP ADU.DWG,24x36C2



UPPER DECK
SCALE: 1"=5'

NEW A.D.U. AREA
TOTAL IMPERVIOUS AREA = 1,587 SQ.FT.
TOTAL AREA OF DISTURBANCE = 3,675 SQ.FT.

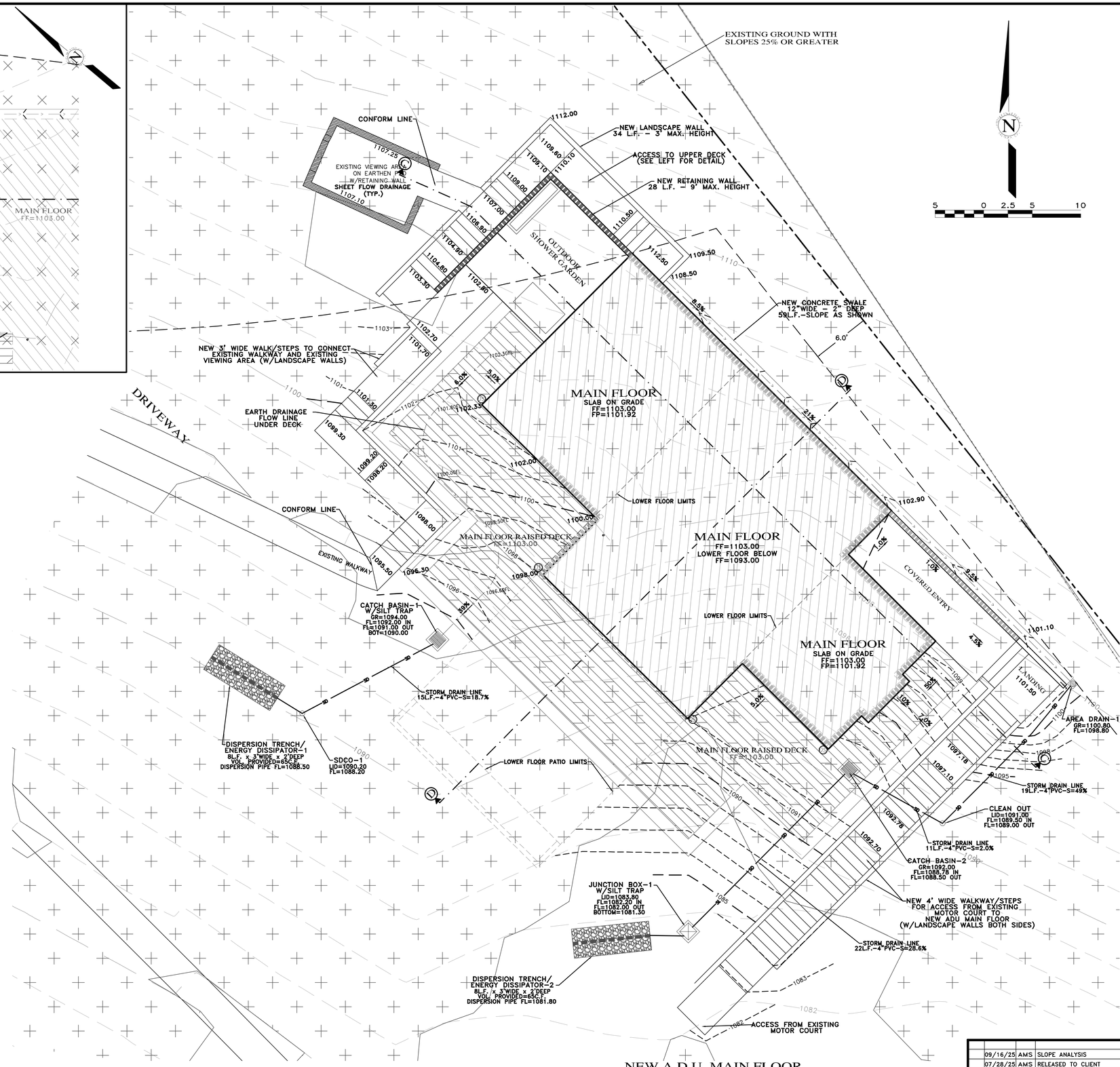
IMPERVIOUS AREA:
1,200 SF BUILDING + 387 SF LOWER PATIO

GRADING QUANTITIES:
CUT = 260 C.Y.
FILL = 155 C.Y.
NET = 105 C.Y. SURPLUS

STORM WATER 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 WILL CREATE AND/OR REPLACE COLLECTIVELY OVER THE ENTIRE PROJECT 1,587 SF OF IMPERVIOUS SURFACES AND WILL DISTURB A LAND AREA OF 3,675 SQ.FT.



NEW A.D.U. MAIN FLOOR
SCALE: 1"=5'

APPROVED BY:
GUY R. GIRAUDO

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" GRADING, DRAINAGE & UTILITY PLAN - NEW A.D.U. MAIN FLOOR "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

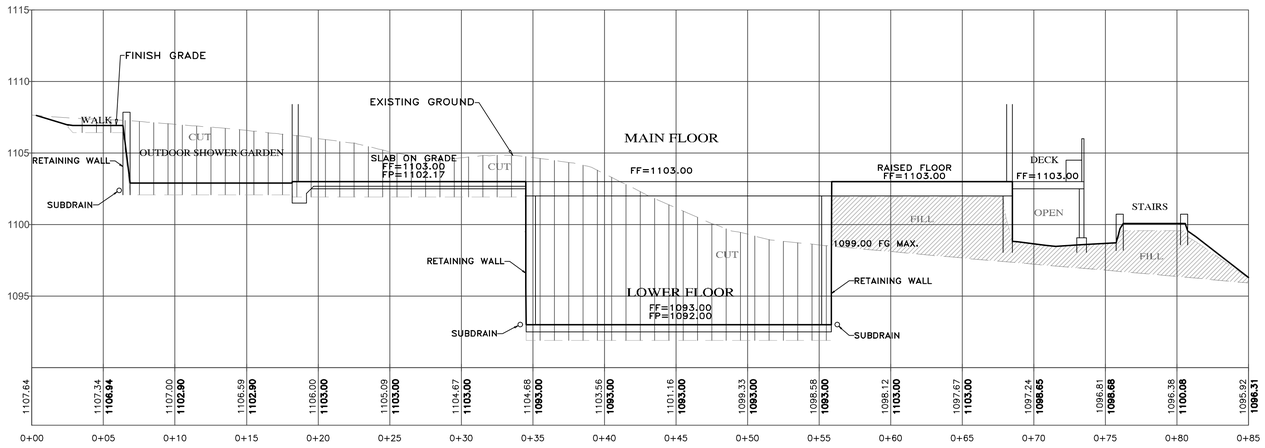
BUCHANAN RESIDENCE NEW ADU
A.P.N.: 197-174-002
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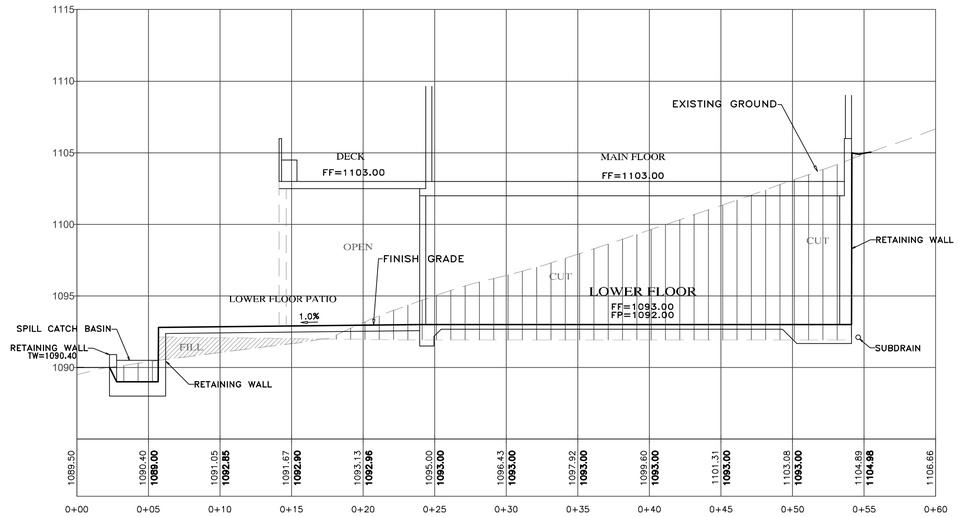
SHEET C3
OF 6 SHEETS

No.	DATE	BY	REVISION
	09/16/25	AMS	SLOPE ANALYSIS
	07/28/25	AMS	RELEASED TO CLIENT
	07/18/25	AMS	RELEASED TO CLIENT

L:\PROJ\2703-BUCHANAN\2703-CIVIL\DWG\2703-GDECP ADU.DWG/24x36C2



SECTION C-C
SCALE: 1"=5' H&V

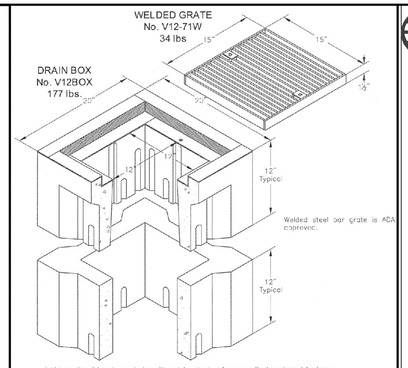


SECTION D-D
SCALE: 1"=5' H&V

NOTES:

- ALL FILL MATERIAL SHALL BE STRUCTURAL FILL PER SOIL'S ENGINEERING INVESTIGATION REPORT
- SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR LAYOUT OF FOUNDATION COMPONENTS.
- RETAINING WALL SUBDRAIN SHALL BE COLLECTED AND PIPED TO DAYLIGHT IN A NON-EROSIVE MANNER.

MR. ELIOT BUCHANAN 07/18/2025

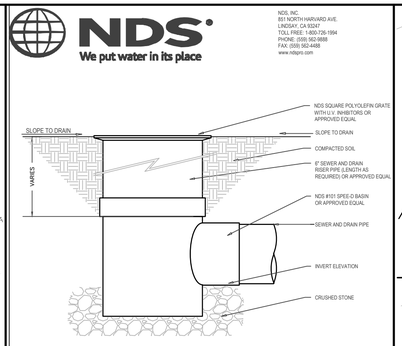


Ordering Code	Item	Approx. Shipping Weight	Description
V12BOX	BOX	177	V12 Drain Box (12 x 12") H/20 Loading, bolt down. Interchangeable with Brooks #1717 Box– 12 per pallet
V12-71W	GRATE	34	Welded, steel cross bars, H/20 loading, galvanized
V12X12	EXTENSION	120	12" Reinforced concrete– 12 per pallet

A high cavity reinforced concrete box with cast in galvanized frame, specifically engineered for heavy traffic areas. Approximate dimensions and weight shown.

Oldcastle Precast® Enclosure Solutions
MADERA/TRACY/ROSEVILLE/PHOENIX
Phone: (800) 466-7500 Fax: (800) 466-6804
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V12 DRAIN BOX	V12 DRAIN BOX 12" x 12"
FILE NAME: V12_j50	Christy
ISSUE DATE: January, 2009	
www.oldcastleprecast.com	

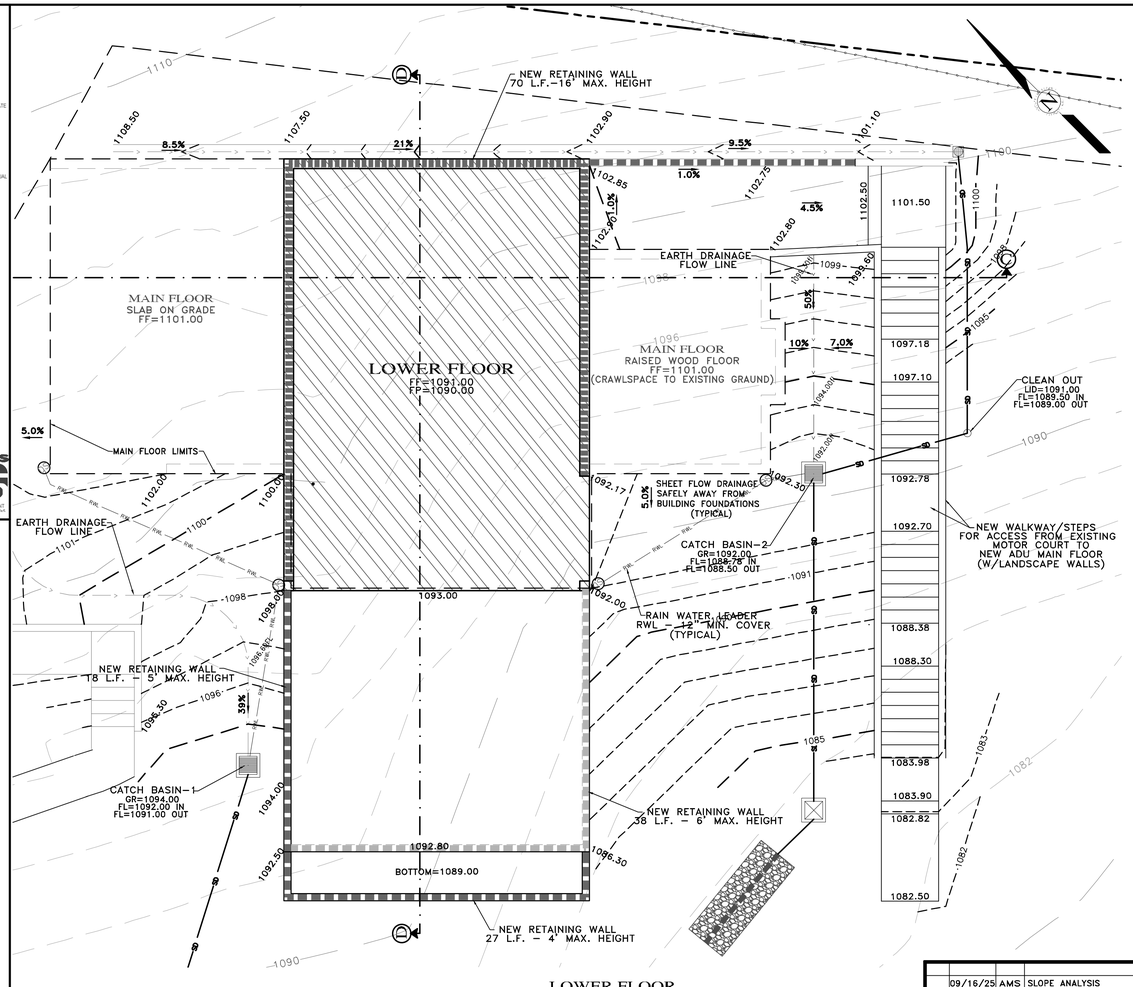


SECTION

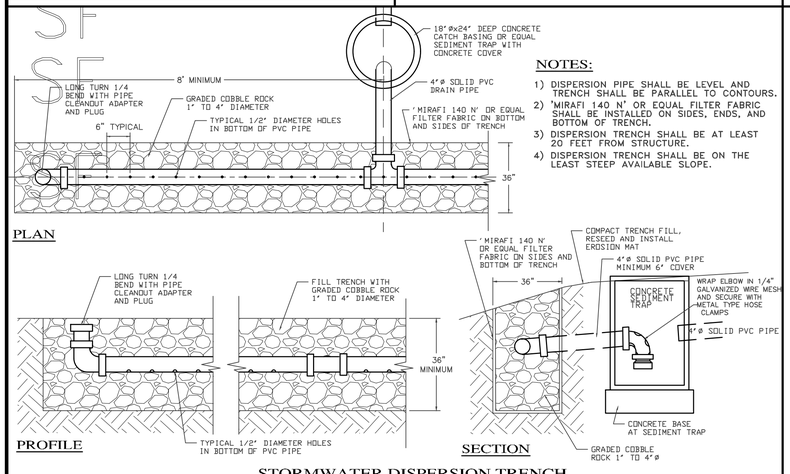
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

ROUND SPEE-D BASINS
SQUARE GRATE WITH SPEE-D BASIN

NDS KEY COMPONENT



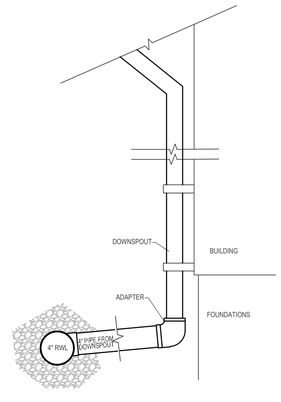
LOWER FLOOR
SCALE: 1"=5'



NOTES:

1) DISPERSION PIPE SHALL BE LEVEL AND TRENCH SHALL BE PARALLEL TO CONTOURS.
2) 'MIRAFI 140 N' OR EQUAL FILTER FABRIC SHALL BE INSTALLED ON SIDES, ENDS, AND BOTTOM OF TRENCH.
3) DISPERSION TRENCH SHALL BE AT LEAST 20 FEET FROM STRUCTURE.
4) DISPERSION TRENCH SHALL BE ON THE LEAST STEEP AVAILABLE SLOPE.

STORMWATER DISPERSION TRENCH



ROO DOWNSPOUT CONNECTION

STANDARD PLANS & CONSTRUCTION DETAILS
NO TO SCALE

APPROVED BY:
GUY R. GIRARDO
PROFESSIONAL ENGINEER * REGISTERED * GUY R. Girardo No. 56569 Exp. 08-30-27 Civil * STATE OF CALIFORNIA

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GRADING, DRAINAGE & EROSION CONTROL PLAN

" GRADING & DRAINAGE PLAN - NEW A.D.U. LOWER FLOOR "

OF

BUCHANAN RESIDENCE NEW ADU
A.P.N.: 197-174-002
CARMEL VALLEY, MONTEREY COUNTY, CALIFORNIA

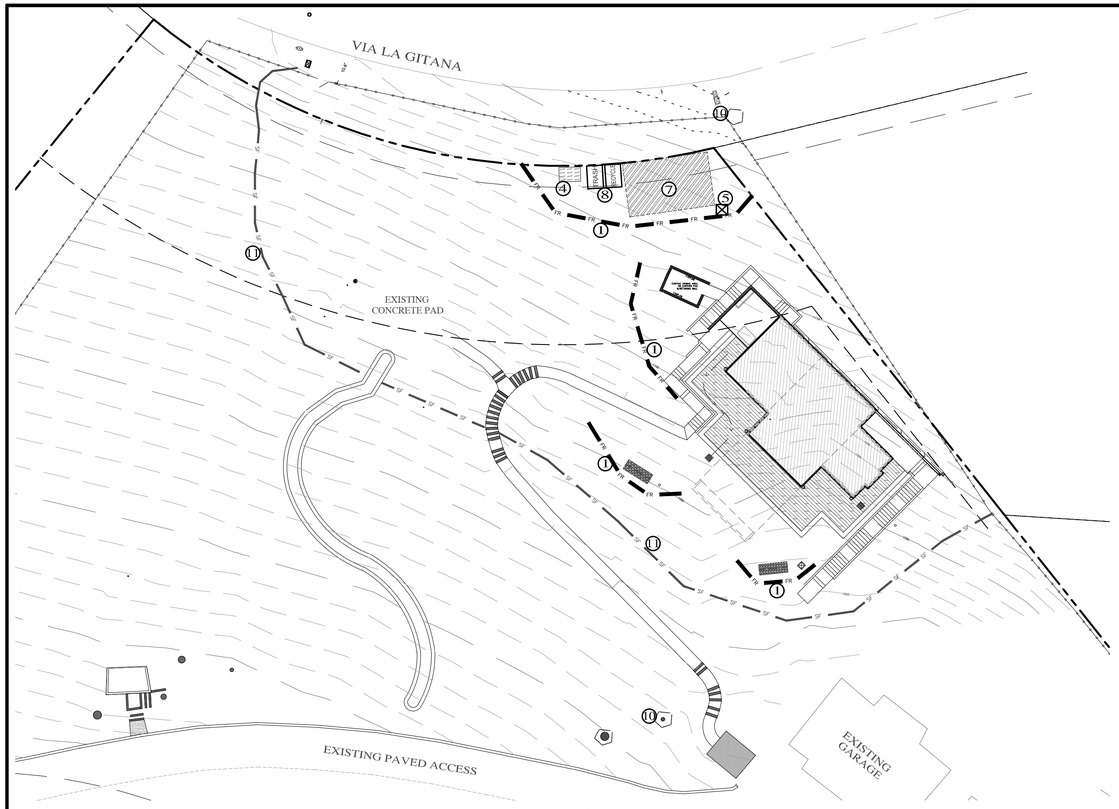
FOR
MR. ELIOT BUCHANAN

SCALE: AS SHOWN
DATE: JULY 2025
JOB NO. 2703-01

No.	DATE	BY	REVISION
	09/16/25	AMS	SLOPE ANALYSIS
	07/28/25	AMS	RELEASED TO CLIENT
	07/18/25	AMS	RELEASED TO CLIENT

SHEET C4
OF 6 SHEETS

LSPROJ\2703-BUCHANAN\2703-CIVIL\DWG\2703-GDECP ADU.DWG/24x36C3



PLAN
SCALE: 1"=20'

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 FOR INFORMATION ONLY — 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 FOR INFORMATION ONLY — STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (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 — 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.

5 — 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

6 FOR INFORMATION ONLY — 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..

7 — 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.

8 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.

9 FOR INFORMATION ONLY — 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 ½" – 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 — 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.

11 — 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.

EROSION & SEDIMENT CONTROL NOTES:

1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE COUNTY OF MONTEREY EROSION CONTROL ORDINANCE.
2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.
3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
6) EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.
7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
8) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
9) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
10) 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.
11) 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.
12) 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.
13) THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
14) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO COUNTY RMA-ENVIRONMENTAL SERVICES PRIOR TO BEG. WORK.

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

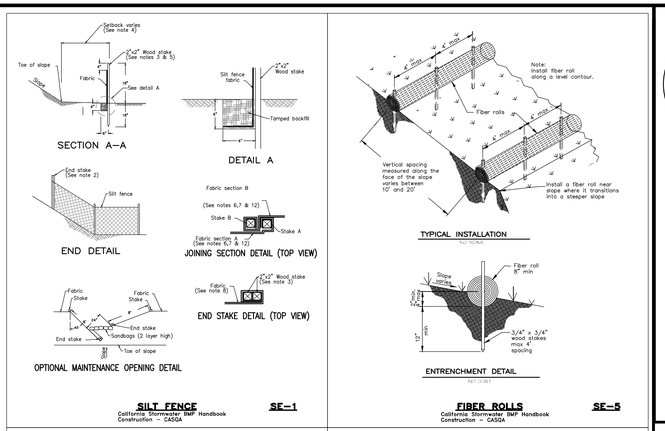
VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. Verify material below shallow foundations are adequate to achieve the design bearing capacity	--	X
2. Verify excavations are extended to proper depth and have reached proper material	--	X
3. Perform classification and testing of compacted fill materials	--	X
4. Verify use of proper materials, densities and lift sicknesses during placement and compaction of compacted fill.	X	--
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	--	X

CONSTRUCTION INSPECTION REQUIREMENTS

A-PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.

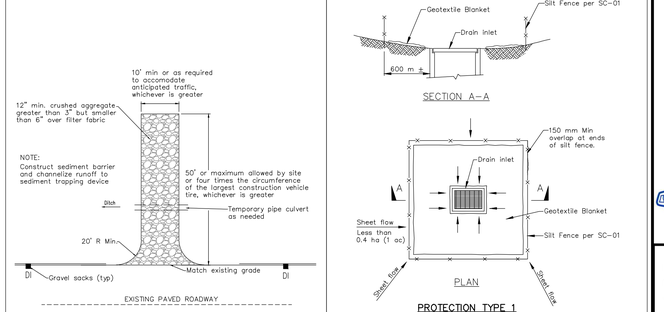
B-DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP's INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.

C-PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.



SILT FENCE SE-1
California Stormwater BMP Handbook Construction - CASQA

FIBER ROLLS SE-5
California Stormwater BMP Handbook Construction - CASQA



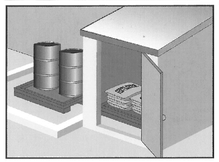
STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-1
California Stormwater BMP Handbook Construction - CASQA

PROTECTION TYPE 1

NOTES:
1. For use in areas where grading has been completed and final soil stabilization and seeding are pending.
2. Not applicable in paved areas.
3. Not applicable with concentrated flows.

STORM DRAIN INLET PROTECTION SE-10
California Stormwater BMP Handbook Construction - CASQA

Material Delivery and Storage WM-1

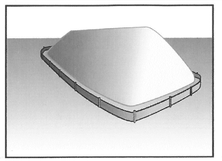


Categories: EC Erosion Control; SE Sediment Control; TC Tracking Control; WE Wind Erosion Control; NS Non-Stormwater Management Control; WM Waste Management and Materials Pollution Control ☑
Legend: ☑ Primary Category ☑ Secondary Category
Targeted Constituents: Sediment ☑; Nutrients ☑; Trash ☑; Metals ☑; Bacteria; Oil and Grease ☑; Organics ☑
Potential Alternatives: None

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.

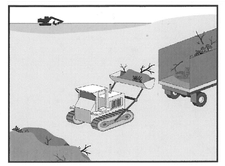
Stockpile Management WM-3



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

Description and Purpose
Stockpile management procedures and practices are designed to reduce or eliminate air and stormwater pollution from stockpiles of soil, soil amendments, sand, paving materials such as portland cement concrete (PCC) rubble, asphalt concrete (AC), asphalt concrete rubble, aggregate base, aggregate sub base or pre-mixed aggregate, asphalt minder (so called "cold mix" asphalt), and pressure treated wood.

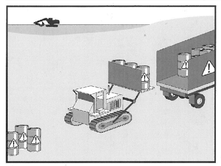
Solid Waste Management WM-5



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

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.

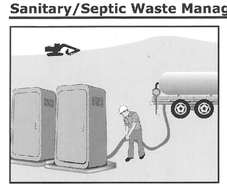
Hazardous Waste Management WM-6



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

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.

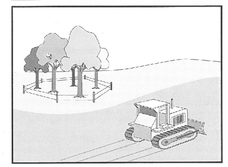
Sanitary/Septic Waste Management WM-9



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

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.

Preservation Of Existing Vegetation EC-2



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

Description and Purpose
Carefully planned preservation of existing vegetation minimizes the potential of removing or injuring existing trees, vines, shrubs, and grasses that protect soil from erosion.

APPROVED BY: GUY R. GIRALDO 9/16/25

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www.landsetengr.com

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

BUCHANAN RESIDENCE NEW ADU

A.P.N.: 197-174-002

CARMEL VALLEY, MONTEREY COUNTY, CALIFORNIA

FOR

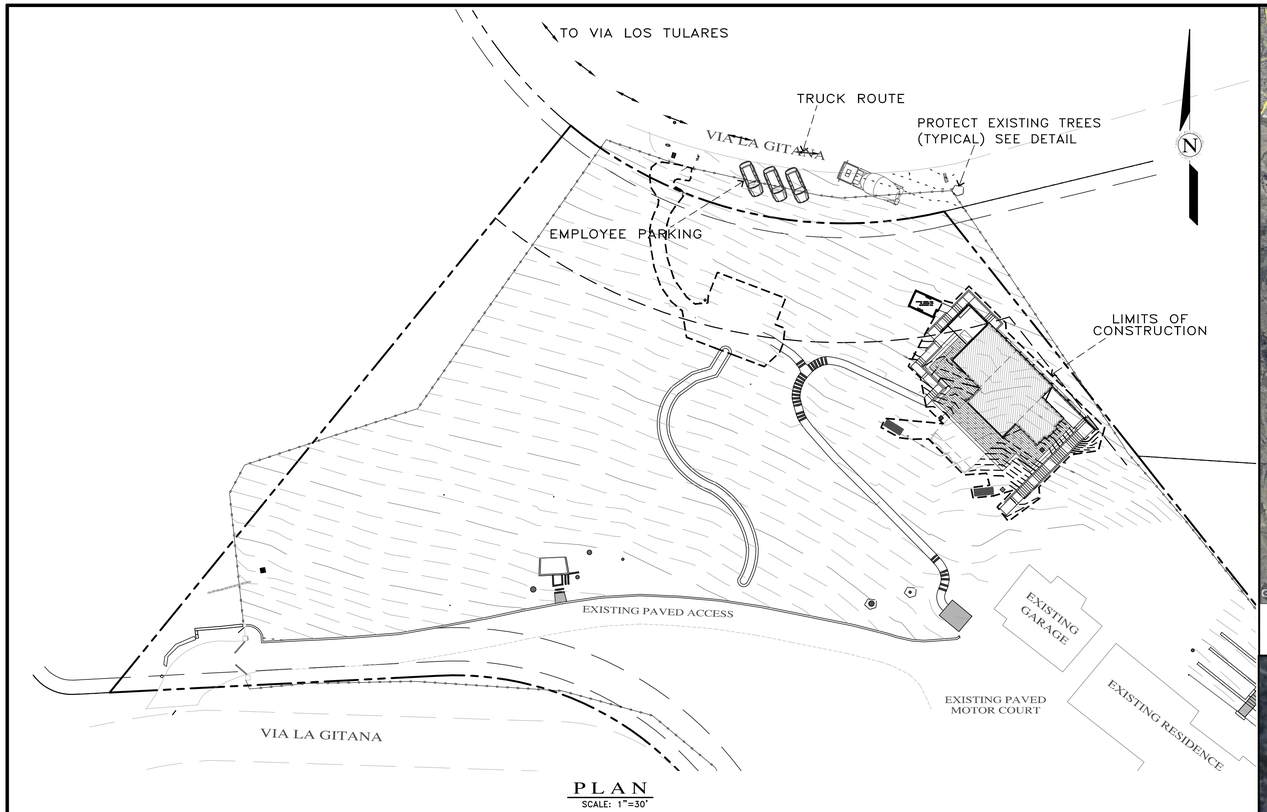
MR. ELIOT BUCHANAN

" EROSION & SEDIMENT CONTROL PLAN "

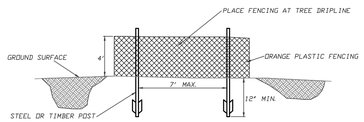
SCALE: AS SHOWN
DATE: JULY 2025
JOB NO. 2703-01

No.	DATE	BY	REVISION
	09/16/25	AMS	SLOPE ANALYSIS
	07/28/25	AMS	RELEASED TO CLIENT
	07/18/25	AMS	RELEASED TO CLIENT

SHEET C5
OF 6 SHEETS



PLAN
SCALE: 1"=30'



FENCING (ESA) DETAIL
Scale: NTS

EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:
295 CY CUT
200 CY FILL

CONSTRUCTION STAGING:
DEMOLISH EXISTING HARDSCAPE AND OFFHAUL DEBRIS: EXISTING DRIVEWAY/MOTOR COURT TO BE USED FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA.

PERFORM GRADING, CONSTRUCT STRUCTURE ADDITIONS, AND INSTALL UNDERGROUND UTILITIES: EXISTING DRIVEWAY/MOTOR COURT AREA TO BE USED FOR MATERIAL AND EQUIPMENT STAGING.

INSTALL NEW WALKWAY AND LANDSCAPING.

SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STAGED ON VIA LA GITANA AT ANY TIME DURING CONSTRUCTION. 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.

HAUL ROUTES:
THE HAUL ROUTE TO THE SITE IS FROM HIGHWAY 1 TO CARMEL VALLEY ROAD TO VIA LOS TULARES TO VIA LA GITANA. (HAUL TRUCKS EXIT IN THE SAME FASHION.) VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE (IF NECESSARY) ON VIA LA GITANA. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

MATERIAL DELIVERIES:
IN THE EVENT THAT MATERIAL DELIVERIES CAUSE ANY STREETS ALONG THE HAUL ROUTE TO BE PARTIALLY BLOCKED BY DELIVERY TRUCKS OR LOADING/UNLOADING OPERATIONS, A FLAGMAN SHALL BE PRESENT TO DIRECT TRAFFIC AROUND THE LANE OBSTRUCTION. THE FLAGMAN SHALL BE PRESENT AT ALL TIMES DURING WHICH DELIVERY/CONSTRUCTION OPERATIONS MAY IMPACT TRAFFIC ON THE HAUL ROUTE AND SURROUNDING STREETS.

EMPLOYEE PARKING:
LIMITED EMPLOYEE PARKING ON-SITE. EMPLOYEES SHALL USE PUBLIC PARKING LOTS AND CARPOOL TO JOBSITE IF POSSIBLE. ON-SITE PARKING SHALL BE IN EXISTING ACCESS/MOTOR COURT AND IN LEGAL SPACES ALONG VIA LA GITANA, OBEYING ALL PARKING LAWS. 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).

TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION	5	2
GRADING & SOIL REMOVAL (EXPORT)	5	2
ENGINEERING MATERIALS (IMPORT)	2	2
TOTALS	12	6

TRUCK TRIP GENERATION NOTES:

1. TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 5 TRUCK LOADS PER DAY.
2. THERE ARE 95 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 6 WORKING DAYS TO COMPLETE.
4. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 120 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 6-10

HOURS OF OPERATION/DAY: 8

PROJECT SCHEDULING: PROJECTED START DATE 18 AUGUST 2025, 6 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

Ⓐ CONSTRUCTION STAGING PLAN
SCALE: 1"=30'



Ⓑ NEIGHBORHOOD TRUCK ROUTING PLAN



Ⓒ OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

" CONSTRUCTION MANAGEMENT PLAN "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

BUCHANAN RESIDENCE NEW ADU
A.P.N.: 197-174-002
CARMEL VALLEY, MONTEREY COUNTY, CALIFORNIA
FOR
MR. ELIOT BUCHANAN

APPROVED BY:
GUY R. GIRAUDO

GUY R. GIRAUDO
No. 56589
Exp. 06-30-27
CIVIL
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA

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

SCALE: AS SHOWN
DATE: JULY 2025
JOB NO. 2703-01

No.	DATE	BY	REVISION
	09/16/25	AMS	SLOPE ANALYSIS
	07/28/25	AMS	RELEASED TO CLIENT
	07/18/25	AMS	RELEASED TO CLIENT

SHEET C6
OF 6 SHEETS

L:\PROJ\2703-BUCHANAN\2703-CIVIL\DWG\2703-GDECP ADU.DWG, 7/28/2025

Exhibit B

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MINUTES
Carmel Valley Land Use Advisory Committee
July 21, 2025

Site visit at 4:15 PM at 15596 Via La Gitana, Carmel Valley, CA 93924 (Buchanan, Eliot L)
Site visit at 5:15 PM at 27650 Via Quintana Rd, Carmel, CA 93923 (Rey Eric J & Clark Harvey C)
Site visit at 6:00 PM at 8545 Carmel Valley Rd, Carmel, CA 93923 (Northern Calif Congregational Retirement Homes Inc (Carmel Valley Manor))

Attendees: #1- D;J;C;C;E #2- D;C;C;E #3-D;J;C;C;E

Members Absent: John Heyl

ADJOURN TO REGULAR SCHEDULED MEETING

1. **Meeting called to order by** Janet Brennan **at** 6:30 pm

2. **Roll Call**

Members Present:
Judy MacClelland: Charles Franklin: Janet Brennan: David Burbidge: Eric Jackobson: Chris Worland

Members Absent:
John Heyl

3. **Approval of Minutes:**

A. **May 5, 2025** minutes

Motion: Charles Franklin (LUAC Member's Name)

Second: Eric Jackobson (LUAC Member's Name)

Ayes: Judy MacClelland: Charles Franklin: Janet Brennan: David Burbidge: Eric Jackobson: Chris Worland

Noes:

Absent: John Heyl

Abstain:

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

None

5. **Scheduled Item(s)**

1. **PLN240108- BUCHANAN, ELIOT L**
2. **PLN240207- REY ERIC J & CLARK HARVEY C**
3. **PLN240141- CARMEL VALLEY MANOR**
4. **Approve a revised start time for future Carmel Valley Land Use Advisory Committee meetings to begin at 5:30 p.m.**

Motion: Janet Brennan (LUAC Member's Name)

Second: Chric Jacobson (LUAC Member's Name)

Ayes: Judy MacClelland: Charles Franklin: Janet Brennam: David Burbidge: Eric Jackobson: Chris Worland

Noes:

Absent: John Heyl

Abstain:

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. Meeting Adjourned: 7:40 pm

Minutes taken by: David Burbidge

Action by Land Use Advisory Committee
Project Referral Sheet

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

Advisory Committee: Carmel Valley

1.

Project Name: BUCHANAN, ELIOT L
File Number: PLN240108
Project Location: 15596 Via La Gitana, Carmel Valley, CA 93924
Assessor's Parcel Number(s): 197-174-002-000
Project Planner: Hya Honorato
Area Plan: Carmel Valley Master Plan
Project Description: Allow the construction of a 1,200 square foot accessory dwelling unit, development on slopes in excess of 25% and a Restoration Plan to clear Code Enforcement violation (20CE00484) for previous grading and excavation on slopes in excess of 25%. CVMP.

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

(Please include the names of the those present)

Jay Alburn

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

PUBLIC COMMENT: None

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

LUAC AREAS OF CONCERN None

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)

ADDITIONAL LUAC COMMENTS None

RECOMMENDATION:

Motion by: Charles Franklin (LUAC Member's Name)

Second by: Judy MacClelland (LUAC Member's Name)

X Support Project as proposed

___ Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Judy MacClelland: Charles Franklin: Janet Brennam: David Burbidge: Eric Jackobson: Chris Worland

Noes: _____

Absent: John Heyl

Abstain: _____

Action by Land Use Advisory Committee
Project Referral Sheet

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

Advisory Committee: Carmel Valley

2.

Project Name: REY ERIC J & CLARK HARVEY C
File Number: PLN240207
Project Location: 27650 Via Quintana Rd, Carmel, CA 93923
Assessor's Parcel Number(s): 185-052-019-000
Project Planner: McKenna Bowling
Area Plan: Carmel Valley Master Plan
Project Description: Construction of a 5,620 square foot single family dwelling, 995 square foot four-car garage, attached 750 square foot accessory dwelling unit, rear hardscape and pool, barn out-building and roping arena (4,800 square feet), sport court; and off-grid 15,000-gallon water storage, well, septic system, ground mounted PV array, battery storage and backup generator. Grading of approximately 3,500 cubic yards. Ridgeline Development and removal of XX number of trees.

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

(Please include the names of the those present)

Jay Alburn

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

PUBLIC COMMENT: None

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

LUAC AREAS OF CONCERN None

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION:

Motion by: Chris Jacobson (LUAC Member's Name)

Second by: Charles Franklin (LUAC Member's Name)

____ Support Project with changes

____ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Judy MacClelland: Charles Franklin: Janet Brennam: David Burbidge: Eric Jackobson: Chris Worland

Noes: _____

Absent: John Heyl

Abstain: _____

Action by Land Use Advisory Committee
Project Referral Sheet

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

Advisory Committee: Carmel Valley

3.

Project Name: NORTHERN CALIF CONGREGATIONAL RETIREMENT HOMES INC (CARMEL VALLEY MANOR)
File Number: PLN240141
Project Location: 8545 Carmel Valley Rd, Carmel, CA 93923
Assessor's Parcel Number(s): 169-061-012-000
Project Planner: Steve Mason
Area Plan: Carmel Valley Master Plan
Project Description: Demolition of residential units, construction of new units and a memory care unit, development on slopes in excess of 30% and tree removal.

X X

(Please include the names of the those present)

Joel Prager

Was a County Staff/Representative present at meeting? Fio **(Name) Na Jensen**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
John Anzini	X		Visual re roof tops: Traffic: lighting (all down):

LUAC AREAS OF CONCERN None

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)

ADDITIONAL LUAC COMMENTS None

RECOMMENDATION:

Motion by: David Burbidge (LUAC Member's Name)

Second by: Chris Jacobson (LUAC Member's Name)

X Support Project as proposed

___ Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Charles Franklin: Janet Brennam: David Burbidge: Eric Jackobson: Chris Worland

Noes: _____

Absent: _____

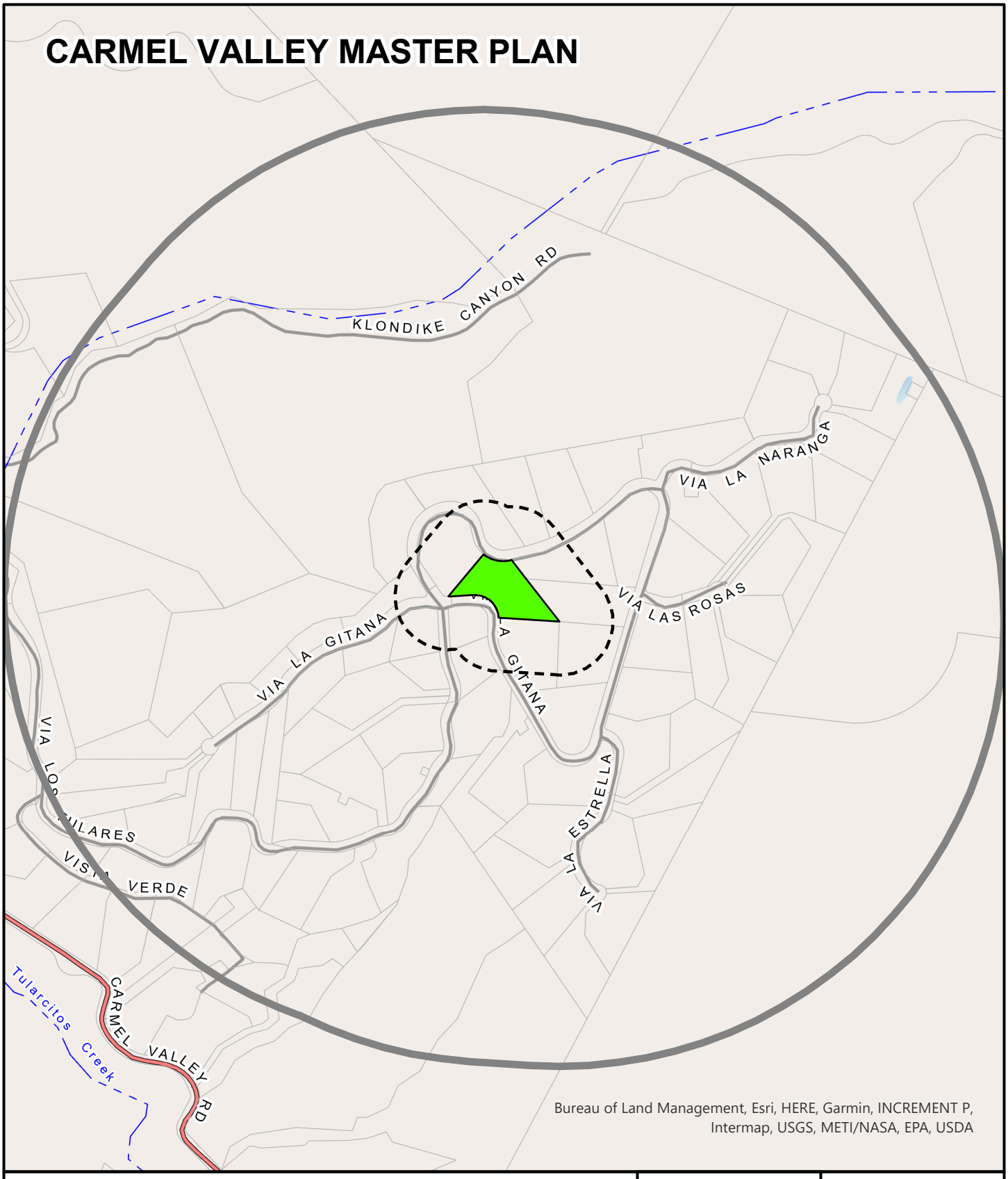
Abstain: Judy MacClland

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Exhibit C

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CARMEL VALLEY MASTER PLAN



APPLICANT: BUCHANAN

APN: 197174002000 **FILE #** PLN240108

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: HYA HONORAT(

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Introduced: 11/5/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Zoning Administrator

PLN240177 - ING DENNIS & MICHELE ING 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: 44737 Sun Valley Drive, King City, CA 93930

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.

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a Resolution:

a. Finding the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made; and
b. Approving a Use 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 attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to eight conditions of approval.

PROJECT INFORMATION

Agent: Dennis Ing
Property Owner: Ing Dennis & Michele Ing Trs
APN: 420-262-030-000
Parcel Size: 2.96
Zoning: Rural Grazing, Building Site District-6, Limited Agriculture District, or **"**RG/B-6-A"
Plan Area: Central Salinas Valley Area Plan
Flagged and Staked: Not Applicable
Project Planner: Jacquelyn M. Nickerson, Principal Planner
nickersonj@countyofmonterey.gov; 831-784-5650

SUMMARY:

The project is located at 44737 Sun Valley Drive, a privately maintained road, in King City. On June 21, 2024, the Owner, Dennis Ing submitted an application to seeking to use their existing single-family dwelling located in agricultural zoned neighborhood. The existing single family dwelling is 2,372 square feet in size, with four bedrooms, two bathrooms, and a kitchen. The Applicant/Owner is proposing that the residence be occupied by a maximum of 9 people overnight and 14 people during daytime hours at the property at a time. The property will retain its domestic water connections to Little Bear

Water Company, a public water provider, and the onsite septic system will be sufficient to provide sewer treatment for the dwelling. The property will retain its solid waste services to Waste Management, a waste management company. The property is on Sun Valley Drive, a private road. If approved, the granting of this Use Permit would allow the establishment of the first permitted vacation rental in the Central Salinas Valley Area Plan out of 20 Use Permits permitted pursuant to Title 21 Section 21.64.290.F.3.a. If approved, the granting of this Use Permit would allow the establishment of the second permitted vacation rental in the Central Salinas Valley Area Plan out of a maximum of 66 Use Permits that may be issued at any given time pursuant to Title 21 Section 21.64.290.F.3.a.

DISCUSSION:
The proposed project is subject to the policies and regulations of the 2010 County of Monterey General Plan (General Plan), Central Salinas Valley Area Plan (CSVAP), Monterey County Code Title 7 Chapter 7.120, Monterey County Code Chapter 16.80, and the Monterey County Zoning Ordinance (Title 21).

Land Use
The parcel is zoned Rural Grazing, Building Site 6 and Limited Agriculture Overlay or "RG/B-6-A". Title 21 Section 21.32.050.kk allows for the Commercial Vacation Rental use subject to the granting of a Use Permit. Title 21 Section 21.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer.

The property complies with Title 21 Section 21.64.290.F.5 in that it has been demonstrated that the response time for County emergency services for fire and emergency medical are adequate pursuant to the requirements of the 2010 County of Monterey General Plan Safety Element PS-1.1 and Table PS-1. The subject property is within 5-10 minutes of the Pine Canyon Fire Station and Mee Memorial Hospital, which provide 24-hour emergency medical and fire response services for structural coverage. Staff incorporated **Condition No. 5** to ensure that the guests are provided with information on the response time for emergency medical and fire services and that contact information for these services is provided to all guests as a part of the informational notice posted within six feet of the front door **(Exhibit A).**

Parking requirements outlined in Title 21 Sections 21.64.290.F.6 and 21.58.040 requires that a Single-Family Detached residential dwelling unit have 2 spaces/unit. The application includes adequate parking spaces (5 guest parking spaces), which exceeds the minimum requirements.

The subject property complies with the limitation on the number of Commercial Vacation Rentals per legal lot requirements of Title 21 Section 21.64.290.F.7, which allows one Commercial Vacation Rental per legal lot of record. The subject property will be the only Commercial Vacation Rental on the legal lot of record. The owner of the subject property complies with the ownership requirements of Title 21 Section 21.64.290.F.10, wherein the owner of the subject property is allowed to have an ownership interest in one Commercial Vacation Rental within unincorporated Monterey County. The owners of the property do not have an ownership interest in other already operating Commercial Vacation Rentals in unincorporated Monterey County, and this would be their first and only Commercial Vacation Rental in unincorporated Monterey County.

As detailed in the draft resolution (**Exhibit A**), the Applicant/Owner has provided evidence of compliance with the applicable requirements. The designated Property Manager for the Commercial Vacation Rental, John Box, resides at 45122 Palomino Drive, King City, 93930, approximately a 0.6-mile drive from the subject property. Mr. Box's contact information will be provided to the guests of the property, and Mr. Box will be available 24/7 to respond to guest or neighborhood questions or concerns. Mr. Box will also ensure that any neighbor or guest complaints are resolved within thirty minutes. Mr. Box's contact information will be provided to guests as a part of the informational notice posted within six feet of the front door as required pursuant to Title 7 Section 7.120.040.L.

The property has a maximum occupancy of 9 overnight guests and 14 daytime guests. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property.

To ensure the proposed use will not affect the residential character of the neighborhood, the following two conditions have been incorporated. Condition No. 3 has been incorporated to ensure that the property will not an event venue and Condition No. 4 to ensure that the property will remain in compliance with the regulations for Vacation Rentals in Title 7 Chapter 7.120, Title 21 section 21.64.290 and the Conditions of Approval. Additionally, the proposed Commercial Vacation Rental is subject to Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM. In accordance with Title 21 section 21.64.280.D.2.h, if the property is found to be in violation of the approved operations plan or conditions of approval attached to this Use Permit, the permit may be revoked for non-compliance.

Private Road/Access

The property is accessed through Sun Valley Drive, a private road, and pursuant to Title 21 Section 21.64.290.F.4, the subject property must comply with Title 16 Chapter 16.80, which regulates private roads in Monterey County. The private driveway accessing the subject property is not subject to a private road agreement or a private road maintenance. Property owners accessed through the private road has been notified of the proposed project on March 19, 2025, and through the public hearing process of this application on October 30, 2025. No comments or objectives have been received and no further documentation or condition is required of the applicant.

CEQA:

The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a residential single-family dwelling for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.

The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally, there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that "the cumulative impact of successive projects of the same type in the same place, over time is significant." Additionally, an action is a "project" only when it is either "directly undertaken by any public agency," "supported, in whole or in part" by financial or other forms of assistance from a public agency, or involves the issuance of an entitlement by a public agency (Public Resources Code, § 21065).

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Central Salinas Valley Area Plan. It would be the first Commercial Vacation Rental in the Central Salinas Valley Area Plan.

OTHER AGENCY INVOLVEMENT

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

Environmental Health Bureau

Prepared by: Jacquelyn M. Nickerson, Principal Planner
Reviewed/Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans and Floor Plans
- Operations Plan
- Home Inspection Checklist

Exhibit B - Vicinity Map

cc: Front Counter Copy; Environmental Health Bureau; Jacquelyn M. Nickerson, Principal Planner, Fionna Jensen, Principal Planner; Dennis Ing, Property Owners; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN240177.

Introduced: 11/5/2025 **Current Status:** Agenda Ready

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

PLN240177 - ING DENNIS & MICHELE ING 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.

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APN: 420-262-030-000
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Water Company, a public water provider, and the onsite septic system will be sufficient to provide sewer treatment for the dwelling. The property will retain its solid waste services to Waste Management, a waste management company. The property is on Sun Valley Drive, a private road. If approved, the granting of this Use Permit would allow the establishment of the first permitted vacation rental in the Central Salinas Valley Area Plan out of 20 Use Permits permitted pursuant to Title 21 Section 21.64.290.F.3.a. If approved, the granting of this Use Permit would allow the establishment of the second permitted vacation rental in the Central Salinas Valley Area Plan out of a maximum of 66 Use Permits that may be issued at any given time pursuant to Title 21 Section 21.64.290.F.3.a.

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The property has a maximum occupancy of 9 overnight guests and 14 daytime guests. The proposed occupancy does not exceed the limits set forth in the California Uniform Housing Code and the requirements enumerated in Title 7 Section 7.120.070.C, which limit the maximum overnight occupancy to two persons per bedroom plus one and not counting infants (zero to twelve months), with a not to exceed total maximum overnight occupancy of 10 overnight guests, regardless of the number of bedrooms in the property.

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The property is accessed through Sun Valley Drive, a private road, and pursuant to Title 21 Section 21.64.290.F.4, the subject property must comply with Title 16 Chapter 16.80, which regulates private roads in Monterey County. The private driveway accessing the subject property is not subject to a private road agreement or a private road maintenance. Property owners accessed through the private road has been notified of the proposed project on March 19, 2025, and through the public hearing process of this application on October 30, 2025. No comments or objectives have been received and no further documentation or condition is required of the applicant.

CEQA:

The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a residential single-family dwelling for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure currently on the project site.

The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally, there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that "the cumulative impact of successive projects of the same type in the same place, over time is significant." Additionally, an action is a "project" only when it is either "directly undertaken by any public agency," "supported, in whole or in part" by financial or other forms of assistance from a public agency, or involves the issuance of an entitlement by a public agency (Public Resources Code, § 21065).

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Central Salinas Valley Area Plan. It would be the first Commercial Vacation Rental in the Central Salinas Valley Area Plan.

OTHER AGENCY INVOLVEMENT

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

Environmental Health Bureau

Prepared by: Jacquelyn M. Nickerson, Principal Planner
Reviewed/Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans and Floor Plans
- Operations Plan
- Home Inspection Checklist

Exhibit B - Vicinity Map

cc: Front Counter Copy; Environmental Health Bureau; Jacquelyn M. Nickerson, Principal Planner, Fionna Jensen, Principal Planner; Dennis Ing, Property Owners; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN240177.

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:
ING DENNIS & MICHELE ING TRS (PLN240177)
RESOLUTION NO. 25-
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 no exceptions under section 15300.2 apply; and
2) Approving a Use 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.

[PLN240177 ING DENNIS & MICHELE ING TRS, 44737 SUN VALLEY DRIVE, KING CITY, CA 93930, Central Salinas Valley Area Plan (APN: 420-262-030-000)]

The ING DENNIS & MICHELE ING TRS application (PLN240177) came on for a public hearing before the County of Monterey Zoning Administrator on November 13, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Zoning Administrator finds and decides as follows:

FINDINGS

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

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

- the 2010 County of Monterey General Plan (General Plan);
- Central Salinas Valley Area Plan (CSVAP);
- Monterey County Code Chapter 7.120; and
- Monterey County Zoning Ordinance (Title 21).

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

b) Allowed Use. The property is located at 44737 Sun Valley Drive, King City within the Central Salinas Valley Area Plan (APN: 420-262-030-000). The parcel is zoned Rural Grazing, Building Site 6 and Limited Agriculture Overlay or "RG/B-6-A". Title 21 Section 21.32.050.kk allows for the Commercial Vacation Rental use subject to the granting of a Use Permit. Title 21 Section 21.64.290.F establishes the regulations for

a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer. Therefore, the proposed use is allowable.

c) Lot Legality. The subject property (2.96 acres in size), APN: 420-262-030-000, is identified as Lot 30, which is a portion of the Highland Hills Subdivision, as shown in its current size and configuration and described on the 1992 Assessor's Parcel Map Book 420, page 26-1. Therefore, the County recognizes the property as a legal lot of record.

d) Land Use Advisory Committee (LUAC). This project was not referred to the South County LUAC for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 15-043, this application did not warrant referral to the LUAC as it does not fall within the LUAC review guidelines.

e) Vacation Rental Operation License. Condition No. 7 requires that the applicant obtain a Vacation Rental Operation License and provide documentation to prove that they comply with all of the requirements of the Vacation Rental Operation License pursuant to Title 7 Chapter 7.120. The subject property is required as conditioned to ensure that they always have an active Vacation Rental Operation License.

f) Business License. Condition No. 6 requires that the applicant obtain a Business License and provide documentation to prove that they comply with all of the requirements of the Business License pursuant to Title 7 Section 7.02.060. The subject property is required as conditioned to ensure that they always have an active Business License.

g) Transient Occupancy Tax. Condition No. 8 requires that the applicant register with the County of Monterey Treasurer-Tax Collector to pay Transient Occupancy Tax pursuant to Title 5 Chapter 5.40 and must pay Transient Occupancy Tax on all applicable rent received from transient occupancy of their residential property as a Commercial Vacation Rental. The subject property is required as conditioned to ensure payment of Transient Occupancy Tax to the County of Monterey Treasurer-Tax Collector is made pursuant to Title 5 Chapter 5.40.

h) Adequate Emergency Response Time. Condition No. 5 requires that the applicants notify the guests of the average response time for emergency fire and medical services and the address and phone number of those services. The subject property complies with Title 21 Section 21.64.290.F.5, adequate emergency response times for fire and emergency medical. The submitted Operations Plan includes contact information for County emergency services for fire and emergency medical. The property complies with adequate public facilities and services requirements pursuant to the 2010 County of Monterey General Plan Safety Element Policy PS-1.1 and Table PS-1. Response times are within 9-11 minutes of structural coverage from the Mee Memorial Hospital, which provides 24-hour emergency medical services, and within 5-7 minutes of structural coverage from the Pine Canyon Fire Station, within its response area. The subject property complies with the requirement to provide contact information for County emergency services for fire and emergency medical. The contact information is included as required in the informational signage that must be posted within six feet of the front door.

i) Parking. Title 21 Section 21.64.290.F.6 requires that Commercial Vacation Rentals provide parking in compliance with Title 21 Section 21.58.040. Title 21 Section 21.58.040 establishes the minimum required parking spaces. A single-family dwelling requires two parking spaces. As proposed, the property can accommodate up to five total cars for occupants and employees, which exceeds the requirements of Title 21 Section 21.58.040.

j) One Commercial Vacation Rental Per Legal Lot of Record. The subject legal lot of record complies with Title 21 Section 21.64.290.F.7 as this is the only Commercial Vacation Rental on the legal lot of record (APN: 420-262-030-000).

k) Ownership Interest in One Commercial Vacation Rental in the Unincorporated Monterey County. The trustees of the legal lot of record comply with Title 21 Section 21.64.290.F.8 and do not have any ownership interest in any other Commercial Vacation Rentals in the unincorporated Monterey County. This application before the Zoning Administrator would be the first and only ownership interest the applicants would have in a Commercial Vacation Rental in the unincorporated Monterey County.

l) Permit Expiration. Condition No. 4 applies a 7-year expiration to the granting of this Use Permit, pursuant to Title 21 Sub-Section 21.64.290.F.12.a. The purpose of this expiration is to provide adequate on-going review of the approved use of the residential property as a Commercial Vacation Rental. Prior to its expiration, the owner/applicant shall file an extension in accordance with Title 21 Section 21.74.110, which requires submittal of the request at least 30 days prior to the expiration date. The appropriate authority to consider this extension shall be the Zoning Administrator. This subsequent review will ensure: 1) the use continues to meet the standards of Title 21 and 2) an opportunity for Planning staff's review for on-going compliance with the conditions of approval.

m) Access. The property is accessed through Sun Valley Drive, a private road, and pursuant to Title 21 Section 21.64.290.F.4, the subject property must comply with Title 16 Chapter 16.80, which regulates private roads in Monterey County. The private driveway accessing the subject property is not subject to a private road agreement or a private road maintenance. Property owners accessed through the private road has been notified of the proposed project on March 19, 2025, and through the public hearing process of this application on October 30, 2025. No comments or objectives have been received and no further documentation or condition is required of the applicant.

n) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240177.

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

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning and Environmental Health.

County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240177.

3. 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 and Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary infrastructure is in place to serve the use, as discussed in the evidence below.

c) The property has road access to Sun Valley Drive, a private road. No alterations to this driveway or access are required for the use (see evidence "m" in Finding 1.

d) The residence is connected to an existing Onsite Wastewater Treatment System (OWTS). A performance evaluation on the OWTS was provided to Environmental Health Bureau (EHB), dated October 31, 2024 and was subsequently deemed complete on February 11, 2025. Based on the evidence provided, EHB found that the OWTS was in good working order and functioning properly and that the system was installed in the form and manner as required by the County on October 28, 2024, satisfying the requirements of Title 21 section 21.64.290.F.8-9.

e) Little Bear Water Company currently provides potable water service to the subject property and the existing connection will be retained for the proposed use.

f) Solid waste (garbage) collection service is and will continue to be provided by Waste Management.

g) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240177.

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

EVIDENCE:

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

b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240177.

5. FINDING: **CEQA (Exempt) –** The project qualifies for a Class 1 categorical exemption pursuant to CEQA Guidelines section 15301 and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines section 15301, categorically exempts the leasing of existing private structures, involving negligible or no expansion of existing or former use.

b) The project proposed to allow the use of an existing residential property for transient lodging for a period of 30 calendar days or fewer. The project would not expand the residence nor would it allow any additional occupancy beyond what is allowed for the existing residence. Therefore, the project fits the criteria of the exemption.

c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project, as discussed in subsequent Evidence "d" through "i".

d) Class 1 exemptions are not qualified for an exception by their location.

e) The County's regulatory process of Use Permits for the use of an existing residential property for transient lodging allows the County to regulate such uses in a way that would prevent adverse cumulative impacts to the surrounding environment. Consistent with the Findings and Purpose in Monterey County Ordinance Number 5422 Section 1.F, the requirement for a Use Permit for Commercial Vacation Rental activities ensures that the impact of such leasing activities can be appropriately evaluated. Further, Title 21 Section 21.64.290 establishes caps on the maximum amount of Use Permits for Commercial Vacation Rentals to ensure that the potential cumulative effects of Commercial Vacation Rentals are minimized. The project is consistent with all the criteria in Title 21 Section 21.64.290 and, therefore, would not contribute to a cumulative effect.

f) There are no unusual circumstances related to the project that would create the reasonable possibility of a significant effect.

g) The project would not result to damage to scenic resources within view of State Scenic Highway. The nearest designated State Scenic Highway is Highway 189, which is approximately 8.6 miles southeast of the property. However, the property is not visible from Highway 189 due to distance and intervening vegetation and structures. The project also does not propose any physical changes that would damage scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.

h) The project is not located on a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government code.

i) The project would not damage any historical resources.

j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240177.

6. FINDING: a) **APPEALABILITY –** The decision on this project may be appealed to the Planning Commission.

EVIDENCE: Planning Commission. Pursuant to Title 21 Section 21.80.040.B, an appeal of the Zoning Administrator's decision for this project may be made to the Planning Commission by any public agency or person aggrieved by their decision.

DECISION

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

1) Find that the project, allowing the use of an existing residential property for transient lodging, qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and no exceptions under section 15300.2 apply; and
2) Approve a Use 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.
   Said decision is to be in substantial conformance with the attached plan and subject to the attached conditions, which are incorporated herein for reference.

PASSED AND ADOPTED this 13th day of October 2025.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

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

NOTES

1. This permit does not authorize any development and only authorizes the use of the residential property as transient lodging.

County of Monterey HCD Planning

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

PLN240177

1. PD001(B) - SPECIFIC COMMERCIAL VACATION RENTAL USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Use Permit (PLN240177) allows a Commercial Vacation Rental Operation License to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer. The property is located at 44737 Sun Valley Drive, King City (Assessor's Parcel Number 420-262-030-000), Central Salinas Valley Plan. This rental allows an unlimited number of transient lodging rentals of up to 30 calendar days per 12-month period. 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 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. Any use 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 other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (HCD - Planning).

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Use Permit (Resolution Number _____) was approved by Zoning Administrator for Assessor's Parcel Number 420-262-030-000 on November 13, 2025. The permit was granted subject to 8 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. PD008 - NO EVENTS ALLOWED

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 21 Section 21.64.290.A, to protect the residential character of the neighborhood on an ongoing basis, the property shall be rented for only transient residential-related use. The property shall not be rented to either transient or short-term occupants for the purpose of holding a corporate or private event unless the County approves a separate entitlement to allow such events on the property. (HCD-Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the property shall only be rented for transient residential-related use.

4. PD009 - PERMIT LIMITATION OF THE USE OF THE RESIDENTIAL PROPERTY AS A COMMERCIAL VACATION RENTAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This permit shall be valid for 7 years from the date of permit approval which is MONTH DAY, YEAR, unless an extension is filed with County of Monterey HCD – Planning at least 30 days prior to the expiration of the permit. Approval of this Use Permit is limited to 7 years to provide an adequate, on-going review of the approved use of the Residential Property as a Commercial Vacation Rental.

The owner/operator shall file an application for extension of the permit in accordance with the Monterey County Code Title 21 Sections 21.74.110 and 21.64.290.F.12.b.

Compliance or Monitoring Action to be Performed: The applicant shall commence and operate the authorized use in accordance with County codes and State regulations and to the satisfaction of the HCD-Chief of Planning. Any request for a Use Permit extension must be received by HCD-Planning at least 30 days prior to the expiration date.

5. PD010 - SIGNAGE FOR ADEQUATE EMERGENCY RESPONSE TIME

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To protect the occupants of the Commercial Vacation Rental, applicants must demonstrate and post in the Informational Interior Signage that the response times for County emergency services for fire and emergency medical will be adequate pursuant to the 2010 County of Monterey General Plan Safety Element Policy PS-1.1 and Table PS-1. (Monterey County Code Title 21 Section 21.64.290.F.5).

Compliance or Monitoring Action to be Performed: On an on-going basis the applicant shall notify occupants of the Commercial Vacation Rental of the average response time for emergency fire and medical services and describe the onsite fire protection systems. This information shall be provided to all occupants in the Informational Interior Signage and shall satisfy all requirements pursuant to Monterey County Code Title 7 Section 7.120.040.L.

6. PD018 - BUSINESS LICENSE REGISTRATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Section 7.02.060.C, Owner/Operator is required to obtain a business license from the County of Monterey Treasurer-Tax Collector. This business license shall be active and renewed annually for the term of this Use Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use and on an annual basis, the Owner/Operator shall provide proof that the property has been registered with the Monterey County Treasurer-Tax Collector.

7. PD031 - VACATION RENTAL OPERATION LICENSE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Chapter 7.120, applicants are required to obtain a Vacation Rental Operation License from the County of Monterey HCD. This Vacation Rental Operation License shall be active and renewed annually for the term of this Use Permit.

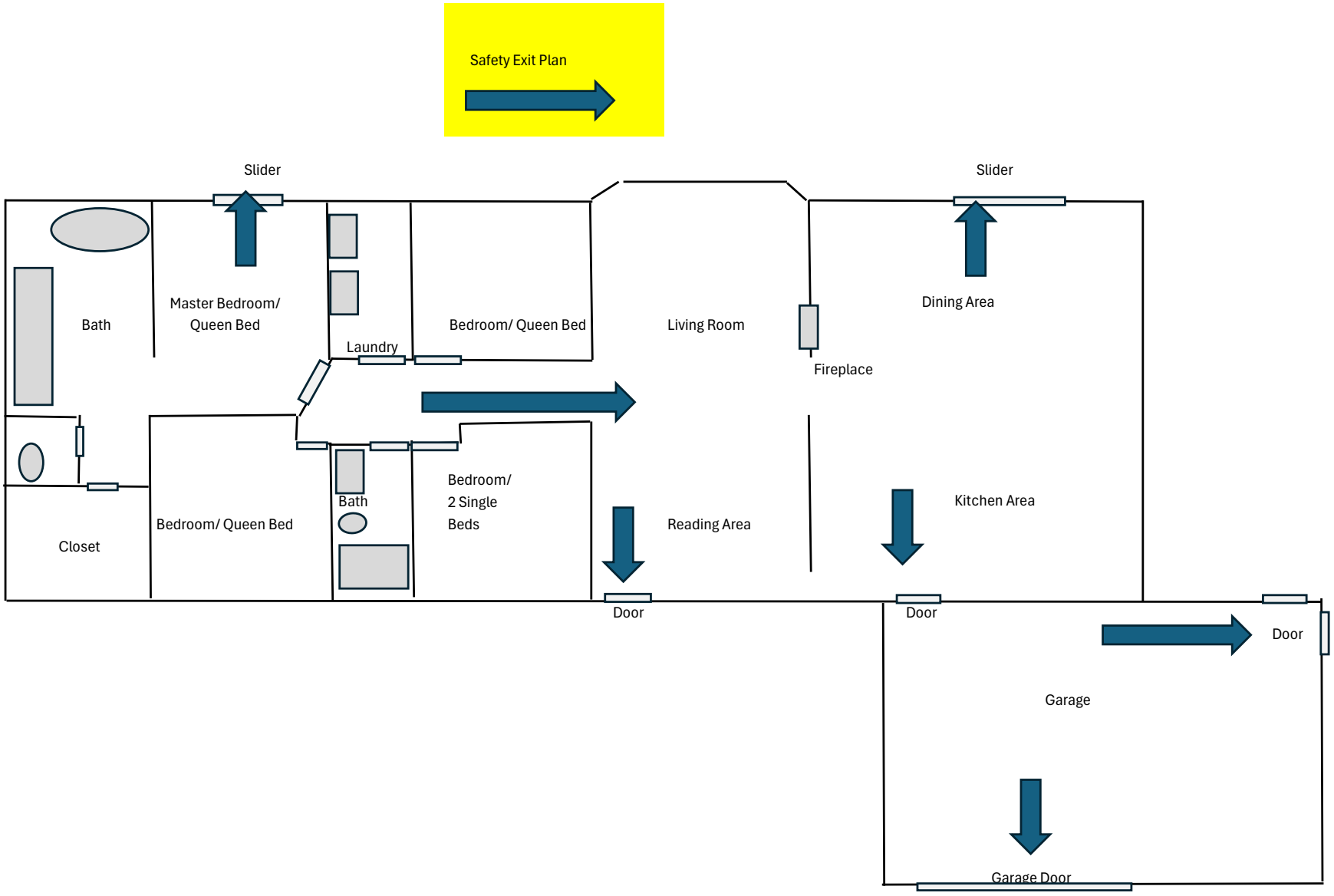
Compliance or Monitoring Action to be Performed: Prior to the commencement of use, HCD will issue the applicant a Vacation Rental Operation License.

8. PD053 - TOT REGISTRATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Section 7.120.040.C, Owner/Operator is required to register for Transient Occupancy Tax (TOT) with the County of County of Monterey Treasurer Tax Collector. The applicant's Transient Occupancy Tax Certificate shall be active for the term of this Use Permit.

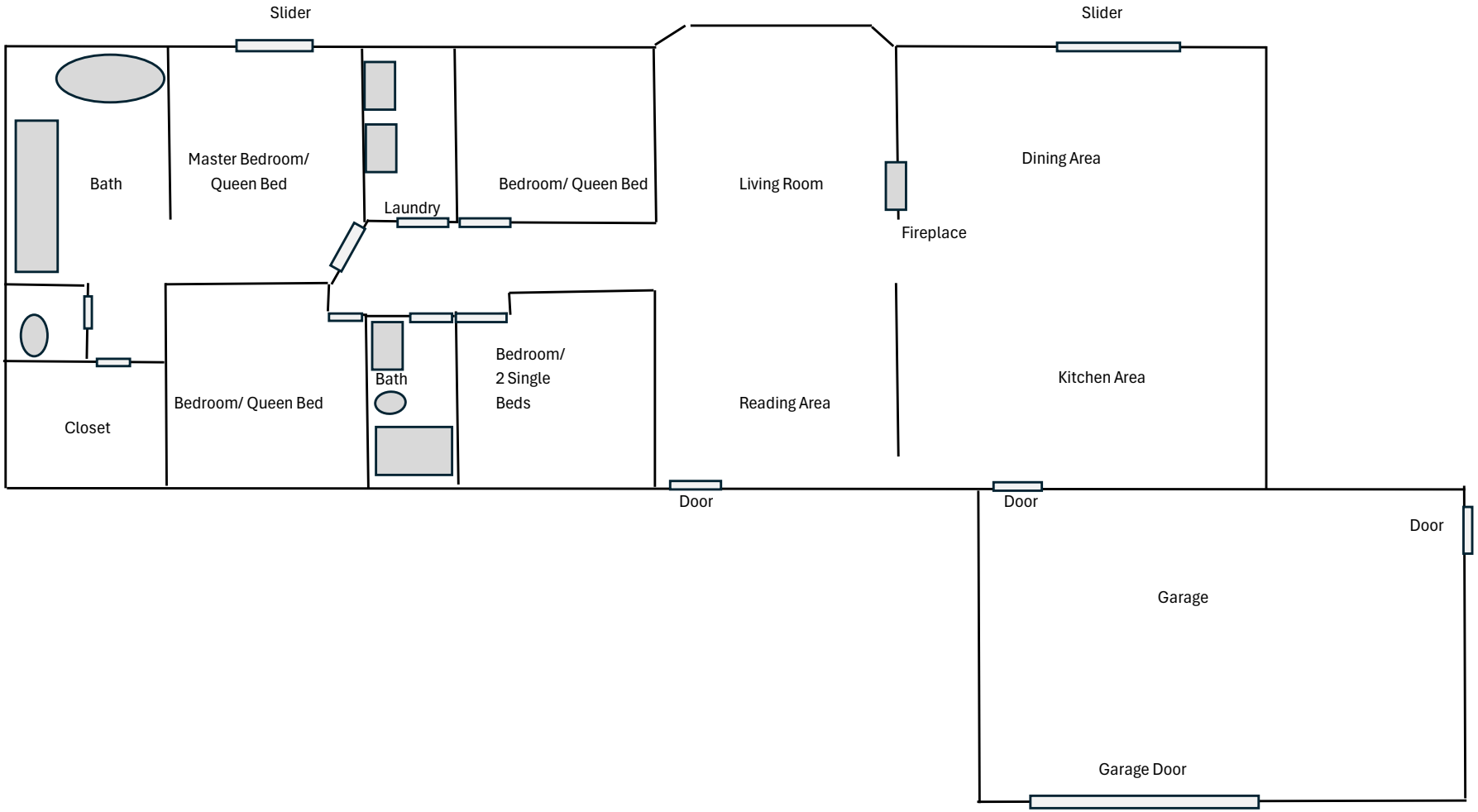
Compliance or Monitoring Action to be Performed: Prior to the commencement of use and on a quarterly basis, the Owner/Operator shall pay Transient Occupancy Tax to the Monterey County Treasurer-Tax Collector pursuant to Monterey County Code Title 5 Chapter 5.40.



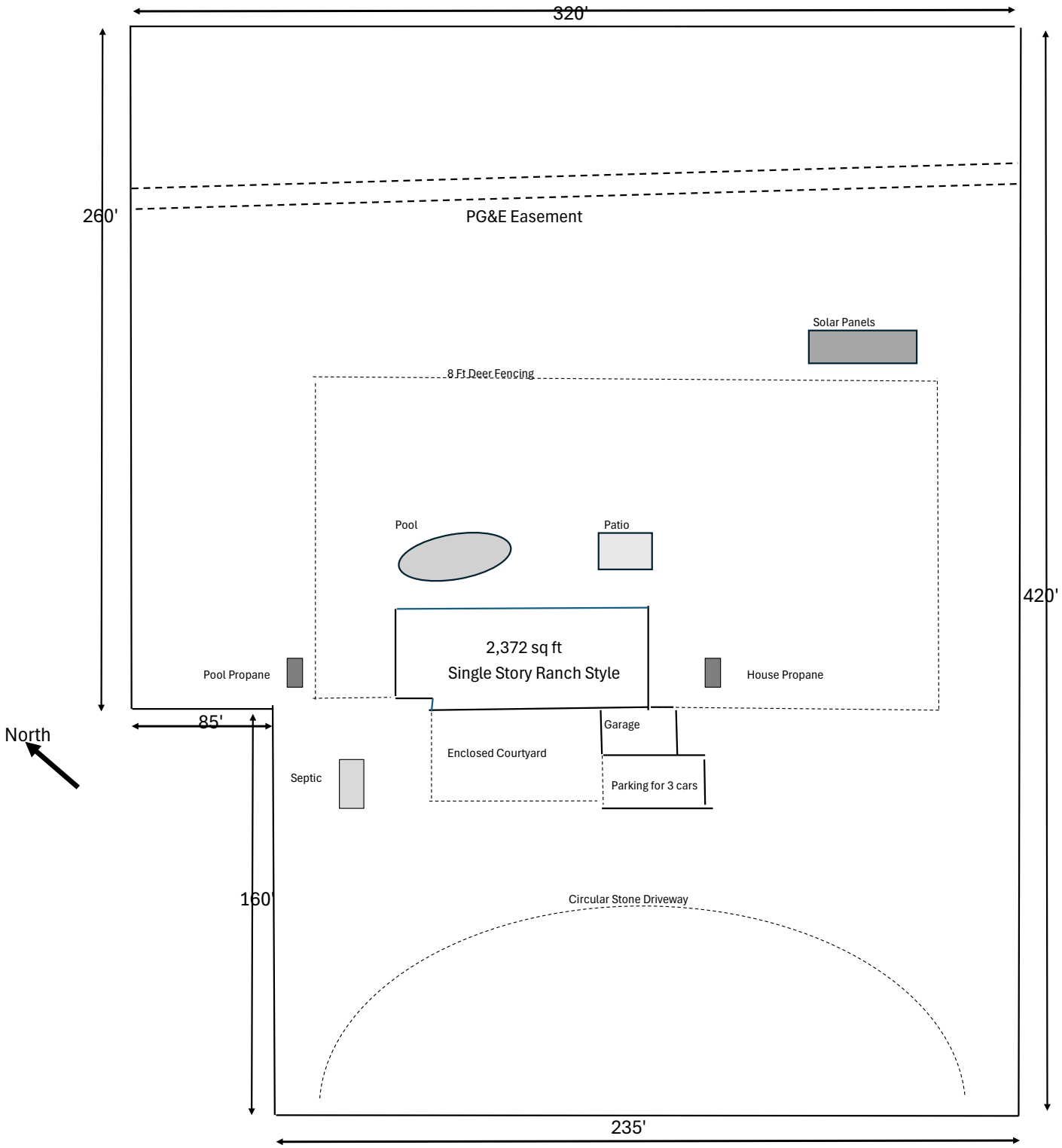
44737 Sun Valley Dr
King City, CA 93930
APN 420-262-030

Scale: 10 ft

2,372 sq ft



44737 Sun Valley Dr
King City, CA 93930
APN 420-262-030



44737 Sun Valley Dr
King City, CA 93930
APN 420-262-030


44733
Sun Valley Dr
Sun Valley Dr
Sun Valley Dr
Sun Valley Dr
N
44737 Sun Valley Dr

County of Monterey
Housing and Community Development

Planning - Building - Housing
1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527
(831) 755-5025

Vacation Rental Operations Plan

Vacation Rental Type

Commercial Vacation Rental

Number of Non-hosted Rentals Per Year:

20

198 characters

Fire Station Name and Address

Pine Canyon Fire Station, 51201 Pine Canyon Rd

Street Number and Name

King City

City

CA

State/Province/Region

93930

Postal/ZIP Code

Fire Station Phone

(831) 385-9314

Police Station Name and Address

King City Police Dept, 415 Bassett St

Street Number and Name

King City

City

CA

State/Province/Region

93930

Postal/ZIP Code

Police Station Phone

(831) 385-4848

Hospital Emergency Room Name and Address

Mee Memorial Hospital, 300Canal St

Street Number and Name

King City

City

CA

State/Province/Region

93930

Postal/ZIP Code

Hospital Phone

(831) 385-6000

24-hour Clinic Name and Address

Mee Memorial Hospital, 300Canal St

Street Number and Name

King City

City

CA

State/Province/Region

93930

Postal/ZIP Code

24-hour Clinic Phone

(831) 385-6000

Number of employees who will maintain the Vacation Rental (such as landscape services, housekeeping services, management services, etc.):

None, using contractors

177 characters

Submit the following documents:

Evacuation Maps.
Most recent bill for waste services.
Most recent bill for public sewer services.
Most recent water bill or water test.
On-site Parking Plan (if not included as a part of the Site Plan or Floor Plan).

NOTE: Upon completion, please click the "Print Form" button and save this form to your computer as a PDF and upload it into your Accela Citizen Access account. Upon entering your email address and clicking "Submit", you will receive an emailed confirmation of your form.

Completion of this form does not start the application process, all necessary forms must be uploaded to your Accela account.

If you chose another language, completed this form, and would like to save a copy of this form in that language, please click the "Print Form" button and save this form as a PDF before clicking "Submit".

To receive a copy of your submission, please fill out your email address below and submit.

Email Address dennisingca@gmail.com

I'm not a robot reCAPTCHA Privacy - Terms

Print Form

Review Submit

Vacation Rental Home Inspection Checklist

Property Information

☒ Have your Vacation Rental Operation Application number ready. PLN 240177

☒ Vacation Rental Address and Unit/Suite/Apt # 44737 Sun Valley Dr, King City Ca 93930

☒ Total number of bedrooms 4

☒ Total number of onsite parking spaces (e.g. garage, driveway) 2- garage 3 Driveway= 5 total

Interior Inspection

☒ Beds are located in all Bedrooms with proper clearance (7.6 feet high) and egress (one operable window or door in addition to entry). Egress window/door requirements: Min size 5.6 Sq. Ft., min width 20", min height 24", max sill off floor 44".

☒ Every sleeping room has a functional smoke alarm.

☒ Every hallway with a sleeping room has a functional smoke alarm. Every floor has a functional carbon monoxide alarm.

☒ All built-in kitchen appliances operate properly and space for food storage, preparation, and serving are in good and safe condition. All electrical outlets in kitchen and bathrooms are Ground Fault Circuit Interrupter (GFCI) protected.

☒ Water heater is properly strapped, adequately vented, and temperature and pressure relief valves are drained to outside.

☒ Other heating equipment is in safe operating condition and placed in an approved location..

☒ There is at least one readily accessible class A fire extinguisher located in the home that has been serviced annually by a certified fire extinguisher company.

☒ The building conforms to the applicable state building and fire codes at the time the building was constructed.

Exterior Inspection

☒ There is no evidence of infestation, garbage, and debris at the site.

☒ The property has active garbage pick-up service.

☒ If a garage is present, it is only used as a garage and only non-combustible flooring exists. Driveway, if present, is open and accessible to vehicles.

☒ Property is in an overall safe and sanitary condition.

☒ Water heater is properly strapped, adequately vented, and temperature and valves are drained to outside. Other heating equipment is in safe operating condition and placed in an approved location.

Home Inspection Results

☒ Passed

☐ Failed

Remarks/Observations:

Home Inspector Certification

Under penalty of perjury, the undersigned certifies that the information on this form is based on an actual site inspection of the property and is complete and accurate.

Home Inspector Name & Acknowledgement: Charles A Monasmith

Monasmith Home & Termite Inspection

License/Certification # (Submit a Copy)

Date 10/29/2024

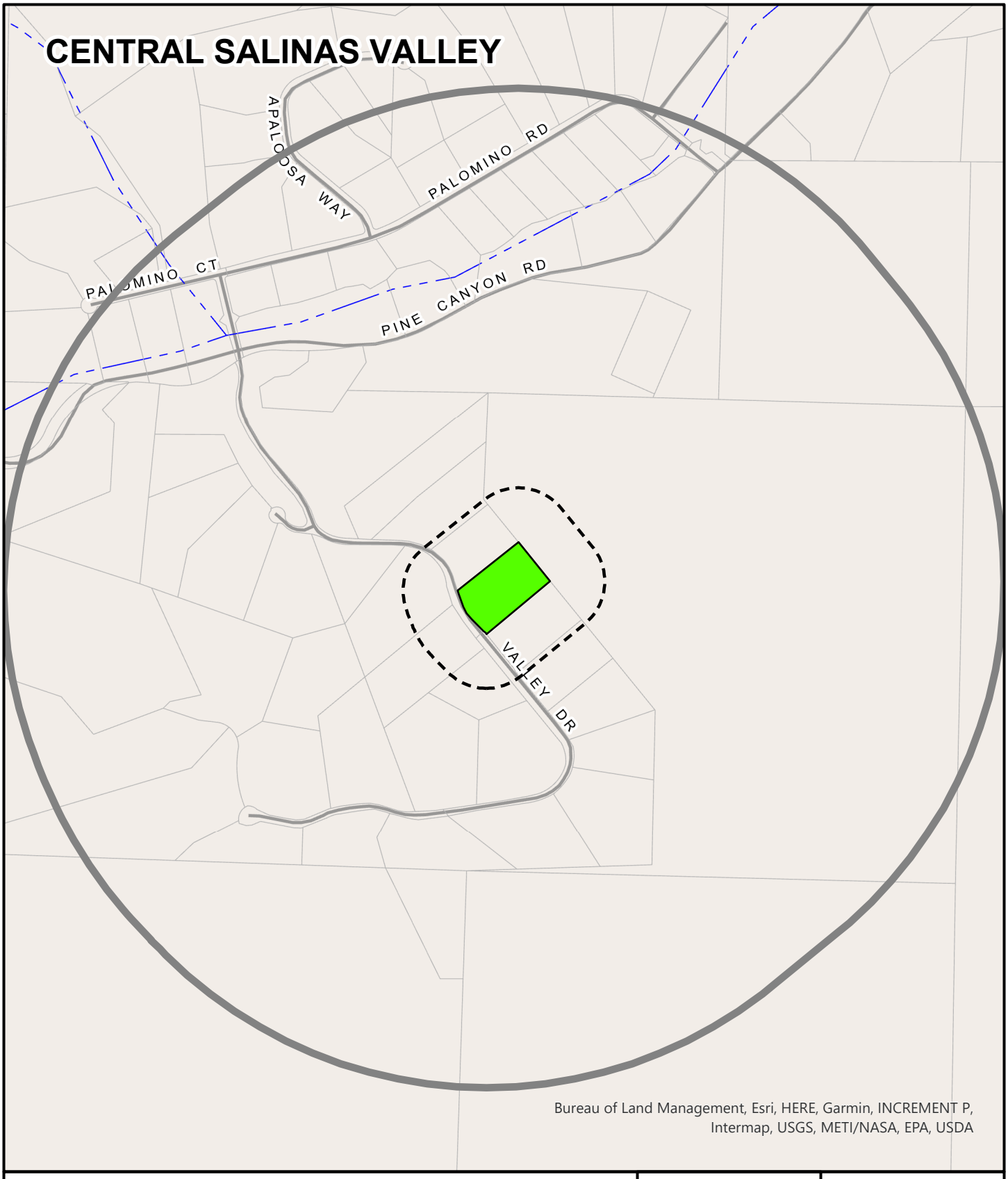
DocuSigned by:
Charles A Monasmith
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Exhibit B

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APPLICANT: DENNIS ING

APN: 420262030000 **FILE #** PLN240177

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: NICKERSOI

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