County of Monterey

County of Monterey Government Center
1441 Schilling Place, Salinas, CA 93901

Meeting Agenda - Final

Wednesday, August 6, 2025
8:00 AM

Government Center
1441 Schilling Place
Salinas, CA 93901

Administrative Permit

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

Notice is hereby given that on August 6, 2025 the Chief of Planning of the County of Monterey Housing and Community Development, is considering the project described on the following pages.

Any comments or requests that any of the applications be scheduled for public hearing must be received in writing in the office of the County of Monterey Housing and Community Development by 5:00 pm Tuesday, August 5, 2025. A public hearing may be required if any person, based on a substantive issue, so requests.

Si necesita la traducción de esta agenda, comuníquese con el Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey ubicado en el Centro de Gobierno del Condado de Monterey, 1441 Schilling Place, segundo piso, Salinas, o por teléfono al (831) 755-5025. Después de su solicitud, la Secretaria asistirá con la traducción de esta agenda.

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.

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

SCHEDULED MATTERS

1. **PLN210180-EXT1 - AHST 211 LLC**

Administrative hearing to consider a three-year permit extension to a previously approved Combined Development Permit (PLN210180) that allowed construction of 76 multi-family housing units, development within the "S" zoning district, development on slopes in excess of 25%, removal of 82 Coast Live Oak trees, and an Amendment to PLN170765 to change the configuration and number of units of multi-family dwellings on Lot 5.

Project Location: 24471, 24481, 24491, 24501, 24511, and 24531 Citation Court, Monterey

Proposed CEQA action: Consider a previously certified Environmental Impact Report, and finding that the preparation of a subsequent environmental document is not required, pursuant to CEQA Guidelines Section 15162.

Attachments:
Staff Report
Exhibit A - Draft Resolution
Exhibit B - Extension Request Letter, dated May 26, 2025
Exhibit C - Planning Commission Resolution No. 22-016, dated June 29, 2022

2. **PLN220114-AMD1 - SKINNER ROBERT J JR & STEFANIE A**

Administrative hearing to consider a Minor and Trivial Amendment to a previously approved Coastal Administrative Permit and Design Approval (PLN220114) that allowed a 5,055 square foot addition to an existing 10,263 square foot single-family residence and a 315 square foot addition to an existing 880 square foot accessory dwelling unit within 750 feet of known archaeological resources. This Minor and Trivial Amendment would allow constructing 3,700 square feet of additions to lower-, main-, and upper-levels, resulting in a 16,102 square foot single-family dwelling, inclusive of a garage and 880 square foot accessory dwelling unit. **Project Location:** 1151 Sombria Ln, Pebble Beach

Proposed CEQA action: Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to section 15300.2.

Attachments:
Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map
Exhibit C - Resolution No. 22-083 , 120722

3. **PLN240175 - COLSON ERIC TR ET AL**

Administrative hearing to consider construction of an 831 square foot accessory dwelling unit and associated site improvements.

Project Location: 1507 Viscaino Rd, Pebble Beach

Proposed CEQA action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions pursuant to section 15300.2 apply.

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

Introduced: 7/24/2025 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Administrative Permit

PLN210180-EXT1 - AHST 211 LLC

Administrative hearing to consider a three-year permit extension to a previously approved Combined Development Permit (PLN210180) that allowed construction of 76 multi-family housing units, development within the "S" zoning district, development on slopes in excess of 25%, removal of 82 Coast Live Oak trees, and an Amendment to PLN170765 to change the configuration and number of units of multi-family dwellings on Lot 5.

Project Location: 24471, 24481, 24491, 24501, 24511, and 24531 Citation Court, Monterey

Proposed CEQA action: Consider a previously certified Environmental Impact Report, and finding that the preparation of a subsequent environmental document is not required, pursuant to CEQA Guidelines Section 15162.

RECOMMENDATIONS

It is recommended that the Chief of Planning adopt a resolution to:

a. Consider a previously certified Environmental Impact Report, and finding that the preparation of a subsequent environmental document is not required, pursuant to section 15162 of the CEQA Guidelines; and
b. Approve a three-year permit extension to a previously approved Combined Development Permit (Planning Commission Resolution No. 22-016, HCD-Planning File No. PLN210180) that consisted of a:
    1. Use Permit and Design Approval to allow construction of 76 multi-family housing units on Lot's 4, 5, 6, and 7 of the Laguna Seca Office Park (LSOP);
    2. Use Permit to allow removal of 82 Coast Live Oak trees, including 10 landmark trees;
    3. Use Permit to allow development on slopes in excess of 25%;
    4. Administrative Permit to allow development within the "S" district;
    5. Amendment to entitlements previously granted for development of a 15-unit multifamily housing project and removal of oak trees on Lot 5 (Assessor's Parcel Number: 173-121 -005-000) (Board of Supervisors Resolution No. 21-071, HCD-Planning File No. PLN170765) to rescind those entitlements and replace them with this Combined Development Permit.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 1 condition of approval.

PROJECT INFORMATION

Agent: Daniel Archer

Property Owner: AHST 211 LLC

APNs: 173-121-004-000, 173-121-005-000, 173-121-023-000 and 173-121-026-000

Parcel Size: 7.06 acres (307,533 square feet)
Zoning: Visitor Serving/Professional Office with Building Site 6, Urban Reserve, Design Control, and Site Plan Review zoning overlays, or "VO/B-6-UR-D-S"
Plan Area: Greater Monterey Peninsula Area Plan
Project Planner: Kayla Nelson, Associate Planner
nelsonk@countyofmonterey.gov, (831) 796-6408

SUMMARY

Staff is recommending approval of a three-year Permit Extension to a previously approved Combined Development Permit, subject to the findings and evidence in the attached Resolution (see **Exhibit A**). Please read the resolution carefully and contact the planner if you have any questions. The applicant will be required to satisfy all permit conditions of PLN210180 prior to the issuance of a building/grading permit and/or commencement of the approved use.

On August 6, 2025, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, August 5, 2025. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Planning Commission.

Prepared by: Kayla Nelson, Associate Planner, x6408
Reviewed and Approved by: Fionna Jensen, Principal Planner

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

- Recommended Condition of Approval

Exhibit B - Extension Request Letter, dated May 26, 2025
Exhibit C - Planning Commission Resolution No. 22-016, dated June 29, 2022

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Planner; Jacquelyn Nickerson, Principal Planner; AHST 211 LLC, Property Owners; Daniel Archer, Agent; Sheila Rendazo, Interested Party; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN210180-EXT1

Introduced: 7/24/2025 **Current Status:** Agenda Ready

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PLN210180-EXT1 - AHST 211 LLC

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Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Planning Commission.

Prepared by: Kayla Nelson, Associate Planner, x6408
Reviewed and Approved by: Fionna Jensen, Principal Planner

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cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Planner; Jacquelyn Nickerson, Principal Planner; AHST 211 LLC, Property Owners; Daniel Archer, Agent; Sheila Rendazo, Interested Party; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN210180-EXT1

Exhibit A

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DRAFT RESOLUTION
Before the Housing and Community Development Chief of Planning in and for the County of Monterey, State of California

In the matter of the application of:
AHST 211 LLC (PLN210180-EXT1)

RESOLUTION NO. 25-032

Resolution by the County of Monterey Chief of Planning:

1. Considering a previously certified Environmental Impact Report, and finding that the preparation of a subsequent environmental document is not required, pursuant to section 15162 of the CEQA Guidelines; and
2. Approving a three-year permit extension to a previously approved Combined Development Permit (Planning Commission Resolution No. 22-016, HCD-Planning File No. PLN210180) that consisted of a:
    a. Use Permit and Design Approval to allow construction of 76 multi-family housing units on Lot's 4, 5, 6, and 7 of the Laguna Seca Office Park (LSOP);
    b. Use Permit to allow removal of 82 Coast Live Oak trees, including 10 landmark trees;
    c. Use Permit to allow development on slopes in excess of 25%;
    d. Administrative Permit to allow development within the "S" district;
    e. Amendment to entitlements previously granted for development of a 15-unit multifamily housing project and removal of oak trees on Lot 5 (Assessor's Parcel Number: 173-121-005-000) (Board of Supervisors Resolution No. 21-071, HCD-Planning File No. PLN170765) to rescind those entitlements and replace them with this Combined Development Permit.

[PLN210180-EXT1 AHST 211 LLC, 24471, 24481, 24491, 24501, 24511, and 24531 Citation Court, Monterey, Greater Monterey Peninsula Area Plan (Assessor's Parcel Numbers 173-121-004-000, 173-121-005-000, 173-121-023-000 and 173-121-026-000)]

The AHST 211 LLC application (PLN210180-EXT1) came on for an administrative hearing before the County of Monterey Chief of Planning on August 6, 2025. Having

considered all the written and documentary evidence, the Chief of Planning finds and decides as follows:

RECITALS

WHEREAS, on June 29, 2022, a Combined Development Permit (HCD-Planning File No. PLN210180) was approved by the County of Monterey Planning Commission through Resolution No. 22-016. The approved Combined Development Permit consisted of a: 1) Use Permit and Design Approval to allow construction of 76 multi-family housing units on Lot's 4, 5, 6, and 7 of the Laguna Seca Office Park (LSOP); 2) Use Permit to allow removal of 82 Coast Live Oak trees, including 10 landmark trees; 3) Use Permit to allow development on slopes in excess of 25%; 4) Administrative Permit to allow development within the "S" district; 5) Amendment to entitlements previously granted for development of a 15-unit multifamily housing project and removal of oak trees on Lot 5 (Assessor's Parcel Number: 173-121-005-000) (Board of Supervisors Resolution No. 21-071, HCD-Planning File No. PLN170765) to rescind those entitlements and replace them with this Combined Development Permit; and 6) Adoption of a Condition Compliance and Mitigation Monitoring and Reporting Plan. Resolution No. 22-016 was set to expire on June 29, 2025;

WHEREAS, the applicant submitted a written request for an additional three-year permit extension on May 26, 2025, more than thirty (30) days prior to the expiration date of the Combined Development Permit. The written request for the extension was filed by the applicant's agent, Daniel Archer. The granting of this extension was requested due to financial constraints of rising costs of building materials;

WHEREAS, this extension does not change the previously approved Combined Development Permit, and all findings previously made in the Planning Commission Resolution No. 22-016 continue to apply to this extension;

WHEREAS, Monterey County HCD-Planning and HCD-Building Services records were reviewed, and the County is not aware of any violations existing on the subject property;

WHEREAS, the conditions of approval contained in Resolution No. 22-016 continue to apply, except that this extension modifies the expiration date of the Combined Development Permit from June 29, 2025 to June 29, 2028;

WHEREAS, an Environmental Impact Report was previously certified for the project, and in accordance with California Environmental Quality Act (CEQA) Guidelines section 15162, the resulting changes from the amendment would not require any further environmental documentation. Therefore, the Planning Commission found PLN210180 consistent with CEQA Guidelines section 15162 (Planning Commission Resolution No. 22-016). Other than the expiration date, there are no changes proposed in this extension, and the conditions on the ground have not changed since the original approval. Therefore, this extension to the Combined Development Permit meets the criteria of CEQA Guidelines section 15162 because no substantial changes are proposed requiring major revisions to the Environmental Impact Report, and there are no substantial changes in the circumstances under which the project was approved that would necessitate substantial revisions to the Environmental Impact Report; and

WHEREAS, pursuant to Title 21 section 21.80.040.A, the discretionary decisions of the Chief of Planning are appealable to the Planning Commission. The decision of the Planning Commission would be final and may not be appealed.

DECISION

NOW, THEREFORE BE IT RESOLVED, based on the above recitals, the County of Monterey Chief of Planning does hereby:

1. Considering a previously certified Environmental Impact Report, and finding that the preparation of a subsequent environmental document is not required, pursuant to section 15162 of the CEQA Guidelines; and
2. Approving a three-year permit extension to a previously approved Combined Development Permit (Planning Commission Resolution No. 22-016, HCD-Planning File No. PLN210180) that consisted of a:
    a. Use Permit and Design Approval to allow construction of 76 multi-family housing units on Lot's 4, 5, 6, and 7 of the Laguna Seca Office Park (LSOP);
    b. Use Permit to allow removal of 82 Coast Live Oak trees, including 10 landmark trees;
    c. Use Permit to allow development on slopes in excess of 25%;
    d. Administrative Permit to allow development within the "S" district;
    e. Amendment to entitlements previously granted for development of a 15-unit multifamily housing project and removal of oak trees on Lot 5 (Assessor's Parcel Number: 173-121-005-000) (Board of Supervisors Resolution No. 21-071, HCD-Planning File No. PLN170765) to rescind those entitlements and replace them with this Combined Development Permit.

PASSED AND ADOPTED this 6th day of August 2025.

_____

Melanie Beretti, AICP,
HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMMISSION. 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 _____.

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.
2. 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.
3. 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.

County of Monterey HCD Planning

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

PLN210180-EXT1

1. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A three-year permit extension to the expiration date of a previously-approved Combined Development Permit (PLN210180) (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Numbers 173-121-004-000, 173-121-005-000, 173-121-023-000 and 173-121-026-000 on August 6, 2025. The permit was granted subject to 1 condition of approval which runs 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.

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Exhibit B

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From: Daniel Archer
To: Nelson, Kayla
Subject: RE: Completed: Complete with DocuSign: Villas at Laguna Seca - Inclusionary Housing Agmt - FINAL.pdf
Date: Monday, May 26, 2025 6:15:14 PM
Attachments: image001.png

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Kayla:

Please accept this e-mail as my request to extend the permit and approvals evidenced by Resolution No. 22-016 by the County of Monterey Planning Commission passed and adopted on June 29, 2022.

The building department has approved final construction documents and, with your good help, almost all conditions of approval that must be satisfied prior to issuance of the building permit have been satisfied. Unfortunately, the timing of the approvals led into a period of rising costs from inflation and rising interest rates which threatened the housing industry's ability to construct new apartment projects profitably. The availability of capital for new projects became scarce and the cost of that capital (when available) increased. Only recently have cost pressures moderated and capital is starting to flow. An extension will provide an opportunity to continue the project and provide additional housing, including affordable housing, to Monterey County.

Thank you for your help and please let me know if you have any questions or need additional information.

Best Regards, Dan

Daniel F. Archer, Esq. | Kennedy, Archer & Giffen, Inc. | main: 831-373-7500 | darcher@kaglaw.net

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Exhibit C

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

In the matter of the application of:
MCINTOSH CLIFTON H AND MCINTOSH LEONARD H AND AHST 211 LLC (PLN210180)

RESOLUTION NO. 22-016

Resolution by the County of Monterey Planning Commission:

1) Certifying that the Planning Commission considered the EIR for Laguna Seca Office Parks including addendums thereto for development of Lot 5 and for a general development plan prior to approving the Combined Development Permit and that none of the circumstances described in Section 15162 of the CEQA Guidelines requiring a subsequent EIR are triggered;
2) Approving a Combined Development Permit consisting of:
    a. A Use Permit & Design Approval to allow construction of 76 multi-family housing units on Lot's 4, 5, 6, and 7 of the Laguna Seca Office Park (LSOP);
    b. A Use Permit to allow removal of 82 Coast Live Oak trees, including 10 landmark trees;
    c. A Use Permit to allow development on slopes in excess of 25%;
    d. An Administrative Permit to allow development within the "S" district; and
    e. An Amendment to entitlements previously granted for development of a 15-unit multifamily housing project and removal of oak trees on Lot 5 (Assessor's Parcel Number: 173-121-005-000) (BOS Resolution No. 21-071)(File No. PLN170765) to rescind those entitlements and replace them with the Combined Development Permit described above (this permit); and
3) Adopting a Condition Compliance and Mitigation Monitoring and Reporting Plan.

[PLN210180 MCINTOSH CLIFTON H AND MCINTOSH LEONARD H AND AHST 211 LLC, 24471, 24491, 24511, and 24531 Citation Court, Greater Monterey Peninsula Area Plan (APNs: 173-121-004-000, 173-121-005-000, 173-121-023-000, and 173-121-026-000)]

The MCINTOSH CLIFTON H AND MCINTOSH LEONARD H AND AHST 211 LLC (PLN210180) was scheduled to come before the County of Monterey Planning Commission on June 8 and June 29, 2022 at a public hearing. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

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

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 2010 Monterey County General Plan;
- Greater Monterey Peninsula Area Plan; 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 inconsistencies with the text, policies, and regulations in these documents.

b) Property History. The Laguna Seca Office Park (LSOP) received initial planning approval in three parts; a General Plan Amendment (PC-3834), A Zoning Amendment (PC-3734), and a 19 Lot office park Subdivision (SUBD 755). An Environmental Impact Report (EIR 80-109) was prepared which comprehensively analyzed environmental impacts associated with development of the LSOP. The potential buildout of 290,000 square feet of professional office space within the 19 Lot office park was considered in the EIR and impacts were mitigated to the extent feasible. In 2012, the Planning Commission approved an approximately 20,000 square foot professional office building on Lot 5 of the LSOP (PC Resolution No. 12-35 (PLN020332)). An Addendum to the certified EIR for LSOP (Exhibit I to the June 29, 2022 staff report) which included additional environmental analysis for Lot 5 and concluded that there were no new or substantially more severe environmental impacts beyond those previously analyzed in EIR 80-109 (Exhibit H to the June 29, 2022 staff report) was considered at that time. The approval of PLN020332 was subsequently amended under file number PLN170765 (BOS Resolution No. 21-71). Under PLN170765 a new General Development Plan (GDP) for lots 2-7, 9, 11, 15 & 16, and portions of Lots 10 (Units 103 & 104), and 19 (Unit 002) were approved and development on Lot 5 was amended from an approximately 20,000 square foot apartment building to a 15-unit apartment building. Another addendum (Exhibit J to the June 29, 2022 staff report) was prepared which analyzed the potential environmental impacts associated with the GDP and Amendment for the development on Lot 5. This addendum also concluded that there were not new or substantially more severe impacts beyond those previously analyzed in EIR 80-109.

c) Project Scope. The project consists of construction of 6 apartment buildings with 76 total residential units, and associated site

improvements, on lots 4, 5, 6, and 7 of the Laguna Seca Office Park (LSOP):

- Lot 4 – Building A: 11,253 square feet, with 7 1-bedroom units and 6 2-bedroom units
- Lot 4 – Building B: 11,984 square feet, with 4 1-bedroom units, 6 2-bedroom units, and 2 3-bedroom units
- Lot 5 – Building C: 14,306 square feet, with 4 1-bedroom units and 11 2-bedroom units
- Lot 5 – Building D: 14,300 square feet with 4 1-bedroom units, 6 2-bedroom units and 4 3-bedroom units
- Lot 6 – Building E: 6,594 square feet with 6 2-bedroom units
- Lot 7 – Building F: 14,178 square feet with 4 studios, 4 1-bedroom units and 7 2-bedroom units

Associated site work includes:

- Tree removal to allow development of the properties, totaling 83 Coast Live oaks, see Finding No. 5 for a breakdown of tree removal;
- Grading of the sites, with a net of 1,800 cubic yards of cut across all sites, and including development on slopes in excess of 25%, see Finding No. 6, Development on Slopes;
- Landscaping with native and native compatible species, which would cover 10% of the site area, totaling 30,640 square feet;
- Installation of hardscaping, including access driveways and parking areas; connection to existing utility systems including water, wastewater and storm drain facilities; onsite post-construction stormwater facilities including an underground retention/detention system and tree box biofilters, these are all detailed in Finding No. 3, Health and Safety; and
- Ancillary development including trash enclosures, a pedestrian trail network, and site furnishings.

The uses authorized in this resolution supersede prior approvals for a 15-unit apartment building and tree removal on Lot 5 (BOS Resolution No. 21-071 & PC Resolution No. 12-035).

d) Allowed Use/General Development Plan. The properties are located at 24471, 24491, 24511, & 24531 Citation Ct. Monterey, Ca (Assessor's Parcel Number 173-121-004-000, 173-121-005-000, 173-121-023-000, 173-121-026-000). They have a zoning of Visitor Serving/Professional Office with Building Site 6, Urban Reserve, Design Control, and Site Plan Review zoning overlays, or "VO/B-6-UR-D-S." The VO zoning district requires the establishment of a General Development Plan (GDP) prior to the establishment of any use under certain conditions, such as if the property is in excess of 1-acre. A General Development Plan (GDP) was previously approved for lots 2-7, 9, 11, 15 & 16 and portions of Lots 10 (Units 103 & 104), and 19 (Unit 002) of the Laguna Seca Office Park (LSOP) through Board of Supervisors Resolution No. 21-71. A letter was submitted confirming Lot 12 also agrees to the GDP. The proposed project has been reviewed for and determined to be consistent with this GDP. The GDP allows residential uses not exceeding commercial use subject to a Use Permit, considered cumulatively across all properties subject to the GDP. The total

proposed residential gross square footage is **72,615** square feet [23,237 (Lot 4), 28,606 (Lot 5), 6,594 (Lot 6), and 14,178 (Lot 7)], while the total existing gross commercial square footage for those properties subject to the GDP is **81,709** square feet. [12,200 (Lot 9), 1,948 (Lot 10 Units 103 & 104), 12,113 (Lot 11), 12,010 (Lot 12), 11,317 (Lot 15), 18,425 (Lot 16), and 13,696 (Lot 19 Unit 002)]. As gross commercial square footage exceeds gross residential square footage, the use is allowable. With this project approval, another **9,094** square feet of residential use could be permitted while keeping within the zoning requirement that residential use not exceed commercial.

e) Lot Legality. The properties with Assessor's Parcel Numbers (APN) 173-121-004-000 and 173-121-005-000 are shown in their present configuration in the recorded final map found in Volume 16 Cities and Towns Page 32 as Lots 4 & 5, respectively. The properties with Assessor's Parcel Numbers 173-121-023-000 and 173-121-026-000 were created through this final map, but their boundaries were subsequently adjusted with the Lot Line Adjustment application PLN140962, RMA Director Resolution No. 15-011. They are shown in their present configuration on the Certificates of Compliance recorded as County Recorder Document No. 2015029946 for APN 173-121-023-000 (Lot 6) and 2015029946 for APN 173-121-026-000 (Lot 7). Therefore, the County recognizes the properties as four legal lots of record.

f) Development Standards. The project meets the applicable site development standards from the base zoning district, Visitor Service/Professional Office (VO). These can be found in Title 21 Section 21.22.070.

Maximum Height: The maximum height allowable is 35 feet from average natural grade. The proposed structures are 26 ft 4 in (Building A), 29 ft 8 in (Building B), 29 ft 6 in (Building C), 33 ft 9 in (Building D), 17 ft (Building E), and 32 ft 7 in (Building F).

Building Site Coverage: The maximum allowable building site coverage is 50%. All proposed development complies with this maximum:

	Proposed:	*Maximum Allowable*
Lot 4:	13,979 sq ft (23%)	30,492 sq ft (50%)
Lot 5:	17,005 sq ft (20%)	41,683 sq ft (50%)
Lot 6:	5,293 sq ft (5%)	51,619 sq ft (50%)
Lot 7:	8,873 sq ft (15%)	29,839 sq ft (50%)

Setbacks: Within the VO district, setbacks are established by the General Development Plan (GDP) where one is adopted. The GDP establishes minimum setback requirements of 30' (front), 10% of average lot width up to 20' (side), and 20' (rear). As shown on the site plans attached, the proposed project meets or exceeds these setback requirements on all lots.

Landscaping: The VO zoning district requires that all developments have landscaping covering a minimum of 10% of the site area. This

would total 30,640 square feet for the proposed project. The project has been conditioned to require the submittal of a landscaping and irrigation plan which shall be required to show this minimum square footage, Condition No. 7.

Lighting Plan Requirements: Title 21 Section 21.22.070.E. requires that all exterior lighting follow the Board of Supervisors adopted Design Guidelines for Exterior Lighting. The project has been conditioned to require an exterior lighting plan be submitted to HCD-Planning for review and approval prior to issuance of building permits in order to ensure this development standard is complied with.

g) Parking. The project has 9 less parking spaces than would be required by the inland Zoning Ordinance, Title 21 Chapter 21.58 Regulations for Parking, however, this standard is pre-empted by State Planning and Zoning Law. Chapter 4.3 of State Planning and Zoning Law (commencing with Government Code §65915) requires that, upon the written request of the developer, the County shall not require a vehicle parking ratio of more than 1 space per 0-1 bedroom unit and 1.5 spaces per 2-3 bedroom units. The project qualifies for this incentive, as it includes 4 units (5.2% of the total number of units) for rental to very low-income households, and the applicant has submitted such a request. The summary below describes the parking standards and the number of parking spaces proposed in this case.

	Proposed	*Required (State Law)*	*Zoning*
Lot 4	50	32	52
Lot 5	53	40	62
Lot 6	12	9	14
Lot 7	33	16	30
TOTAL	**148**	**57**	**157**

h) Site Plan Review. An Administrative Permit is required for development within an "S" zoning district per Title 21 Chapter 21.45. The ability to grant said permit has been met, the siting of the proposed development has been reviewed and determined appropriate based on type of use, parking, site topography, and building area limitations. As proposed and mitigated, the project will not have an adverse impact on, or be adversely impacted by, slopes, trees or other resources.

i) Urban Reserve. The site is within the Urban Reserve (UR) area of the City of Monterey. The City was referred the application for review. Representatives from City of Monterey Planning and City of Monterey Engineering responded. Planning did not have comments on the proposed project. Engineering provided criteria for if a cross walk or intersection improvement be proposed on the York Road Blue Larkspur Intersection.

j) Design & Visual Resources. The proposed project is subject to the Conservation and Open Space Policies of the 2010 General Plan and Greater Monterey Peninsula Area Plan intended to protect visual resources, and the criteria of the Design Control "D" overlay zoning district. The project has been reviewed and determined to be consistent

with these requirements. The sites are not located in a designated visually sensitive or highly sensitive area as mapped in 2010 General Plan Figure 14 "Scenic Highway Corridors & Visual Sensitivity Map." Photo-simulations were prepared for the project which show the proposed structures when viewed from Highway 68, the Highway 68 and York Rd Intersection, and from Citation Court. The sites are screened by a vegetation corridor that runs parallel to the highway, and the proposed development would not significantly alter the viewshed along the highway or create an adverse visual impact.

The neighborhood is characterized by developed urban uses. To the west is the Ryan Ranch Office Park within the incorporated City of Monterey, to the east the remaining built-up properties in the Laguna Seca Office Park, and to the north is York School. Hills and open space vegetated areas separating individual developments give the neighborhood a peri-urban character. The project would be infill development consistent with this pattern of growth and the surrounding neighborhood character. The buildings and development have been sited to minimize impact to hillsides as much as is feasible. Large clusters of oak trees are preserved in the development plan. Native and native compatible species have been utilized on the proposed landscaping plan, which will harmoniously integrate the development into its surrounding context.

The GDP design criteria call for the general use of stone, cement plater, and/or wood for the exterior materials of structures, and paint colors of muted earth tones such as brown, tan, and beige that integrate with the sites surroundings. Consistent with this, the project would utilize composite siding with the appearance of wood and cement plaster as the primary exterior finishes. The selected materials palette would include muted colors that integrate the development into the surrounding environment, including the composite wood cladding, white and grey smooth plaster, dark bronze door and window trim, and painted brown for fascia and gutters.

The GDP encourages on-site recreation and facilities, with a preference for onsite recreational facilities that are shared and integrated among developments and lots. Responsive to this, the project includes walking trails between the lots and shared site furnishings, including two picnic tables and two benches, which provide passive recreational opportunities for residents. A small community garden area with three planters is also proposed on lot 7.

k) Affordable Housing. The project proposes 76 apartment units. The LSOP GDP memorializes the affordability requirements for housing developments in the LSOP to be in accordance with 2010 General Plan Policy LU-2.13, which required 25% of units be provided for rent or sale to be provided at level affordable to very low, low, moderate, and workforce income households. The Inclusionary Housing Ordinance, Chapter 18.40 of the Monterey County Code is used to implement LU-2.13. Section 18.40.050.A of the Inclusionary Housing ordinance

authorizes credit of one unit per lot for residential development in the calculation of the inclusionary housing obligation. Therefore, ratios of affordable units are calculated based on a credit of one unit per lot, for a total of 72 units, resulting in 18 units offered at varying levels of affordability, summarized below:

	Studio	*1-bedroom*	*2-bedroom*	*3-bedroom*
Workforce I	0	0	2	2
Moderate Income	1	3	2	0
Low-Income	1	2	1	0
Very Low-Income	2	2	0	0
TOTAL	**4**	**7**	**5**	**2**

Condition of Approval No. 13 is incorporated which requires the applicant to enter into an inclusionary housing agreement to memorialize the affordability standards and agree to annual monitoring to ensure affordability standards continue to be met.

l) Biological Resources. An updated biological report was prepared for the project by a qualified biologist from the County's list of approved biological consultants, Pat Regan, dated July 6, 2021. The report supplements two previous analyses performed on Lot 5 prepared may 18 and June 2012, and did not identify any new impacts which were not contemplated in previous biological assessments. The biologist did recommend that a nesting bird survey be conducted 15 days prior to tree removal, and that a bat survey be conducted prior to tree removal. These recommendations have been incorporated as Condition 10 and 19, respectively. The biological report also identified oak woodlands as being potentially impacted; however, impacts to oak woodland habitat "foothill woodlands" were analyzed in the certified EIR for the Laguna Seca Office Park, EIR 80-109. The relevant mitigations from that EIR are being incorporated into the project to ensure impacts to oak woodlands are less than significant. See Finding 6 for further discussion of tree removal and oak woodlands. The biologist also observed that that contrary to observations made in the previous 2012 reports for Lot 5, there was no longer active ground squirrel activity. Nevertheless, burrows were observed onsite in the 2021 report and onsite biological conditions have not significantly changed since 2012, therefore a condition from the previous development approvals on Lot 5 (PLN020332 & PLN170765) requiring an on onsite biological monitor to monitor vegetation removal, monitor grading operations, and train construction crews on protected species is being carried forward. See Finding No. 9 for a breakdown in changes to conditions resulting from the amendment of PLN020332/PLN170765.

m) Safety Element. See Finding No. 3.

n) Development on Slopes. See Finding No. 5.

o) Tree Removal. See Finding No. 6.

p) Water Supply. See Finding No. 7.

q) Development Evaluation System. See Finding No. 8.

r) Permit Amendment. See Finding No. 9.

s) Land Use Advisory Committee (LUAC) Review. The project was referred to the Greater Monterey Peninsula Land Use Advisory Committee (LUAC) and considered at a public meeting on March 16,

2022. The LUAC voted 3-0 with no members absent to support the project, with the recommendation that two concerns be reviewed in the decision-making process:

- The light smooth plaster finish "Cotton White" was too light and not in keeping with low visibility, and a color more likely to blend into the environment should be used. To address the applicant revised the white plaster finish to an "Original White". The Cotton White has a warmer/lighter tone, while the Original White is a more muted cool white.
- The LUAC indicated that the intersection of York Road, Blue Larkspur, and Wilson Road is very heavy at times. They did not have a suggestion but advised that further investigation be done. Traffic considerations are discussed in the Addendum prepared for the General Development Plan being considered as part of the action on this permit, as well as in Finding No. 10. To Summarize, a supplemental traffic assessment was prepared for the Laguna Seca Office Park General Development Plan (PLN170765), which evaluated traffic volumes on Blue Larkspur, York Road, and Highway 68 and evaluated trip generation from the buildout of Lots 2-7 with apartments in comparison to the original analysis from the EIR. The report concluded that current peak hour trips are lower than what had been contemplated in the certified EIR, and buildout of lots 2-7 with either commercial or residential uses would still result in lower peak hour trips on Blue Larkspur Lane and York Road than was assessed in the EIR.

t) County planning staff conducted a site inspection on December 10, 2021 to verify that the project on the subject parcel conforms to the plans, policies, and regulations listed above.

u) The project planner reviewed aerial and street view imagery (Monterey County GIS and Google Maps) to verify that the project on the subject parcel conforms to the plans, policies, and regulations listed above.

v) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN210180.

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 (representing public works), HCD-Environmental Services, Environmental Health Bureau, Monterey County Regional Fire Protection District, and the Monterey County Sheriff's Office. 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) In evaluating the current project, County staff considered the following technical reports, which assess potential impacts or evaluate consistency

with regulations regarding biological resources, forest resources, traffic geotechnical site suitability, and post construction stormwater drainage:

- "Biological Assessment for Lot 5 of Laguna Seca Office Park" (LIB120260) prepared by Pat Regan, Carmel Valley, CA, May 18, 2012.
- "Habitat Assessment for California Tiger Salamander" (LIB120260) prepared by Pat Regan, Carmel Valley, CA, June 2012.
- "Biological Assessment Update" (LIB120260) prepared by Pat Regan, Carmel Valley, CA, July 6, 2021.
- "Citation Court Lots 4-7 Forest Management Plan" (LIB210227) prepared by Frank Ono, Pacific Grove, CA, August 11, 2021.
- "Laguna Seca Apartments Traffic Study Update" (LIB200010) prepared by Keith Higgins, Pacific Grove, CA, September 25, 2019, supplemented by the attached trip generation study dated November 5, 2018 and update letter dated August 11, 2021.
- "Geotechnical Investigation and Infiltration Investigation" (LIB180115) prepared by Soils Survey Group, Inc, Salinas, CA, February 23, 2018 and as supplemented by the letter dated January 10, 2022.
- "Geotechnical Investigation" (LIB220016) prepared by Soils Survey Group, Inc, Salinas, CA, January 10, 2022.
- "Preliminary Stormwater Control Plan" (LIB220172), prepared by Whitson Engineers, Monterey, CA, November 11, 2021.

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 December 10, 2021 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 PLN210180.

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 (representing public works), HCD-Environmental Services, Environmental Health Bureau, Monterey County Regional Fire Protection District, and the Monterey County Sheriff's Office. 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) Public Facilities. Necessary public facilities will be provided. Infrastructure exists to serve development up to the 260,000 square feet contemplated in EIR 80-109, including street improvements, traffic signals and signage, power lines, domestic water systems, and wastewater treatment. Can and will serve letters dated August 19, 2021 and September 2, 2021 were submitted by the applicant from Cal Am confirming that they will be able to provide both water and sewer service to the project. Onsite stormwater treatment is proposed and will be provided as part of the development. See also Findings No. 7 – Water Supply and No. 8 – Development Evaluation System.

c) Geotechnical Assessment. The 2010 General Plan Policy S-1.7 indicates that site specific reports addressing geologic hazard and geotechnical conditions shall be required as part of the planning phase and review of discretionary permits, S-1.8 going on to say that new development may only be approved if it can be demonstrated that the site is physically suitable, and the development will not contribute to geologic instability or hazards. In accordance with these requirements, the applicant submitted geotechnical investigations prepared by Soils Survey Group, Inc (LIB180115 & LIB220016) which analyzed soil and geologic conditions and included recommendations regarding: foundation design; loose or expansive soils; surface and subsurface drainage and erosion; retaining wall design; and grading specifications. The reports concluded the site soil conditions were suitable for the proposed use so long as the design recommendations contained in them were followed. The applicant would be required to incorporate the report recommendations as part of the building permit process.

d) Post Construction Stormwater. The proposed project would convert undeveloped land to urban uses, increasing the amount of impervious surfaces and surface water runoff. To address this, the applicant submitted a Preliminary Stormwater Control Plan prepared by Whitson Engineers and dated November 5, 2021. (LIB220172) This plan analyzed the onsite drainage conditions and recommended inclusion three tree box bio filters, and an underground infiltration / detention chamber with a storage capacity of 17,000 cubic feet. Implementation of the stormwater control plan measures would reduce peak post construction stormwater runoff to levels less that the existing conditions. To assure that shared onsite stormwater facilities are maintained, Condition No. 20 would require the applicant to prepare and record a maintenance agreement for any shared facilities.

e) Airport. The project is in 2019 Monterey Peninsula Airport Land Use Compatibility Plan (ALUCP) Safety Zone 4. The LSOP GDP (PLN170765) was deemed consistent with this plan by operation of law, and therefore projects consistent with the approved GDP on Lots 2-7 of the LSOP are unconstrained in terms of development density. The GDP contemplates referral of individual projects to the director of the Monterey Regional Airport during the interdepartmental review process. The project was referred to them and they recommended inclusion of an aviation easement if one doesn't already exist and submittal of an Federal Aviation Administration (FAA) Form 7460-1 if cranes are used of the project, which could penetrate the airspace. The FAA would

review and provide guidance if necessary. This recommendation has been incorporated as Condition No. 18. An aviation easement already exists for the LSOP, Document No. 09923 commencing in County Recorder Reel 2201 Page 1058. Lighting and solar plans were not available for review when the project was referred to the airport, so Condition No. 17 has been incorporated, which requires the applicant to submit lighting and roofing plans to the airport for review and approval, and provide evidence to HCD-Planning that the airport reviewed the plans.

f) Noise. 2010 General Plan Policy S-7.9 indicates that noise activity from construction should not exceed those noise levels listed in the table in S-7.1. To prevent temporary noise related impacts to the nearby sensitive receptor York school, the project has been conditioned to require a Construction Activities Schedule and Management Plan, which shall be required to include the entire development process and address all pertinent aspects of construction noise generation, including specific hours of operation, muffling of internal combustion engines and other factors which affect construction noise. This condition is carried over from the initial approval for development on Lot 5, PLN020332.

g) Construction Air Quality. 2010 General Plan Policy OS-10.9 requires that construction operations implement applicable Monterey Bay Unified Air Pollution Control District (MBUAPCD) control measures. To address this, Condition No. 15 is incorporated, which requires the applicant to submit am Air Pollution Control Program (APCP) which shall include measures such as minimizing use of diesel equipment; use of alternative fuels where feasible; using recent models of diesel equipment with up-to-date emission control labels; and not leaving diesel powered equipment idling. This condition is carried over from the initial approval for development on Lot 5, PLN020332.

h) Staff conducted a site inspections on December 10, 2021 to verify that the site is suitable for this use.

i) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN210180.

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 December 10, 2021 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 PLN210180.

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

EVIDENCE:

a) Greater Monterey Peninsula Area Plan Policy GMP-3.5 indicates removal of healthy, native oak, Monterey pine, and redwood trees in the planning area shall be discouraged. The Zoning Ordinance (Title 21) Section 21.64.260 – Preservation of Oak and Other Protected Trees provides implementing regulations for this policy.

b) Per Title 21 Section 21.64.260.D.2., removal of more than 3 protected trees in a one-year period requires a Use Permit granted by the Planning Commission. This Use Permit is incorporated into the project and the criteria to grant said permit have been met.

c) The sites are dominated by oak woodland, oak woodland savannah, and mixed annual/perennial grassland. The Forest Management Plan prepared for the project identified 173 trees on the sites, 171 of which are Coast Live oak, and 2 of which are Monterey pine. The project would remove 83 Coast Live oak, 82 of which are protected trees as defined by Title 21 Section 21.64.260 (6" or greater in diameter 2 feet above the ground); no pine trees would be removed as part of the project.

d) Of the 82 protected Coast Live oak trees which would be removed, 10 of those trees are Landmark trees (3 on Lot 4; 1 on Lot 5; 5 on Lot 6; and 1 on Lot 7). Those trees would also be replaced at a 2:1 basis, for 20 trees total. Should the 2:1 ratio for landmark trees creates an over-crowding situation in the open space areas of the laguna seca office park as determined by a qualified forester from Monterey County's list of qualified consultants, these trees shall be replaced at a 1:1 basis.

e) In accordance with 21.64.260.D.3., a Forest Management Plan (FMP) was prepared by Frank Ono, a qualified forester from the County's list of consulting foresters. The FMP identified the number and species of trees onsite, evaluated the forest condition, and provided recommendations to reduce impact to forest resources and offset any proposed removal. The foresters recommendations are incorporated as recommended conditions of approval:
   - Condition No. 4 – requires installation of tree protection measures and on-going protected of trees as detailed in the forest management plan; and
   - Condition No. 11 – requires a pre-construction with the County, applicant, applicable construction personnel, and technical consultants to go over the applicant conditions of approval for the project including the required tree protection measures.

f) The forested nature of the sites and other development constraints mean that it is impossible to site the structures and associated site improvements without removal of protected trees. The site is heavily forested, with trees distributed in clusters throughout each of the properties. Conservation and Scenic Easements are recorded on the properties, which roughly adhere to the areas of the site with greater than 30% slope and constrict siting of structures and most other site improvements. Setback requirements and avoidance of slopes in excess of 25% on the sites further constrain the developable areas on each site.

Given these constrains, the development has been sited and designed to minimize tree removal to the greatest extent feasible. On all lots, tree removal is limited to those trees which are within or immediately adjacent to the development footprint. On Lot 5, the proposed site plan preserves a cluster of oak trees on the southwest portion of the property which would have needed to be removed under previously approved development plans. The revised plans for Lot 5 would reduce tree removal by a total of 11 protected trees. On Lot 6, development has been sited to preserve a large contiguous cluster of oak trees to the north of the proposed apartment building.

g) The proposed removal would not involve a risk of adverse environmental impacts. An environmental Impact Report (EIR 80-109) was prepared for the initial general plan amendment, re-zoning, and subdivision which created the Laguna Seca Office Park (LSOP). This EIR analyzed potential impacts to oak woodlands "foothill woodlands" resulting from the proposed and tree and vegetations removal associated with developing the LSOP, and included Mitigation Measures to reduce impact to this vegetation community to a less that significant level. EIR MM No. 22 – requires a site specific landscaping plans for development in the LSOP which includes replacement of oak trees for those removed during construction and EIR MM No. 23 – requires use of drought resistance plants with a preference for native species. A conceptual landscaping plan was prepared and submitted as part of the development application, implementing EIR MM No. 22 and 23 at the project level. This landscaping plan details proposed tree removal and includes a recommendation to replace 61 Coast Live oak trees onsite. In the course of development review, this landscaping plan was reviewed by the project biologist Pat Regan and the project forester Frank Ono. The plan was revised to incorporate the biologists' recommendations regarding native and native compatible planting species, and the forester confirmed that the 61 proposed oak plantings would not result in forest overcrowding. Condition of Approval No. 7 is incorporated, which would require the applicant to prepare a detailed landscaping plan, irrigation drawings, and soils management plan, as required by Monterey County Code Chapter 16.63, Regulations for Landscaping.

h) Generally one tree replacement is required for every protected tree removed as specified in Title 21 Section 21.64.260.D.4. In this case all 83 trees including the 1 four inch oak proposed for removal shall be replaced at a 1:1 basis, except for the landmark trees being replaced at a 2:1 basis as discussed in evidence d) above. The one four inch oak is being replaced to assure consistency with the text of the EIR MM No. 24, which did not specify a minimum diameter for trees requiring replacement. This would also be consistent with the approval of the previous Use Permit for tree removal on Lot 5 (PLN020332), which included a requirement for 1:1 replacement of 43 trees, despite only 36 of those qualifying as protected trees as defined by Title 21. The landmark trees are being replaced at a 2:1 basis to assure additional protected for landmark trees. If this additional 2:1 replacement ratio creates an overcrowding situation in the open space parcels in the LSOP, these trees may be replaced at a 1:1 basis consistent with the other tree

replacement. As 83 trees are being removed, 10 of which are landmark trees, and 61 oak trees are proposed to be replaced onsite due to tree overcrowding conditions, another 32 trees would need to be replaced in the open space areas in the LSOP to offset the proposed tree removal. These tree replacement requirements would be incorporated as recommended Condition of Approval No. 6. Consistent with the analysis in the Initial Study/Addendum prepared for PLN020332, impacts to oak woodlands as defined by Public Resources Code Section 21083.4 are not considered significant for the project, as the conversion of oak woodland to urban use was contemplated in the certified EIR for the LSOP, and the applicable mitigations from that EIR are being incorporated into the project.

i) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN210180.

6. FINDING: **DEVELOPMENT ON SLOPES** – There is no feasible alternative which would allow development to occur on slopes of less than 25%; and the proposed development on slopes and the proposed development better achieves the objectives of the Monterey County General Plan and accompanying Greater Monterey Peninsula Area Plan.

EVIDENCE: a) The project includes grading on slopes in excess of 25% for each of the lots:

- Lot 4: 19,000 square feet
- Lot 5: 4,000 square feet
- Lot 6: 9,000 square feet
- Lot 7: 5,000 square feet

In accordance with 2010 General Plan Policy OS-3.5, a Use Permit is required for development on slopes in excess of 500 square feet, and it must either be found that there is no feasible alternative for this development or that that the proposed development better achieves the resource protection objectives and policies contained in the Monterey County General Plan, accompanying Area Plans, and all applicable master plans.

b) Due to the sloped nature of the sites, there is no feasible alternative siting which would allow the proposed project to occur without impacting slopes in excess of 25%. The structures and site improvements have been sited to avoid the onsite conservation and scenic easements (Recorded Document 03960 commencing on County Recorder Reel 2191 Pg. 329) and minimize impact to slopes in excess of 25% to the greatest extent feasible. Portions of the private pedestrian trail and private driveways are proposed within the scenic easements; however, this is allowable as the text of the easements allows for construction of private pedestrian trails and pedestrian roads.

c) The amendment on Lot 5 does increase the overall area of development on slopes in excess of 25%, from the approximate 500 square feet approved in PLN020332 to 4,000 square feet. However, this increase in development on slopes better advances the tree protection policies of the Greater Monterey Peninsula Area Plan, as it will protect 11 protect Coast Live Oak trees which had been previously approved for removal.

d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN210180.

7. FINDING: **WATER SUPPLY –** The project has an adequate long-term sustainable water supply, both in quality and quantity to serve the development.

EVIDENCE:

a) 2010 General Plan Policy PS-3.1 prohibits approval of discretionary permits without proof, based on specific findings and supported by evidence, that there is a long-term sustainable water supply, both in quality and quantity to serve the development. Adequate water quantity and quality exist to serve the development.

b) Water for the development would come from the Bishop Water Company, which is owned and operated by Cal-Am. As of March 22, 2006, the rights to use water resources of the Seaside Groundwater Basin have been adjudicated (settled by judicial process), and a Physical Solution for the perpetual management of the Seaside Groundwater Basin was provided as part of the final decision made by the Superior Court. The Physical Solution for the Seaside groundwater basin is intended to ultimately reduce the drawdown of the aquifer to a level of natural safe yield; maximize the potential beneficial use of the basin; and provide a means to augment the water supply for the Monterey peninsula.

c) The Physical Solution imposed by the Court includes all processes for replenishing groundwater in the Seaside Basin except for natural replenishment. Strategies for coordinated management of the Seaside Basin include, but are not limited to storage, carryover, artificial replenishment, conservation, and allocation. The Physical Solution also appoints a Watermaster to administer the solution. The applicant will be responsible for securing all necessary clearances from the Watermaster and the Monterey Peninsula Water Management District prior to connection to the Bishop Ranch water system.

d) The May 11, 2009 ruling on enforcement and clarification of the Seaside Basin adjudication (Superior Court of the State of California in and for the County of Monterey Case No. M664343) orders that no party to the adjudication, which included the County of Monterey, may require environmental review under CEQA for water allotment usage by holders of such water rights. The Physical Solution governs the environmental aspects of Seaside Basin Groundwater usage.

e) The Physical Solution allots to the applicant “Bishop” a prior and paramount right to produce, in perpetuity, 320-acre feet of water per year without reduction to this allotment until such time the Watermaster makes a differing determination.

f) The Sustainable Groundwater Management Act (SGMA) requires the Watermaster to submit an annual report to the California Department of Water Resources. The 2021 Seaside basin Watermaster Annual Report, dated January 6, 2022 reported that Bishop had reported 214.03 acre feet of water, leaving another 105.97 acre feet within their allowable allocation.

g) The addendum prepared as part of the Laguna Seca Office Park General Development Plan, PLN170765 (See Finding No. 10) estimated that

buildout with 120 apartments would result in 15.616 acre feet of water use. Using the same metric, the proposed project would use an estimated 9.89 acre feet of water a year, well within the remaining 105.97 acre feet allocation.

h) The LSOP EIR contemplated 54.75 acre feet a year for the 19 lots of the LSOP, or of 2.88 acre feet a year per lot. Using this metric, anticipated water use from the LSOP EIR for four lots would be 11.52 acre feet a year, while estimated use from the project would be 9.89 acre feet a year.

i) A can and will serve letter confirming that Cal Am would be able to serve the proposed development was submitted by Chris Cook, PE of the California American Water Company dated August 19, 2021.

j) The County of Monterey Environmental Health Bureau reviewed the application and deemed complete with the recommended condition that the applicant design the water system improvements to meet the standards in Title 17 and 22 of the California Code of Regulations, including source capacity and water pipeline separation, Condition No. 21.

k) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN210180.

8. FINDING: **DEVELOPMENT EVALUATION SYSTEM (DES) –** The project is outside the targeted districts for growth which are Community Areas, Rural Centers, or Affordable Housing Overlay Districts. *2010 General Plan* Policy LU-1.19 calls for project proposals of five or more units (or the equivalent) outside these targeted districts be analyzed by the Development Evaluation System (DES). The project is consistent with the DES based on application of the DES criteria set forth in Policy LU-1.19.

EVIDENCE: a) Site Suitability – The project site is suitable for the use proposed. See Finding No. 2.

b) Infrastructure – The project is located in an area of the County that has established roads and services that have been implemented in anticipation of complete LSOP buildout.

- Infrastructure exists to serve development up to the 260,000 square feet contemplated in EIR 80-109, including street improvements, traffic signals and signage, power lines, domestic water systems, and wastewater treatment. Existing commercial buildout has reached 152,978 square feet.
- The project plans were provided to the MCRFD and Sherriff's Office, neither of which indicated project implementation or operations would impact services provision.
- Water and wastewater service will be available for the development. The applicant has submitted can and will serve letters dated August 19, 2021 and September 2, 2021 from Cal Am confirming that they will be able to provide both water and sewer service to the project.
- Onsite stormwater treatment is proposed and will be provided as part of the development.

c) Resource Management – The project is consistent with County policies regarding resource management. For specific resources:
   - See Finding No. 1 for discussion of visual and biological resources;
   - See Finding No. 3 for discussion of drainage and post construction stormwater quality;
   - See Finding No. 5 for discussion of forest resources;
   - See Finding No. 6 for discussion of open space resources (specifically development on slopes); and
   - See Finding No. 7 for discussion of water supply.

d) Proximity to a City, Community Area, or Rural Center – The properties are zoned with an Urban Reserve Zoning Overlay. The intent of this zoning district is to identify areas for annexation which should be developed in phased manner to ensure effective provisioning of urban services, and indicates potential future annexation to the incorporated City of Monterey. The westernmost boundary of the LSOP is defined by the City boundary containing Ryan Ranch. Urban services exist throughout Ryan Ranch and the LSOP which would allow seamless integration of the LSOP into the City's urban service area. Additionally, the LSOP and the adjacent Ryan Ranch Office Park represent a source of jobs. The proposal would add multifamily housing in proximity to the City of Monterey and to job opportunities.

e) Mix/Balance of uses including Affordable Housing consistent with the County Affordable/Workforce Housing Incentive Program adopted pursuant to the Monterey County Housing Element – The 2015-2023 Housing Element, adopted by the Board of Supervisors January 26, 2016 showed that, in unincorporated County (as of 2012), approximately 63 percent of housing units were built prior to 1979, rental vacancy rates tended to be lower than the optimal five to six percent needed to balance housing demand and supply, and approximately five percent of renters live in overcrowded conditions. A certain number of vacant units are needed to moderate the cost of housing, allow sufficient choice for residents, and provide incentive for unit upkeep and repair. Housing choice in the area is primarily single family homes and some condominiums throughout the developments of Laguna Seca Ranch Estates 1, York School, and Laguna Seca Ranch Estates 2 for the noncommercial uses at Ryan Ranch, LSOP, and Stone Creek Plaza. Employees with jobs in and near this commercial hub do not have multi-family rental type options nearby. Implementation and operation of the project could contribute to availability of rental housing options with updated features, materials, and utilities, and increase the rental unit inventory.

   As Discussed in Finding No. 1 Evidence k), the GDP memorialized an affordability level of 25% in the LSOP, in accordance with 2010 General Plan Policy LU-2.13. The goal of the policies set forth in 2010 General Plan Section LU-1, including the DES, is to promote appropriate and orderly growth while protecting desirable and existing land uses. The project is an infill development adjacent to an incorporated city, consistent with this overall goal of rational and orderly development. In addition, the allowance for the 25% affordability level advances goal

LU-2, to encourage residential development of various types and densities for all income levels in areas where such development would be accessible to major employment centers and where adequate public services and facilities exist or may be provided. The Board of Supervisors Resolution No 21-071 approving the LSOP GDP (PLN170765) included deliberation on correspondence from California Housing and Community Development indicating that constraints analysis should be done on the potential impact of the 35% affordability requirement as a housing constraint prior to application to specific projects. Therefore, consistent with the approved GDP and Policy LU-2.13, the 25% affordability level is applied. The applicant will be required to enter into an affordable housing agreement with County HCD to ensure the affordable units are provided and maintained at their designated levels of affordability.

f) Environmental Impacts and Mitigation Measures – See Finding 10.

g) Proximity to multiple modes of transportation – The LSOP is along the north side of State Route 68, a two-lane highway that connects the Salinas Valley with the Monterey Peninsula and is designated as a State Scenic Highway. A traffic light at the SR 68 and York Road intersection regulates vehicular movement for ingress/egress to and from York Road. York Road provides access to Blue Larkspur Lane to the east where paved entrance roads to the LSOP and the Laguna Seca Ranch Estates are located, and access to Wilson Road to the west where Ryan Ranch is located. A Monterey-Salinas Transit bus stop is located at the southeastern corner of York Road and Blue Larkspur Lane. Additional bus stops for access to the LSOP are located at the northern side of SR 68 at the intersection with York Road, on both sides of SR 68 easterly of the Oakvale Professional Center and westerly of Laguna Seca Ranch Estates subdivision. Buses are equipped with bicycle racks to improve upon the "last mile" issue of commuting on public transit. The Monterey Regional Airport is approximately 1.5 miles from the LSOP and provides domestic commuter and destination flights.

h) Jobs-Housing Balance Within the Community and Between the Community and Surrounding Areas – Implementation of the project would provide multi-family residential opportunity in the commercially zoned LSOP, close to existing jobs. Commute times could be reduced for those employed in either Salinas or on the Peninsula and who do not live in a nearby single-family dwelling along SR 68.

   In addition, recent health concerns related to the spread of COVID-19 and increases in online retail options have changed the demand for retail and office space. At the same time, demand for housing remains high due to long-term housing production shortages. This has lead to nation-wide consideration of housing opportunities in traditional office/commercial zones which is the case here.

i) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN210180.

9. FINDING: **AMENDMENT –** This permit amends and supersedes the entitlements granted for development of Lot 5 contained in Board of Supervisors Resolution No. 21-071 and Planning Commission Resolution No. 12-035.

EVIDENCE: a) The Use Permit & Design Approval to allow multi-family housing on Lot 5; Use Permit to allow tree removal on Lot 5; and Use Permit to allow development in the "S" district on Lot 5 are being amended by this permit. The proposed project as described in this resolution and depicted on the attached plans supersedes and replaces the work approved for past permits on Lot 5 (File Numbers PLN020332 and PLN170765.) As approved, this amendment will be referred to as the approved permit.

b) The General Development (GDP) of the Laguna Seca Office Park, part of PLN170765, is a separate permit which is not being amended by this application.

c) Title 21 Section 21.74.120 establishes the procedures to be taken for amendments to Use Permits. As the project substantially alters the scope and design of the project, the appropriate authority to consider the amendment would be the decision making body of the original permit. In this case, the approval authority for the original land use approval, PLN020332, was the Planning Commission, so the appropriate authority to act on the amendment would also be the Planning Commission.

d) Conditions related to memorializing the General Development Plan (GDP), PLN170765 will remain part of and be cleared under that permit:
- Condition No. 1 – Specific Uses Only. This condition is also re-applied to PLN210180 as Condition No. 1.
- Condition No. 2 – Notice of Permit Approval. This condition is also re-applied to PLN210180 as Condition No. 2.
- Condition No. 19 – Indemnification Agreement. This condition is also re-applied to PLN210180 as Condition No. 24.

e) Conditions applied to PLN170765 have been carried over, as appropriate. The conditions carried from PLN170765 to PLN210180 and their new condition numbers are listed below.
- **Condition No. 3** – Cultural Resources Negative Archaeological Report is carried over to PLN210180 as Condition No. 3.
- **Condition No. 4** – Tree and root Protection is carried over to Condition No. 4. This condition is modified slightly to reference the requirements of the Forest Management Plan.
- **Condition No. 5** – Tree Removal is carried over as Condition No. 5.
- **Condition No. 6** – Tree Replacement/Relocation is carried over as Condition No. 6. This condition has been modified to update the number of required replacement trees based on the updated Forest Management Plan.
- **Condition No. 7** – Landscape Plan & Maintenance. This Condition is carried over as Condition No. 7. Edits have been made to incorporate the regulatory requirements of the new County Water Efficient Landscaping Ordinance.
- **Condition No. 8** – Exterior Lighting Plan is carried over as Condition No. 8.

- **Conditions No. 9-12** are being removed based on input from HCD-Environmental Services that they are redundant with standard building permit requirements.
- **Condition No. 13** – Public Works Construction Management Plan is carried over as Condition No. 23.
- **Condition No. 14** – Recyclables in Rental Housing is carried over as Condition No. 22.
- **Condition No. 15** – Preconstruction Meeting is carried over as Condition No. 11. This condition has been slightly modified to specifically list the forester/arborist as being at the pre-construction meeting, in accordance with the Forest Management Plan.
- **Condition No. 16** – Deed Restrict Use is carried over as Condition No. 9.
- **Condition No. 17** – Inclusionary Housing Agreement is carried over as Condition No. 13. This condition has been modified to reflect the currently proposed number of units at the varying levels of affordability.
- **Condition No. 18** – This Condition is being carried over as Condition No. 18.
- **Condition No. 20** – MBARD Recommended Measures is being carried over as Condition No. 15.
- **Condition No. 21** – Biological Monitor is being carried over as Condition No. 25.
- **Condition No. 22** – This Condition is carried over as Condition No. 16.
- **Condition No**. **23** – This condition is carried over as Condition No. 20. The condition has been modified to require the bird survey within 15 days of construction commencement rather than 30 based on the biologists recommendations.
- **Condition No. 24 –** Permit Expiration is being removed, as it is redundant with the permit approval resolution.

f) The amended project, as proposed and conditioned, would be consistent with applicable County policies and codes governing land use and development; is located on a suitable site; would not be injurious to the health and safety of the neighborhood, property, or general welfare of the County; is not on a property with any known violations; and would not create any new or previously un-analyzed environmental impacts. Refer to Findings No. 1, 2, 3, 4, and 10.

g) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN210180.

10. FINDING: **CEQA (Consider Certified EIR with Addendums) –** An Environmental Impact Report, supplemented by two addendums, were previously prepared and adopted. These documents sufficiently analyze the impacts associated with this project, and none of the conditions in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR or Negative Declaration have occurred.

An EIR was prepared which evaluated environmental impacts associated with the potential for 290,000 square feet of commercial/office space within the Laguna Seca Office Park (LSOP). This analysis was supplemented with an Initial Study/Addendum prepared for the development of Lot 5 and a seperate Addendum for the LSOP General Development Plan.

EVIDENCE: a) The Laguna Seca Office Park (LSOP), a 19 Lot Office Park subdivision, received initial planning approval through General Plan Amendment (PC-3834), Zoning Amendment (PC-3734), and Subdivision (SUBD 755). An Environmental Impact Report (EIR 80-109) was prepared which comprehensively analyzed environmental impacts associated with development of the 19 lots for commercial/office use within the LSOP.

b) On August 29, 2012, the Planning Commission adopted a resolution (PC 12-35) approving a combined development permit to allow development of Lot 5 of the LSOP with an approximately 20,000 square foot professional office building, including associated grading and tree removal (PLN020332). In their decision, the Planning Commission considered an Initial Study/Addendum prepared in accordance with CEQA Guidelines Section 15164 that determined that none of the circumstances which would require the preparation of a subsequent EIR, negative declaration, or mitigated negative declaration had occurred. The Initial Study addressed changes in circumstances that had occurred and found that no new significant impacts would occur as a result of continued development within the 290,000 square feet analyzed in the EIR. As such, an Addendum to the EIR was prepared.

c) An application (PL170765) was later filed that had two primary components: 1) an Amendment which would change the proposed development on Lot 5 from a professional office building to a 15-unit, approximately 20,000 square foot apartment building; and 2) a General Development Plan (GDP) for Lots 2-7, 9, 11, 15 and portions of Lots 10 (Units 103 & 104) and 19 (Unit 002) of the LSOP. On March 16, 2021, the Board of Supervisors adopted a resolution (BOS No. 21-071) approving this application. As described by Title 21 Section 21.22.030.D., General Development Plans address the long-range development of facilities, including environmental considerations and potential mitigation of adverse environmental impacts. The LSOP GDP analyzed for standalone residential uses on lots subject to the GDP, including the subject properties (Lots 4-7). A subsequent addendum was prepared in accordance with CEQA Guidelines Section 15164 which also determined that none of the circumstances which would require the preparation of a subsequent EIR, negative declaration, or mitigated negative declaration had occurred. This addendum addressed a change in the "project" and relied on the previous addendum that addressed changes in circumstances.

d) CEQA Guidelines Section 15162 details that when an EIR (or Negative Declaration) has been adopted for a project, no subsequent EIR shall be prepared unless the lead agency finds, on the basis of substantial evidence, that one or more of the circumstances detailed in Sections 15162(1) – 15162(3) has occurred. In summary, these include finding that major revisions would be necessary to the environmental document

due to new significant environmental effects or a substantial increase in the severity of previously identified effects resulting from: substantial changes to the proposed project, substantial changes with respect to the circumstances under which the project is undertaken, or new information of substantial importance which was not known or could reasonably have been known. Section 15162(3) also indicates that a subsequent environmental document may be required when new information reveals that mitigation measures previously found infeasible would in fact be feasible, or mitigation measures considerably different from those analyzed in the EIR would substantially reduce one or more significant effects, but the project proponents decline to adopt them.

e) None of the conditions described in Section 15162 have occurred since the last action. There are no substantial changes to the proposed project which would create new significant effects or substantially increase the severity of previously identified impacts. The EIR 80-109 analyzed the environmental impact of the buildout of the Laguna Seca Office Park to a buildout potential of 260,000 square feet of professional office use. Currently there is 152,978 square feet of constructed professional office space throughout the entirety of the LSOP, meaning that another 107,022 square feet could be developed while keeping within the contemplated 260,000 square foot buildout. The addendum prepared as a part of the General Development Plan analyzed whether developing this remaining square footage as a residential use would create significant new impacts or a substantial increase in the severity of previously identified impacts. It concluded that no major changes to the EIR were required. The project proposes 72,615 gross square feet of residential development, and another 21,271 square feet of commercial square footage has planning permits but has not yet been constructed on Lots 2 & 3. (PLN160776 & PLN180378). Should all these projects be constructed, the total gross square footage of development would be 246,864 square feet, 13,136 square feet below the contemplated buildout. There are no changes to the circumstances under which the project is being undertaken which would create a new substantial impact or increase the severity of previously identified impacts. As detailed in the Discussion Exhibit A, biological reports, an updated forest management plan, and site-specific geotechnical investigations were performed for the site which did not identify any changes which would result in new impacts or an increase in severity of previously identified impacts. No information has been identified which would alter the mitigation measures or alternatives from previous environmental documents.

f) In accordance with CEQA Guidelines Section 15162(b), as no changes in circumstances warrant a subsequent EIR or negative declaration, the Lead Agency may prepare an Addendum or no further documentation. As the Addendum prepare for PLN170765 already modified the project description to include residential uses up to the 260,000 square feet of analyzed buildout, no further environmental documentation is required for this project.

g) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN210180.

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

EVIDENCE: a) In accordance with Title 21 Section 21.80.040.D. an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by this decision.

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DECISION

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

1. Certify that the Planning Commission considered the EIR for Laguna Seca Office Parks including addendums thereto for development of Lot 5 and for a general development plan prior to approving the Combined Development Permit and that none of the circumstances described in Section 15162 of the CEQA Guidelines requiring a subsequent EIR are triggered;
2. Approve a Combined Development Permit consisting of:
   a) A Use Permit & Design Approval to allow construction of 76 multi-family housing units on Lot's 4, 5, 6, and 7 of the Laguna Seca Office Park (LSOP);
   b) A Use Permit to allow removal of 82 Coast Live Oak trees, including 10 landmark trees;
   c) A Use Permit to allow development on slopes in excess of 25%;
   d) An Administrative Permit to allow development within the "S" district; and
   e) An Amendment to entitlements previously granted for development of a 15-unit multifamily housing project and removal of oak trees on Lot 5 (Assessor's Parcel Number: 173-121-005-000) (BOS Resolution No. 21-071)(File No. PLN170765) to rescind those entitlements and replace them with the Combined Development Permit described above (this permit); and
3. Adopt a Condition Compliance and Mitigation Monitoring and Reporting Plan.

   All of which are in general conformance with the attached project plans (Attachment 2), Color & Materials (Attachment 3), and subject to the attached conditions (Attachment 1)**,** all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 29th day of June, 2022, upon motion of Commissioner Diehl seconded by Commissioner Daniels, by the following vote:

AYES:	Daniels, Diehl, Getzelman, Gonzalez, Mendoza, Roberts, Work, Monsalve
NOES:	None
ABSENT:	Carrillo, Coffelt
ABSTAIN:	None

DocuSigned by:
Craig Spencer
188DB67A496B450...
Craig Spencer, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO THE APPLICANT ON **JULY 05 2022**

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 **JULY 15 2022**

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. 1-27-2021

Monterey County RMA Planning

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

PLN210180

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN210180) allows:

a. A Use Permit & Design Approval to allow construction of 76 multi-family housing units on Lot's 4, 5, 6, and 7 of the Laguna Seca Office Park (LSOP);

b. A Use Permit to allow removal of 82 Coast Live Oak trees, including 10 landmark trees;

c. A Use Permit to allow development on slopes in excess of 25%;

d. An Administrative Permit to allow development within the "S" district; and

e. An Amendment to entitlements previously granted for development of a 15-unit multifamily housing project and removal of oak trees on Lot 5 (Assessor's Parcel Number: 173-121-005-000) (BOS Resolution No. 21-071)(File No. PLN170765) to rescind those entitlements and replace them with the Combined Development Permit described above (this permit)

The property is located at 24471, 24491, 24511, and 24531 Citation Court, Greater Monterey Peninsula Area Plan (APNs: 173-121-004-000, 173-121-005-000, 173-121-023-000, and 173-121-026-000). 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 ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number 22-016) was approved by the Monterey County Planning Commission for Assessor's Parcel Numbers 173-121-004-000, 173-121-005-000, 173-121-023-000, and 173-121-026-000 on June 29, 2022. The permit was granted subject to 25 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: RMA-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: RMA-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 a certified arborist or forester, shall be demonstrated prior to issuance of building permits subject to the approval of HCD - Director of Planning. These measure shall conform to the best management practices includes in the Forest Management Plan prepared for the project (LIB210277), and the applicant shall be responsible for implementing the on-going best management practices detailed in the forest management plan through construction. 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: RMA-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. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Each removed non-landmark oak tree shall be replaced at a 1:1 ratio, for a total of 73 oak trees. Any trees which cannot be planted on the project site due to the potential for overcrowding, as determined by a qualified forester, shall be planted within the open space parcels of the Laguna Seca Office Park.

Each removed landmark oak tree shall be replaced at a 2:1 ratio, for a total of 20 trees. Any trees which cannot be planted on the project site due to the potential for overcrowding, as determined by a qualified forester, shall be plated within the open space parcels of the Laguna Seca Office Park. If the 2:1 replacement ratio would still cause an overcrowding situation in the open space parcels of the Laguna Seca Office Park, as determined by a qualified forester, the landmark trees may be replaced at a 1:1 ratio.

The Applicant/Owner shall have the trees inspected by a qualified arborist. The arborist shall prepare a report describing the condition of the replacement trees. At the time of inspection by the arborest, any trees that have died or are in poor condition, shall be replaced and documented in the report. (HCD - Planning)

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

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

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

7. PD012(E) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-OTHER)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to 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 and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and 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 grading and building permits, the Owner/Applicant/Licensed Landscape Architect shall submit to HCD-Planning for review and approval Planting and Irrigation Plans which comply with Monterey County Code Section 16.63.070 and 16.63.080, planting and irrigation plans for major landscapes. 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 (a licensed landscape architect, a licensed landscape contractor, or any other person authorized to design an irrigation plan) under the following statement, "I _____ certify that this irrigation plan complies with all Monterey County landscaping requirements including, but not limited to, the use of low flow and water conserving irrigation fixtures."

Prior to issuance of grading and building permits, the Owner/Applicant shall submit a soils management report to HCD-Planning which addresses the requirements of Monterey County Code Section 16.63.100, Soils management report requirements for major landscapes.

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 shall submit a Certificate of completion for major landscapes as detailed in Monterey County Code Section 16.63.110.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be installed and inspected.

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.

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

Responsible Department: RMA-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.

9. PD017 - DEED RESTRICTION-USE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Applicant/owner shall record a deed restriction to that requires full disclosure within each rental agreement that shall include the following language: "The Laguna Seca Office Park is approximately 1.5 miles from the Monterey Regional airport and within Zone 4 as identified in the 2019 Airport Compatibility Land Use Plan (2019 ACLUP) for the Monterey Regional Airport. Zone 4 is the Outer Approach/Departure Zone (OADZ) situated along the extended runway centerline beyond the Inner Approach/Departure Zone (IADZ) where aircraft travel at relatively low altitude during approach and departure. The accident risk level is considered to be moderate, encompassing approximately five percent of general aviation aircraft accidents. Residents and residential buildings within the Laguna Seca Office Park shall be subject to safety performance standards that eliminate sources of glare, distracting light, dust, smoke, water vapor, or electrical interference; and restrictions on activities that include the use of kites, drones, blimps, balloons, projectiles, or launchers."
(HCD - Planning).

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

Prior to occupancy or commencement of use, the Owner/Applicant shall submit proof of recordation of the deed restriction to HCD-Planning.

10. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Any tree removal activity that occurs during the typical bird nesting season (February 15-August 30), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 15 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (HCD - Planning)

Compliance or Monitoring Action to be Performed: No more than 15 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to HCD -Planning a nest survey prepare by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

11. PD052 - PRE-CONSTRUCTION MEETING

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to the commencement of any grading or construction activities, a pre-construction meeting shall be held on the site. The meeting shall include representatives of each of the selected contractors, any consultant who will conduct required monitoring including a qualified forester/arborist, the Owner/Applicant, the HCD -Planning Department and any other appropriate County Departments. The purpose of the meeting is to review the conditions of approval that are applicable to the grading and construction of the approved development. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of any grading or construction activities, the Owner/Applicant shall contact HCD -Planning to schedule a pre-construction meeting prior to commencement of any grading or construction activities. The Owner/Applicant shall be responsible for ensuring that all appropriate contractors and technical consultants are in attendance. HCD -Planning staff shall be responsible for identifying and notifying other County Departments that should attend the meeting (if applicable).

12. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-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.

13. PDSP001 - INCLUSIONARY HOUSING

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This project must comply with the County's Inclusionary Housing Ordinance and the 2010 General Plan. The calculation for compliance with the Inclusionary Housing Ordinance and 2010 General Plan is based on 72 net new units being constructed and requires a total of 18-units to be affordable as shown in the following table:

Workforce 1	2 X 3-Bedroom Units
Workforce 1	2 X 2-Bedroom Units
Moderate	2 X 2-Bedroom Units
Moderate	3 X 1-Bedroom Units
Moderate	1 X Studio Units
Low	1 X 2-Bedroom Units
Low	2 X 1-Bedroom Units
Low	1 X Studio Units
Very Low	2 X 1 Bedroom Units
Very Low	2 X Studio Units

Compliance or Monitoring Action to be Performed: Prior to issuance of any building permit approval, the Applicant/Owner will be required to enter into an Inclusionary Housing Agreement – Rental Property Developer Agreement to memorialize the affordability standards. Upon the units being occupied, the Applicant/Owner will agree to participate in the County's annual monitoring to ensure the affordability standards continue to be met.

14. PDSP002 - SAFETY & SECURITY (non-standard)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Monterey County Sherriff's Office requests the applicant/owner integrate safety considerations in the provision and design of signage, alarms, lighting, landscaping, parking, and security.

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, applicant/owner shall provide to HCD-Planning evidence of communication with the Monterey County Sherriff's Office indicating support of project provision and design of signage, alarms, lighting, landscaping, parking, and security.

15. PDSP003 - MBARD MEASURES (non-standard)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant/owner shall implement best available control measures to reduce airborne particulate matter during all phases of construction, as recommended by Monterey Bay Unified Air Resources District (MBARD) and in accordance with Policy OS-10.9 of the 2010 General Plan. The applicant /owner shall submit an Air Pollution Control Program (APCP) to HCD-Planning for review and approval, including all or part of the following measures:

- Minimize the use of diesel-powered equipment to the maximum extent feasible;
- Use alternative fuels (e.g. bio-diesel) where feasible;
- Where diesel equipment use is necessary, the equipment should be recent model, equipped with particulate matter filters.
- All diesel-powered equipment shall have up-to-date emission control labels; and
- Diesel-powered equipment shall not be left idling.

The APCP that may be combined with an overall Construction Management Plan.

The APCP shall include a list of the heavy equipment to be used during construction including year, make, and model with photos showing up -to-date emissions control labels (where applicable) and a list of Best Management Practices to be implemented to minimize diesel exhaust during construction.

Compliance or Monitoring Action to be Performed: 1) Prior to issuance of grading or building permits, the applicant /owner/contractor shall submit an Air Pollution Control Program to HCD-Planning for review and approval.

2) Prior to final grading or building inspection, the applicant /owner/contractor shall submit to HCD-Planning for review and approval a description, and photographs if available, demonstrating the ways in which Best Management Practices were implemented during construction.

16. PDSP004 - CONSTRUCTION ACTIVITIES SCHEDULE (non-standard)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant/owner/contractor shall prepare and submit a Construction Activities Schedule and Management Plan (Plan) identifying all phases of the project, and all related construction activities and their timing to HCD-Planning for review and approval. The Plan shall include the entire development process and shall address all pertinent aspects including specific hours of operation, muffling of internal combustion engines and other factors which affect construction noise.

This Plan shall include at least the following measures:
1) Limit loud construction activities and the use of heavy equipment such as bulldozers, heavy trucks, backhoes and pneumatic tools in accordance with 2010 General Plan Policy S-7.9, Table S-2 that limits project construction within 500 feet of a school to a "conditionally acceptable" 60-70 dB. Noise complaints from the public shall warrant a complete stop to all heavy equipment operation until after the Chief of HCD-Planning makes a determination as to next steps.
2) Ensure that construction equipment is property maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturer recommendations.
3) When not in use, motorized construction equipment should not be left idling; and
4) Establish a contact person and notify adjacent property-owners and -users as to the contact person and complaint solution process.

This Plan may be combined with an overall Construction Management Plan.

Applicant/Owner/Contractor shall prepare a report describing how the Plan was implemented, including all steps taken to to comply with this condition and to address any complaints received.

Compliance or Monitoring Action to be Performed: 1) Prior to the issuance of grading or building permits, the applicant shall submit to HCD-Planning for review and approval the Construction Activities Schedule and Management Plan.

2) Prior to final inspection, the applicant /owner/contractor shall submit to HCD-Planning for review and approval the report on implementation of the Plan.

17. PDSP005 - AIRPORT LIGHTING & SOLAR PLAN REVIEW

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of grading and construction permits, the owner/applicant shall submit exterior lighting, roofing, and solar plans to the Monterey Regional Airport for review and approval.

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and construction permits, the owner/applicant shall submit exterior lighting, roofing, and solar plans to the Monterey Regional Airport for review and approval, and shall furnish evidence to HCD-Planning that the lighting and solar plans have been reviewed. Such evidence shall be in the form of a letter from the Monterey Regional Airport.

18. PDSP006 - FAA 7460-1 NOTICE OF CONSTRUCTION OR ALTERATION (non-standard)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If any construction work requires a crane, the owner/applicant shall submit the Federal Aviation Administration (FAA) form 7460-1, Notice of Proposed Construction or Alteration, to evaluate any equipment that will have a penetration to the airspace. The owner/applicant shall comply with any guidance provided by the FAA to prevent hazards to air navigation from the use of construction equipment.

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and construction permits, the owner/applicant shall submit a construction management plan which shall indicate if any cranes are required for construction. If no cranes are required, this condition shall be satisfied, if cranes are required, they shall be required to submit the FAA 7460-1 Form.

Prior to issuance of grading and construction permits, if a crane is required the owner/applicant shall submit the form FAA 7460-1, and provide evidence to HCD-Planning that it was submitted.

On an on-going basis, the owner/applicant shall be responsible for complying with the guidance provided by the FAA to prevent hazards to air navigation from the use of construction equipment.

19. PDSP007 - BAT ROOSTS (non-standard)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: A qualified biologist from Monterey County's list of approved biological consultants shall conduct a pre-construction/tree removal survey for bats at those areas which will be impacted by construction or specific tree removal.

- Bats should be determined to be absent or flushed from roost locations prior to cutting and removal of oaks.

- If flushing of bats from the oaks is necessary, it shall be done by the biologist during the nonbreeding season from October 1 to March 31. When flushing bats, portions of bark or limbs shall be moved carefully to avoid harming individuals, and torpid bats given time to completely arouse and fly away.

- During the maternity season from April 1 to September 30, prior to tree removal a qualified biologist shall determine if a bat nursery is present at any sites identified as potentially housing bats. If an active nursery is present, disturbance of bats shall be avoided until the biologist determines that breeding is complete, and young are reared.

Compliance or Monitoring Action to be Performed: No more than 15 days prior to tree removal, the owner/applicant shall submit a pre-construction/tree removal survey for bats prepared by a qualified biologist and shall submit the survey to HCD-Planning for review and approval.

If the survey determines flushing of bats is required, it shall be performed by a qualified biologist during the nonbreeding season from October 1 to March 31. When flushing bats, portions of bark or limbs shall be moved carefully to avoid harming individuals, and torpid bats given time to completely arouse and fly away. Prior to commencement of tree-removal, the owner/applicant shall submit a follow up report indicating that the flushing of bats has been successful and tree removal can commence without harming individual bats.

If the survey determines that an active nursery is present during the maternity season from April 1 to September 30, disturbance of bats shall be avoided until the biologist determines that breeding is complete, and young are reared, and submits a follow up report confirming this to HCD-Planning for review and approval.

20. PDSP008 - SHARE FACILITIES MAINTENACE AGREEMENT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: For any facilities which are shared among multiple properties in the development, including the trails and site furnishings and post-construction stormwater control facilities, the property owners shall enter into a maintenance agreement which shall be recorded on each of the properties. This maintenance agreement shall include:
- Provisions for reciprocal access, including for maintenance of facilities;
- An agreement clearly detailing the maintenance obligations of each respective property owner; and
- Provisions for amending the agreement should the properties ever be re-developed.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits, the owner/applicant shall submit a draft maintenance agreement to HCD-Planning for review and approval.

Prior to building final inspection or occupancy, the owner/applicant shall submit proof of recordation of the agreement to HCD-Planning.

21. EHSP01 - WATER SYSTEM IMPROVEMENTS: STATE REGULATED SYSTEM (Non-Standard Condition)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Design the water system improvements to meet the standards as found in Titles 17 and 22 of the California Code of Regulations, including but not limited to source capacity regulations and water pipeline separation. (Environmental Health

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permit, the applicant shall submit to the Environmental Health Bureau documentation from California American Water confirming that source capacity and water pipeline separation standards are met. If water pipeline separation standards cannot be met, Cal-Am shall obtain approval of a pipeline separation alternative request from the State Water Resources Control Board – Division of Drinking Water.

22. EHSP02 - RECYCLABLES IN RENTAL HOUSING

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Multi-family dwellings shall place source-separated green container organic waste, including food scraps, in the green container; source-separated recyclable materials in the blue container; and trash/garbage waste in the black container. Multi-family dwellings shall not place materials designated for the black container into the green or blue container. Multi-family dwellings must supply and allow access to adequate number, size, and location of collection containers with sufficient labels for tenants. Annually provide information to tenants about organic waste recovery requirements and about proper sorting of source-separated green container organic waste and source-separated recyclable materials. Provide education information before or within fourteen (14) days of occupation of the premises to new tenants that describes requirements to keep source-separated green container organic waste and source-separated recyclable materials separate from trash (when applicable) and the location of containers and the rules governing their use at each property. Pursuant to Assembly Bill 341 (Chesbro), Senate Bill 1383 (Lara), and Monterey County Code, Chapter 10.41; Chapter 10.45.

Compliance or Monitoring Action to be Performed: "Prior to issuance of construction permit, submit a written plan on how recyclables and organic waste will be collected and stored for each of the multifamily rental housing units to Recycling and Resource Recovery Services of Environmental Health Bureau for review and approval.

23. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

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

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

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning Department and the
Department of Public Works 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.

24. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

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

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Office of County Counsel-Risk Management for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel-Risk Management

25. PDSP009 - BIOLOGICAL MONITOR

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The project site is within 2 kilometers from California Tiger Salamander (CTS) habitat which is the generally accepted dispersal distance for CTS upland habitat. Notwithstanding the low quality habitat at the project site, if CTS are found present during project implementation, the California and Federal Endangered Species Acts require site work to be halted to obtain proper permissions, such as a "Take Permit" from US Fish and Wildlife Service (USFWS).

Therefore, in accordance with 2010 General Plan Policy OS-5.16, the owner/applicant shall retain a qualified biologist to monitor construction. The biological monitor shall conduct an Employee Education Program for the construction crew and shall be onsite during initial grading and vegetation removal activities to monitor for potential encounter of any special status species encountered. The qualified biologist shall identify and explain the necessary precautions during the Employee Education Program. These methods could include, but are not limited to, stopping work in the area where the animal is encountered until it has moved, on its own outside the project site, or to stop work; and HCD-Planning shall be contacted immediately to identify the appropriate authority. Work shall not resume until after receiving authorization from the appropriate authority as identified by HCD-Planning.

Compliance or Monitoring Action to be Performed: Prior to issuance of grading or construction permits, owner/applicant shall submit to HCD-Planning for review and approval a signed contract with a qualified biological monitor. The contract shall contain the Employee Education Program.

Prior to removal of any vegetation, the biologist shall submit evidence to the HCD-Planning demonstrating that the Employee Education Program was conducted in accordance with the approved contract.

Prior to foundation/footing building inspection approval, the project biologist shall submit evidence to HCD-Planning that the grading and construction occurred in accordance with the approved contract.

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Villas at Laguna Seca

MONTEREY CALIFORNIA

MATERIALS & SYMBOLS

CONCRETE

CERAMIC TILE OR TILE PAVERS IN PLAN VIEW (SEE FINISH SCHEDULE)

MASONRY

BATT INSULATION IN SECTION

RIGID INSULATION IN SECTION

FINISH WOOD MEMBER IN SECTION

CONTINUOUS WOOD MEMBER IN SECTION

WOOD BLOCKING BETWEEN FRAMING MEMBERS IN SECTION

PLYWOOD IN SECTION

STEEL IN SECTION

ACCOUSTIC TILE CEILING MATERIAL IN SECTION

EARTH IN SECTION

SAND

ROCKFILL

2 / A6 — DETAIL KEY: DETAIL NUMBER, SHEET NUMBER

A / A7 — SECTION KEY: SECTION NUMBER, SHEET NUMBER

C / A8 — INTERIOR ELEVATION KEY: ELEVATION NUMBER, SHEET NUMBER, ARROWS INDICATE ELEVATIONS SHOWN

OFFICE / B201 — ROOM NAME, ROOM NUMBER

WORK POINT, CONTROL POINT, OR DATUM POINT

MATCHLINE

8 — SHEET NOTE SYMBOL (SEE SHEET NOTES TABLE)

101C — DOOR NUMBER (SEE DOOR SCHEDULE)

D — WINDOW SYMBOL (SEE WINDOW SCHEDULE)

A — EQUIPMENT SYMBOL (SEE EQUIPMENT LIST)

2 — REVISION

PROJECT DIRECTORY

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REFERENCE

2019 Building Standards Administrative Code, Part 1, CBSC
2019 California Building Code (CBC) Part 2, CBSC (2006 IBC & California Amendments)
2019 California Electrical Code (CEC) Part 3, CBSC (2005 NEC & California Amendments)
2019 California Mechanical Code (CMC) Part 4, CBSC (2006 UMC & California Amendments)
2019 California Plumbing Code (CPC), Part 5 CBSC (2006 UPC & California Amendments)
2019 California Energy Code, Part 6 CBSC
2019 California Fire Code, Part 9 CBSC (2006 IFC & California Amendments)
2019 California Referenced Standards, Part 12, CBSC
Title 19 C.C.R., Public Safety, SFM Regulations
NFPA 13, Automatic Sprinkler System, 2010 edition
NFPA 72, Nat'l Fire Alarm Code, (Ca Amended) 2010 Edition (See UL Standard 1971 for "Visual Devices)
County of Monterey Municipal Code (Current Edition)

CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

"STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY RMA - PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED"

ABBREVIATIONS

&	AND	CTR.	COUNTER	H.B.	HOSE BIB	O/	OVER
L	ANGLE	CTSK.	COUNTERSINK	HBD.	HARDBOARD	OBS.	OBSCURE
@	AT	CY.	CUBIC YARD	H.C.	HOLLOW CORE	O.C.	ON CENTER
℄	CENTERLINE			HDR.	HEADER	O.D.	OUTSIDE DIAMETER
℔	PLATE	DBL.	DOUBLE	HDWD.	HARDWOOD	O.F.C.I.	OWNER FURNISH,
Ø	DIAMETER OR ROUND	DEPT.	DEPARTMENT	HDWR.	HARDWARE		CONTRACTOR INSTALL
⊥	PERPENDICULAR	DET.	DETAIL	H.M.	HOLLOW METAL	OFF.	OFFICE
//	PARALLEL	D.F.	DOUGLAS FIR	HORIZ.	HORIZONTAL	O.H.M.S.	OVALHEAD MACHINE SCREW
#	POUND OR NUMBER	D.H.	DOUBLE HUNG	HGT.	HEIGHT	O.H.W.S.	OVALHEAD WOOD SCREW
(E)	EXISTING	DIAG.	DIAGONAL	HTG.	HEATING	OPNG.	OPENING
		DIA.	DIAMETER	H.W.	HOT WATER	OPP.	OPPOSITE
A.B.	ANCHOR BOLT	DIMEN.	DIMENSION	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	O.S.B.	ORIENTED STRAND BOARD
A.B.S.	ACRYLONITRILE BUTADIENE STYRENE	DISP.	DISPENSER			P.A.F.	POWDER ACTUATED FASTENER
		DN.	DOWN			PART. BD.	PARTICLE BOARD
A.C.	ASPHALTIC CONCRETE	DRWG.	DRAWING	I.C.B.O.	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS	P.G.	PAINT GRADE
A.C.T.	ACOUSTICAL CEILING TILE	D.S.	DOWNSPOUT			PERF.	PERFORATED
A/C	AIR CONDITIONING	DWR.	DRAWER	I.D.	INSIDE DIAMETER	P.L.F.	POUNDS PER LINEAL FOOT
ACOUS.	ACOUSTICAL			INCL.	INCLUDED, INCLUDING	P.L.	PROPERTY LINE.
ADJ.	ADJUSTABLE, ADJACENT	E.	EAST	INSUL.	INSULATION	PL. LAM.	PLASTIC LAMINATE
AGGR.	AGGREGATE	EA.	EACH	INT.	INTERIOR	PLAS.	PLASTER
ALUM.	ALUMINUM	ELEV.	ELEVATION, ELEVATOR	INV.	INVERT	PLY.	PLYWOOD
ANOD.	ANODIZED	ELEC.	ELETRIC (AL)			PR.	PAIR
A.P.A.	AMERICAN PLYWOOD ASSOCIATION	EMER.	EMERGENCY	JAN.	JANITOR	P.S.F.	POUNDS PER SQUARE FOOT
APPROX.	APPROXIMATE	ENCL.	ENCLOSURE	J.H.	JOIST HANGER	P.S.I.	POUNDS PER SQUARE INCH
ARCH.	ARCHITECT (URAL)	EQUIP.	EQUIPMENT	JT.	JOINT	P.T.	PRESSURE TREADED
		EXIST. (E)	EXISTING			PART.	PARTITION
BD.	BOARD	EXH.	EXHAUST	KIT.	KITCHEN	P.T.D.	PAPER TOWEL DISPENSER
BIT.	BITUMINOUS	EXP.	EXPOSED, EXPANSION			P.V.C.	POLYVINYL CHLORIDE
BLDG.	BUILDING	EXT.	EXTERIOR	L.	LONG, LENGTH		
BLK.	BLOCK			LAM.	LAMINATE, LAMINATED		
BLKG.	BLOCKING	F.A.	FIRE ALARM	LAV.	LAVATORY	R.	RISER (S)
B.M.	BENCH MARK	FAST.	FASTEN, FASTENER	L.B.	LAG BOLT	R.A.	RETURN AIR
BM.	BEAM	F.B.	FLAT BAR	LOC.	LOCATE, LOCATION	RAD.	RADIUS
BOT.	BOTTOM	F.D.	FLOOR DRAIN	L.W.	LIGHT WEIGHT	R.D.	ROOF DRAIN
BRG.	BEARING	FDN.	FOUNDATION			REG.	REGISTER
BTWN.	BETWEEN	F.E.C.	FIRE EXTINGUISHER CABINET	MAS.	MASONRY	REF.	REFRIGERATOR
B.W.	BOTH WAYS	FIBERGL.	FIBERGLASS	MAT.	MATERIAL (S)	REINF.	REINFORCED, REINFORCING
		FIN.	FINISH (ED)	MAX.	MAXIMUM	REQ'D.	REQUIRED
CAB.	CABINET	F.H.M.S.	FLAT HEAD MACHINE SCREW	M.B.	MACHINE BOLT	REQMT.	REQUIREMENT
C.B.	CATCH BASIN	F.H.W.S.	FLAT HEAD WOOD SCREW	M.C.	MEDICINE CABINET	RESIL.	RESILIENT
C.C.B.R.	CLOSED CELL BACKER ROD	FLASH.	FLASHING	M.H.	MAN HOLE	R.H.M.S.	ROUND HEAD METAL SCREW
CEM.	CEMENT	FLR.	FLOOR (ING)	MECH.	MECHANICAL	R.H.W.S.	ROUND HEAD WOOD SCREW
CER.	CERAMIC	FLUOR.	FLUORESCENT	MEMB.	MEMBRANE	RM.	ROOM
C.F.	CUBIC FOOT	F.O.	FACE OF	MEZZ.	MEZZANINE	R.O.	ROUGH OPENING
C.I.	CAST IRON	F.O.C.	FACE OF CONCRETE	MFR.	MANUFACTURE (ER)	R.O.W.	RIGHT OF WAY
CLKG.	CAULKING	F.O.F.	FACE OF FINISH	MIN.	MINIMUM	R.S.	RESAWN
CLG.	CEILING	F.O.M.	FACE OF MASONRY	MIR.	MIRROR	RUB.	RUBBER
CL.	CLOSET	F.O.S.	FACE OF STUDS	MISC.	MISCELLANEOUS	RWD.	REDWOOD
CLR.	CLEAR (ANCE)	F.P.	FIREPLACE	MLDG.	MOULDING	R.W.L.	RAIN WATER LEADER
COL.	COLUMN	F.S.	FULL SIZE	M.I.W.	MALLEABLE IRON WASHER		
COMP.	COMPOSITION	FT.	FOOT OR FEET	M.O.	MASONRY OPENING	S.	SOUTH
CONC.	CONCRETE	FTG.	FOOTING	MTD.	MOUNTED	S.B.	SOLID BLOCKING
CONN.	CONNECT (ION)	FURR.	FURRED (ING)	MTL.	METAL	S.C.	SOLID CORE
CONSTR.	CONSTRUCT (ION)			MULL.	MULLION	SCHED.	SCHEDULE
CONT.	CONTINUOUS	GA.	GAUGE			S.D.	STORM DRAIN
CORR.	CORRUGATED	GALV.	GALVANIZED	N.	NORTH	SECT.	SECTION
CSMT.	CASEMENT	G.B.	GRAB BAR	(N)	NEW	SERV.	SERVICE
CSWK.	CASEWORK	G.I.	GALVANIZED IRON	NAT.	NATURAL	S.F.	SQUARE FEET (FOOT)
C.T.	CERAMIC TILE	GL.	GLASS, GLAZING	N.I.C.	NOT IN CONTRACT	S.G.	STAIN GRADE
		GR.	GRADE, GRADING	NOM.	NOMINAL	SH.	SHELF, SHELVING
		G.W.B.	GYPSUM WALLBOARD	N.T.S.	NOT TO SCALE	SHWR.	SHOWER

SHT.	SHEET
SHTG.	SHEATHING
SIM.	SIMILAR
S.O.H.	SIMILAR OPPOSITE HAND
S.S.	STAINLESS STEEL
S.M.	SHEET METAL
S.M.S.	SHEET METAL SCREW
SPECS.	SPECIFICATIONS
SQ.	SQUARE
STL.	STEEL
STD.	STANDARD
STAG.	STAGGERED
STOR.	STORAGE
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
SYM.	SYMETRICAL
SYS.	SYSTEM
T.	TREAD (S)
T.B.	TOWEL BAR
T.C.	TOP OF CURB
TEL.	TELEPHONE
TEMP.	TEMPERED
T.E.N.	TYPICAL EDGE NAILING
T & G	TONGUE AND GROOVE
T.GR.	TOP OF GRATE
THK.	THICK (NESS)
THRESH.	THRESHOLD
T.O.	TOP OF
T.P.	TOP OF PAVEMENT
T.P.H.	TOILET PAPER HOLDER
TV	TELEVISION
T.W.	TOP OF WALL
TYP.	TYPICAL
U.B.C.	UNIFORM BUILDING CODE
U.L.	UNDERWRITER'S LABORATORIES
U.O.N.	UNLESS OTHERWISE NOTED
UR.	URINAL
V.B.	VAPOR BARRIER
VAR.	VARIES
VERT.	VERTICAL
V.G.	VERTICAL GRAIN
V.T.	VINYL TILE
W.	WEST
W.	WIDE, WIDTH
W.	WITH
W.C.	WATER CLOSET
WD.	WOOD
WDW.	WINDOW
W.H.	WATER HEATER
W.I.C.	WOODWORK INSTITUTE OF CALIFORNIA
W/O	WITHOUT
W.P.	WATERPROOF
W.R.	WATER RESISTANT
W.S.	WOOD SCREW
WSCT.	WAINSCOT
WT.	WEIGHT
W.W.M.	WELDED WIRE MESH

AREA SUMMARY / COVERAGE

LOT 4

BUILDING A : 11,253 TOTAL BLDG. GROSS FLOOR AREA

1ST FLOOR	UNIT A01	683 SF	
	MECH/STOR. CLOSET	20 SF	
	1ST FLOOR TOTAL		703 SF
2ND FLOOR	UNIT A02	1,079 SF	
	UNIT A03	948 SF	
	UNIT A04	1,079 SF	
	UNIT A05	683 SF	
	UNIT A06	683 SF	
	UNIT A07	683 SF	
	MECH/STOR. CLOSET	120 SF	
	2ND FLOOR TOTAL		5,275 SF
3RD FLOOR	UNIT A08	1,079 SF	
	UNIT A09	948 SF	
	UNIT A10	1,079 SF	
	UNIT A11	683 SF	
	UNIT A12	683 SF	
	UNIT A13	683 SF	
	MECH/STOR. CLOSET	120 SF	
	3RD FLOOR TOTAL		5,275 SF

F.A.R.: 23,237 SF / 60,984 = 38% OF PARCEL

LOT COVERAGE: 13,979 SF / 60,984 = 23% OF PARCEL <50% MAX. ALLOWED

IMPERVIOUS COVERAGE:

STRUCTURE	13,699 SF
IMPERVIOUS SURFACES	21,667 SF
	35,366 SF =58% < 90% MAX. ALLOWED

BUILDING B: 11,984 TOTAL BLDG. GROSS FLOOR AREA

1ST FLOOR	UNIT B01	1,079 SF	
	UNIT B02	683 SF	
	UNIT B03	1,079 SF	
	UNIT B04	1,079 SF	
	UNIT B05	683 SF	
	UNIT B06	1,270 SF	
	MECH/STOR. CLOSET	119 SF	
	1ST FLOOR TOTAL		5,992 SF
2ND FLOOR	UNIT B07	1,079 SF	
	UNIT B08	683 SF	
	UNIT B09	1,079 SF	
	UNIT B10	1,079 SF	
	UNIT B11	683 SF	
	UNIT B12	1,270 SF	
	MECH/STOR. CLOSET	119 SF	
	2ND FLOOR TOTAL		5,992 SF

TOTAL BLDG A & BLDG B GROSS FLOOR AREA: 23,237 SF

RESIDENTIAL:

1 BR	11 x 1.5 PS PER UNIT	=	17
2 BR	12 x 2 PS PER UNIT	=	24
3 BR	2 x 2 PS PER UNIT	=	4
GUEST	25/4 UNITS	=	7
TOTAL REQUIRED			52 PS

TOTAL PARKING PROVIDED 50 PS (INC. 8 COVERED)

LOT 5

BUILDING C : 14,306 TOTAL BLDG. GROSS FLOOR AREA

1ST FLOOR	UNIT C01	968 SF	
	MECH/STOR. CLOSET	20 SF	
	1ST FLOOR TOTAL		988 SF
2ND FLOOR	UNIT C02	968 SF	
	UNIT C03	683 SF	
	UNIT C04	948 SF	
	UNIT C05	1,079 SF	
	UNIT C06	1,079 SF	
	UNIT C07	1,079 SF	
	UNIT C08	683 SF	
	MECH/STOR. CLOSET	140 SF	
	2ND FLOOR TOTAL		6,659 SF
3RD FLOOR	UNIT C09	968 SF	
	UNIT C10	683 SF	
	UNIT C11	948 SF	
	UNIT C12	1,079 SF	
	UNIT C13	1,079 SF	
	UNIT C14	1,079 SF	
	UNIT C15	683 SF	
	MECH/STOR. CLOSET	140 SF	
	3RD FLOOR TOTAL		6,659 SF

F.A.R.: 28,606 SF / 83,635 = 34% OF PARCEL

LOT COVERAGE: 17,005 SF / 83,635 = 20% OF PARCEL < 50% MAX. ALLOWED

IMPERVIOUS COVERAGE:

STRUCTURE	16,811 SF
IMPERVIOUS SURFACES	23,964 SF
	40,775 SF =49% < 90% MAX. ALLOWED

BUILDING D: 14,300 TOTAL BLDG. GROSS FLOOR AREA

1ST FLOOR	UNIT D01	1,079 SF	
	UNIT D02	683 SF	
	UNIT D03	683 SF	
	UNIT D04	1,079 SF	
	UNIT D05	1,270 SF	
	UNIT D06	948 SF	
	UNIT D07	1,270 SF	
	MECH/STOR. CLOSET	138 SF	
	1ST FLOOR TOTAL		7,150 SF
2ND FLOOR	UNIT D01	1,079 SF	
	UNIT D02	683 SF	
	UNIT D03	683 SF	
	UNIT D04	1,079 SF	
	UNIT D05	1,270 SF	
	UNIT D06	948 SF	
	UNIT D07	1,270 SF	
	MECH/STOR. CLOSET	138 SF	
	2ND FLOOR TOTAL		7,150 SF

TOTAL BLDG. C & BLDG D GROSS FLOOR AREA: 28,606 SF

RESIDENTIAL:

1 BR	8 x 1.5 PS PER UNIT	=	12
2 BR	17 x 2 PS PER UNIT	=	34
3 BR	4 x 2 PS PER UNIT (PLUS 1/5 UNITS)	=	8
GUEST	29/4 UNITS	=	8
TOTAL REQUIRED			62 PS

TOTAL PARKING PROVIDED 53 PS (INC. 18 COVERED)

LOT 6

BUILDING E : 6,594 TOTAL BLDG. GROSS FLOOR AREA

1ST FLOOR	UNIT E01	1,079 SF	
	UNIT E02	1,079 SF	
	MECH/STOR. CLOSET	40 SF	
	1ST FLOOR TOTAL		2,198 SF
2ND FLOOR	UNIT E03	1,079 SF	
	UNIT E04	1,079 SF	
	UNIT E05	1,079 SF	
	UNIT E06	1,079 SF	
	MECH/STOR. CLOSET	80 SF	
	2ND FLOOR TOTAL		4,396 SF

F.A.R.: 6,594 SF / 103,237 = 6.4%

LOT COVERAGE: 5,293 SF / 103,237 = 5% OF PARCEL < 50% MAX. ALLOWED

IMPERVIOUS COVERAGE:

STRUCTURE	5,190 SF
IMPERVIOUS SURFACES	17,137 SF
	22,327 SF = 22%<90% MAX. ALLOWED

RESIDENTIAL:

2 BR	6 x 2 PS PER UNIT	=	12
GUEST	6/4 UNITS	=	2
TOTAL REQUIRED			14 PS

TOTAL PARKING PROVIDED 12 PS (INC. 5 COVERED)

LOT 7

BUILDING F : 14,178 TOTAL BLDG. GROSS FLOOR AREA

1ST FLOOR	UNIT F01	683 SF	
	UNIT F02	1,079 SF	
	UNIT F03	1,079 SF	
	UNIT F04	573 SF	
	UNIT F05	573 SF	
	UNIT F06	1,079 SF	
	UNIT F07	1,079 SF	
	UNIT F08	683 SF	
	MECH/STOR. CLOSET	160 SF	
	1ST FLOOR TOTAL		6,988 SF
2ND FLOOR	UNIT F09	784 SF	
	UNIT F10	1,079 SF	
	UNIT F11	1,079 SF	
	UNIT F12	573 SF	
	UNIT F13	573 SF	
	UNIT F14	1,079 SF	
	UNIT F15	1,079 SF	
	UNIT F16	784 SF	
	MECH/STOR. CLOSET	160 SF	
	2ND FLOOR TOTAL		7,190 SF

F.A.R.: 14,178 SF / 59,677 =24%

LOT COVERAGE: 8,873 SF / 59,677 = 14.9% OF PARCEL < 50% MAX. ALLOWED

IMPERVIOUS COVERAGE:

STRUCTURE	8,864 SF
IMPERVIOUS SURFACES	17,380 SF
	26,244 SF = 44% < 90% MAX. ALLOWED

RESIDENTIAL:

STUDIO	4 x 1 PS PER UNIT	=	4
1 BR	4 x 1.5 PS PER UNIT	=	6
2 BR	8 x 2 PS PER UNIT	=	16
GUEST	16/4 UNITS	=	4
TOTAL REQUIRED			30 PS

TOTAL PARKING PROVIDED 33 PS

ALL LOTS

TOTAL BUILDING GROSS FLOOR AREA 72,615 SF

PROJECT INFORMATION

LOCATION:	LOTS 4-7, CITATION COURT MONTEREY, CA 93940
A.P.N.	173-121-004-000; 005; 023; 026
PROJECT DESCRIPTION:	NEW APARTMENT BUILDINGS, DRIVEWAY, AND SITE DEVELOPMENT: LOT 4 - 25 UNITS, LOT 5 - 29 UNITS, LOT 6 - 6 UNITS, AND LOT 7 - 16 UNITS.
ZONING:	VO/B-6-UR-D-S
SITE AREA:	LOT 4: 1.40 AC (60,984 SF) LOT 5 : 1.92 AC (83,635 SF) LOT 6: 2.37 AC (103,237 SF) LOT 7: 1.37 AC (59,677 SF) TOTAL 7.06 AC (307,533 SF)
UNITS DENSITY:	15 UNITS / AC
NO. OF STORIES:	2-STORIES & 2-STORIES OVER TUCK-UNDER PARKING
BUILDING HEIGHT:	35 FT MAX. ALLOWED

GRADING CUT / FILL:

LOT 4		LOT 6	
CUT (CY)	= 6,900	CUT (CY)	= 4,000
FILL (CY)	= 1,800	FILL (CY)	= 100
EXPORT (CY)	= 5,400	EXPORT (CY)	= 4,300
LOT 5		LOT 7	
CUT (CY)	= 1,500	CUT (CY)	= 1,400
FILL (CY)	= 8,400	FILL (CY)	= 2,500
IMPORT (CY)	= 7,000	IMPORT (CY)	= 900

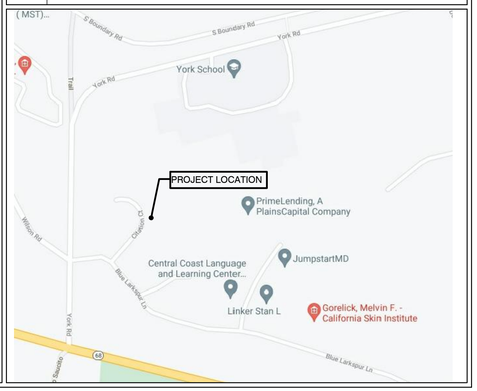
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VICINITY MAP



Project / Owner:

Villas at Laguna Seca

LOTS 4-7, CITATION COURT
MONTEREY, CA 93940

APN.: 173-121-004-000; 005; 023; 026

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LICENSED ARCHITECT — PAUL W. DAVIS — No. C-15182 — REN. 12-31-23 — STATE OF CALIFORNIA

Drawn By: AC

Drawing Date: 05.10.2022

Project Number: 2119

Revisions:

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Sheet Title:

COVER SHEET

Sheet Number:

A0.1

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Lot	Number	Dia.	Additional stem	Species	Condition	Remove	Comments
5	25	20	19	Coast live oak	Fair	X	
5	30	23		Coast live oak	Fair		
5	2.14	23		Coast live oak			
5	53	27		Coast live oak	Fair		
5	54	31		Coast live oak	Fair		
5	47	32	21	Coast live oak	Fair	X	
6	3.2	7	6	Coast live oak		x	
6	3.8	7	6	Coast live oak			
6	69	8	4	Coast live oak	Fair	X	3 Prong
6	79	8	6	Coast live oak	Fair	X	
6	66	8	7	Coast live oak	Fair	X	
6	3.25	8		Coast live oak			
6	72	9		Coast live oak	Fair	X	
6	90	9		Coast live oak	Fair	X	
6	3.9	9		Coast live oak			
6	78	10		Coast live oak	Fair	X	
6	3.1	10		Coast live oak		x	
6	81	11	10	Coast live oak	Fair		
6	84	11		Coast live oak	Fair		
6	85	11	8	Coast live oak	Fair		8" Stem has Failed
6	86	11	10	Coast live oak	Fair		
6	87	11	8	Coast live oak	Fair		
6	3.4	11	8	Coast live oak			
6	3.5	11	10	Coast live oak			
6	3.13	11		Coast live oak			
6	3.14	11	8	Coast live oak			

Lot	Number	Dia.	Additional stem	Species	Condition	Remove	Comments
5	2.2	10	10	Coast live oak			
5	23	11	9	Coast live oak	Fair	X	
5	27	11	11	Coast live oak	Fair		
5	32	11		Coast live oak	Fair		
5	2.9	11	9	Coast live oak			
5	2.11	11	11	Coast live oak			
5	2.16	11		Coast live oak			
5	35	12	10	Coast live oak	Fair	X	3 Prong
5	42	12	10	Coast live oak	Fair	X	
5	48	12	8	Coast live oak	Fair	X	
5	49	12		Coast live oak	Fair	X	
5	50	12		Coast live oak	Fair	X	
5	56	12		Coast live oak	Fair	X	
5	59	12		Coast live oak	Fair	X	
5	2.1	12	10	Coast live oak	Fair		
5	2.12	12		Coast live oak			
5	51	14	12	Coast live oak	Fair	X	
5	26	14		Coast live oak	Fair		
5	29	14		Coast live oak	Fair		
5	2.1	14		Coast live oak			
5	2.13	14		Coast live oak			
5	33	15	13	Coast live oak	Fair		4 Prong
5	2.3	15		M.P.			
5	2.18	15	13	Coast live oak			4-Prong
5	40	16		Coast live oak	Fair	X	
5	28	16	12	Coast live oak	Fair		
5	2.17	18		Coast live oak			

Lot	Number	Dia.	Additional stem	Species	Condition	Remove	Comments
4	5	18	8	Coast live oak	Poor	X	3 Prong Stem Decay
4	4	24	15	Coast live oak	Fair	X	4 Prong
4	22	24		Coast live oak	Poor	X	Dying
4	14	26		Coast live oak	Fair	X	Thinning Crown
5	57	2	2	Coast live oak	Fair	X	Under 6"
5	2.4	4		M.P.	Fair		
5	2.6	4	4,3	Coast live oak	Fair		
5	41	6		Coast live oak	Fair	X	
5	44	6		Coast live oak	Fair	X	
5	45	6	4	Coast live oak	Fair	X	
5	2.7	6		Coast live oak			
5	39	7		Coast live oak	Fair	X	
5	31	7		Coast live oak	Fair		
5	2.15	7		Coast live oak			
5	37	8		Coast live oak	Fair	X	
5	38	8		Coast live oak	Fair	X	
5	43	8		Coast live oak	Fair	X	
5	36	8	8	Coast live oak	Fair	X	
5	61	8		Coast live oak	Fair		
5	34	9	7	Coast live oak	Fair	X	
5	24	9		Coast live oak	Fair		
5	2.8	9		Coast live oak			
5	46	10		Coast live oak	Fair	X	
5	52	10		Coast live oak	Fair	X	
5	55	10		Coast live oak	Fair	X	
5	60	10		Coast live oak	Fair	X	
5	58	10	8	Coast live oak	Fair		

Tree Chart -The following tree chart lists trees on the site

Lot	Number	Dia.	Additional stem	Species	Condition	Remove	Comments
4	10	6	4	Coast live oak	Fair	X	5 Prong
4	16	6		Coast live oak	Fair		
4	12	7		Coast live oak	Poor	X	Dying
4	6	8	6	Coast live oak	Fair	X	
4	7	8		Coast live oak	Fair	X	
4	1	8	8	Coast live oak	Fair		
4	15	8		Coast live oak	Fair		
4	8	9	7	Coast live oak	Fair	X	
4	19	9		Coast live oak	Fair		
4	1.7	9		Coast live oak	Fair		
4	13	10		Coast live oak	Fair	X	
4	17	10		Coast live oak	Fair		
4	18	10		Coast live oak	Fair		
4	1.5	10		Coast live oak	Fair		
4	1.6	10		Coast live oak	Fair		
4	2	11	7	Coast live oak	Fair		8 Prong
4	9	12	5	Coast live oak	Fair	X	
4	20	12	12	Coast live oak	Fair		
4	1.2	12		Coast live oak	Fair		
4	1.3	12	12	Coast live oak	Fair		Double
4	21	13	8	Coast live oak	Fair		3 Prong
4	1.4	13	8	Coast live oak	Fair		Triple
4	11	14	10	Coast live oak	Fair	X	3 Prong
4	1.1	15		Coast live oak	Fair		
4	3	17		Coast live oak	Fair	X	

Lot	Number	Dia.	Additional stem	Species	Condition	Remove	Comments
7	4.1	11	7	Coast live oak			
7	96	12		Coast live oak	Fair	X	
7	97	12	8	Coast live oak	Fair	X	
7	112	12	8	Coast live oak	Fair	X	
7	4.11	12		Coast live oak			
7	91	14		Coast live oak	Fair	X	
7	95	14	11	Coast live oak	Fair	X	
7	4.5	14	14	Coast live oak			
7	93	15		Coast live oak	Poor	X	Dying
7	110	15		Coast live oak	Fair	X	
7	4.7	15	13	Coast live oak			
7	4.9	17	10	Coast live oak			
7	99	20	11	Coast live oak	Fair	X	
7	101	20		Coast live oak	Fair	X	
7	4.8	23		Coast live oak			
7	100	28	24	Coast live oak	Fair	X	

Lot	Number	Dia.	Additional stem	Species	Condition	Remove	Comments
6	65	22	12	Coast live oak	Fair	X	5 Prong
6	89	24		Coast live oak	Fair		
6	3.26	25		Coast live oak			
6	74	26		Coast live oak	Fair	X	
6	88	26	9	Coast live oak	Fair		3 Prong
6	3.24	26	9	Coast live oak			3-Prong
6	75	28	18	Coast live oak	Fair	X	
6	80	28	26	Coast live oak	Fair	X	
6	3.27	28	27	Coast live oak		x	
6	77	35	11	Coast live oak	Fair	X	4 Prong
7	4.4	6		Coast live oak			
7	109	7	5	Coast live oak	Fair	X	
7	4.2	7		Coast live oak			
7	4.3	7	7	Coast live oak			
7	4.6	7		Coast live oak			
7	111	8		Coast live oak	Fair	X	
7	98	8	8	Coast live oak	Fair	X	
7	103	9	9	Coast live oak	Fair	X	
7	105	9		Coast live oak	Fair	X	
7	106	9		Coast live oak	Fair	X	
7	94	10		Coast live oak	Fair	X	
7	102	10	9	Coast live oak	Fair	X	
7	104	10	10	Coast live oak	Fair	X	
7	108	10	6	Coast live oak	Fair	X	Multi Cluster
7	92	11	7	Coast live oak	Fair	X	
7	107	11	10	Coast live oak	Fair	X	

Lot	Number	Dia.	Additional stem	Species	Condition	Remove	Comments
6	3.18	11		Coast live oak			
6	3.19	11	10	Coast live oak			
6	3.21	11	6	Coast live oak			
6	3.3	12	7	Coast live oak			
6	3.16	12		Coast live oak			
6	63	13	10	Coast live oak	Fair	X	4 Prong
6	71	13		Coast live oak	Fair	X	
6	83	13	10	Coast live oak	Fair		11" Stem is Dead
6	3.12	13	11	Coast live oak			
6	3.15	13		Coast live oak			
6	3.22	13		Coast live oak			
6	3.23	13		Coast live oak			
6	62	14		Coast live oak	Fair	X	
6	76	14		Coast live oak	Fair	X	
6	3.11	14	10	Coast live oak			3-Prong
6	3.27	14	14	Coast live oak	Poor		
6	73	16		Coast live oak	Fair		
6	3.7	16	13	Coast live oak			5-Prong
6	67	17		Coast live oak	Fair	X	
6	3.17	17		Coast live oak			
6	68	18	13	Coast live oak	Fair	X	
6	70	18		Coast live oak	Fair	X	
6	82	18	10	Coast live oak	Fair		4 Prong
6	3.6	18	10	Coast live oak			4-Prong
6	3.28	18		Coast live oak			
6	64	22	12	Coast live oak	Fair	X	

Project / Owner:

Villas at Laguna Seca

LOTS 4-7, CITATION COURT
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APN.: 173-121-004-000; 005; 023; 026

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LICENSED ARCHITECT PAUL W. DAVIS No. C-15182 REN. 12-31-23 STATE OF CALIFORNIA

Drawn By: AC

Drawing Date: 05.11.2022

Project Number: 2119

Revisions:

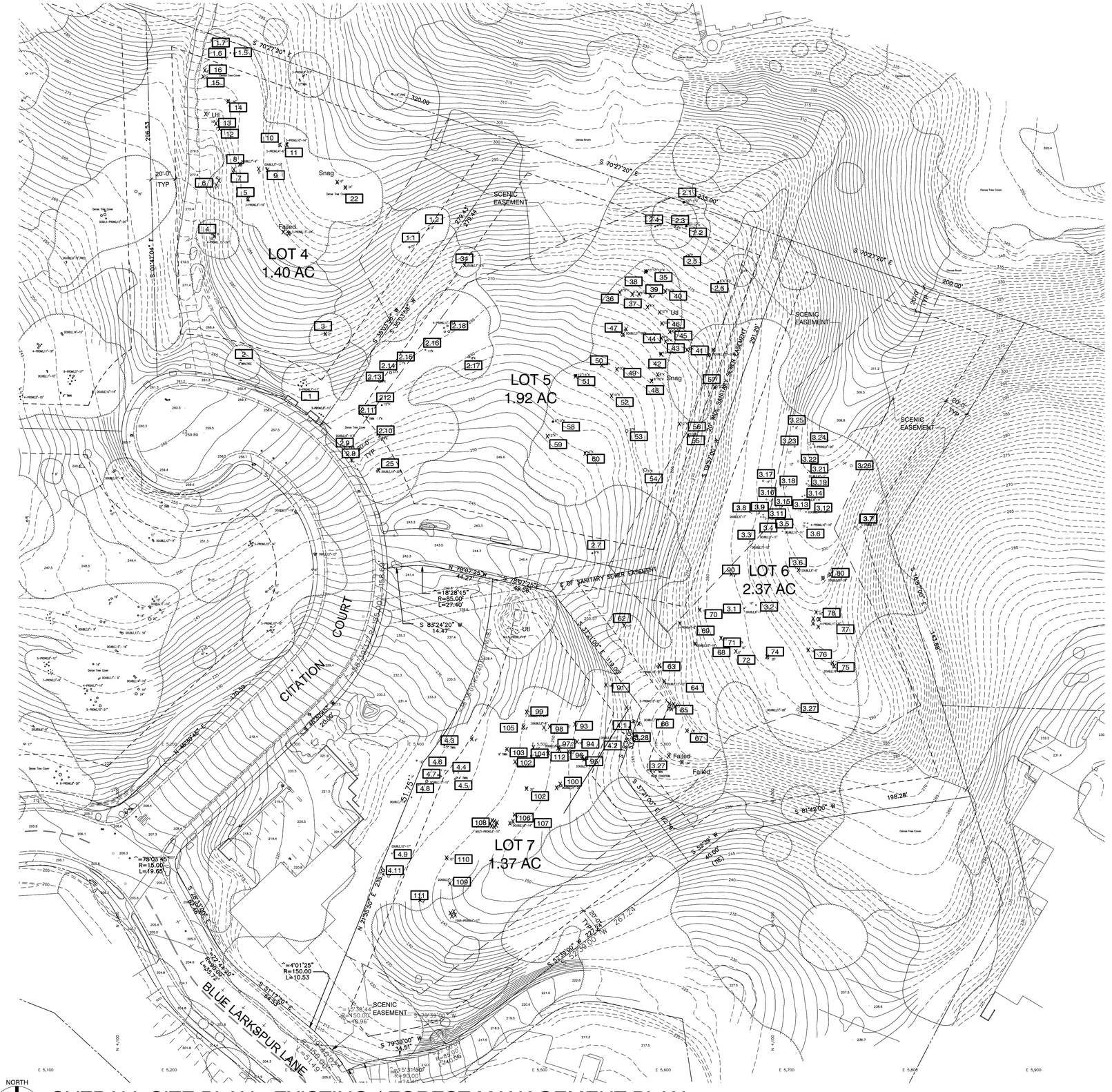
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Sheet Title:
TREE CHART

Sheet Number:

A0.2

Z:\Projects\Projects 2021\2119_Villas at Laguna Seca\Plot sheets\A0.2.dwg, 5/11/2022 8:36:13 AM, achua



NORTH

OVERALL SITE PLAN - EXISTING / FOREST MANAGEMENT PLAN

SCALE: 1" = 40'-0"

0 10 20 40 80

SCALE: 1" = 40'-0"

LEGEND

X	INDICATES EXISTING TREE TO BE REMOVED
XXX	TREES TO BE REMOVED PER ARBORIST REPORT (AUGUST 21, 2021)

TREES TO BE REMOVED

SEE TREE CHARTS FROM ARBORIST'S REPORT DATED AUG. 21, 2021 ON SHEET A0.2

LOT 4: 14
LOT 5: 27
LOT 6: 22
LOT 7: 22

Project / Owner:

Villas at Laguna Seca

LOTS 4-7, CITATION COURT
MONTEREY, CA 93940

APN.: 173-121-004-000; 005; 023; 026

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PAUL W. DAVIS
No. C-15182
REN. 12-31-23
STATE OF CALIFORNIA

Drawn By: AC

Drawing Date: 05.11.2022

Project Number: 2119

Revisions:

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Sheet Title:
OVERALL SITE PLAN - EXISTING / FOREST MANAGEMENT PLAN

Sheet Number:

A1.0

Z:\Projects\Projects 2021\2119_Villas at Laguna Seca\Plot sheets\A1.0.dwg, 5/11/2022 8:36:23 AM, achua



NORTH

OVERALL SITE PLAN

SCALE: 1" = 40'-0"

0 10 20 40 80

SCALE: 1" = 40'-0"

Project / Owner:

Villas at Laguna Seca

LOTS 4-7, CITATION COURT
MONTEREY, CA 93940

APN.: 173-121-004-000; 005; 023; 026

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Drawn By: AC

Drawing Date: 05.11.2022

Project Number: 2119

Revisions:

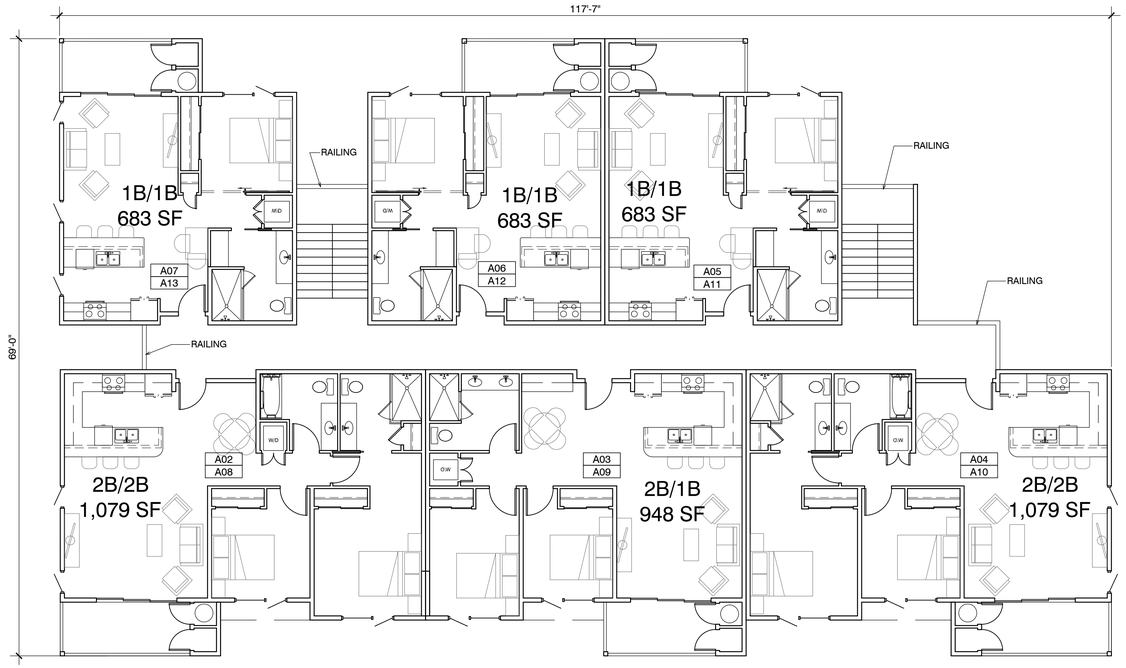
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Sheet Title:
OVERALL SITE PLAN

Sheet Number:

A1.1

Z:\Projects\Projects 2021\2119_Villas at Laguna Seca\Plot sheets\A1.1.dwg, 5/17/2022 8:36:36 AM, achua



NOTE:

1. STAIRS & HALLWAYS ARE OPEN TO EXTERIOR

BLDG. A - UNIT BREAKDOWN							
LABEL	UNIT TYPE	PARKING LEVEL	2ND FLR	3RD FLR		AREA / UNIT	
A1	1 BED	1	3	3	7	683	4,781 SF
B1	2 BED		1	1	2	948	1,896 SF
B2	2 BED		2	2	4	1079	4,316 SF
		1	6	6	13		10,993 SF

NORTH

TYPICAL 2ND & 3RD FLOOR PLAN

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

Project / Owner:

Villas at Laguna Seca

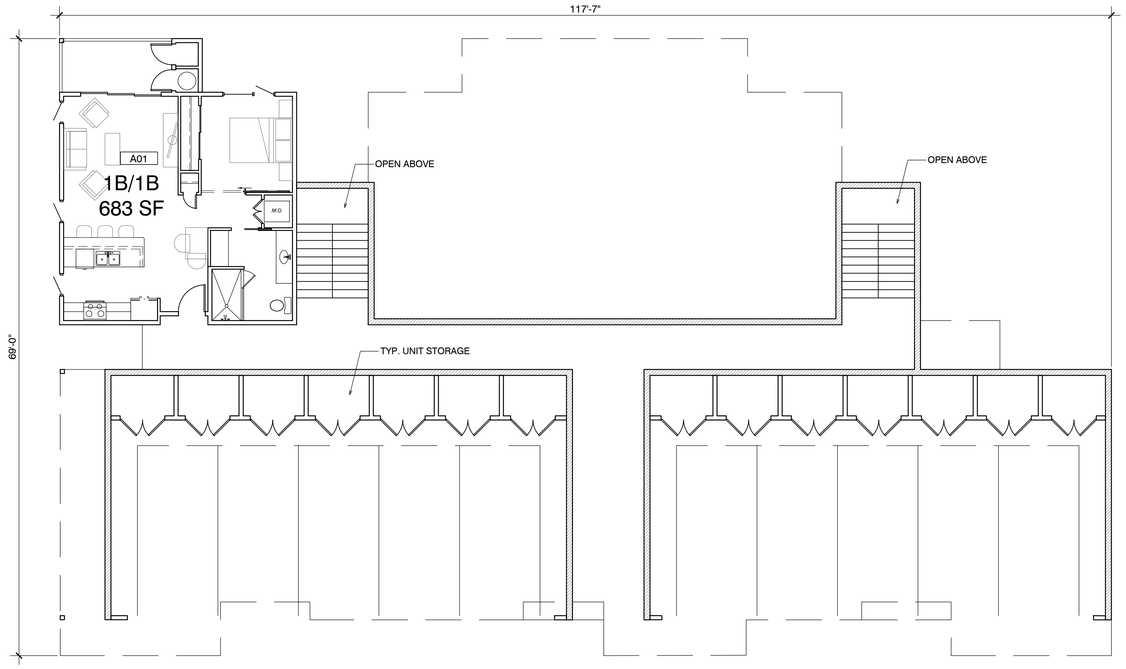
LOTS 4-7, CITATION COURT
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APN.: 173-121-004-000; 005; 023; 026

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LICENSED ARCHITECT
PAUL W. DAVIS
No. C-15182
REN. 12-31-23
STATE OF CALIFORNIA



NORTH

FIRST FLOOR PLAN

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

Drawn By: AC

Drawing Date: 05.11.2022

Project Number: 2119

Revisions:

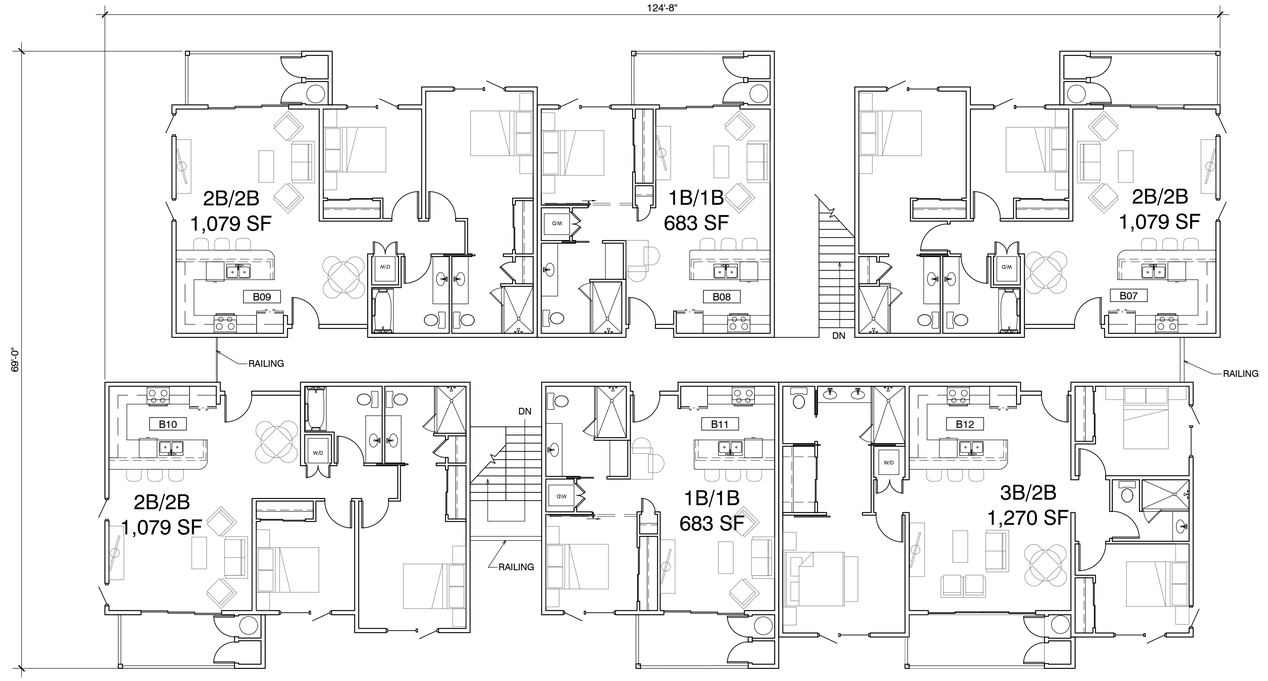
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Sheet Title:
OVERALL FLOOR PLANS - BLDG. A

Sheet Number:

A2.1

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NORTH

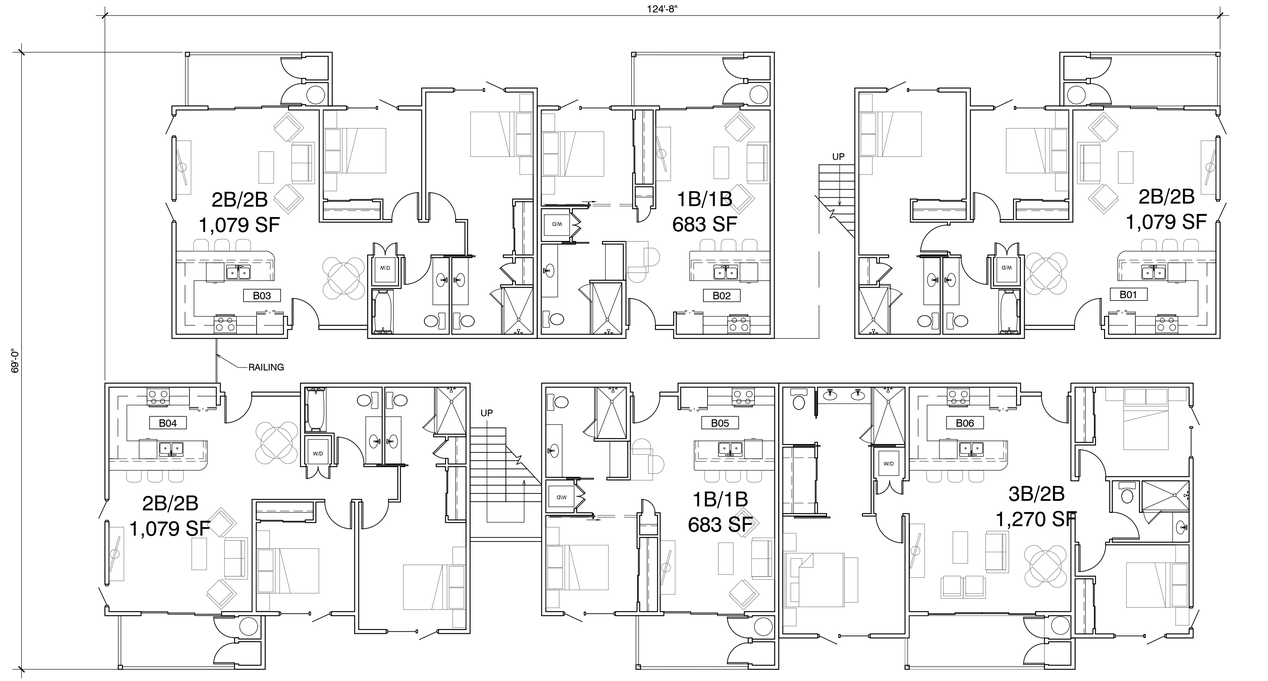
2ND FLOOR PLAN

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

NOTE:

1. STAIRS & HALLWAYS ARE OPEN TO EXTERIOR

BLDG. B - UNIT BREAKDOWN							
LABEL	UNIT TYPE	GROUND	2ND FLR	3RD FLR		AREA / UNIT	
A1	1 BED	2	2	0	4	683	2,732 SF
B2	2 BED	3	3	0	6	1079	6,474 SF
C1	3 BED	1	1		2	1270	2,540 SF
		6	6	0	12		11,746 SF



NORTH

1ST FLOOR PLAN

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

Project / Owner:

Villas at Laguna Seca

LOTS 4-7, CITATION COURT
MONTEREY, CA 93940

APN.: 173-121-004-000; 005; 023; 026

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LICENSED ARCHITECT
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REN. 12-31-23
STATE OF CALIFORNIA

Drawn By: AC

Drawing Date: 05.11.2022

Project Number: 2119

Revisions:

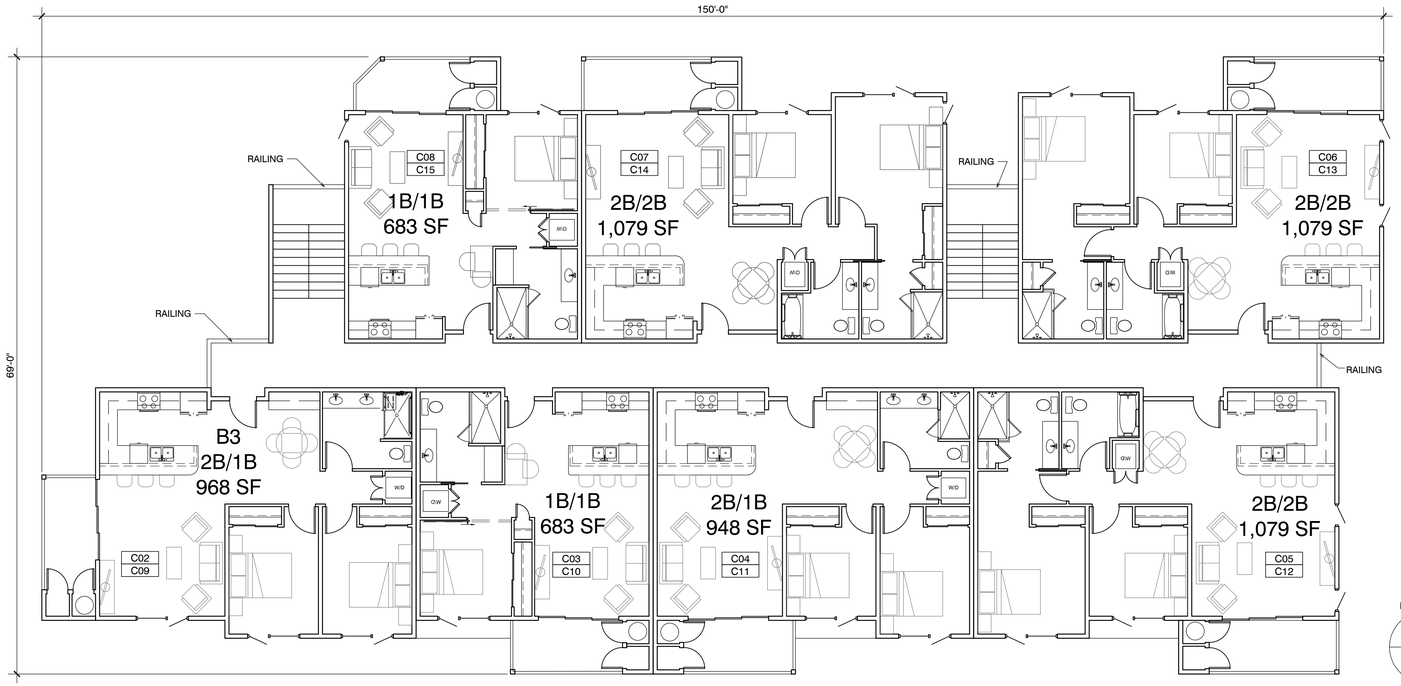
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Sheet Title:
OVERALL FLOOR PLANS - BLDG B

Sheet Number:

A2.2

Z:\Projects\Projects 2021\2119_Villas at Laguna Seca\Plot sheets\A2.2B.dwg, 5/11/2022 8:36:45 AM, Joshua



NORTH

TYPICAL 2ND & 3RD FLOOR PLAN

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

NOTE:

1. STAIRS & HALLWAYS ARE OPEN TO EXTERIOR

BLDG. C - UNIT BREAKDOWN							
LABEL	UNIT TYPE	PARKING LEVEL	2ND FLR	3RD FLR		AREA / UNIT	
A1	1 BED		2	2	4	683	2,732 SF
B1	2 BED		1	1	2	948	1,896 SF
B2	2 BED		3	3	6	1079	6,474 SF
B3	2 BED	1	1	1	3	968	2,904 SF
		1	7	7	15		14,006 SF

Project / Owner:

Villas at Laguna Seca

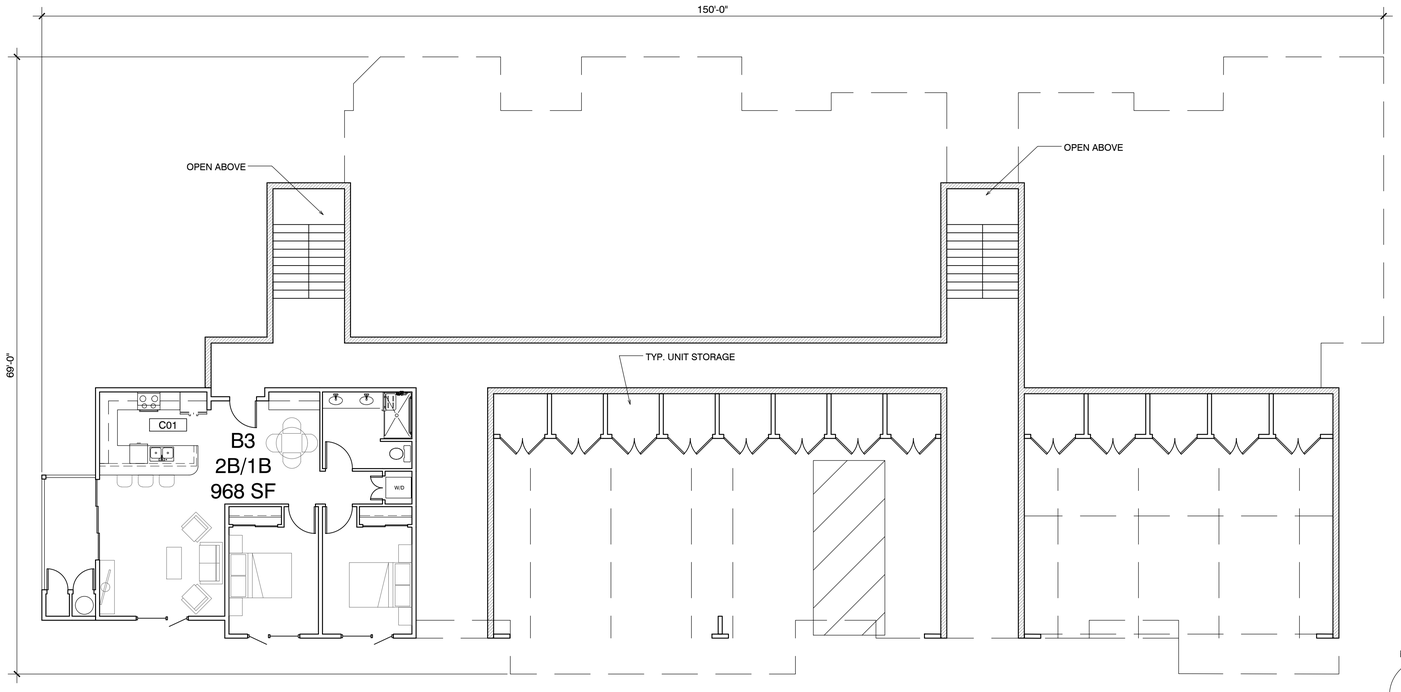
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APN.: 173-121-004-000; 005; 023; 026

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LICENSED ARCHITECT
PAUL W. DAVIS
No. C-15182
REN. 12-31-23
STATE OF CALIFORNIA



NORTH

LOWER PLAN

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

Drawn By: AC

Drawing Date: 05.11.2022

Project Number: 2119

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Sheet Title:
OVERALL FLOOR PLANS - BLDG C

Sheet Number:

A2.3

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NOTE:

1. STAIRS & HALLWAYS ARE OPEN TO EXTERIOR

BLDG. D - UNIT BREAKDOWN						
LABEL	UNIT TYPE	2ND FLR	3RD FLR		AREA / UNIT	
A1	1 BED	2	2	4	683	2,732 SF
B1	2 BED	1	1	2	948	1,896 SF
B2	2 BED	2	2	4	1079	4,316 SF
C3	3 BED	2	2	4	1270	5,080 SF
		7	7	14		14,024 SF

NORTH

3RD FLOOR PLAN

0 2 4 8 16

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

NORTH

2ND FLOOR PLAN

0 2 4 8 16

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

NORTH

1ST FLOOR PLAN

0 2 4 8 16

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

Project / Owner:

Villas at Laguna Seca

LOTS 4-7, CITATION COURT
MONTEREY, CA 93940

APN.: 173-121-004-000; 005; 023; 026

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No. C-15182
REN. 12-31-23
STATE OF CALIFORNIA

Drawn By: AC

Drawing Date: 05.11.2022

Project Number: 2119

Revisions:

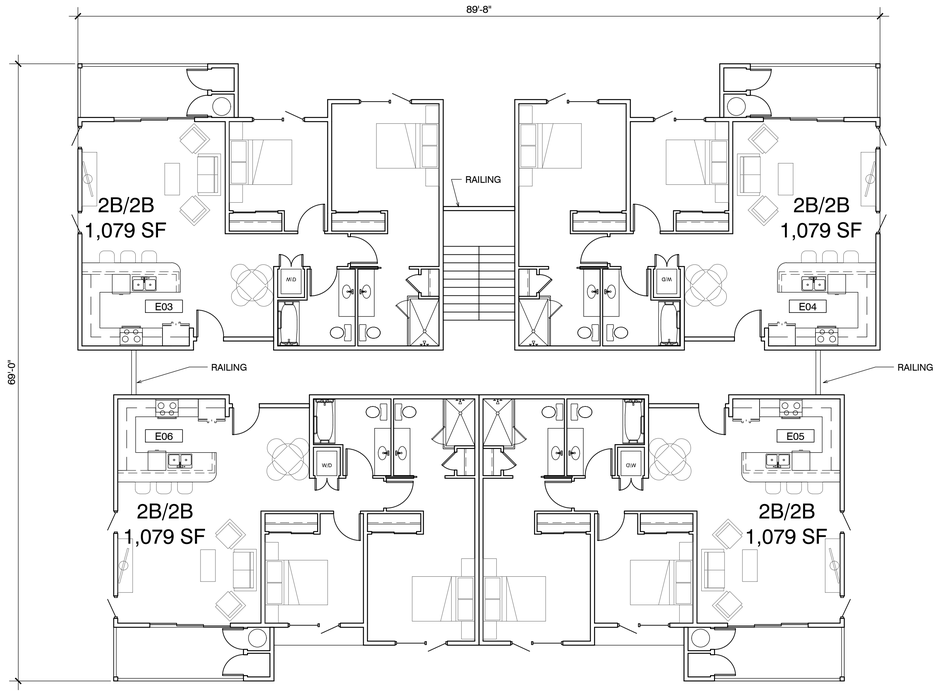
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Sheet Title:
OVERALL FLOOR PLANS - BLDG D

Sheet Number:

A2.4

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NOTE:

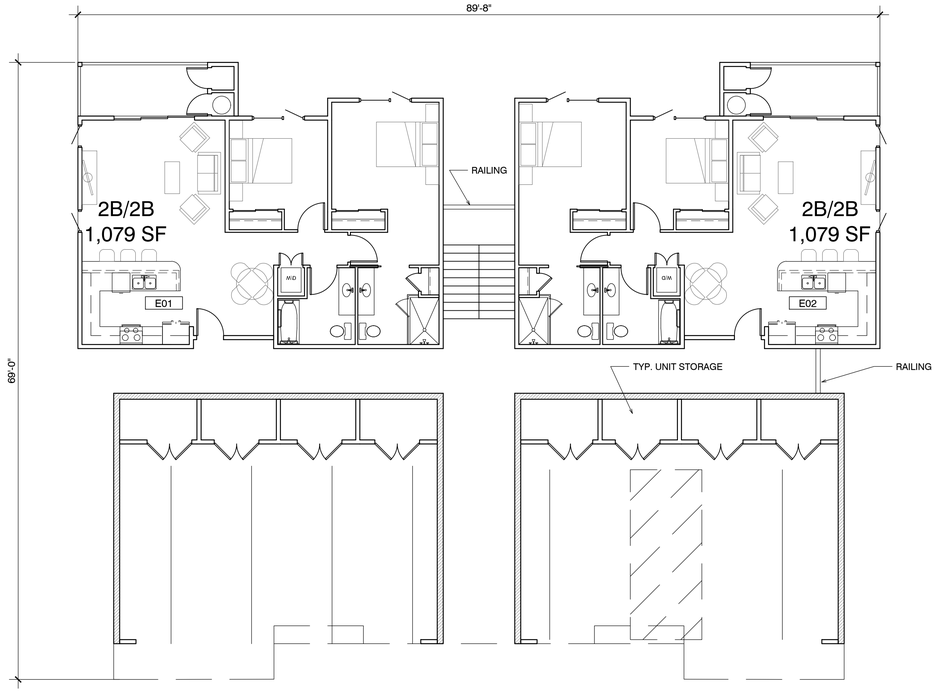
1. STAIRS & HALLWAYS ARE OPEN TO EXTERIOR

BLDG. E - UNIT BREAKDOWN						
LABEL	UNIT TYPE	PARKING LEVEL	2ND FLR		AREA / UNIT	
B2	2 BED	2	4	6	1079	6,474 SF
		2	4	6		6,474 SF

NORTH

2ND FLOOR PLAN

0 2 4 8 16
SCALE: 1/8" = 1'-0"



NORTH

FIRST FLOOR PLAN

0 2 4 8 16
SCALE: 1/8" = 1'-0"

Project / Owner:

Villas at Laguna Seca

LOTS 4-7, CITATION COURT
MONTEREY, CA 93940

APN.: 173-121-004-000; 005; 023; 026

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No. C-15182
REN. 12-31-23
STATE OF CALIFORNIA

Drawn By: AC

Drawing Date: 05.11.2022

Project Number: 2119

Revisions:

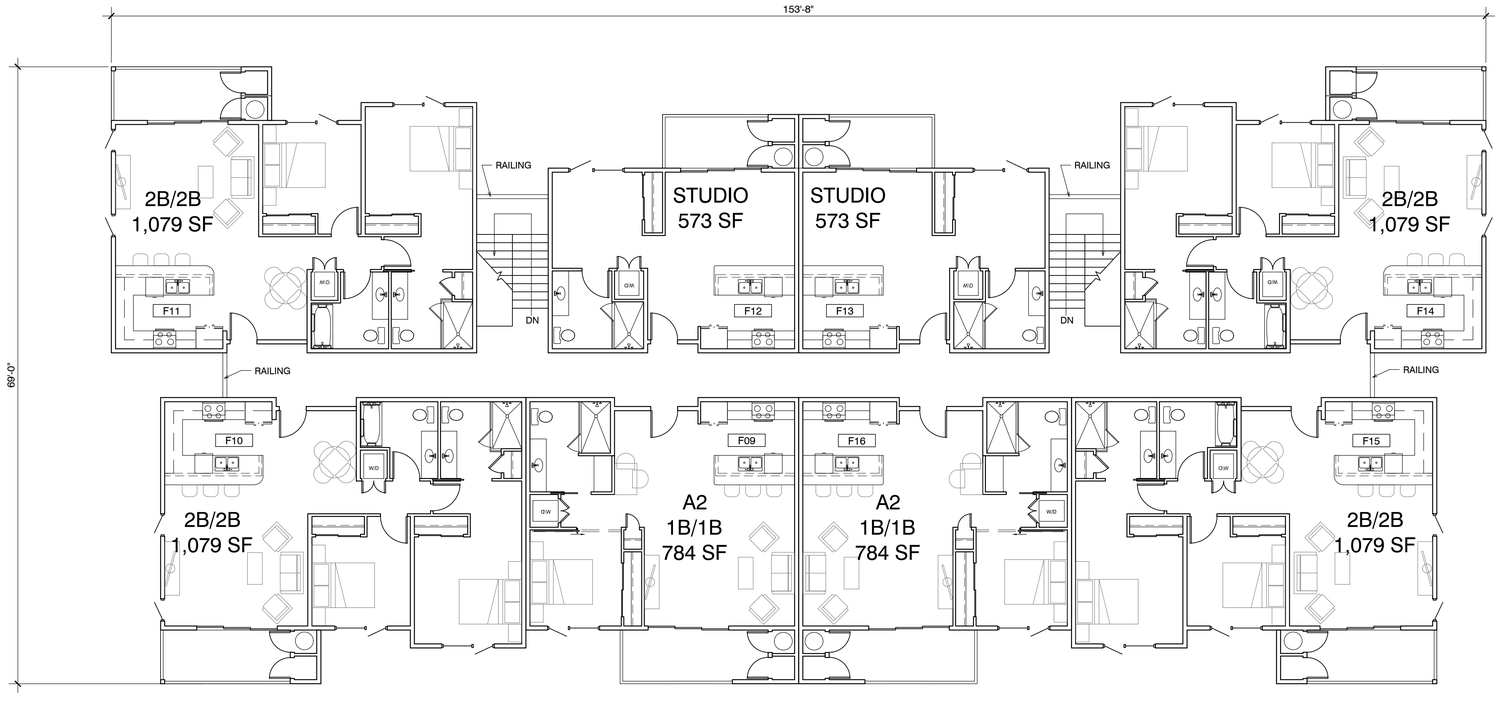
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Sheet Title:
OVERALL FLOOR PLANS - BLDG E

Sheet Number:

A2.5

Z:\Projects\Projects 2021\2119_Villas at Laguna Seca\Plot sheets\A2.5E.dwg, 5/11/2022 8:36:58 AM, Joshua



NORTH

2ND FLOOR PLAN

0 2 4 8 16

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

NOTE:

1. STAIRS & HALLWAYS ARE OPEN TO EXTERIOR

BLDG. F - UNIT BREAKDOWN						
LABEL	UNIT TYPE	1ST FLR	2ND FLR		AREA / UNIT	
S1	STUDIO	2	2	4	573	2,292 SF
A1	1 BED	2	0	2	683	1,366 SF
A2	1 BED	0	2	2	784	1,568 SF
B2	2 BED	4	4	8	1079	8,632 SF
		8	8	16		13,858 SF

Project / Owner:

Villas at Laguna Seca

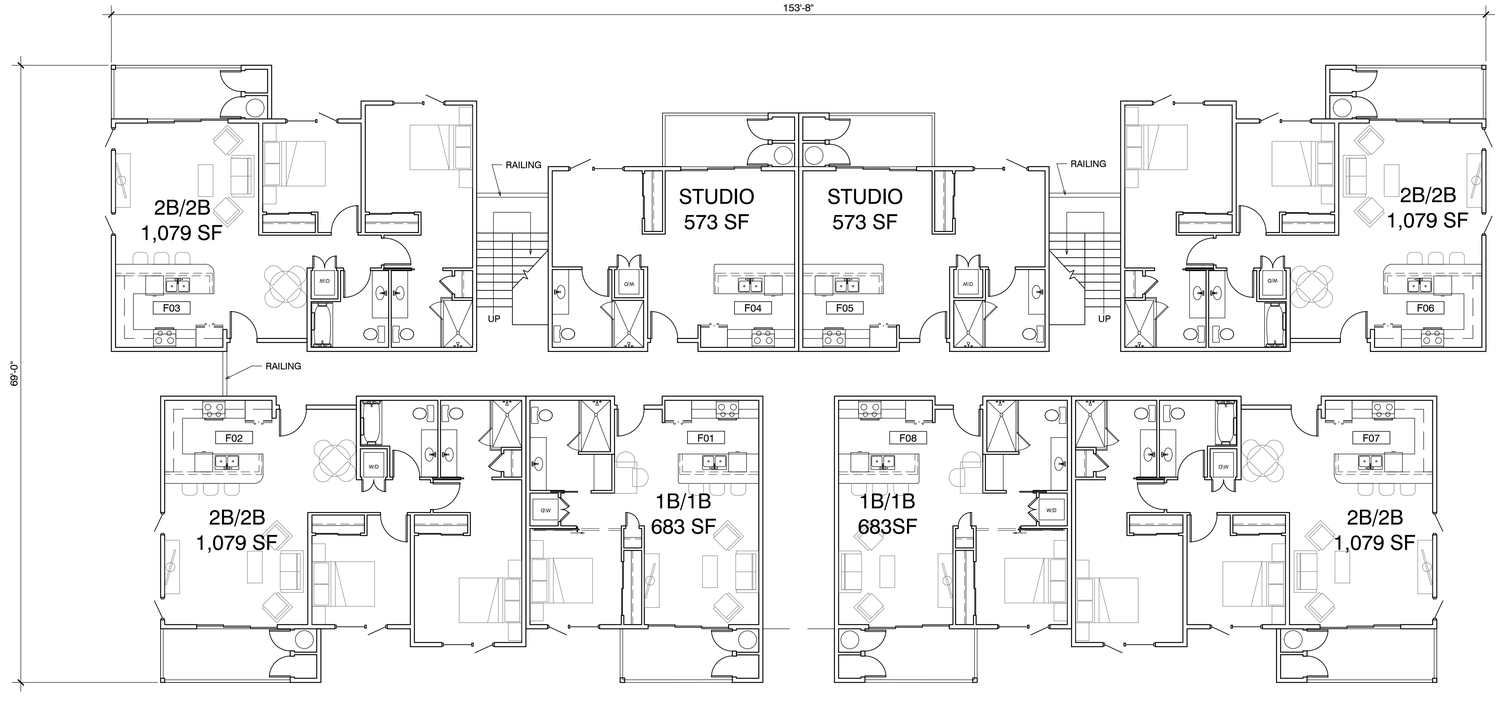
LOTS 4-7, CITATION COURT
MONTEREY, CA 93940

APN.: 173-121-004-000; 005; 023; 026

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LICENSED ARCHITECT
PAUL W. DAVIS
No. C-15182
REN. 12-31-23
STATE OF CALIFORNIA



NORTH

1ST FLOOR PLAN

0 2 4 8 16

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

Drawn By: AC

Drawing Date: 05.11.2022

Project Number: 2119

Revisions:

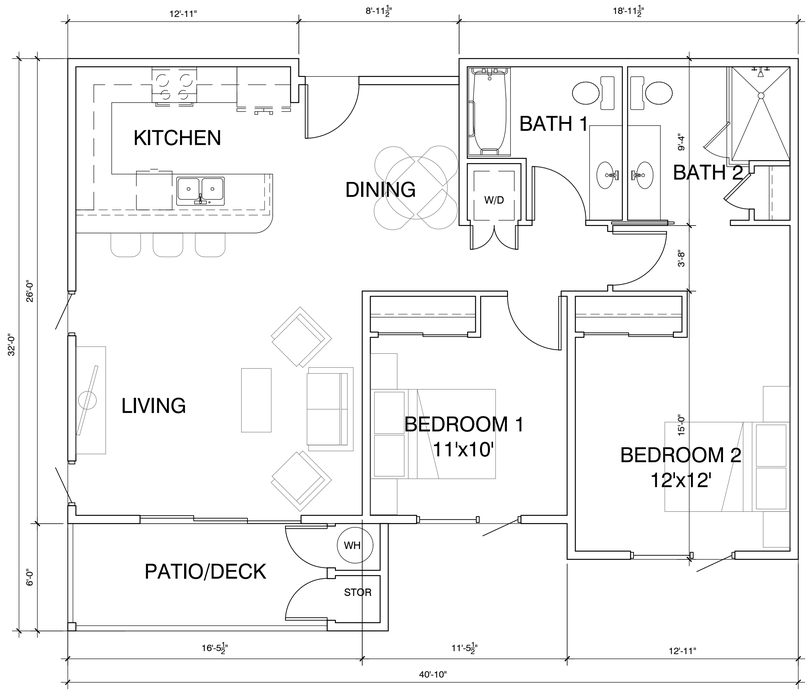
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Sheet Title:
OVERALL FLOOR PLANS - BLDG F

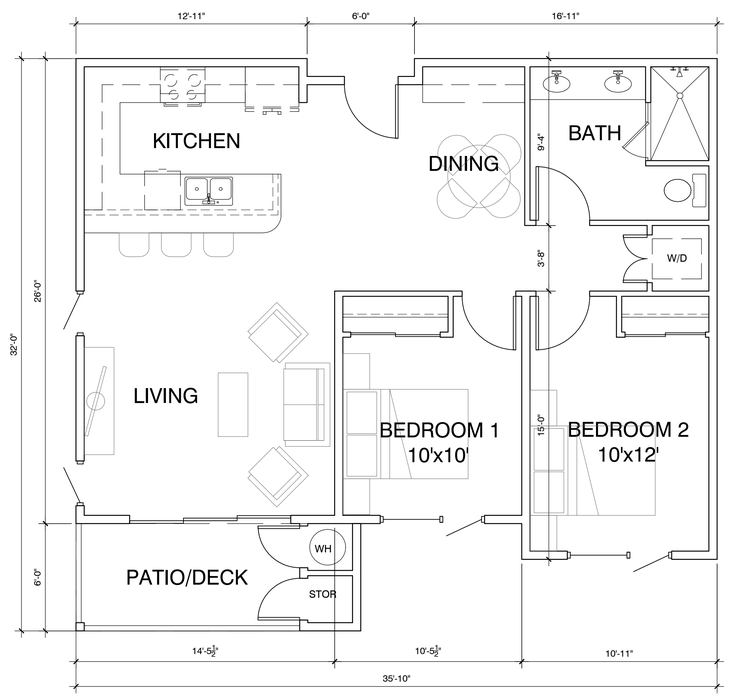
Sheet Number:

A2.6

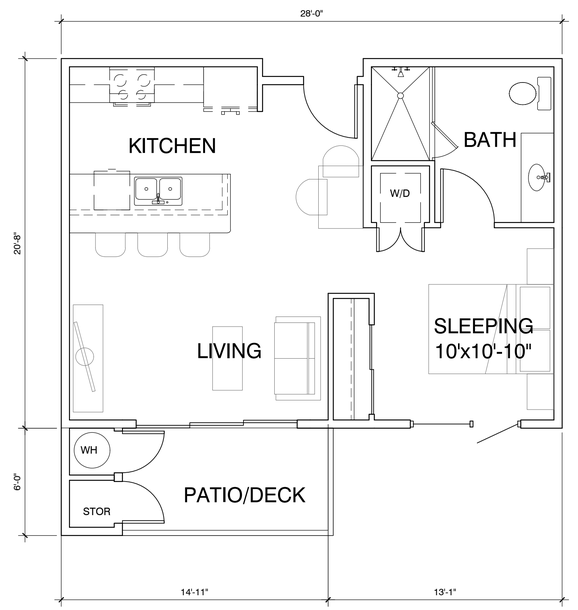
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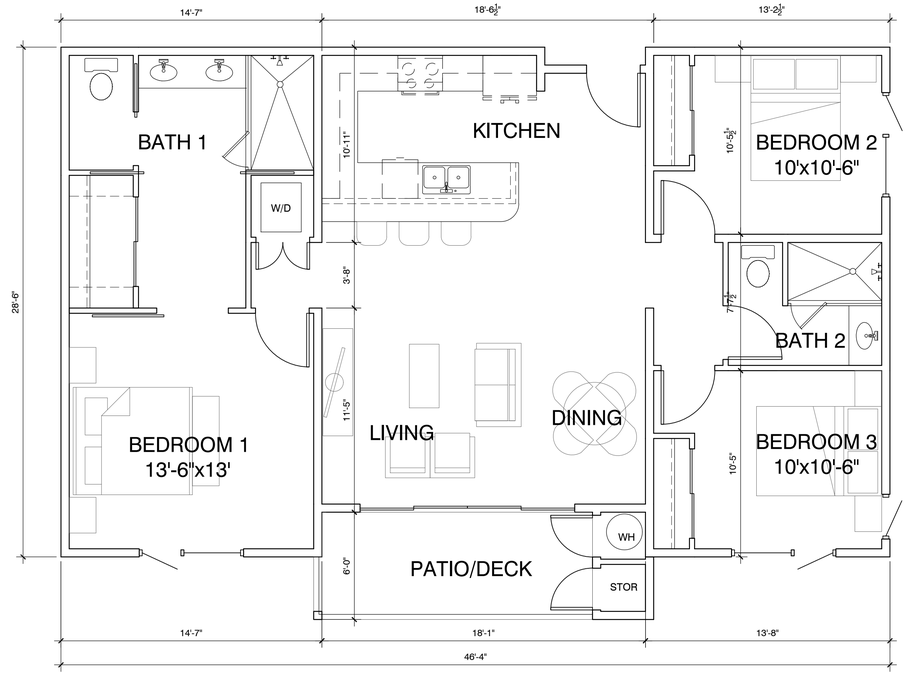
B2 **2 BED / 2 BATH UNIT (1,079 SF)**
SCALE: 1/4" = 1'-0"



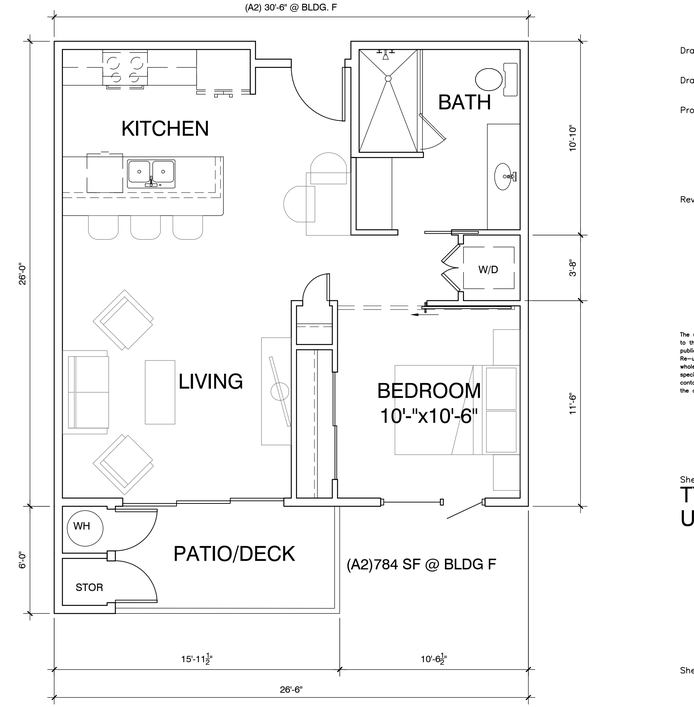
B1 **2 BED / 1 BATH UNIT (948 SF)**
SCALE: 1/4" = 1'-0"



S1 **STUDIO UNIT (573 SF)**
SCALE: 1/4" = 1'-0"



C1 **3 BED / 2 BATH (1,270 SF)**
SCALE: 1/4" = 1'-0"



A1 **1 BED / 1 BATH UNIT (683 SF)**
SCALE: 1/4" = 1'-0"

Project / Owner:

Villas at Laguna Seca

LOTS 4-7, CITATION COURT
MONTEREY, CA 93940

APN.: 173-121-004-000; 005; 023; 026

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

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(831) 373-2784 FAX (831) 373-7459
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LICENSED ARCHITECT
PAUL W. DAVIS
No. C-15182
REN. 12-31-23
STATE OF CALIFORNIA

Drawn By: AC

Drawing Date: 05.11.2022

Project Number: 2119

Revisions:

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Sheet Title:
TYPICAL UNIT PLANS

Sheet Number:

A2.7

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1 BLDG. A - NORTH ELEVATION
1/8" = 1'-0"



2 BLDG. A - SOUTH ELEVATION
1/8" = 1'-0"



3 BLDG. A & B - EAST ELEVATION
1/8" = 1'-0"

Exterior Material / Color

1. MAIN ROOF: SINGLE PLY ROOF MEMBRANE
2. EXTERIOR WALL: HORIZONTAL 1"x6" TREX CLADDING
   Color: Transcend Tiki Torch
3. EXTERIOR WALL: SMOOTH PLASTER
   Paint Color: SW 7077 (Original White)
4. EXTERIOR WALL: SMOOTH PLASTER
   Paint Color: SW 9155 (Slate Violet)
5. WINDOWS/DOORS: Vinyl - DARK BRONZE
6. RAILING: Stainless Steel Cable railing
7. POST/BEAM,
   FASCIA, TRIM, GUTTER: Paint color DEC756 (Weathered Brown)
8. STORAGE DOOR/TRIM: Paint color: SW 7077 (Original White)

Project / Owner:

Villas at Laguna Seca

LOTS 4-7, CITATION COURT
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Sheet Title:
ELEVATIONS - BLDG. A & B

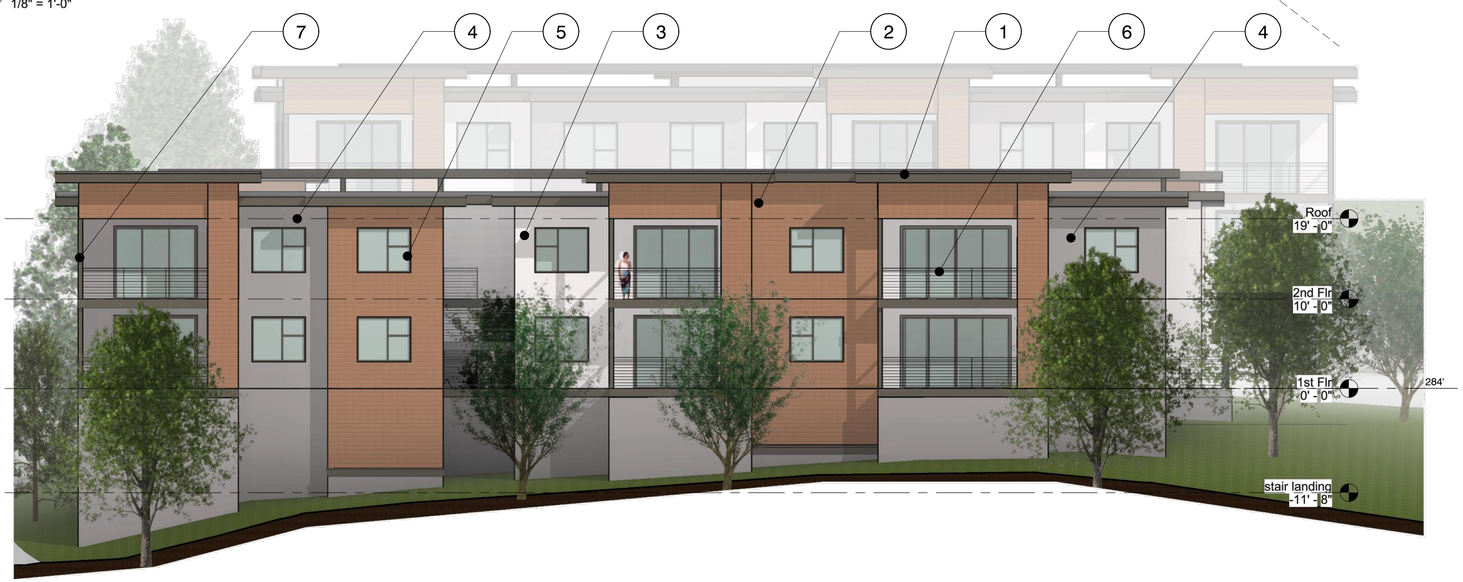
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A3.1

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2 BLDG. B - NORTH ELEVATION
1/8" = 1'-0"



3 BLDG. B - SOUTH ELEVATION
1/8" = 1'-0"



1 BLDG. A & B - WEST ELEVATION
1/8" = 1'-0"

Exterior Material / Color

1. MAIN ROOF: SINGLE PLY ROOF MEMBRANE
2. EXTERIOR WALL: HORIZONTAL 1"x6" TREX CLADDING
   Color: Transcend Tiki Torch
3. EXTERIOR WALL: SMOOTH PLASTER
   Paint Color: SW 7077 (Original White)
4. EXTERIOR WALL: SMOOTH PLASTER
   Paint Color: SW 9155 (Slate Violet)
5. WINDOWS/DOORS: Vinyl - DARK BRONZE
6. RAILING: Stainless Steel Cable railing
7. POST/BEAM, FASCIA, TRIM,GUTTER: Paint color DEC756 (Weathered Brown)

Project / Owner:

Villas at Laguna Seca

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Sheet Title:
ELEVATIONS - BLDG. A & B

Sheet Number:

A3.2

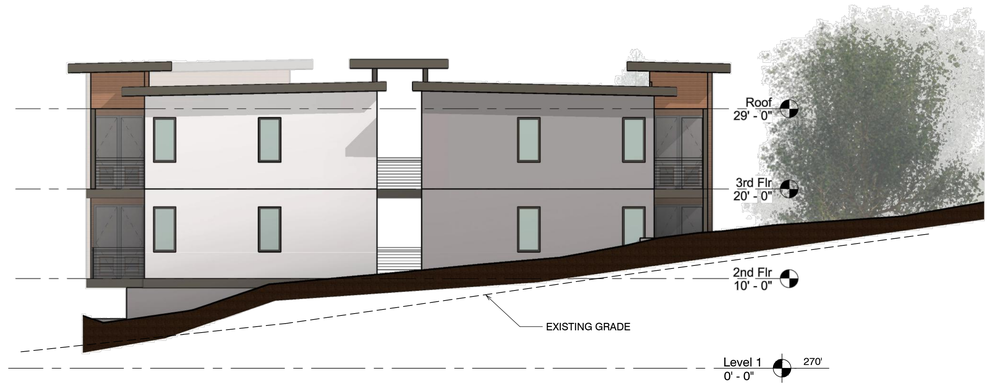
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1 BLDG. C - NORTH ELEVATION
1/8" = 1'-0"



2 BLDG. C - SOUTH ELEVATION
1/8" = 1'-0"



3 BLDG. C - EAST ELEVATION
1/8" = 1'-0"



4 BLDG. C - WEST ELEVATION
1/8" = 1'-0"

Exterior Material / Color

1. MAIN ROOF: SINGLE PLY ROOF MEMBRANE
2. EXTERIOR WALL: HORIZONTAL 1"x6" TREX CLADDING
   Color: Transcend Tiki Torch
3. EXTERIOR WALL: SMOOTH PLASTER
   Paint Color: SW 7077 (Original White)
4. EXTERIOR WALL: SMOOTH PLASTER
   Paint Color: SW 9155 (Slate Violet)
5. WINDOWS/DOORS: Vinyl - DARK BRONZE
6. RAILING: Stainless Steel Cable railing
7. POST/BEAM, FASCIA, TRIM, GUTTER: Paint color DEC756 (Weathered Brown)
8. STORAGE DOOR/TRIM: Paint color: SW 7077 (Original White)

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Drawing Date: 05.11.2022

Project Number: 2119

Revisions:

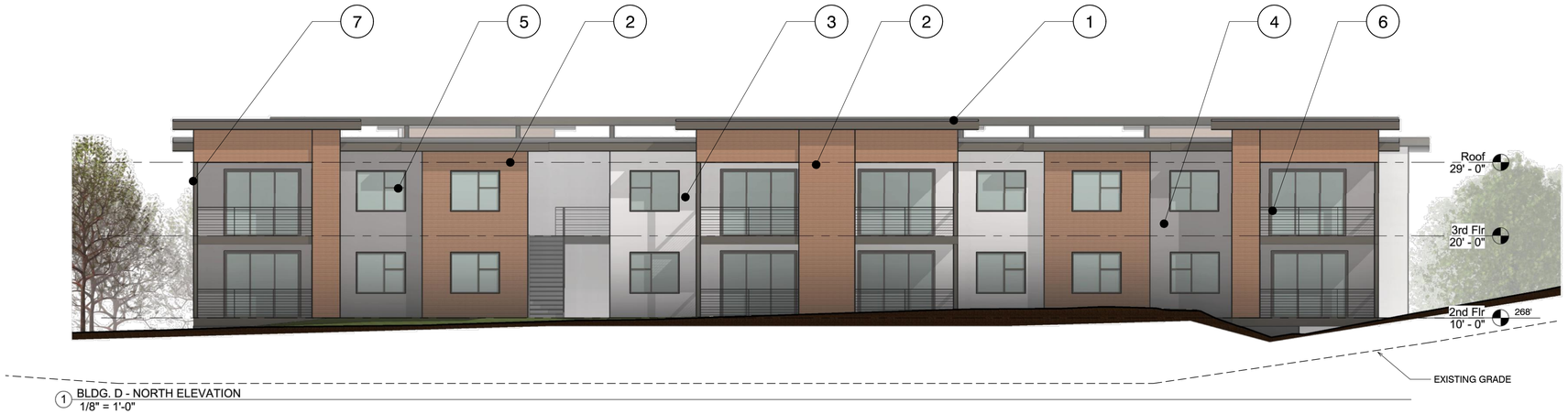
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Sheet Title:
ELEVATIONS - BLDG. C

Sheet Number:

A3.3

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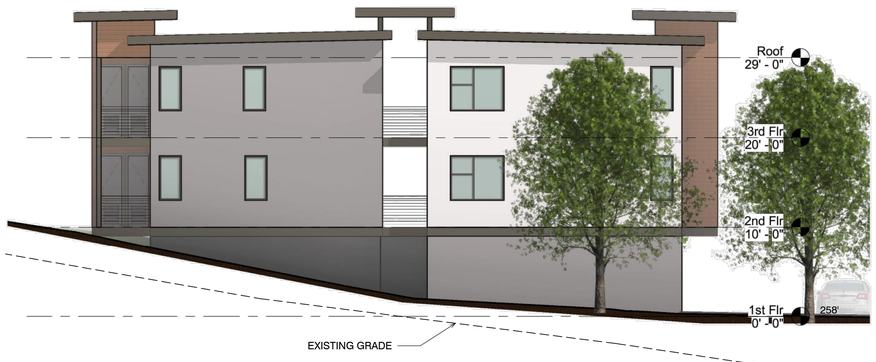
1 BLDG. D - NORTH ELEVATION
1/8" = 1'-0"



2 BLDG. D - SOUTH ELEVATION
1/8" = 1'-0"



4 BLDG. D - EAST ELEVATION
1/8" = 1'-0"



3 BLDG. D - WEST ELEVATION
1/8" = 1'-0"

Exterior Material / Color

1. MAIN ROOF: SINGLE PLY ROOF MEMBRANE
2. EXTERIOR WALL: HORIZONTAL 1"x6" TREX CLADDING
   Color: Transcend Tiki Torch
3. EXTERIOR WALL: SMOOTH PLASTER
   Paint Color: SW 7077 (Original White)
4. EXTERIOR WALL: SMOOTH PLASTER
   Paint Color: SW 9155 (Slate Violet)
5. WINDOWS/DOORS: Vinyl - DARK BRONZE
6. RAILING: Stainless Steel Cable railing
7. POST/BEAM, FASCIA, TRIM, GUTTER: Paint color DEC756 (Weathered Brown)
8. STORAGE DOOR/TRIM: Paint Color: SW 7077 (Original White)

Project / Owner:

Villas at Laguna Seca

LOTS 4-7, CITATION COURT
MONTEREY, CA 93940

APN.: 173-121-004-000; 005; 023; 026

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REN. 12-31-23
STATE OF CALIFORNIA

Drawn By: AC

Drawing Date: 05.11.2022

Project Number: 2119

Revisions:

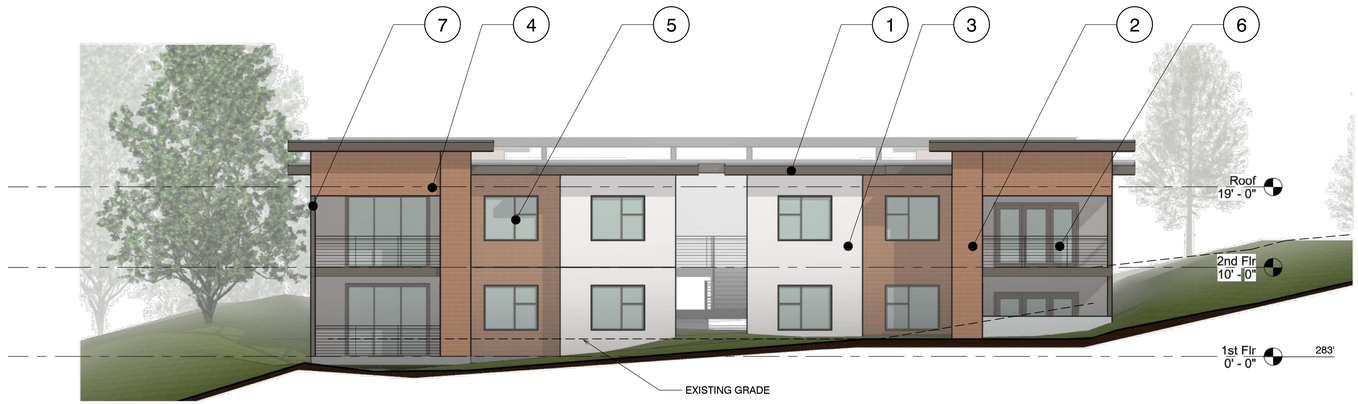
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Sheet Title:
ELEVATIONS - BLDG. D

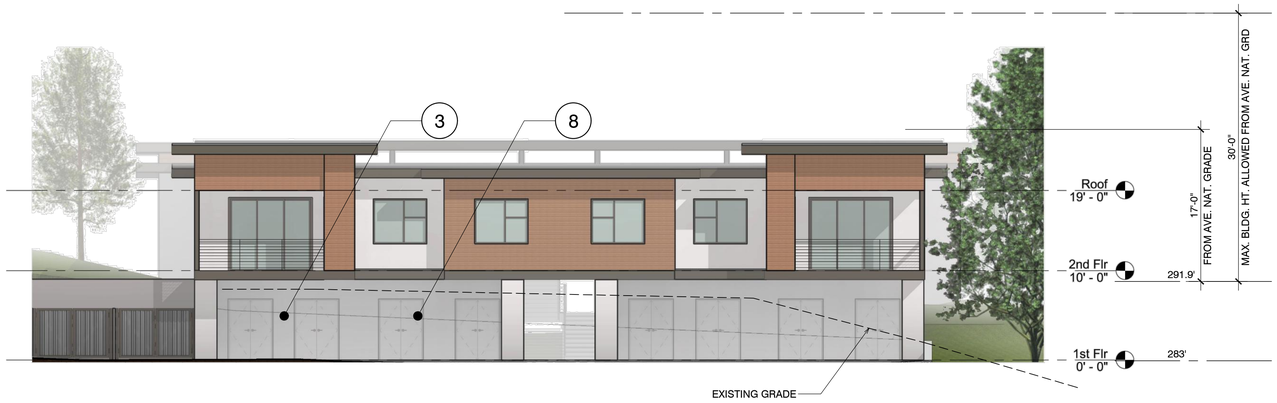
Sheet Number:

A3.4

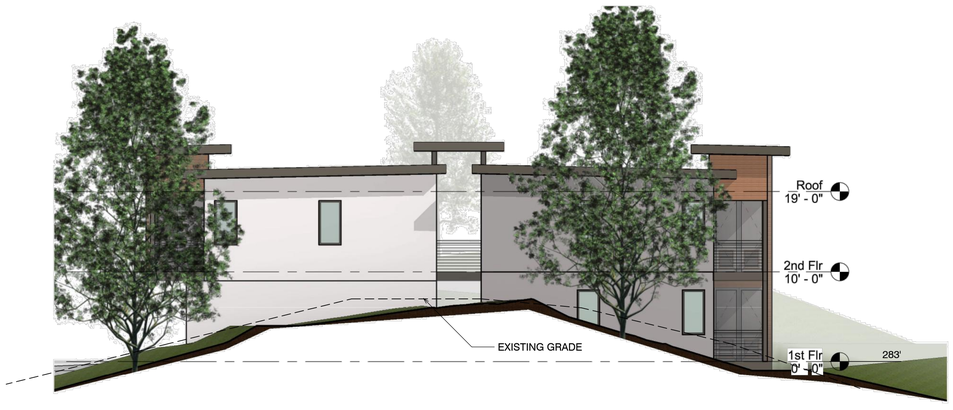
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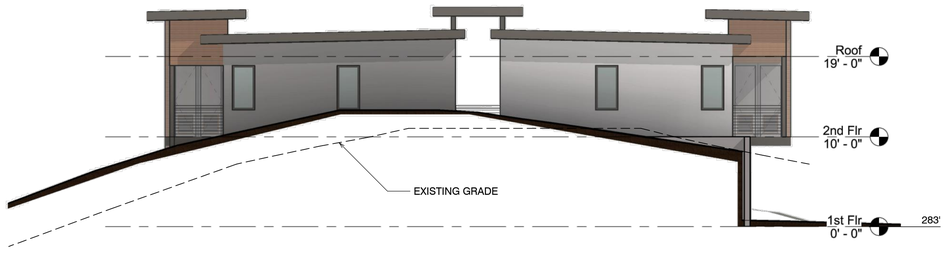
1 BLDG. E - EAST ELEVATION
1/8" = 1'-0"



2 BLDG. E - WEST ELEVATION
1/8" = 1'-0"



4 BLDG. E - SOUTH ELEVATION
1/8" = 1'-0"



3 BLDG. E -NORTH ELEVATION
1/8" = 1'-0"

Exterior Material / Color

1. MAIN ROOF: SINGLE PLY ROOF MEMBRANE
2. EXTERIOR WALL: HORIZONTAL 1"x6" TREX CLADDING
   Color: Transcend Tiki Torch
3. EXTERIOR WALL: SMOOTH PLASTER
   Paint Color: SW 7077 (Original White)
4. EXTERIOR WALL: SMOOTH PLASTER
   Paint Color: SW 9155 (Slate Violet)
5. WINDOWS/DOORS: Vinyl - DARK BRONZE
6. RAILING: Stainless Steel cable railingl
7. POST/BEAM, FASCIA, TRIM, GUTTER: Paint color DEC756 (Weathered Brown)
8. STORAGE DOOR/TRIM: Paint color: SW 7077 (Original White)

Project / Owner:

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MONTEREY, CA 93940

APN.: 173-121-004-000; 005; 023; 026

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Sheet Title:
ELEVATIONS - BLDG. E

Sheet Number:

A3.5

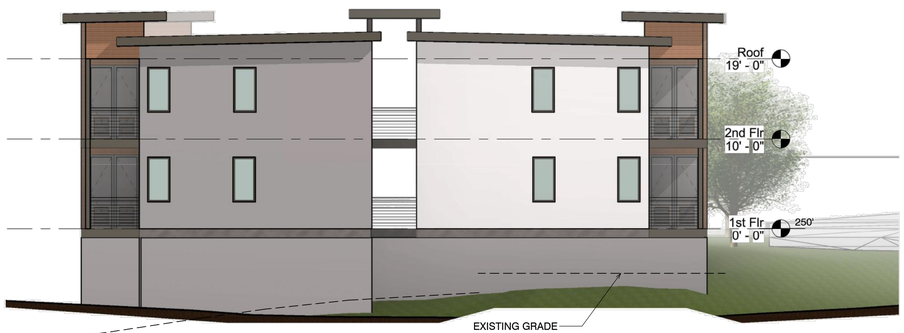
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1 BLDG. F - WEST ELEVATION
1/8" = 1'-0"



2 BLDG. F - EAST ELEVATION
1/8" = 1'-0"



4 BLDG. F - SOUTH ELEVATION
1/8" = 1'-0"



3 BLDG. F - NORTH ELEVATION
1/8" = 1'-0"

Exterior Material / Color

1. MAIN ROOF: SINGLE PLY ROOF MEMBRANE
2. EXTERIOR WALL: HORIZONTAL 1"x6" TREX CLADDING
   Color: Transcend Tiki Torch
3. EXTERIOR WALL: SMOOTH PLASTER
   Paint Color: SW 7077 (Original White)
4. EXTERIOR WALL: SMOOTH PLASTER
   Paint Color: SW 9155 (Slate Violet)
5. WINDOWS/DOORS: Vinyl - DARK BRONZE
6. RAILING: Stainless Steel cable railing
7. POST/BEAM, FASCIA, TRIM, GUTTER: Paint color DEC756 (Weathered Brown)

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Sheet Title:
ELEVATIONS - BLDG. F

Sheet Number:

A3.6

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GENERAL

1. CONSTRUCTION CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL(S) HARMLESS FROM ANY AND ALL LIABILITY, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL(S).
2. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH:
   A. ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, ORDINANCES, AND RULES, INCLUDING WITHOUT LIMITATION:
      CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIVE CODE (CAL–OSHA)
      CALIFORNIA CODE 4216 – PROTECTION OF UNDERGROUND INFRASTRUCTURE
      MONTEREY COUNTY CODE, INCLUDING COUNTY GRADING ORDINANCE NO. 2535 (TITLE 16) AND EROSION CONTROL ORDINANCE NO. 2806 (TITLE 16).
   B. THE 2019 CALIFORNIA BUILDING STANDARDS CODE (CCR TITLE 24), WITH AMENDMENTS ADOPTED BY MONTEREY COUNTY.
   C. CALIFORNIA EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
   D. THE PROJECT PLANS AND SPECIFICATIONS
   E. THE 2018 EDITION OF "STANDARD SPECIFICATIONS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS), AS AMENDED BY THE MOST CURRENT "REVISED STANDARD SPECIFICATIONS". THE "STANDARD SPECIFICATIONS" AND "REVISED STANDARD SPECIFICATIONS" CAN BE DOWNLOADED FOR FREE FROM https: //dot.ca.gov/programs/design/ccs–standard–plans–and–standard–specifications
   F. THE 2018 EDITION OF "STANDARD PLANS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS), AS AMENDED BY THE MOST CURRENT "REVISED STANDARD PLANS". THE "STANDARD PLANS" AND "REVISED STANDARD PLANS" CAN BE DOWNLOADED FOR FREE FROM https: //dot.ca.gov/programs/design/ccs–standard–plans–and–standard–specifications
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA.
6. PROJECT IS NOT SUBJECT TO INUNDATION OR 100 YEAR FLOOD LEVELS.
7. THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN A CURRENT, COMPLETE, AND ACCURATE RECORD OF ALL DEVIATIONS FROM THE WORK PROPOSED IN THESE PLANS AND SPECIFICATIONS, AND A RECORD DRAWING SET SHALL BE PREPARED AND PROVIDED TO THE ENGINEER AT THE COMPLETION OF WORK. CHANGES SHALL NOT BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE DESIGN ENGINEER.

MONTEREY COUNTY NOTES

1. INTENTION OF GRADING: CONSTRUCTION OF MULTI–FAMILY APARTMENTS AND ASSOCIATED SITE WORK.
2. ESTIMATED START: TBD , ESTIMATED COMPLETION: TBD.
3. PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
4. SEE ARCHITECTURAL/LANDSCAPE PLANS AND/OR THE PROJECT ARBORIST'S REPORT FOR TREE PROTECTION AND REMOVAL REQUIREMENTS.
5. 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 ARCHEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY RMA – 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.

EARTHWORK AND AREA ESTIMATES

	Lot 4	Lot 5	Lot 6	Lot 7	Total
Grading Area (acres):	1.2	1.4	0.8	0.9	**4.3**
Cut (CY):	6,900	1,500	4,000	1,400	**13,800**
Fill (CY):	1,800	8,400	100	2,500	**12,800**
Shrinkage (CY):	200	700	-	200	**1,100**
Trenching and Foundation Spoils (CY):	500	600	400	400	**1,900**
Export (Import) (CY):	5,400	(7,000)	4,300	(900)	**1,800**

GRADING WITHIN AREAS OF 25% OR GREATER EXISTING SLOPES

	Lot 4	Lot 5	Lot 6	Lot 7	Total
Grading Area (SF):	19,000	4,000	9,000	5,000	**37,000**
Cut (CY):	2,000	700	1,300	400	**4,400**
Fill (CY):	200	100	100	300	**700**

1. THE QUANTITIES PRESENTED ABOVE ARE ESTIMATES ONLY, BASED ON THE DIFFERENCE BETWEEN EXISTING SUBGRADE ELEVATION AND FINISHED SUBGRADE ELEVATION, AS SHOWN ON THE PLANS, AND ARE NOT ADJUSTED FOR CHANGES IN VOLUME DUE TO CHANGES IN SOIL DENSITY.
2. THE FOLLOWING ARE NOT INCLUDED IN THE ABOVE ESTIMATE:
   2.1. CLEARING AND STRIPPING
   2.2. REMOVAL OF STRUCTURES, FOOTINGS, AND PAVEMENTS
   2.3. UTILITY TRENCHING AND EXCAVATION FOR FOUNDATIONS
3. THESE QUANTITIES SHALL BE USED FOR BONDING AND PERMITTING PURPOSES ONLY. CONTRACTOR SHALL MAKE HIS/HER OWN SITE VISIT AND QUANTITY TAKE–OFFS AND SHALL BID ACCORDINGLY.
4. EARTHWORK VALUES SHOULD BE REEVALUATED DURING THE EARLY STAGES OF SITE GRADING. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING FINAL EARTHWORK QUANTITIES TO HIS/HER SATISFACTION PRIOR TO START OF GRADING OPERATIONS.

GRADING AND DRAINAGE

1. SITE GRADING AND EARTHWORK SHALL BE PERFORMED IN CONFORMANCE WITH THE PROJECT GEOTECHNICAL REPORT ENTITLED:
   GEOTECHNICAL AND INFILTRATION INVESTIGATION FOR THE PROPOSED NEW APARTMENT COMPLEX AT 1491 CITATION COURT, APN 173–121–005.
   BY SOIL SURVEYS GROUP INC., DATED FEBRUARY 23, 2018, PROJECT NO. #7044
2. ONSITE GRADING AND EARTHWORK, SITE PREPARATION, EXCAVATION, TRENCHING AND COMPACTION SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER DESIGNATED BY THE OWNER. ALL GRADING AND EARTHWORK SHALL BE DONE TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
3. 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.
4. SHOULD THE RESULTS OF ANY COMPACTION TEST FAIL TO MEET THE MINIMUM REQUIRED DENSITY AS SPECIFIED ON THESE PLANS OR IN THE GEOTECHNICAL REPORT, THE DEFICIENCY SHALL BE CORRECTED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER AT THE CONTRACTOR'S EXPENSE. THE EXPENSE OF RETESTING SUCH AREAS SHALL ALSO BE BORNE BY THE CONTRACTOR, AT NO COST TO THE OWNER.
5. NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST FOUR (4) WORKING DAYS PRIOR TO ANY GRADING OR FOUNDATION EXCAVATION.
6. ALL SOILS UTILIZED FOR FILL PURPOSES SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. IMPORTED SOILS SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE BEING BROUGHT TO THE SITE.
7. EXCAVATION FOR ANY PURPOSE SHALL NOT REMOVE LATERAL SUPPORT FROM ANY FOUNDATION WITHOUT FIRST UNDERPINNING OR PROTECTING THE FOUNDATION AGAINST SETTLEMENT OR LATERAL TRANSLATION. THE EXCAVATION OUTSIDE THE FOUNDATION SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, COBBLES AND BOULDERS OR WITH A CONTROLLED LOW–STRENGTH MATERIAL (CLSM). THE BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION OR THE WATERPROOFING OR DAMPPROOFING MATERIAL. EXCEPTION: CLSM NEED NOT BE COMPACTED
8. IMPERVIOUS SURFACES ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN. LANDSCAPE AREAS ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 5% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN.
9. RELATIVE COMPACTION SHALL BE EXPRESSED AS A PERCENTAGE OF THE MAXIMUM DRY DENSITY OF THE MATERIAL AS DETERMINED BY ASTM TEST D–1557. IN–PLACE DENSITY TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM TESTS D–1556 AND D–6938.
10. GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING STRUCTURES, OBSTRUCTIONS, TREES SHOWN TO BE REMOVED, VEGETATION, ORGANIC–LADEN TOPSOIL, LARGE ROOTS, DEBRIS, AND OTHER DELETERIOUS MATERIALS. BURIED SUBSURFACE OBJECTS ENCOUNTERED, OR VOIDS CREATED DURING SITE PREPARATION SHALL BE CALLED TO THE ATTENTION OF THE GEOTECHNICAL ENGINEER.
11. SURPLUS EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE SITE IN A LEGAL MANNER.
12. SUBGRADE PREPARATION AND ENGINEERED FILL THAT SUPPORTS FOOTINGS, SLABS, PAVEMENTS, AND FLATWORK SHALL EXTEND AT LEAST 5 FOOT BEYOND THE LIMITS OF PROPOSED IMPROVEMENTS.
13. FOOTINGS LOCATED ADJACENT TO OTHER FOOTINGS OR RETAINING WALLS SHALL HAVE THEIR BEARING SURFACES FOUNDED BELOW A 2:1 (H:V) LINE PROJECTED UPWARD FROM THE BOTTOM EDGE OF THE ADJACENT FOOTING, WALL, OR UTILITY TRENCH.
14. FOLLOWING CLEARING AND STRIPPING, EXPOSED SUBGRADES IN AREAS TO RECEIVE ENGINEERED FILL, STRUCTURES, PAVEMENTS, CONCRETE SLABS, OR OTHER IMPROVEMENTS SHALL BE SCARIFIED TO A DEPTH OF 6 INCHES, MOISTURE CONDITIONED, AND UNIFORMLY COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.
15. THE GEOTECHNICAL ENGINEER SHALL INSPECT ALL SURFACES TO RECEIVE FILL PRIOR TO THE PLACEMENT OF ANY FILL.
16. ENGINEERED FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION.
17. CUT/FILL SLOPES SHALL BE NO STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2H:1V) UNLESS OTHERWISE APPROVED AT THE TIME OF GRADING BY THE GEOTECHNICAL ENGINEER.
18. WHERE EXISTING GRADE IS AT A SLOPE OF 5H:1V (20%) OR STEEPER AND THE DEPTH OF THE FILL EXCEEDS 5 FEET, BENCHING SHALL BE PROVIDED. A TOE KEY SHALL BE CUT A MINIMUM DEPTH OF 2 FEET INTO UNDISTURBED SOILS TO THE INSIDE OF THE FILL'S TOE. THIS KEY SHALL BE A MINIMUM OF 10 FEET WIDE AND SLOPE AT NO LESS THAN 2% INTO THE SLOPE. AS THE FILL ADVANCES UP–SLOPE, BENCHES AT LEAST 3 FEET WIDE, OR TWICE THE WIDTH OF THE COMPACTION EQUIPMENT, WHICHEVER IS WIDER, SHALL BE SCARIFIED INTO THE FILL/UNDISTURBED SOIL INTERFACE.
19. ENGINEERED FILL IN BUILDING AREAS, STRUCTURAL BACKFILL, AND THE UPPER 12" BELOW FLATWORK AND PAVEMENT SHALL BE COMPACTED TO A MINIMUM OF 95% OF ITS MAXIMUM DRY DENSITY.
20. ALL RE–COMPACTED AND ENGINEERED FILL SOILS SHALL BE COMPACTED WITHIN 2 PERCENT OF THE LABORATORY OPTIMUM MOISTURE CONTENT FOR THE SOIL.
21. ON–SITE NON–ORGANIC SOIL IS GENERALLY ACCEPTABLE FOR USE AS ENGINEERED FILL. NATIVE SOIL USED AS ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
    - SOIL SHALL BE FREE OF ORGANICS, DEBRIS, AND OTHER DELETRIOUS MATERIALS.
    - ROCK OVER 6 INCHES IN ITS MAXIMUM DIMENSION MAY NOT BE USED IN AN ENGINEERED FILL.
21. IMPORTED SOIL USED AS GENERAL ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
    - SOIL SHALL BE FREE OF ORGANIC AND DELETERIOUS MATERIALS, OR RECYCLED MATERIALS SUCH AS ASPHALTIC CONCRETE, CONCRETE, BRICK, ETC.
    - SOIL SHALL NOT CONTAIN ANY ROCKS OR CLODS OVER 4 INCHES IN MAXIMUM DIMENSION, AND SHALL NOT CONTAIN OVER 15 PERCENT BY WEIGHT ROCKS LARGER THAN 2 INCHES
    - SOIL SHALL BE GRANULAR, HAVING A PLASTICITY INDEX OF LESS THAN 15, AND NOT MORE THAN 20 PERCENT BY WEIGHT PASSING THE #200 SEIVE
    - SOIL SHALL HAVE SUFFICIENT BINDER TO ALLOW EXCAVATIONS TO STAND WITHOUT CAVING
    - THE PORTION FINER THAN THE NO. 200 SIEVE SHALL NOT CONTAIN ANY EXPANSIVE CLAYS.
22. IN THE EVENT THAT ANY UNUSUAL CONDITIONS ARE ENCOUNTERED DURING GRADING OPERATIONS WHICH ARE NOT COVERED BY THE SOIL INVESTIGATION OR SPECIFICATIONS, THE SOILS ENGINEER SHALL BE IMMEDIATELY NOTIFIED SUCH THAT ADDITIONAL RECOMMENDATIONS MAY BE MADE.
23. A LETTER SHALL BE SUBMITTED FROM A LICENSED SURVEYOR CERTIFYING THAT PAD ELEVATIONS ARE WITHIN 0.1 FEET OF ELEVATIONS STATED ON APPROVED PLANS, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
24. A "FINAL SOILS LETTER" FROM THE GEOTECHNICAL ENGINEER STATING THAT ALL EARTHWORK COMPLETED WAS IN ACCORDANCE WITH THE RECOMMENDATIONS STATED IN THE GEOTECHNICAL REPORT SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION.
25. EXPORT SOIL SHALL BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE APPROVED BY THE COUNTY. CONTRACTOR SHALL NOTIFY GRADING OFFICIAL OF PROPOSED HAUL ROUTE.

LEGEND

EXISTING	PROPOSED	
		PARCEL BOUNDARY
		EASEMENT LINE
△100		SURVEY CONTROL POINT
100	100	SURFACE CONTOUR
		FLOW LINE
	SC	PAVEMENT SAWCUT LINE
		GRADING LIMIT
X	X	FENCE
		RETAINING WALL, WALL DRAIN & CLEANOUT
	2"W	CAP & ABANDON EXISTING UTILITY
		REMOVE EXISITING UTILITY
		UTILITY POINT OF CONNECTION
12"SD	12"SD S=0.01	STORM DRAIN
DS	DS	DOWNSPOUT & RAINWATER LEADER (4"–DIA, U.O.N.)
		STORM DRAIN INLET
SDMH	SDMH	STORM DRAIN MANHOLE
6"SS	6"SS	SANITARY SEWER
SSMH	SSMH	SANITARY SEWER MANHOLE
CO	CO	CLEANOUT
2"W	2"W	WATER LINE
WM	WM	WATER METER
BFP		BACKFLOW PREVENTION DEVICE
WV	WV	WATER VALVE
		CHECK VALVE IN VAULT
FH	FH	FIRE HYDRANT
FDC	FDC	FIRE DEPARTMENT CONNECTION
		POST INDICATOR VALVE
HB	HB	HOSE BIB
2"G	2"G	GAS LINE
GV	GV	GAS VALVE
E	E	UNDERGROUND ELECTRICAL LINE
		ELECTRIOLIER
× 51.54	51.54 TC	SPOT GRADE
	(51.54 TC)	REFERENCED EXISTING SPOT GRADE; VERIFY IN FIELD AND MATCH, U.O.N.
(2%)	2%	SLOPE GRADE
		25% OR GREATER SLOPES

CIVIL SHEET INDEX

C0.1	CIVIL COVER SHEET
C0.8	BOUNDARY AND EASEMENTS MAP
C0.9	EXISTING CONDITIONS MAP
C1.0	OVERALL CIVIL SITE PLAN
C1.1	CIVIL SITE GRADING AND DRAINAGE PLAN – LOTS 4 AND 5
C1.2	CIVIL SITE GRADING AND DRAINAGE PLAN – LOTS 6 AND 7
C1.3	CIVIL SITE CROSS–SECTIONS – LOTS 4 AND 5
C1.4	CIVIL SITE CROSS–SECTIONS – LOTS 6 AND 7
C2.1	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
C2.2	TEMPORARY EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
C3.1	CIVIL SITE UTILITY PLAN – LOTS 4 AND 5
C3.2	CIVIL SITE UTILITY PLAN – LOTS 6 AND 7
C4.1	POST–CONSTRUCTION STORMWATER CONTROL EXHIBIT
C5.1	CONSTRUCTION MANAGEMENT PLAN

ABBREVIATIONS

±	PLUS OR MINUS; APPROX
@	AT
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
APPROX	APPROXIMATE
ASB	AGGREGATE SUBBASE
BC	BEGIN CURVE
BVC	BEGIN VERTICAL CURVE
BVCE	BVC ELEVATION
BVCS	BVC STATION
BS	BOTTOM OF STAIR
C&G	CURB AND GUTTER
CATV	CABLE TV
℄	CENTERLINE
CL	CENTERLINE; CLASS
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CONST	CONSTRUCT
CONT	CONTINUOUS
DEMO	DEMOLISH AND DISPOSE OF
D.G.	DECOMPOSED GRANITE
DI	DRAIN INLET
DIA	DIAMETER
DS	DOWNSPOUT
(E)	EXISTING
EC	END CURVE
EG	EXISTING GRADE
EJ	EXPANSION JOINT
ELEC	ELECTRIC
ELEV	ELEVATION
EQ.	EQUAL
ETW	EDGE OF TRAVELED WAY
EVC	END VERTICAL CURVE
EVCE	EVC ELEVATION
EVCS	EVC STATION
E.W.	EACH WAY
EX	EXISTING
FC	FACE OF CURB
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOWLINE
FR	FIRE RISER
FS	FINISHED SURFACE
GB	GRADE BREAK
GBE	GB ELEVATION
GBS	GB STATION
GM	GAS METER
GRT	GRATE
GV	GAS VALVE/VAULT
HP	HIGH POINT
HORIZ.	HORIZONTAL
INV	INVERT
JP	JOINT UTILITY POLE
LDG	LANDING
LF	LINEAR FEET
LFF	LOWER FINISH FLOOR
LP	LOW POINT
LT	LEFT
MATCH	MATCH EXISTING GRADE
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
N.I.C.	NOT IN CONTRACT (BY OTHERS)
O.W.	ON CENTER
OG	ORIGINAL GROUND
P.A.	PLANTER AREA
PB	PULL BOX
PC	POINT OF CURVATURE
P.O.C.	POINT OF CONNECTION
PP	POWER POLE
PRC	POINT OF REVERSE CURVATURE
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
PTDF	PRESSURE TREATED DOUG–FIR
R	RADIUS
R.C.	RELATIVE COMPACTION
RCP	REINFORCED CONC PIPE
RT	RIGHT
RW	RECYCLED WATER
RWL	RAIN WATER LEADER
SD	STORM DRAIN
SL	STREET LIGHT
SS	SANITARY SEWER
STA	STATION
SW	SIDEWALK
TBM	TEMPORARY BENCH MARK
TC	TOP OF CURB
TFC	TOP OF FLUSH CURB
TG	TOP OF GRATE
TOP	TOP OF PIPE
TS	TOP OF STAIR / TRAFFIC SIGNAL
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
U.O.N.	UNLESS OTHERWISE NOTED
UP	UTILITY POLE
UNKN	UNKNOWN
VAR	VARIES
VERT.	VERTICAL
W	WATER
WM	WATER METER
WV	WATER VALVE

TABLE 1705.6 - REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS

THE FOLLOWING ITEMS SHALL BE INSPECTED BY THE SOILS ENGINEER DESIGNATED BY THE OWNER. SPECIAL INSPECTION AGENCIES AND/OR INDIVIDUALS SHALL BE RETAINED BY THE OWNER AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO ANY WORK. FOR MATERIAL TESTING REQUIREMENTS, SEE SPECIFICATIONS AND/OR GENERAL NOTES. TESTING AGENCY SHALL SEND COPIES OF ALL TESTING AND INSPECTION REPORTS DIRECTLY TO THE BUILDING OFFICIAL AND ENGINEER.

TYPE	REQ'D	CONTINUOUS	PERIODIC	NOTES
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	X		X	
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL	X		X	
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	X		X	
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	X		
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	X		X	

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VILLAS AT LAGUNA SECA
Monterey, California
CIVIL COVER SHEET

SCALE: --
DRAWN: RW
JOB No.: 4414.00
SHEET C0.1 OF

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Know what's below. Call before you dig.

0 1 2 INCHES 3

APN 173-071-008
(YORK SCHOOL)

S70°27'20"E 320.00'

S70°27'20"E 235.00'

S70°27'20"E 200.00'

20' SIDE YARD AND REAR YARD SETBACK (TYP)

SCENIC EASEMENT (TYP) (16-C&T-32)

LOT 4
16-C&T-32
APN 173-121-004
1.40 AC

LOT 5
16-C&T-32
APN 173-121-005
1.92 AC

LOT 6
33-SUR-26
APN 173-121-023
2.37 AC

LOT 7
33-SUR-26
APN 173-121-026
1.37 AC

APN 173-121-013

APN 173-121-012

APN 173-123-012

APN 173-121-003

APN 173-121-002

APN 173-121-025

S11°47'04"E 296.53'

S35°03'58"W 279.43'

S32°07'00"W 203.56'

S19°57'00"W 291.29'

S16°57'00"E 143.88'

S16°57'00"E 77.00'

20'-WIDE PUBLIC S.S.E. (16-C&T-32)

30' FRONT YARD SETBACK (TYP)

6'-WIDE P.U.E.

Δ=37°38'42" R=180.00' L=118.27'

Δ=28°40'17" R=50.00' L=25.02'

Δ=5°24'15" R=180.00' L=16.98'

Δ=11°06'25" R=155.00' L=30.05'

S83°23'06"W 14.46'

Δ=18°28'15" R=114.99' L=37.07'

N78°07'25"W 183.99'

DRIVEWAY EASEMENT

N78°07'25"W 49.54'

Δ=18°28'15" R=85.00' L=27.40'

N78°07'25"W 44.28'

N37°21'00"W 119.00'

S83°24'20"W 14.47'

Δ=43°02'57" R=150.00' L=112.70'

S31°27'48"W 20.00'

Δ=37°20'23" R=145.00' L=94.48'

Δ=90°00'00" R=725.00' L=796.35'

Δ=38°37'51" R=240.00' L=161.82'

N19°39'00"E 53.66'

N37°21'00"W 92.79'

N52°39'00"E

S81°42'00"W 198.28'

N52°39'00"E 227.24'

N21°55'50"E 235.21'

Δ=15°38'14" R=150.00' L=40.96'

S79°39'00"W 34.51'

Δ=27°00'00" R=85.00' L=40.06'

15°31'50" R=90.00' L=24.40'

S64°07'10"W 3.35'

N46°30'45"E 205.18'

YORK RD.

MONTEREY COUNTY
CITY OF MONTEREY

CITATION CT.

BLUE LARKSPUR LN.

WILSON RD.

40 0 40 80
SCALE: 1" = 40'

0 1 2 INCHES 3

T:\Monterey Projects\1414 - Villas at Laguna Seca\CAD\PLANSET\1414-PLANSET.dwg rolexander Mar 01, 2022 - 9:39am

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VILLAS AT LAGUNA SECA

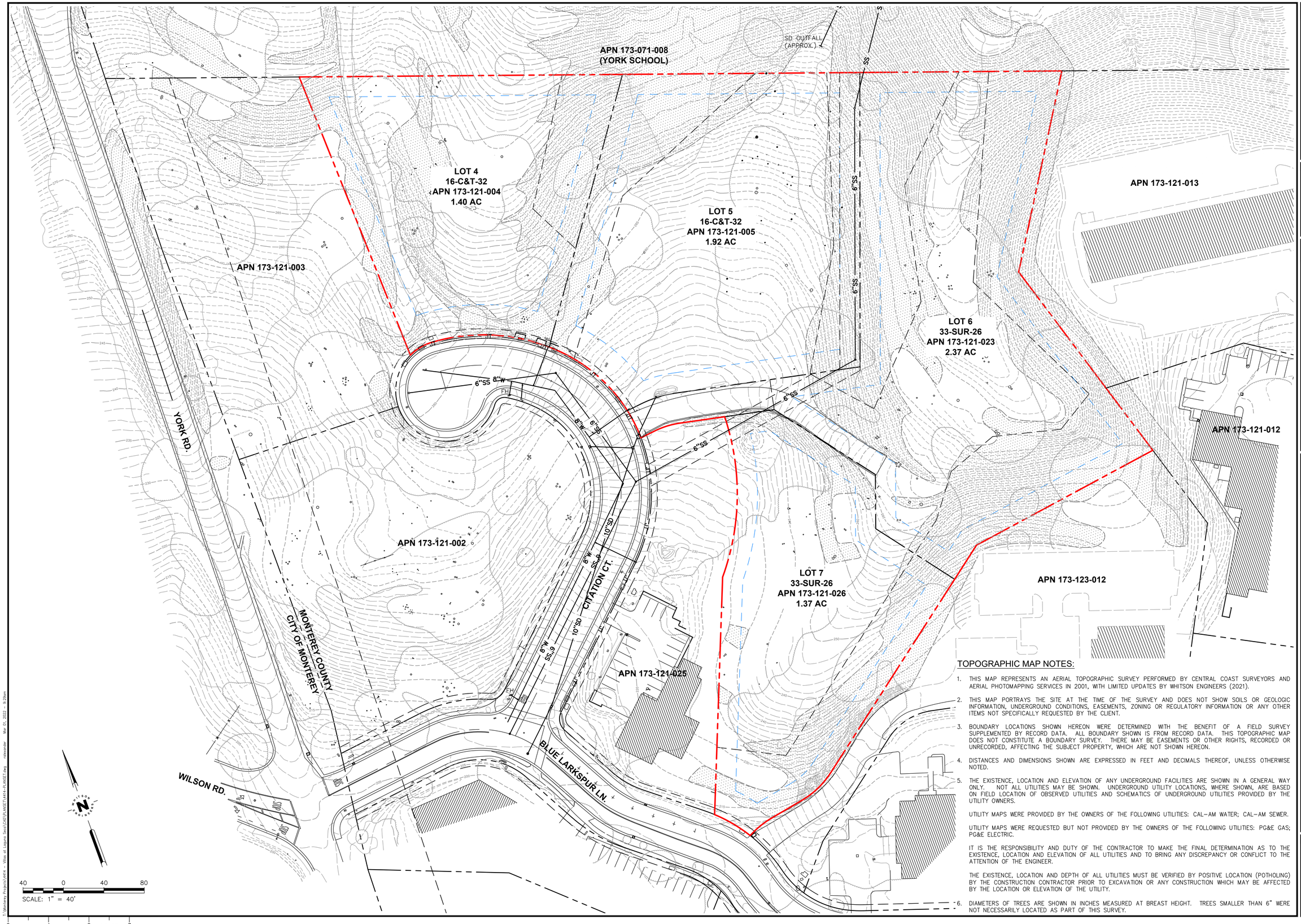
Monterey, California

BOUNDARY AND EASEMENTS MAP

SCALE:	1" = 40'
DRAWN:	RW
JOB No.:	4414.00

SHEET
C0.8
OF

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TOPOGRAPHIC MAP NOTES:

1. THIS MAP REPRESENTS AN AERIAL TOPOGRAPHIC SURVEY PERFORMED BY CENTRAL COAST SURVEYORS AND AERIAL PHOTOMAPPING SERVICES IN 2001, WITH LIMITED UPDATES BY WHITSON ENGINEERS (2021).
2. THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGIC INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE CLIENT.
3. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY SHOWN IS FROM RECORD DATA. THIS TOPOGRAPHIC MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY, WHICH ARE NOT SHOWN HEREON.
4. DISTANCES AND DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
5. THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND FACILITIES ARE SHOWN IN A GENERAL WAY ONLY. NOT ALL UTILITIES MAY BE SHOWN. UNDERGROUND UTILITY LOCATIONS, WHERE SHOWN, ARE BASED ON FIELD LOCATION OF OBSERVED UTILITIES AND SCHEMATICS OF UNDERGROUND UTILITIES PROVIDED BY THE UTILITY OWNERS.

   UTILITY MAPS WERE PROVIDED BY THE OWNERS OF THE FOLLOWING UTILITIES: CAL-AM WATER; CAL-AM SEWER.

   UTILITY MAPS WERE REQUESTED BUT NOT PROVIDED BY THE OWNERS OF THE FOLLOWING UTILITIES: PG&E GAS; PG&E ELECTRIC.

   IT IS THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE THE FINAL DETERMINATION AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES AND TO BRING ANY DISCREPANCY OR CONFLICT TO THE ATTENTION OF THE ENGINEER.

   THE EXISTENCE, LOCATION AND DEPTH OF ALL UTILITIES MUST BE VERIFIED BY POSITIVE LOCATION (POTHOLING) BY THE CONSTRUCTION CONTRACTOR PRIOR TO EXCAVATION OR ANY CONSTRUCTION WHICH MAY BE AFFECTED BY THE LOCATION OR ELEVATION OF THE UTILITY.
6. DIAMETERS OF TREES ARE SHOWN IN INCHES MEASURED AT BREAST HEIGHT. TREES SMALLER THAN 6" WERE NOT NECESSARILY LOCATED AS PART OF THIS SURVEY.

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VILLAS AT LAGUNA SECA

Monterey, California

EXISTING CONDITIONS MAP

SCALE:	1" = 40'
DRAWN:	RW
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(YORK SCHOOL)

SD OUTFALL
(APPROX.)

LOT 4

LOT 5

LOT 6

LOT 7

BUILDING A

BUILDING B

BUILDING C

BUILDING D

BUILDING E

BUILDING F

25 PS

24 PS

27 PS

27 PS

12 PS

33 PS

29 ON-STREET
PARALLEL PS

APN 173-121-003

APN 173-121-013

APN 173-121-012

APN 173-121-002

APN 173-121-025

APN 173-123-012

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CITY OF MONTEREY

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WILSON RD.

FH

KEYNOTE

1. CONSTRUCT DRIVEWAY AND SIDEWALK
2. RETAINING WALL
3. TRASH ENCLOSURE

LEGEND

- BUILDING FOOTPRINT
- ASPHALT PAVING
- LIMITS OF GRADING
- TREE REMOVAL

SCALE: 1" = 40'

0 1 2 INCHES 3

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VILLAS AT LAGUNA SECA

Monterey, California

OVERALL CIVIL SITE PLAN

SCALE:	1" = 40'
DRAWN:	RW
JOB No.:	4414.00

SHEET
C1.0
OF

PLANNING SUBMITTAL - NOT FOR CONSTRUCTION

APN 173-071-008
YORK SCHOOL

APN 173-121-003

LOT 4

LOT 5

LOT 6

LOT 7

BLDG. A
FF3: 305.7
FF2: 295.7
FF1: 285.7

BLDG. B
FF2: 294.0
FF1: 284.0

BLDG. C
FF3: 290
FF2: 280
FF1: 270

BLDG. D
FF3: 278
FF2: 268
FF1: 258

CITATION COURT

6'x8' TREE BOX BIOFILTER

6'x6' TREE BOX BIOFILTER

6'x10' TREE BOX BIOFILTER

18" UNDER-SIDEWALK DRAIN

262.0 FL
259.0 INV

UNDERGROUND INFILTRATION/
DETENTION CHAMBERS
(SERVES LOTS 4, 5, 6 & 7)
STORAGE VOLUME: 17,000 C.F.
TOP OF ROCK: 243.00
BOTTOM OF ROCK: 236.00

ENTRY MONUMENT SIGN
AND RETAINING WALL
TW: 250.0

CONNECT TO
(E) SDDI
234.5 INV

285.5 TW
(284.3 BW)

279.0 TW
(269.0 BW)

269.0 TW
(267.9 BW)

285.0 TW

282.0 TW

277.0 TW

276.0 TW

274.0 TW

272.5 TW

261.5 TW

259.5 TW

LEGEND

TREE PROTECTION

LIMITS OF GRADING

SCALE: 1" = 20'

0 1 2 INCHES 3

20 0 20 40

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NDM	

VILLAS AT LAGUNA SECA
Monterey, California

CIVIL SITE GRADING AND DRAINAGE PLAN
LOTS 4 AND 5

SCALE:	1" = 20'
DRAWN:	RW
JOB No.:	4414.00

SHEET
C1.1
OF

PLANNING SUBMITTAL - NOT FOR CONSTRUCTION

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UNDERGROUND INFILTRATION/
DETENTION CHAMBERS
(SERVES LOTS 4, 5, 6 & 7)
STORAGE VOLUME: 17,000 C.F.
TOP OF ROCK: 243.00
BOTTOM OF ROCK: 236.00

6'x6' TREE BOX BIOFILTER

6'x10' TREE BOX BIOFILTER

CONNECT TO (E) SDDI 234.5 INV

BLDG. E
FF2: 293
FF1: 283

BLDG. F
FF3: 260
FF2: 250

LOT 6

LOT 7

APN 173-123-012

APN 173-121-025

CITATION CT.

LEGEND
- TREE PROTECTION
- PATH OF TRAVEL
- LIMITS OF GRADING

SCALE: 1" = 20'

Know what's below. Call before you dig.

0 1 2 INCHES 3

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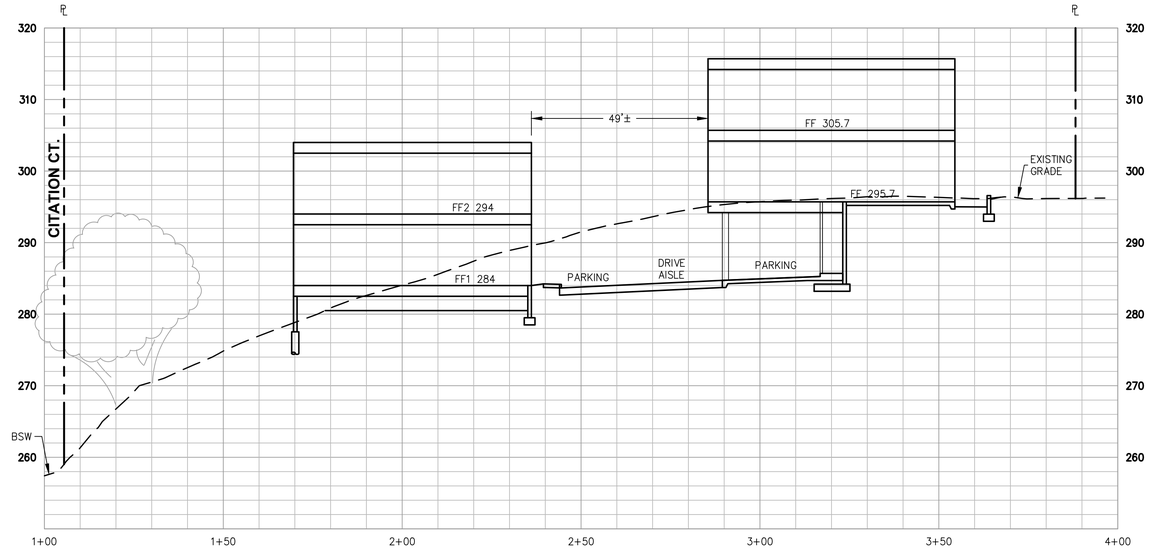
VILLAS AT LAGUNA SECA
Monterey, California

CIVIL SITE GRADING AND DRAINAGE PLAN
LOTS 6 AND 7

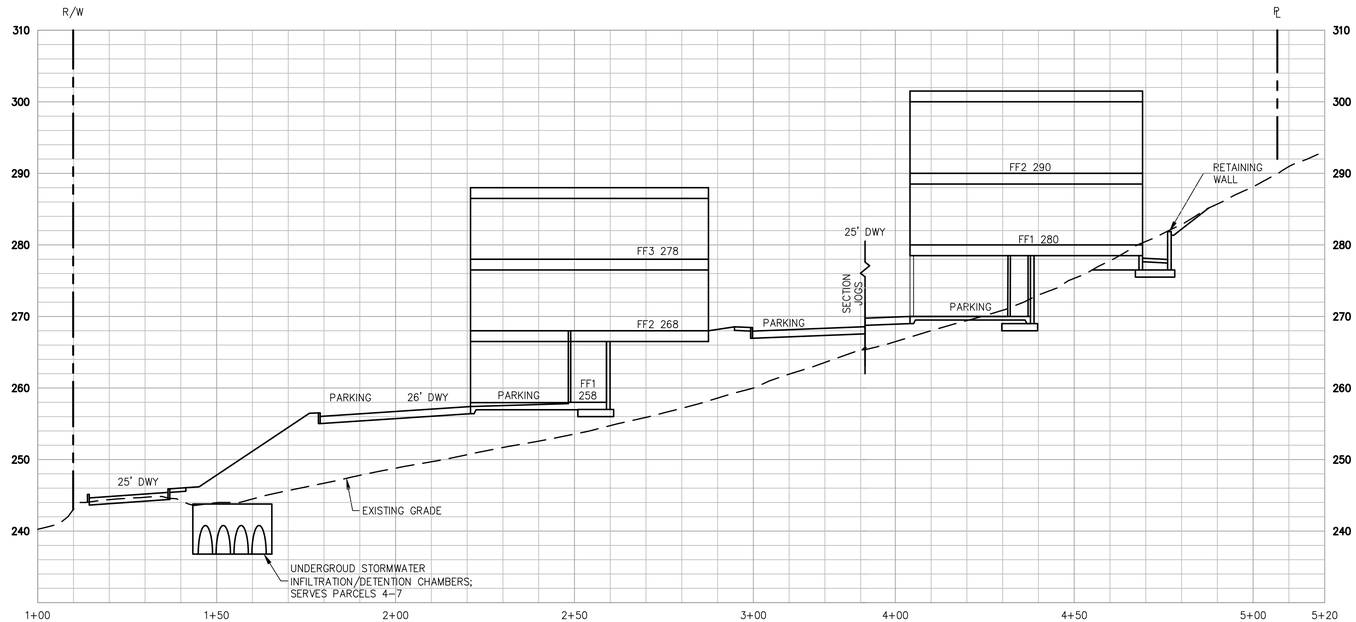
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LOT 4



LOT 5

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VILLAS AT LAGUNA SECA

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CIVIL SITE CROSS-SECTIONS
LOTS 4 AND 5

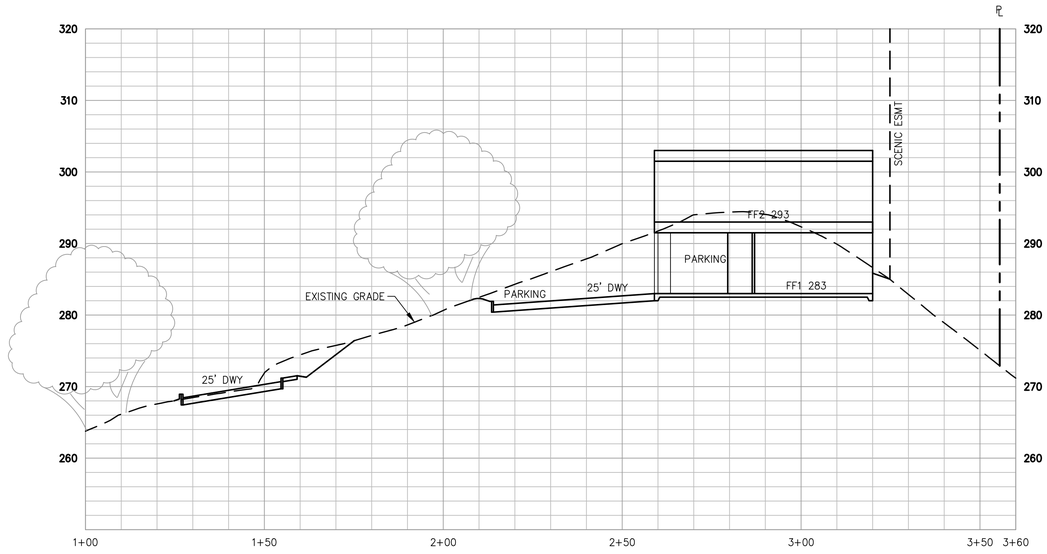
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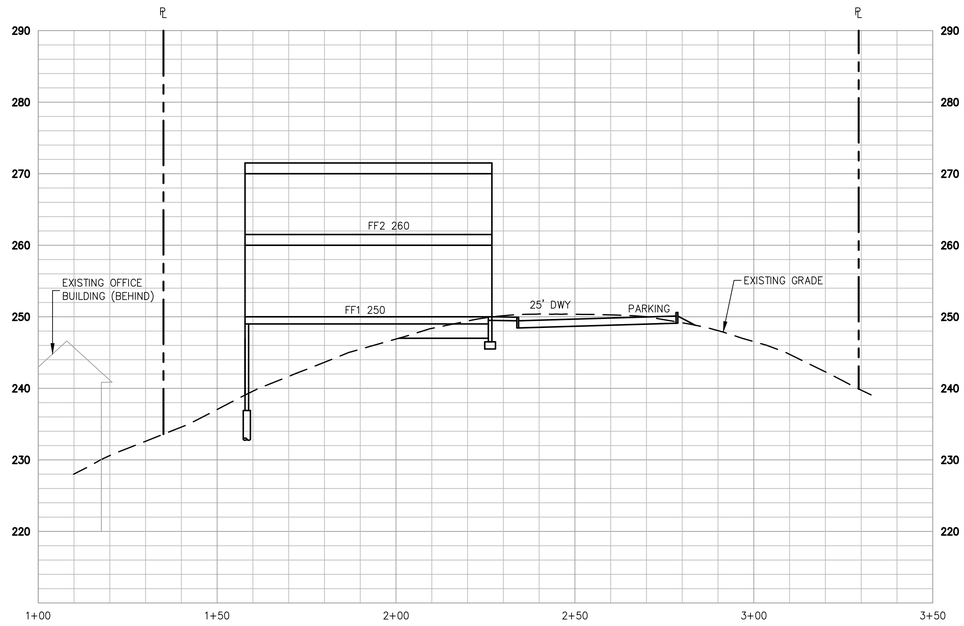
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LOT 6



LOT 7

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CIVIL SITE CROSS-SECTIONS
LOTS 6 AND 7

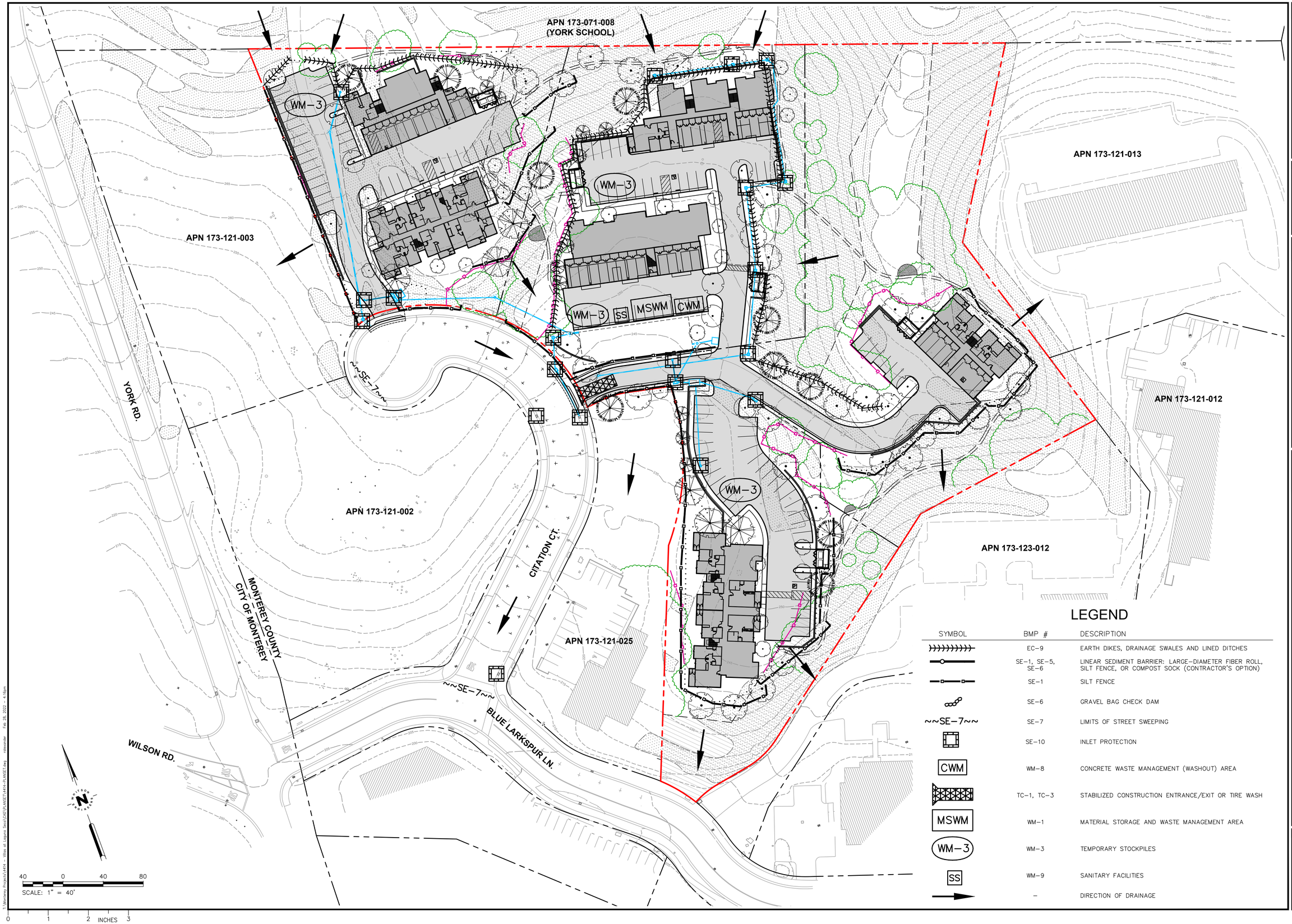
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LEGEND

SYMBOL	BMP #	DESCRIPTION
	EC-9	EARTH DIKES, DRAINAGE SWALES AND LINED DITCHES
	SE-1, SE-5, SE-6	LINEAR SEDIMENT BARRIER: LARGE-DIAMETER FIBER ROLL, SILT FENCE, OR COMPOST SOCK (CONTRACTOR'S OPTION)
	SE-1	SILT FENCE
	SE-6	GRAVEL BAG CHECK DAM
~~SE-7~~	SE-7	LIMITS OF STREET SWEEPING
	SE-10	INLET PROTECTION
CWM	WM-8	CONCRETE WASTE MANAGEMENT (WASHOUT) AREA
	TC-1, TC-3	STABILIZED CONSTRUCTION ENTRANCE/EXIT OR TIRE WASH
MSWM	WM-1	MATERIAL STORAGE AND WASTE MANAGEMENT AREA
WM-3	WM-3	TEMPORARY STOCKPILES
SS	WM-9	SANITARY FACILITIES
	–	DIRECTION OF DRAINAGE

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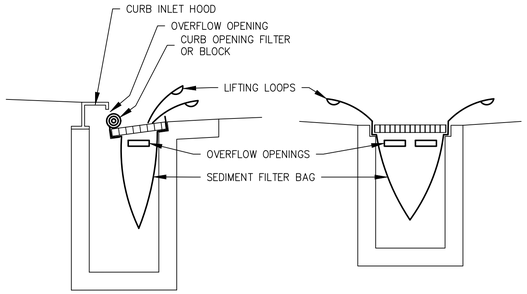
TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

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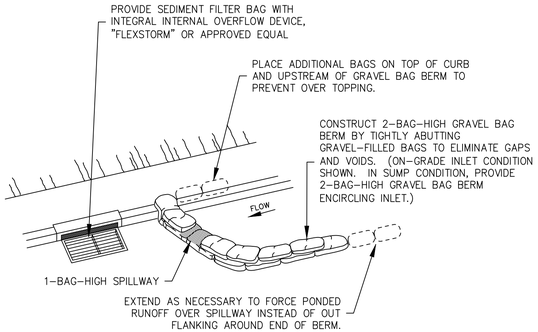
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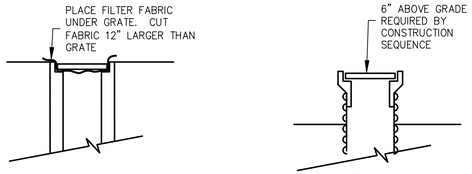


TYPE 5 (COMBINATION INLET)

TYPE 5 (FLAT GRATE INLET)



TYPE 3



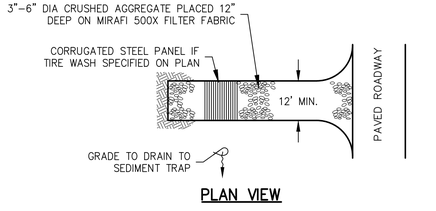
TYPE 1

TYPE 2

NOTES:
1. PROVIDE TYPE 1 INLET PROTECTION AT ALL INLETS IF OTHER TYPE NOT PROVIDED.
2. TYPE 2 INLET PROTECTION MAY BE PROVIDED IN LIEU OF TYPE 1 AT CONTRACTOR'S OPTION.
3. TYPE 3 INLET PROTECTION SHALL BE PROVIDED FOR ALL EXISTING AND PROPOSED PUBLIC STORM DRAIN INLETS, AND ANY PRIVATE INLETS WHICH ARE TO REMAIN IN SERVICE DURING CONSTRUCTION.

SE-10 -- STORM DRAIN INLET PROTECTION

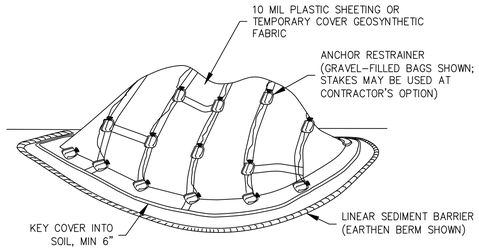
SCALE: NONE



PLAN VIEW

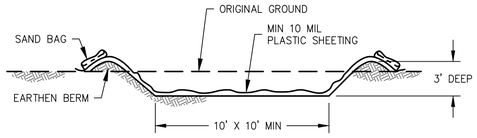
TC-1 -- STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE



WM-3 -- TEMPORARY COVER ON STOCKPILE

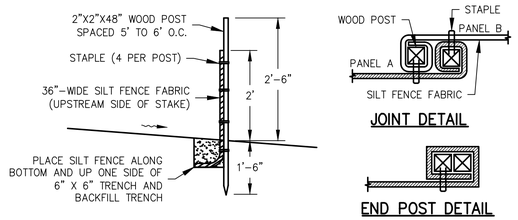
SCALE: NONE



NOTES:
1. AT CONTRACTOR'S OPTION, AN EQUIVALENT 10' X 10' X 2'-DEEP ABOVE-GRADE WASHOUT MAY BE CONSTRUCTED USING LUMBER OR HAY BALES.

WM-8 -- TEMPORARY CONCRETE WASHOUT FACILITY

SCALE: NONE



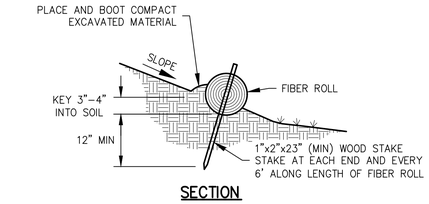
JOINT DETAIL

END POST DETAIL

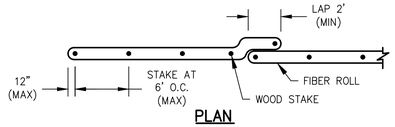
NOTES:
1. THE DOWNSTREAM END OF THE SILT FENCE SHALL HAVE THE LAST 8' ANGLED UP SLOPE TO PREVENT WATER FROM RUNNING AROUND THE END OF THE SILT FENCE
2. JOINT SECTIONS SHALL NOT BE PLACED AT SUMP LOCATIONS

SE-1 -- TEMPORARY SILT FENCE

SCALE: NONE



SECTION



PLAN

NOTES:
1. PRIOR TO FIBER ROLL INSTALLATION, EXCAVATE A CONCAVE KEY TRENCH (FURROW) 3" TO 4" DEEP. INSTALL AND STAKE THE FIBER ROLL TIGHT AGAINST THE FURROW SO THAT STORMWATER RUNOFF WILL NOT PASS UNDER THE FIBER ROLL.
2. PLACE SOIL EXCAVATED FROM THE FURROW ON THE UPHILL SIDE OF THE FIBER ROLL AND BOOT COMPACT AGAINST FIBER ROLL AFTER FIBER ROLL INSTALLATION, TO PREVENT RUNOFF FROM PASSING UNDER THE FIBER ROLL.
3. AT JOINTS, OVERLAP FIBER ROLLS 2' (MIN), WITH THE ROLLS TIGHTLY ABUTTING. WHERE MULTIPLE ROWS ARE INSTALLED ON A SLOPE, STAGGER THE JOINTS ON ADJACENT ROWS 5' (MIN).
4. INSTALL FIBER ROLLS LEVEL (FOLLOWING THE GROUND CONTOUR) WHERE SHOWN.

SE-5 -- FIBER ROLL

SCALE: NONE

EROSION AND SEDIMENT CONTROL PLAN

1. BEST MANAGEMENT PRACTICES (BMPs) (MATERIALS AND THEIR INSTALLATION) SHALL CONFORM TO ONE OF THE FOLLOWING:
   1.1. THE 2017 EDITION OF THE CALTRANS STORM WATER QUALITY HANDBOOKS PPDG.
   1.2. THE 2012 EDITION OF THE CALIFORNIA STORMWATER BMP HANDBOOK PORTAL BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA).
2. THE BMPs SHOWN ON THIS WATER POLLUTION CONTROL PLAN SHALL BE ADJUSTED OR SUPPLEMENTED AS REQUIRED TO PROTECT WATER QUALITY AND/OR AS DIRECTED BY THE ENGINEER OR JURISDICTION HAVING AUTHORITY.
3. THIS PLAN IS INTENDED TO BE USED FOR INTERIM WATER POLLUTION CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING BMPs PRIOR TO, DURING, AND AFTER STORM EVENTS, AND SHALL PROMPTLY CORRECT ANY DEFICIENCIES NOTED.
5. ALL PAVED AREAS SHALL BE KEPT CLEAN OF SOIL AND DEBRIS. REGULAR STREET SWEEPING IS REQUIRED. ADDITIONAL STREET SWEEPING MAY BE REQUIRED BY THE ARCHITECT/ENGINEER OR JURISDICTION HAVING AUTHORITY.
6. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. ANY MATERIAL THAT IS TO BE HAULED OFF-SITE SHALL BE COVERED. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
7. KEEP ADDITIONAL EROSION AND SEDIMENT CONTROL MATERIALS ON SITE IN CASE IMMEDIATE REPAIRS OR MODIFICATIONS ARE REQUIRED.
8. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
9. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
10. PROVIDE TEMPORARY "EFFECTIVE SOIL COVER" ON ALL INACTIVE DISTURBED AREAS (AREAS WHICH HAVE NOT BEEN DISTURBED FOR AT LEAST 14 DAYS) PRIOR TO INSTALLATION OF FINAL LANDSCAPING, IF REQUIRED DUE TO PROJECT SCHEDULING.
11. PROVIDE WIND EROSION CONTROL AT ALL TIMES IN ACCORDANCE WITH BEST MANAGEMENT PRACTICE WE-1.
12. LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION AND WHICH MAY BE RE-USED.
13. ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
    - PROVIDE SILT FENCE OR LARGE-DIAMETER FIBER ROLL AT CONSTRUCTION SITE PERIMETER WHERE RUNOFF LEAVES THE CONSTRUCTION SITE.
    - PREVENT STORMWATER RUN-ON FROM ENTERING THE WORK AREA BY CONSTRUCTING A BERM-AND-SWALE OR INSTALLING A SILT FENCE ALONG THE UPSTREAM PERIMETER OF THE WORK AREA TO CAPTURE AND DIVERT THE RUN-ON AROUND THE WORK AREA. PROVIDE TERMPORARY STORM DRAINS AND/OR LINED SWALES WHERE RUN-ON MUST CROSS THROUGH THE WORK AREA.
    - PROVIDE INLET PROTECTION AT ALL DRAIN INLETS WITHIN THE WORK AREA AND WITHIN 200' DOWNSTREAM OF THE WORK AREA.

MONTEREY COUNTY REQUIREMENTS

1. ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE #2535, EROSION CONTROL ORDINANCE #2806, AND CALIFORNIA BUILDING CODE.
2. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
3. DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPS INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
4. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-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.
5. ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15TH THROUGH APRIL 15TH).
6. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM AN ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION. (MCC 16.12.100)
7. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION. VEGETATION REMOVAL BETWEEN OCTOBER 15TH AND APRIL 15TH SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS.
8. THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 1 AND APRIL 30.
   A. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY APPLYING STRAW MULCH AT 2000 LBS. PER ACRE AND ANCHORED BY TRACK-WALKING TO PREVENT MOVEMENT DURING WATER FLOW.
   B. RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE. THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT. SEE THIS SHEET FOR EROSION CONTROL PLAN AND EROSION CONTROL DETAILS.
   C. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
   D. THE BUILDING INSPECTOR SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
   E. CUT AND FILL SLOPES SHALL BE PLANTED WITH AN SEED MIX APPROVED BY THE LANDSCAPE ARCHITECT. AMOUNT OF SEED AND FERTILIZER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
2. ALL SURFACES EXPOSED OR EXPECTED TO BE EXPOSED DURING GRADING ACTIVITIES SHALL BE PREPARED AND MAINTAINED THROUGH THE LENGTH OF THE ENTIRE PROJECT TO PROTECT AGAINST EROSION.
3. AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTORS ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE DONE BY DUST FROM HIS OR HER SUBCONTRACTOR.

QSD / QSP SCOPE OF WORK

THE PROJECT SWPPP HAS BEEN PREPARED BY THE OWNER'S CIVIL ENGINEER. ONE ORIGINAL "FIELD COPY" SWPPP WILL BE PROVIDED TO THE CONTRACTOR BY THE OWNER, IN ADDITION TO ELECTRONIC (PDF) FILES.

THE CONTRACTOR SHALL:
1. SERVE AS THE QUALIFIED SWPPP PRACTITIONER (QSP), AND ALSO THE QUALIFIED SWPPP DEVELOPER (QSD) IF QSD SERVICES ARE REQUIRED DURING CONSTRUCTION
2. TRAIN ITS EMPLOYEES AND SUBCONTRACTORS AS REQUIRED BY THE CONSTRUCTION GENERAL PERMIT
3. MAINTAIN THE FIELD COPY SWPPP BINDER
4. PERFORM ALL STORM WATER INSPECTIONS, SAMPLING AND ANALYSIS
5. IMPLEMENT RAIN EVENT ACTION PLANS (REAPS) IF PROJECT IS RISK LEVEL 2 OR 3
6. PREPARE THE PROJECT SPILL RESPONSE PLAN
7. PREPARE THE STORMWATER ANNUAL REPORT EACH YEAR, AND PRIOR TO PROJECT COMPLETION
8. PROVIDE NOTICE OF TERMINATION DOCUMENTATION TO THE OWNER AT PROJECT COMPLETION
9. SERVE AS DATA SUBMITTER FOR THE OWNER FOR EACH ON-LINE SUBMITTAL THROUGH THE STATE'S WEBSITE (SMARTS)
10. ASSIST THE OWNER IN COORDINATING WITH THE REGIONAL WATER QUALITY CONTROL BOARD AND STATE WATER RESOURCES CONTROL BOARD, AS NEEDED
11. IMPLEMENT ALL BEST MANAGEMENT PRACTICES (BMPs) AS NECESSARY TO PROTECT WATER QUALITY, AS REQUIRED BY THE CONSTRUCTION GENERAL PERMIT, AND AS OUTLINED IN THE PROJECT SWPPP
12. PAY FOR NON-STORMWATER TESTING, IF REQUIRED DUE TO LEAKS OR SPILLS.
13. PAY ANY FINES IMPOSED FOR FAILURE TO COMPLY WITH THE CONSTRUCTION GENERAL PERMIT OR OTHER LAWS, REGULATIONS, OR REQUIREMENTS OF THE VARIOUS JURISDICTIONS HAVING AUTHORITY.

CONSTRUCTION SITE BMP CHECKLIST

The selected BMPs, below, were considered during design to comply with the Project's storm water runoff requirements. The Contractor is responsible for implementing all BMPs necessary for compliance with the Construction General Permit, the project Storm Water Pollution Prevention Plan, the Project Specifications and these Drawings.

EROSION CONTROL BMPs		
☒	EC-1	Scheduling
☒	EC-2	Preservation of Existing Vegetation
☒	EC-3	Hydraulic Mulch
☒	EC-4	Hydroseeding
☐	EC-5	Soil Binders
☒	EC-6	Straw Mulch
☐	EC-7	Geotextiles & Mats
☒	EC-8	Wood Mulching
☒	EC-9	Earth Dikes & Drainage Swales
☒	EC-10	Velocity Dissipation Devices
☒	EC-11	Slope Drains
☐	EC-12	Streambank Stabilization
☐	EC-13	Reserved
☐	EC-14	Compost Blankets
☒	EC-15	Soil Preparation / Roughening
☐	EC-16	Non-Vegetative Stabilization (Gravel Blanket)
SEDIMENT CONTROL BMPs		
☒	SE-1	Silt Fence
☐	SE-2	Sediment Basin
☒	SE-3	Sediment Trap
☒	SE-4	Check Dam
☐	SE-5	Fiber Rolls
☐	SE-6	Gravel Bag Berm
☒	SE-7	Street Sweeping and Vacuuming
☐	SE-8	Sand Bag Barrier
☐	SE-9	Straw Bale Barrier
☒	SE-10	Storm Drain Inlet Protection
☐	SE-11	Active Treatment Systems (ATS)
☐	SE-12	Manufactured Linear Sediment Controls
☒	SE-13	Compost Socks and Berms
☐	SE-14	Biofilter Bags
NON-STORM WATER MANAGEMENT BMPs		
☒	NS-1	Water Conservation Practices
☐	NS-2	Dewatering Operations
☒	NS-3	Paving and Grinding Operations
☐	NS-4	Temporary Stream Crossing
☐	NS-5	Clear Water Diversion
☒	NS-6	Illicit Connection / Discharge
☒	NS-7	Potable Water / Irrigation
☒	NS-8	Vehicle and Equipment Cleaning
☒	NS-9	Vehicle and Equipment Fueling
☒	NS-10	Vehicle and Equipment Maintenance
☐	NS-11	Pile Driving Operations
☒	NS-12	Concrete Curing
☒	NS-13	Concrete Finishing
☐	NS-14	Material Over Water
☐	NS-15	Demolition Adjacent to Water
☐	NS-16	Temporary Batch Plants
WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL BMPs		
☒	WM-1	Material Delivery and Storage
☒	WM-2	Material Use
☒	WM-3	Stockpile Management
☒	WM-4	Spill Prevention and Control
☒	WM-5	Solid Waste Management
☒	WM-6	Hazardous Waste Management
☐	WM-7	Contaminated Soil Management
☒	WM-8	Concrete Waste Management
☒	WM-9	Sanitary/Septic Waste Management
☐	WM-10	Liquid Waste Management
WIND EROSION CONTROL BMPs		
☒	WE-1	Wind Erosion Control
TRACKING CONTROL BMPs		
☒	TR-1	Stabilized Construction Entrance/Exit
☐	TR-2	Stabilized Construction Roadway
☐	TR-3	Entrance/Outlet Tire Wash

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TEMPORARY EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

SCALE:	--
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LOT 4

LOT 5

BLDG. A
FF3: 305.7
FF2: 295.7
FF1: 285.7

BLDG. B
FF2: 294.0
FF1: 284.0

BLDG. C
FF3: 290
FF2: 280
FF1: 270

BLDG. D
FF3: 278
FF2: 268
FF1: 258

6'x8' TREE BOX BIOFILTER

6'x6' TREE BOX BIOFILTER

6'x10' TREE BOX BIOFILTER

18" UNDER-SIDEWALK DRAIN

262.0 FL
259.0 INV

UNDERGROUND INFILTRATION/ DETENTION CHAMBERS (SERVES LOTS 4, 5, 6 & 7)
STORAGE VOLUME: 17,000 C.F.
TOP OF ROCK: 243.00
BOTTOM OF ROCK: 236.00

ENTRY MONUMENT SIGN AND RETAINING WALL
TW: 250.0

CONNECT TO (E) 6"SS

CONNECT TO (E) SDDI
234.5 INV

SSMH
260.5 RIM
246.5 INV

SSMH
253.3 RIM
244.6 INV

SSMH
269.2 RIM
262.9 INV

SSMH
268.9 RIM
264.5 INV IN
261.2 INV OUT
261.1 INV OUT

SSMH
235.5 RIM

SDDI
241.7 GRT
237.3 INV

ORANGE MARKER POST

PG&E VAULT

GAS VALVE BOX

WM & BFP

10" RCP

6"SS

8"SD

8"W

12"W

SCALE: 1" = 20'

20 0 20 40

0 1 2 3 INCHES

Know what's below. Call before you dig. 811

Civil Engineering
Land Surveying
6 Harris Court
Monterey, California
831.649.5225
whitson@whitsonengineers.com

Whitson ENGINEERS

NOT VALID WITHOUT SIGNATURE

SUBMITTAL / REVISION

01/18/22	PLANNING SUBMITTAL
NDM	

VILLAS AT LAGUNA SECA

Monterey, California

CIVIL SITE UTILITY PLAN
LOTS 4 AND 5

SCALE:	1" = 20'
DRAWN:	RW
JOB No.:	4414.00
SHEET	C3.1
OF	

PLANNING SUBMITTAL - NOT FOR CONSTRUCTION

T:\Monterey Projects\4414 – Villas at Laguna Seca\CAD\PLANSET\4414-PLANSET.dwg rstewander Feb 28, 2022 – 4:16pm

6'x6' TREE BOX BIOFILTER

UNDERGROUND INFILTRATION/ DETENTION CHAMBERS (SERVES LOTS 4, 5, 6 & 7) STORAGE VOLUME: 17,000 C.F. TOP OF ROCK: 243.00 BOTTOM OF ROCK: 236.00

CONNECT TO (E) 6"SS

CONNECT TO (E) SDDI 234.5 INV

6'x10' TREE BOX BIOFILTER

SSMH 258.9 RIM 244.5 INV IN 241.2 INV IN 241.1 INV OUT

BLDG. E
FF2: 293
FF1: 283

BLDG. F
FF3: 260
FF2: 250

LOT 6

LOT 7

APN 173-123-012

APN 173-121-025

CITATION CT.

SSMH 235.5 RIM 228.3 INV

811 Know what's below. Call before you dig.

0 1 2 INCHES 3

SCALE: 1" = 20'

20 0 20 40

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NDM	

VILLAS AT LAGUNA SECA

Monterey, California

CIVIL SITE UTILITY PLAN
LOTS 6 AND 7

SCALE:	1" = 20'
DRAWN:	RW
JOB No.:	4414.00

SHEET C3.2 OF

PLANNING SUBMITTAL - NOT FOR CONSTRUCTION

T:\Monterey Projects\4414 - Villas at Laguna Seca\CAD\PLANSET\4414-PLANSET.dwg nalexander Feb 28, 2022 - 4:16pm

DMA OS-1

DMA OS-2

LOT 4

LOT 5

LOT 6

LOT 7

DMA 4.1

DMA 4.2

DMA 5.1

DMA 5.2

DMA 7.1

SCM 4

SCM 5A

SCM 5B

SCM 7

6"SS

8"W

10"SD

NOTES:

THIS PLAN SHEET IS ILLUSTRATIVE ONLY; IT SHALL NOT BE USED FOR CONSTRUCTION.

SCALE: 1" = 40'

0 1 2 INCHES 3

T:\Monterey Projects\4414 – Villas at Laguna Seca\CAD\PLANSET\4414-PLANSET.dwg rdevender Feb 28, 2022 – 4:17pm

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01/18/22	PLANNING SUBMITTAL
NDM	

VILLAS AT LAGUNA SECA

Monterey, California

POST-CONSTRUCTION STORM WATER CONTROL PLAN

SCALE:	1" = 40'
DRAWN:	RW
JOB No.:	4414.00

SHEET C4.1 OF

PLANNING SUBMITTAL - NOT FOR CONSTRUCTION

LEGEND

- PROPERTY LINE
- WORKER AND EQUIPMENT PARKING
- TRUCK ROUTE FOR CONSTRUCTION DEBRIS
- WM-3 — TEMPORARY STOCKPILES
- SS — SANITARY FACILITIES
- STABILIZED CONSTRUCTION ENTRANCE/EXIT

EARTHWORK QUANTITIES

13,800	CY CUT
12,800	CY FILL
1,100	CY SHRINKAGE
1,900	CY TRENCHING AND FOUNDATION SPOILS
1,800	CY EXPORT

CONTACT INFO

ARCHITECT
THE PAUL DAVIS PARTNERSHIP, LLP
268 EL DORADO STREET
MONTEREY, CA 93940

TEL: (831) 373-2784

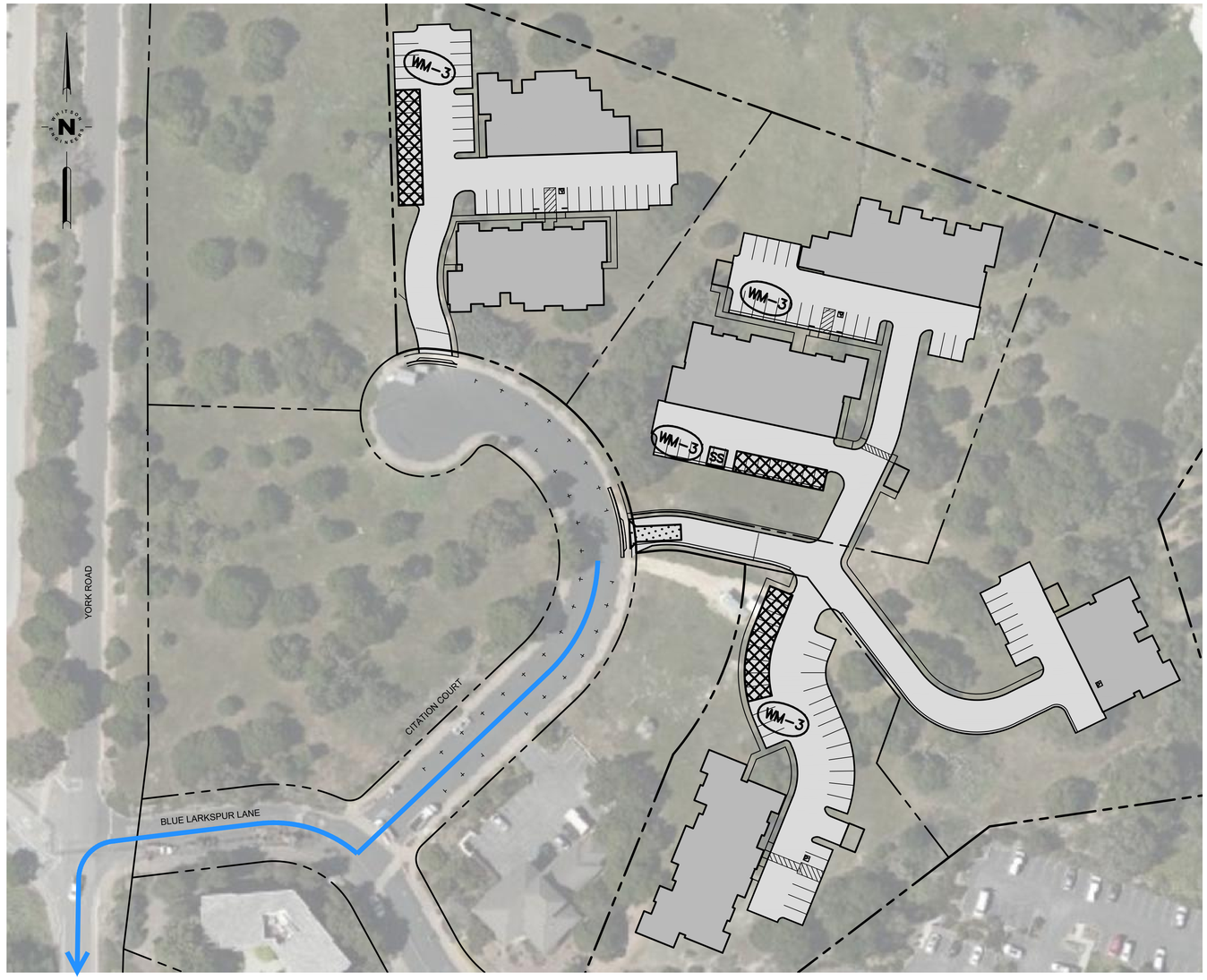
CONTRACTOR
TO BE DETERMINED

CONSTRUCTION COORDINATOR

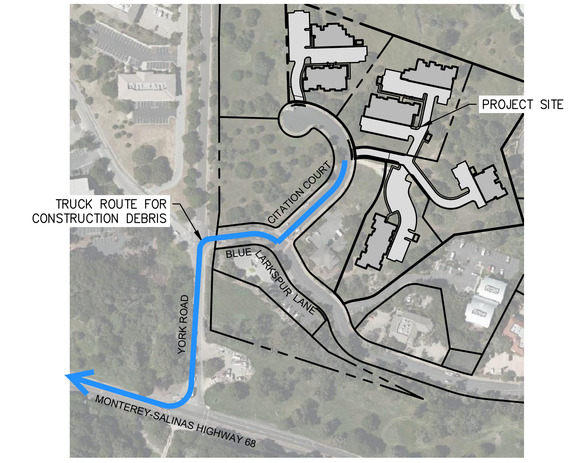
CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION. SHOULD QUESTIONS ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24-HOUR PHONE NUMBERS) SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE IN A MANNER THAT THE CONTACT INFORMATION IN READILY VISIBLE FROM PUBLIC VIEWING AREAS. THE POSTING SHALL INDICATE THAT THE CONSTRUCTION COORDINATOR SHOULD BE CONTACTED TO ANSWER ANY QUESTIONS THAT ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRIES AND IN EMERGENCIES). THE CONSTRUCTION COORDINATOR SHALL RECORD THE NAME, PHONE NUMBER AND NATURE OF ALL COMPLAINTS (IF ANY) RECEIVED DURING CONSTRUCTION, AND SHALL INVESTIGATE COMPLAINTS AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24-HOURS OF RECEIPT OF THE COMPLAINT OR INQUIRY.

CONSTRUCTION MANAGEMENT NOTES

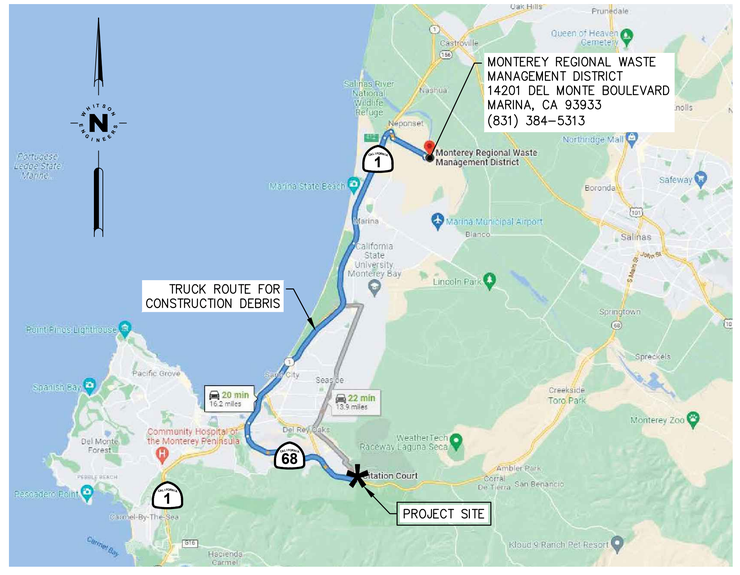
1. DURATION OF CONSTRUCTION IS 24 MONTHS STARTING FROM THE DATE PERMITS ARE ISSUED.
2. NOISE-GENERATING CONSTRUCTION ACTIVITIES ARE LIMITED TO THE HOURS BETWEEN 7 A.M. AND 7 P.M. MONDAY THROUGH SATURDAY; NO CONSTRUCTION OPERATIONS ALLOWED ON SUNDAYS OR NATIONAL HOLIDAYS.
3. TRUCKS WILL BE ROUTED TO AND FROM THE SITE USING THE TRUCK ROUTE SHOWN ON THIS SHEET UNLESS A CLOSER COUNTY APPROVED SITE IS AVAILABLE TO RECEIVE EXPORT.
4. THE NUMBER OF WORKERS WILL VARY THROUGH OUT CONSTRUCTION. WORKERS ONSITE WILL RANGE FROM 10 TO 100.
5. EROSION CONTROL PROTECTION TO BE INSTALLED PER THE PERMITTED PLANS.
6. STATIONARY NOISE-GENERATING CONSTRUCTION EQUIPMENT AND STAGING AREAS SHALL BE LOCATED AS FAR AWAY AS POSSIBLE FROM RESIDENTIAL RECEIVERS.
7. CONSTRUCTION EQUIPMENT MUST BE PROPERLY MAINTAINED. ALL INTERNAL COMBUSTION ENGINE-DRIVEN EQUIPMENT SHALL BE EQUIPPED WITH WITH INTAKE AND EXHAUST MUFFLERS THAT ARE IN GOOD CONDITION AND APPROPRIATE FOR THE EQUIPMENT
8. SEE ARCHITECTURAL/LANDSCAPE PLANS AND/OR THE PROJECT ARBORIST'S REPORT FOR TREE PROTECTION AND REMOVAL REQUIREMENTS.



B CM1 CONSTRUCTION SITE PLAN
SCALE: 1"=50'



A CM1 OVERALL SITE PLAN
SCALE: 1"=200'



C CM1 TRUCK ROUTING PLAN
SCALE: 1"=5000'

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01/18/22	PLANNING SUBMITTAL
NDM	

VILLAS AT LAGUNA SECA
Monterey, California

CONSTRUCTION MANAGEMENT PLAN

SCALE:	1" = 40'
DRAWN:	RW
JOB No.:	4414.00

SHEET C5.1 OF

PLANNING SUBMITTAL - NOT FOR CONSTRUCTION

T:\Monterey Projects\4414 - Villas at Laguna Seca\CAD\PLANSET\4414-PLANSET.dwg rstewander Feb 28, 2022 - 4:17pm

0 1 2 INCHES 3



not to scale

Existing trees to be removed

refer to Civil and Architecture plans for existing tree survey

SYMBOL	SURVEYED TREES	QUANTITY
○	Greater than 6" trunk diameter Mix of Coast Live Oaks and Monterey Pines as noted in Citation Court Lots 4-7 Forest Management Plan	83

Proposed trees

SPECIES (see sheets L1.2 and L1.3)	QUANTITY
Cercis occidentalis / Western Redbud	11
Laurus x 'Saratoga' / Saratoga Hybrid Laurel	21
Quercus agrifolia / Coast Live Oak	61
Total	93

Recommendation Notes:

1. Contractor shall review the Citation Court Lots 4-7 Forest Management Plan prepared by Ono Consulting dated August 11, 2021

2. Brush and 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.

3. Contractor shall remove all debris, weeds and non-native invasive plant species from the parcels.
Care shall be taken to eradicate the following pest species identified in report:
Scotch Broom French Broom (Genista species)
Pampas Grass
Eucalyptus (large types)



Michael Arnone + Associates
LANDSCAPE ARCHITECTURE
mike@arnonelandscape.com 831.462.4988

VILLAS AT LAGUNA SECA
LOTS 4-7 CITATION COURT
MONTEREY, CA 93940

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REVISIONS

LICENSED LANDSCAPE ARCHITECT
MICHAEL A. ARNONE
No. 3347
(Exp 7/31/22)
STATE OF CALIFORNIA

EXISTING VEGETATION

JOB NO. 202123
SCALE 1" = 40' - 0"
DRAWN MA
CHECK
DATE 2.21.2022

SHEET L-1.0

SHEET 1 OF 6

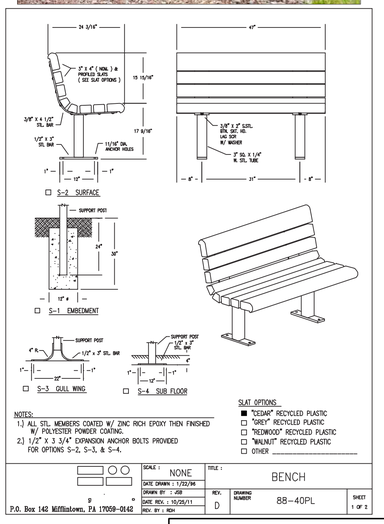
SITE AMENITIES SCHEDULE

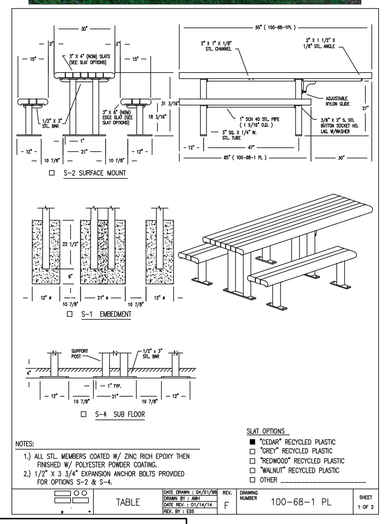
SYMBOL	DESCRIPTION	QTY
1	Dumor 88-60 Bench 88 with steel frame. Seat is available in ipe, douglas fir, or recycled plastic. 72" length. 48", 60", and 96" available. Embedment and subfloor mounts also available.	2
2	Dumor 100-60 72" steel framed picnic table available in recycled plastic. Embedment and subfloor mounts available upon request.	2
3	Custom 4' x 8' x 2' raised vegetable bed. Built on site with Redwood.	3

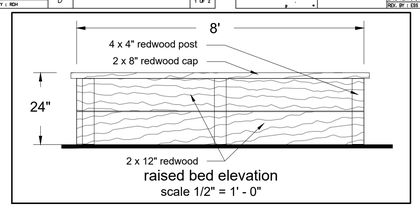
NOTE:
"If the lots are managed under separate ownership, the trails will be kept open to residents by means of a reciprocal trail easement agreement whereby each owner will permit the other owners and their tenants/occupants to use the trails and site furnishings on the lots for their intended recreational purposes, subject to rules and regulations adopted by the owners."



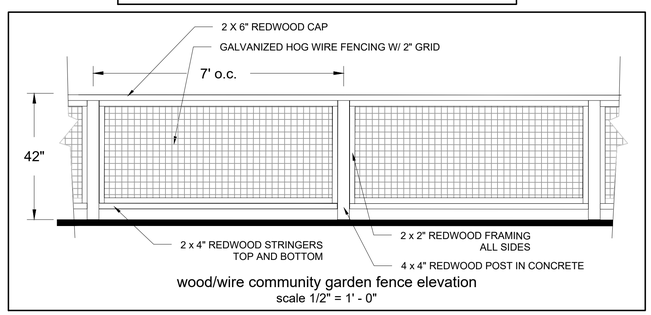




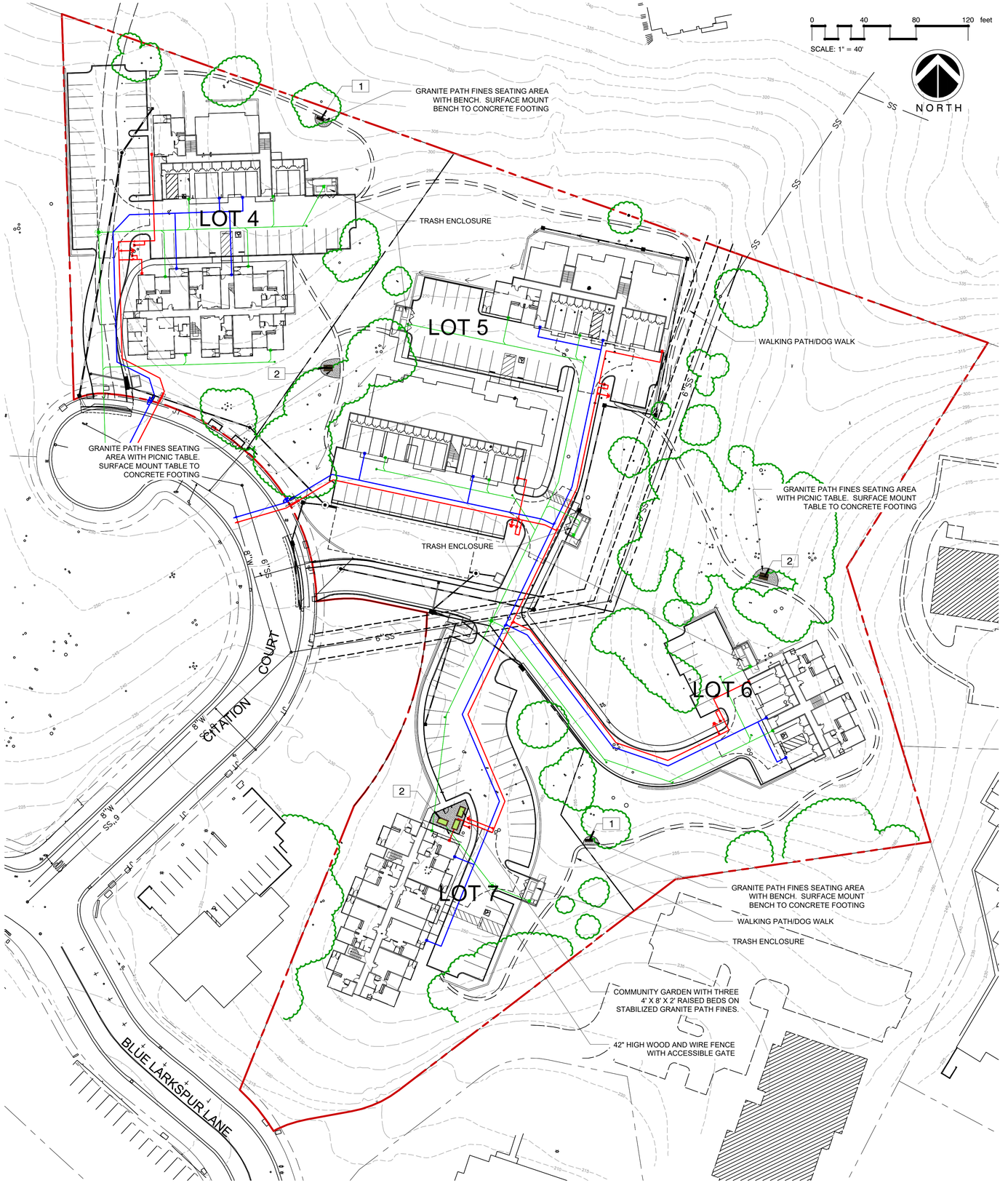




raised bed elevation
scale 1/2" = 1' - 0"



wood/wire community garden fence elevation
scale 1/2" = 1' - 0"



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mike@arnonelandscape.com 831.462.4988

VILLAS AT LAGUNA SECA
LOTS 4-7 CITATION COURT
MONTEREY, CA 93940

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REVISIONS

LICENSED LANDSCAPE ARCHITECT
MICHAEL A. ARNONE
No. 3347
(Exp 7/31/22)
STATE OF CALIFORNIA

TRAIL AND SITE FURNISHINGS PLAN

JOB NO. 202123
SCALE 1" = 40' - 0"
DRAWN MA
CHECK
DATE 1.7.2021

SHEET L-1.1

SHEET 2 OF 6

0 20 40 60 feet

SCALE: 1" = 20'

NORTH

PLANTING DESIGN INTENT:
1. The design of an automatic irrigation system will be prepared prior to issuance of building permit.
2.The irrigation system will use tree bubblers and drip irrigation technology to effectively water all new and existing plants.
3.The irrigation system design shall comply with all state and local water district codes regarding water conservation.
4. The parcels will not be irrigated except within developed areas. Caution will be used to avoid over watering around existing trees.

TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY	WATER USE*	PLANT ORIGIN
	Cercis occidentalis / Western Redbud	15 gal	11	Very low	California Native
	Laurus x 'Saratoga' / Saratoga Hybrid Laurel	15 gal	21	Low	Mediterranean
	Quercus agrifolia / Coast Live Oak	15 gal	61	Very low	California Native
	TOTAL PROPOSED TREES		**93**		

***Water use based on WUCOLS IV**

LOT 4

LOT 5

TRASH ENCLOSURE

EXISTING TREE TO REMAIN (TYPICAL)

TRASH ENCLOSURE

EXISTING TREE TO REMAIN (TYPICAL)

TRASH ENCLOSURE

MATCH-LINE A

MATCH-LINE A

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mike@arnonelandscape.com 831.462.4988

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LOTS 4-7 CITATION COURT
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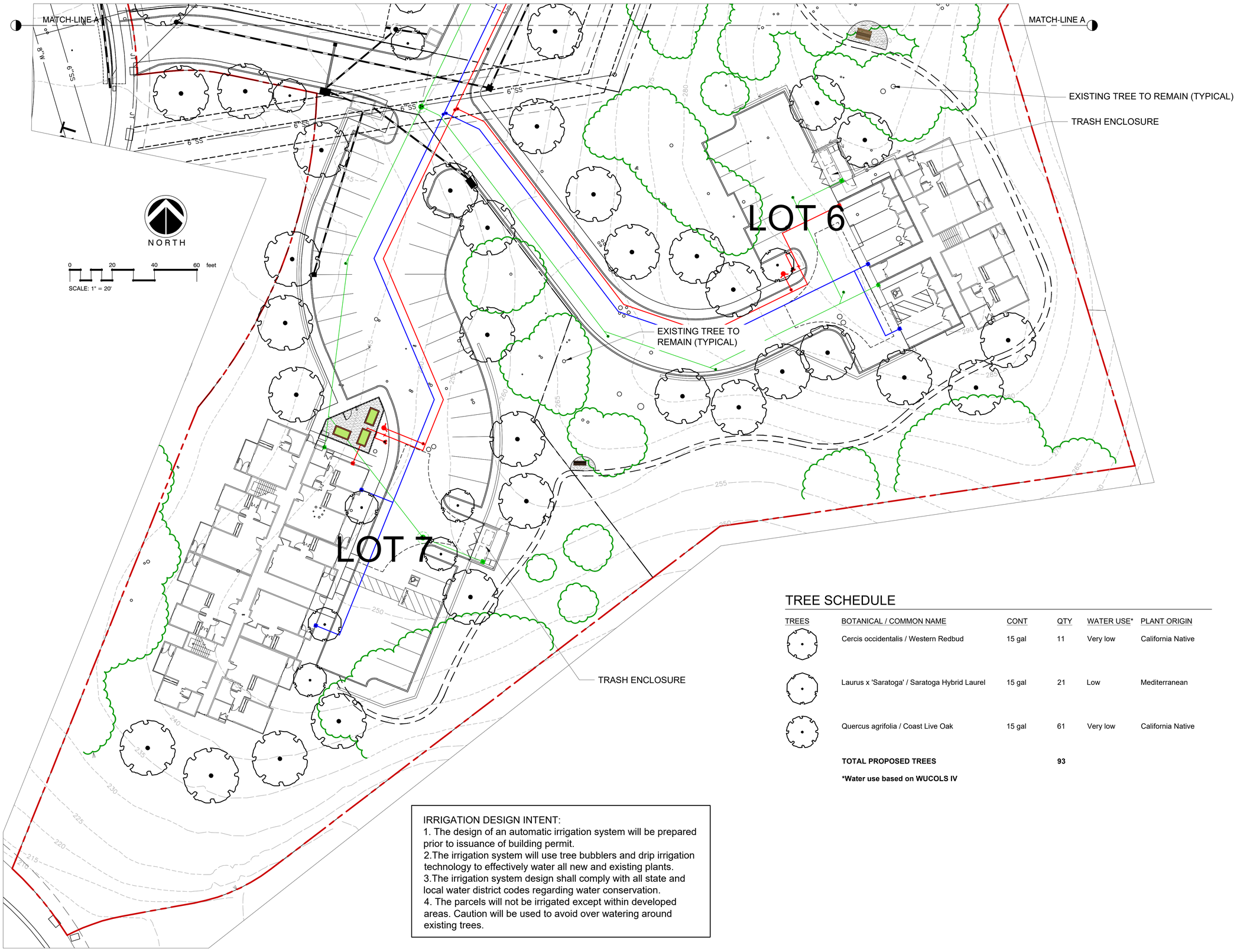
LICENSED LANDSCAPE ARCHITECT
MICHAEL A ARNONE
No. 3347
(Exp 7/31/22)
STATE OF CALIFORNIA

PLANTING PLAN

JOB NO. 202123
SCALE 1" = 20' - 0"
DRAWN MA
CHECK
DATE 1.7.2021

SHEET L-1.2

SHEET 3 OF 6



TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY	WATER USE*	PLANT ORIGIN
	Cercis occidentalis / Western Redbud	15 gal	11	Very low	California Native
	Laurus x 'Saratoga' / Saratoga Hybrid Laurel	15 gal	21	Low	Mediterranean
	Quercus agrifolia / Coast Live Oak	15 gal	61	Very low	California Native
	TOTAL PROPOSED TREES		**93**		

***Water use based on WUCOLS IV**

IRRIGATION DESIGN INTENT:
1. The design of an automatic irrigation system will be prepared prior to issuance of building permit.
2.The irrigation system will use tree bubblers and drip irrigation technology to effectively water all new and existing plants.
3.The irrigation system design shall comply with all state and local water district codes regarding water conservation.
4. The parcels will not be irrigated except within developed areas. Caution will be used to avoid over watering around existing trees.

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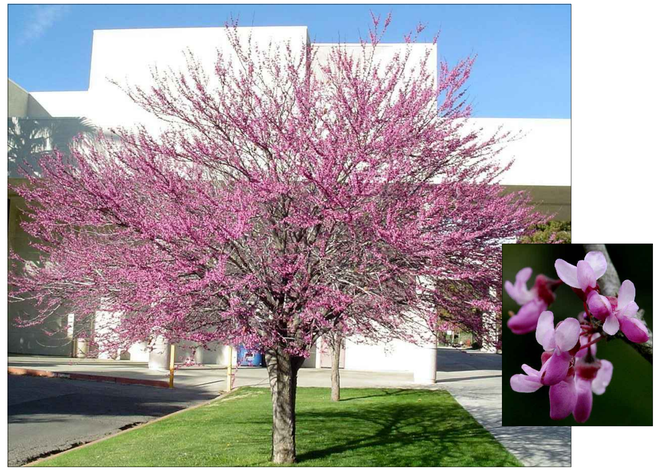
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(Exp 7/31/22)
STATE OF CALIFORNIA

PLANTING PLAN

JOB NO. 202123
SCALE 1" = 20' - 0"
DRAWN MA
CHECK
DATE 1.7.2021

SHEET L-1.3

TREES



Cercis occidentalis
Western Redbud



Laurus x 'Saratoga'
Saratoga Hybrid Laurel



Quercus agrifolia
Coast Live Oak

TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY	WATER USE*	PLANT ORIGIN
	Cercis occidentalis / Western Redbud	15 gal	11	Very low	California Native
	Laurus x 'Saratoga' / Saratoga Hybrid Laurel	15 gal	21	Low	Mediterranean
	Quercus agrifolia / Coast Live Oak	15 gal	61	Very low	California Native
	TOTAL PROPOSED TREES		**93**		

***Water use based on WUCOLS IV**

Note:
Plants from this list will be selected for the residential zones and other areas of the development. Not all plant species listed will be used in the final design. In general, low water using plants and deer tolerant plants are included in the Master Plant List. Sun/shade exposure will also be a factor in determining plant selection and location.

MASTER PLANT LIST

SHRUBS	WATER USE*	PLANT ORIGIN
Anigozanthos x `Big Red` / Big Red Kangaroo Paw	Low	Australia
Arctostaphylos densiflora `Howard McMinn` / Howard McMinn Manzanita	Low	California Native
Arctostaphylos montereyensis / Monterey Manzanita	Low	California Native
Baccharis pilularis / Dwarf Coyote Brush	Low	California Native
Ceanothus cuneatus rigidus / Monterey Ceanothus	Very low - Low	California Native
Ceanothus x `Concha` / California Lilac	Low	California Native
Ceanothus x `Ray Hartman` / California Lilac	Very low - Low	California Native
Cistus ladanifer / Crimson Spot Rockrose	Low	Mediterranean
Cistus salvifolius / Rockrose Sageleaf	Low	Mediterranean
Cistus x hybridus / White Rockrose	Low	Mediterranean
Cistus x skanbergii / Coral Rockrose	Low	Mediterranean
Correa pulchella `Carmine Bells` / Australian Fuchsia	Low	Australia
Dietes bicolor / Fortnight Lily	Low - Medium	Southern Africa
Fremontodendron x `California Glory` / California Glory Flannel Bush	Very low	California Native
Grevillea x `Noellii` / Grevillea	Low - Medium	California Native
Loropetalum chinense / Green Loropetalum	Low - Medium	Eastern Asia
Loropetalum chinense rubrum `Burgundy` / Burgundy Loropetalum	Low - Medium	Eastern Asia
Pittosporum tenuifolium / Tawhiwhi	Medium	New Zealand
Rhamnus californica / California Coffee Berry	Very low - Low	California Native
Romneya coulteri / Matilija Poppy	Very low - Low	California Native
Rosmarinus officinalis `Huntington Carpet` / Huntington Carpet Rosemary	Very low - Medium	Mediterranean
Salvia clevelandii / Cleveland Sage	Low	California Native
Salvia leucophylla / Purple Sage	Low	California Native
Salvia millifera / Black Sage	Low	California Native
Tagetes lemmonii / Copper Canyon Daisy	Low	Central America
FERNS	**WATER USE***	**PLANT ORIGIN**
Polystichum munitum / Western Sword Fern	Medium	California Native
GRASSES	**WATER USE***	**PLANT ORIGIN**
Festuca californica / California Fescue	Low - Medium	California Native
Festuca glauca `Elijah Blue` / Blue Fescue	Low	Mediterranen
Helictotrichon sempervirens `Sapphire` / Blue Oat Grass	Low - Medium	Mediterranen
Muhlenbergia rigens / Deer Grass	Low	California Native
Pennisetum rubrum / Fountain Grass	Low - Medium	Eastern Asia
Phormium tenax `Maori Maiden/Sunrise` / Tricolor New Zealand Flax	Low - Medium	New Zealand
Phormium tenax `Wings of Gold` / New Zealand Flax	Low - Medium	New Zealand
Stipa pulchra / Purple Needle Grass	Very low - Low	American Southwest
VINES	**WATER USE**	**PLANT ORIGIN**
Bougainvillea x `San Diego Red` / Bougainvillea	Low	South America
Clytostoma callistegioides / Violet Trumpet Vine	Medium	South America
Ficus pumila / Creeping Fig	Medium	Asia, Australia
Rosa banksiae / Lady Banks Rose	Low - Medium	Mediterranean
Trachelospermum jasminoides / Chinese Star Jasmine	Medium	Eastern Asia
PERENNIALS/GROUND COVERS/GRASSES/SUCCULENTS	**WATER USE**	**PLANT ORIGIN**
Diplacus aurantiacus / Sticky Monkeyflower	Very low - Low	California Native
Eschscholzia californica / California Poppy	Very low	California Native
Myoporum parvifolium / Trailing Myoporum	Low - Medium	Australia
GROUND COVERS	**WATER USE**	**PLANT ORIGIN**
Arctostaphylos hookeri `Monterey Carpet` / Hooker`s Manzanita	Low	California Native
Arctostaphylos x `Emerald Carpet` / Emerald Carpet Manzanita	Medium	California Native

*Water use based on WUCOLS IV

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE
mike@arnonelandscape.com 831.462.4988

VILLAS AT LAGUNA SECA
LOTS 4-7 CITATION COURT
MONTEREY, CA 93940

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REVISIONS

LICENSED LANDSCAPE ARCHITECT
MICHAEL A. ARNONE
No. 3347
(Exp 7/31/22)
STATE OF CALIFORNIA

PLANT IMAGES & MASTER PLANT LIST

JOB NO. 202123
SCALE not to scale
DRAWN MA
CHECK
DATE 1.7.2021

SHEET L-1.4



FIRE MANAGEMENT PLAN LEGEND

KEY	DESCRIPTION	LOCATION	OBJECTIVE
	Irrigated landscape (30 feet)	Extends 30 feet from all structures	Provide irrigated plant buffer to increase soil moisture close to structures
	Vegetation management (100 feet)	Extends 100 feet from structures (including the 30' irrigated zone)	Remove dead or dying vegetation, increase spacing of understory planting to reduce fuel volume, eliminate 'fire ladders'
	Selective pruning	Extends to property line from edge of 100' vegetation management zone	Remove dead or dying vegetation, prune lower tree branches to reduce fuel volume and eliminate 'fire ladders'

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mike@arnonelandscape.com 831.462.4988

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REVISIONS

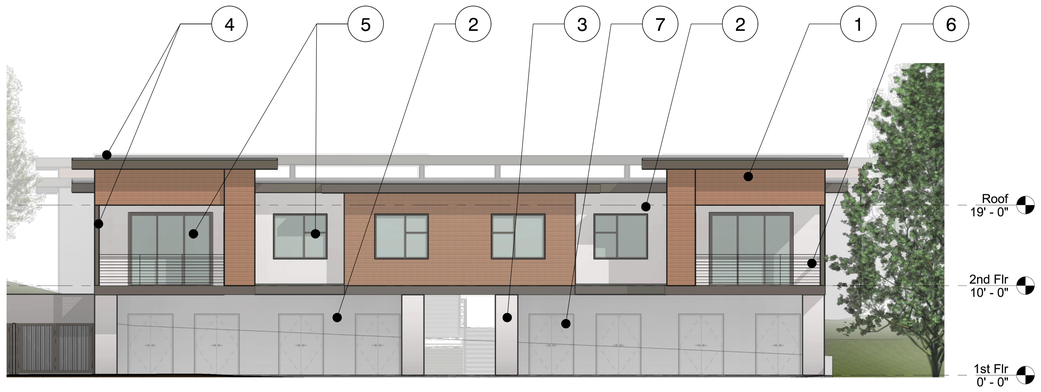
LICENSED LANDSCAPE ARCHITECT
MICHAEL A. ARNONE
No. 3347
(Exp 7/31/22)
STATE OF CALIFORNIA

FUEL MANAGEMENT

JOB NO. 202123
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DATE 1.7.2021

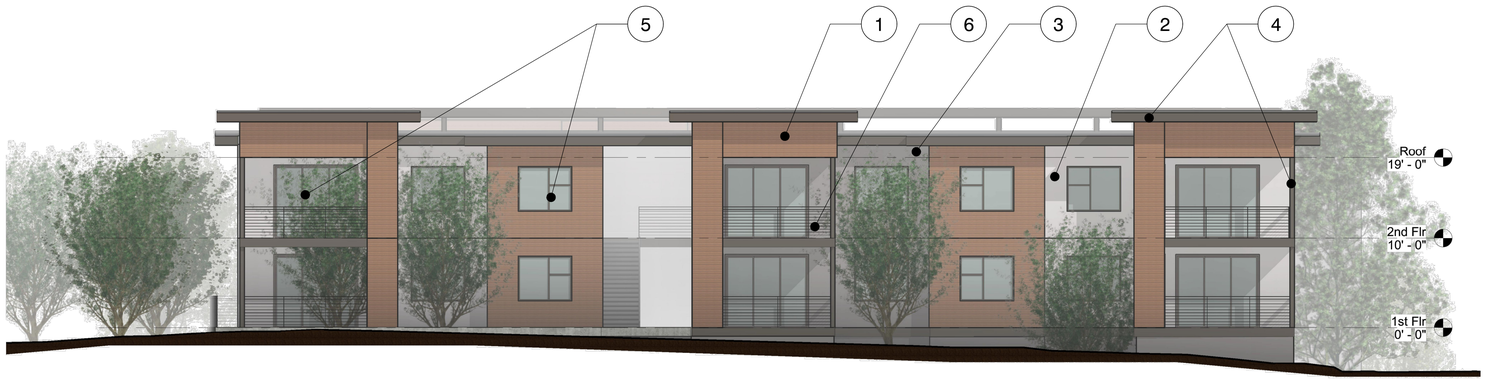
SHEET L-1.5

SHEET 6 OF 6



TYPICAL ENTRY ELEVATION- 2 STORY BUILDING
w/ TUCK-UNDER PARKING

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



TYPICAL ENTRY ELEVATION- 2 STORY BUILDING

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



TYPICAL ENTRY ELEVATION- 3 STORY BUILDING W/ TUCK-UNDER PARKING

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

MATERIALS & COLORS
Typical All Buildings

1. EXTERIOR WALL:
   Horizontal 1"x6" Trex Cladding
   Color: Transcend Tiki Torch
2. EXTERIOR WALL:
   Smooth Plaster
   Paint Color - SW 7077
   (Original White)
3. EXTERIOR WALL:
   Smooth Plaster
   PAINT COLOR - SW 9155
   (Slate Violet)
4. WOOD POST/BEAM, TRIM, FASCIA, & GUTTER
   PAINT COLOR - DEC756
   (Weathered Brown)
5. WINDOWS/DOORS
   Vinyl -Dark Bronze
6. RAILING:
   Stainless Steel cable railing
7. MECH & STORAGE DOOR/TRIM: Colors to match wall color

Villas at Laguna Seca
MULTI-FAMILY PROJECT
MONTEREY, CALIFORNIA

THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

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Introduced: 7/28/2025 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Administrative Permit

PLN220114-AMD1 - SKINNER ROBERT J JR & STEFANIE A

Administrative hearing to consider a Minor and Trivial Amendment to a previously approved Coastal Administrative Permit and Design Approval (PLN220114) that allowed a 5,055 square foot addition to an existing 10,263 square foot single-family residence and a 315 square foot addition to an existing 880 square foot accessory dwelling unit within 750 feet of known archaeological resources. This Minor and Trivial Amendment would allow constructing 3,700 square feet of additions to lower-, main-, and upper-levels, resulting in a 16,102 square foot single-family dwelling, inclusive of a garage and 880 square foot accessory dwelling unit. **Project Location:** 1151 Sombria Ln, Pebble Beach
Proposed CEQA action: Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to section 15300.2.

RECOMMENDATIONS

It is recommended that the Chief of Planning adopt a resolution to:

a. Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and none of the exceptions listed in section 15300.2 apply; and
b. Approve a Minor and Trivial Amendment to a previously approved Coastal Administrative Permit and Design Approval (PLN220114) that allowed a 5,055 square foot addition to an existing 10,263 square foot single-family residence, a 315 square foot addition to an existing 880 square foot accessory dwelling unit, and development within 750 feet of known archaeological resources. This Minor and Trivial Amendment allows construction of 3,700 square feet of additions to the lower-, main-, and upper-levels, resulting in a 16,102 square foot single-family dwelling, inclusive of a garage and 880 square foot accessory dwelling unit.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 6 conditions of approval.

PROJECT INFORMATION

Agent: Jason Diaz
Property Owners: Robert and Stefanie Skinner
APN: 008-281-020-000
Parcel Size: 2.2 acres (96,224 square feet)
Zoning: Low Density Residential with a density of 1.5 acres per 1 unit and a Design Control Overlay (Coastal Zone) or "LDR/1.5-D(CZ)"
Plan Area: Del Monte Forest Land Use Plan
Flagged and Staked: Yes
Project Planner: Kayla Nelson

nelsonk@countyofmonterey.gov, (831) 796-6408

SUMMARY

Staff is recommending approval of a Minor and Trivial Amendment subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On August 6, 2025, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, August 5, 2025. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

OTHER AGENCY INVOLVEMENT

The following agencies have previously reviewed the project, had comments, and/or had recommended conditions:
HCD - Engineering Services
Environmental Health Bureau
HCD - Environmental Services
Pebble Beach Community Services District

Prepared by: Kayla Nelson, Associate Planner, x6408
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 - Vicinity Map
Exhibit C - Chief of Planning Resolution No. 22-083, dated December 7, 2022

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Planner; Jacquelyn M. Nickerson, Principal Planner; Robert and Stefanie Skinner, Property Owners; Jason Diaz, Agent; The

Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN220114-AMD1

County of Monterey

Item No.2

Administrative Permit

Legistar File Number: AP 25-037

August 06, 2025

Introduced: 7/28/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Administrative Permit

PLN220114-AMD1 - SKINNER ROBERT J JR & STEFANIE A

Administrative hearing to consider a Minor and Trivial Amendment to a previously approved Coastal Administrative Permit and Design Approval (PLN220114) that allowed a 5,055 square foot addition to an existing 10,263 square foot single-family residence and a 315 square foot addition to an existing 880 square foot accessory dwelling unit within 750 feet of known archaeological resources. This Minor and Trivial Amendment would allow constructing 3,700 square feet of additions to lower-, main-, and upper-levels, resulting in a 16,102 square foot single-family dwelling, inclusive of a garage and 880 square foot accessory dwelling unit. **Project Location:** 1151 Sombria Ln, Pebble Beach
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Property Owners: Robert and Stefanie Skinner
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Plan Area: Del Monte Forest Land Use Plan
Flagged and Staked: Yes
Project Planner: Kayla Nelson

nelsonk@countyofmonterey.gov, (831) 796-6408

SUMMARY

Staff is recommending approval of a Minor and Trivial Amendment subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

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The following agencies have previously reviewed the project, had comments, and/or had recommended conditions:
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Environmental Health Bureau
HCD - Environmental Services
Pebble Beach Community Services District

Prepared by: Kayla Nelson, Associate Planner, x6408
Reviewed and Approved by: Jacquelyn M.Nickerson, Principal Planner

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- Recommended Conditions of Approval
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cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Planner; Jacquelyn M. Nickerson, Principal Planner; Robert and Stefanie Skinner, Property Owners; Jason Diaz, Agent; The

Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN220114-AMD1

Exhibit A

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EXHIBIT A
DRAFT RESOLUTION

Before the Housing and Community Development Chief of Planning in and for the County of Monterey, State of California

In the matter of the application of:
SKINNER ROBERT J JR & STEFANIE A (PLN220114-AMD1)

RESOLUTION NO. 25-033

Resolution by the County of Monterey Chief of Planning:

1) Finding that the project, as a remodel and addition to an existing single-family dwelling and accessory dwelling unit, qualifies for a Class 1 Categorical Exemption pursuant to section 15301 of the CEQA Guidelines, and there are no exceptions pursuant to section 15300.2;
2) Approving a Minor and Trivial Amendment to a previously approved Coastal Administrative Permit and Design Approval (PLN220114) that allowed a 5,055 square foot addition to an existing 10,263 square foot single-family residence, a 315 square foot addition to an existing 880 square foot accessory dwelling unit, and development within 750 feet of known archaeological resources. This Minor and Trivial Amendment allows construction of 3,700 square feet of additions to the lower-, main-, and upper-levels, resulting in a 16,102 square foot single-family dwelling, inclusive of a garage and 880 square foot accessory dwelling unit.

[PLN220114-AMD1, SKINNER ROBERT J JR & STEFANIE A, 1151 Sombria Ln, Pebble Beach, CA 93953, Del Monte Forest Land Use Plan, Coastal Zone (Assessor's Parcel Number 008-281-020-000)]

The SKINNER ROBERT J JR & STEFANIE A application (PLN220114-AMD1) came on for an administrative decision hearing before the County of Monterey Chief of Planning on August 6, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the County of Monterey Chief of Planning finds and decides as follows:

FINDINGS

1. FINDING: **PROCESS REQUIREMENTS –** The County has received and processed an amendment (PLN220114) to a previously approved Coastal Administrative Permit and Design Approval (HCD-Planning File No. PLN220114; Chief of Planning Resolution No. 22-083) in compliance with all applicable procedural requirements.

EVIDENCE:

a) On May 22, 2025, an application for a Minor and Trivial Amendment (PLN220114-AMD1) was submitted to HCD-Planning to modify the project scope approved under Coastal Administrative Permit and Design Approval HCD-Planning File No. PLN220114.

b) On December 7, 2022, the County of Monterey Chief of Planning approved a Coastal Administrative Permit and Design Approval (PLN220114, Chief of Planning Resolution No. 22-083) consisting of a:
   1) Coastal Administrative Permit and Design Approval to allow a 5,055 square foot addition to an existing 10,263 square foot single-family residence and a 315 square foot addition to an existing 880 square foot accessory dwelling unit; and
   2) Coastal Administrative Permit to allow development within 750 feet of archaeological resources.

c) Conditions of Approval. The Chief of Planning Resolution No. 22-083 was approved with seven conditions of approval. Two previously approved conditions of approval are partially met for tree root protection (Condition No. 5) and height verification (Condition No. 6). These two conditions will be carried forward to this amendment (PLN220114-AMD1).

d) The findings and evidence from PLN220114 (Chief of Planning Resolution No. 22-083) are incorporated by reference. The proposed Minor and Trivial Amendment (PLN220114-AMD1) will be the operating entitlement for the subject property.

e) The application, plans, and supporting materials submitted by the project applicant to the County of Monterey HCD-Planning for the proposed amendment can be found in Project File Nos. PLN220114 and PLN220114-AMD1.

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

EVIDENCE:

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

   No conflicts were found to exist. No correspondence was received indicating any inconsistencies with the text, policies, and regulations in these documents.

b) Amendment. This Minor and Trivial Amendment reduces the overall site coverage by 742 square feet and the floor area ratio by 411 square

feet. The Amendment also allows construction of 3,700 square feet of additions to lower-, main-, and upper-levels, resulting in a 16,102 square foot single-family dwelling, inclusive of a garage and 880 square foot accessory dwelling unit.

c) Allowed Use. The property is located at 1151 Sombria Lane, Pebble Beach, Del Monte Forest Land Use Plan (Assessor's Parcel Number 008-281-020-000). The parcel is zoned Low Density Residential with a density of 1.5 acres per 1 unit and a Design Control Overlay (Coastal Zone) or "LDR/1.5-D(CZ)", which allows the first single-family dwelling on a legal lot of record and accessory dwelling units as principally allowed uses subject to a Coastal Administrative Permit in each case (Title 20 Sections 20.14.040.A. and 20.14.040.W). The project was previously approved (PLN220114) for a 5,055 square foot addition to an existing 10,263 square foot single-family residence, and a 315 square foot addition to an existing 880 square foot accessory dwelling unit (formerly "caretaker" unit). The project also included associated site improvements involving a new patio addition and walkway between the existing accessory dwelling unit and main residence. The amended project would involve the removal of the previously approved 539 square foot conservatory, 807 square foot gym, 9 square foot upper-level office, and 315 square foot from the existing accessory dwelling unit. The proposed additions to the existing single-family dwelling would include 33 square feet to the existing vanity room and 9 square feet of stairs to the main-level, a 459 square foot lounge and 491 square foot mechanical/storage room to the existing lower-level basement. Therefore, the proposed uses are allowable for this site.

d) Lot Legality. The property is shown in its current configuration as lot 20 in the 1964 and 1972 Assessor's Map Book 8 Pg. 28. Therefore, the County recognizes the property as a legal lot of record.

e) Design and Visual Resources. The property is subject to the Visual Resources protection policies of the DMF LUP, the applicable implementing regulations of those policies in the CIP, and the Design Control regulations outlined in Title 20 section 20.44.030, which requires a design review of structures and fences to assure protection of the public viewshed and neighborhood character.

   The surrounding neighborhood consists of a mix of large one- and two-story single-family homes in a rural wooded atmosphere. Many are heavily screened from view by trees, other vegetation, and fences, which have the effect of subordinating them to the surrounding landscape, while preventing identification of a unified urban aesthetic. Of the structures that are visible, many have traditional hip or gabled roofs, and utilize natural materials such as wood or stone.

   The project is consistent with these policies, regulations, and the surrounding neighborhood character as:

   - the additions will utilize a muted warm grey smooth coat stucco, black metal clad doors and frames, and copper gutters and downspouts as primary finishes. These materials match the

existing residence and are subordinate to the surrounding natural environment in accordance with CIP Section 20.147.070.B.3;

- The previously approved (PLN220114) additions were staked and flagged, and the resulting staking and flagging demonstrate that the additions are in scale with the existing residence. Due to the large homes and abundance of vegetative screening in the area, the home will not be out of scale with any other residences in the neighborhood; and
- A row of trees screens the home from view along Sombria and Porque Lane. Pursuant to CIP Section 20.147.070.B.4 and 5, all these trees are retained, assisting in subordinating the home to the natural landscape.

f) Development Standards. The development standards of the base LDR zoning are found in Title 20 section 20.14.060. After the addition and remodel, the subject property would comply with the maximum building site coverage, floor area, and structure height requirements as shown below. As the proposed additions to the home match the maximum height requirement exactly, a height verification condition has been applied (Condition No. 6) to ensure the structure is constructed to adhere to this maximum.

	Max Allowable	*Proposed*
Building Site Coverage:	15% (14,433.6 sf)	14.1% (13,580 sf)
Floor Area Ratio:	17.5% (16,839.2 sf)	16.7% (16,102 sf)
Maximum Height (Home):	30 ft	30 ft
Maximum Height (ADU):	15 ft	14 ft 9 in

The additions to the home would meet the required minimum setbacks for primary structures, as shown below. An existing entry structure/porte cochere for the main home does encroach into the required front setback, being approximately 16 feet and 10 inches from the property line (see attached plans). However, this feature is existing and no structural alterations to it are proposed as part of this application.

	Min Required	*Proposed*
Front Setback (Home):	30 ft	30 ft 10 in
West Side Setback:	20 ft	109 ft 1 in
East Side Setback:	20 ft	41 ft 3 in
Rear Setback:	20 ft	73 ft 2 in
Main Residence/ADU	10 ft	23 ft 10 in

The Accessory Dwelling Unit complies with the minimum required setbacks for habitable accessory structures, as shown below:

	Min Required	*Proposed*
Front Setback:	50 ft	53 ft 6 in
West Side Setback:	6 ft	44 ft 6 in
East Side Setback:	6 ft	>40 ft
Rear Setback:	6ft	>126 ft

Therefore, the project is consistent with all applicable site development standards.

g) Cultural Resources. The property is in an area that is mapped as being within 750 feet of and having a high sensitivity to the presence of archaeological resources. A Phase I Archaeological Report (LIB170213) was prepared for the property prior to the initial construction of the home in 1988 which assessed the potential of the project area to contain archaeological resources. The report included archival research and a pedestrian survey of the property, and concluded that the site did not contain evidence of archaeological resources. The report does note that only a small portion of the surface was visible (onsite vegetation had not been cleared for the construction of the home at the time of the survey), and recommended that work be halted if any previously unidentified resources were discovered. No resources were found during construction of the home, and the proposed construction activity takes place in areas already disturbed by previous development. Therefore, the County standard Condition No. 3 has been applied, which requires that the applicant stop work and contact HCD-Planning and a qualified archaeologist if any previously unknown resources are discovered during earthwork.

h) Fuel Management. The subject property is identified to be in a high fire hazardous area as mapped by the Monterey County Geographic Information System. As demonstrated in Finding 4, evidence "c", the project, as proposed and conditioned, is consistent with all the fuel management requirements for such areas.

i) 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. LIB170380), this site is suitable for the residential addition this project proposes, there are no geological or seismic hazards that would preclude this property from being developed, and the proposed development is adequately setback from the known fault trace. See Finding 4, evidence "d".

j) Land Use Advisory Committee (LUAC) Review. The project was not referred to the Del Monte Forest LUAC as it does not meet the criteria for referral outlined in Board of Supervisors Resolution No. 15-103.

k) Staff reviewed street view and aerial imagery (Google Maps and Monterey County GIS) to verify that the project is consistent with the applicable plans and regulations.

l) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File Nos. PLN220114 and PLN220114-AMD1.

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

EVIDENCE: a) The project was previously reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach Community Services District (CSD). 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 following reports were prepared to review the potential of the project to impact cultural resources and soil hazards:
   - "Preliminary Cultural Resources Reconnaissance of Parcel A.P.N. 08-281-20, Cypress Point, Monterey County, California" (LIB170213) prepared by Charles R. Smith and Gary S. Breschini, SOPA, Salinas, CA, February 22, 1988.
   - "Geotechnical and Geological Hazards Report Update for the proposed Remodel and Additions Skinner Residence" (LIB170380) prepared by Lawrence E. Grice, P.E., Salinas, CA, July 2017 and updated July 2022.

   County staff independently reviewed the 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.

c) Staff reviewed aerial imagery (Monterey County GIS) 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 Monterey County HCD-Planning are found in Project File Nos. PLN220114 and PLN220114-AMD1.

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

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

b) Necessary public facilities will be provided. The project receives and will continue to receive potable water service from the California American Water Company (Cal Am). The applicant submitted a Monterey Peninsula Water Management District (MPWMD) residential water release form indicating an overall decrease in usage. The property currently receives and will continue to receive wastewater service from the Pebble Beach Community Services District (CSD).

c) The property is located in an area mapped as having a high fire hazard according to the Monterey County Geographic Information System. Pursuant to DMF LUP Policy 38, new development shall be sited and designed to minimize risk from fire hazards. The proposed additions to the existing single-family dwelling are sited in previously developed areas and the materials used are fire-resistant. Additionally, the previously approved landscaping plans address fire hazards by including vegetation fuel management requirements from 0-30 feet from the

home, and from 30-100 feet from the home. Therefore, the project was found to be consistent with Policy 38.

d) The project is located within 1/8 mile of the Cypress Point fault according to Monterey County GIS information. A geotechnical and geological hazards report was prepared to assess geologic hazards on the site, and whether they would impact the proposed development. The report included physical inspection of the site for fault induced features or other hazards and research and of published data on seismicity and other mapped geologic hazards. The report concluded that the site was suitable for the proposed use given that the recommendations in it were followed. The notice of report condition has been applied to ensure that the geotechnical engineer's recommendations are adhered to. (Condition No. 7)

e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File Nos. PLN220114 and PLN220114-AMD1.

5. 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 are not aware of any 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 are found in Project File Nos. PLN220114 and PLN220114-AMD1.

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 the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing private structures or topographical features.

b) The project fits into the criteria of this exemption as it's a remodel and addition to an existing single-family dwelling and accessory dwelling unit. The expansion will not add any new residential units, will not intensify the water use (or wastewater generation), and does not substantially alter the footprint of the existing structures, making it a negligible expansion of existing use consistent with the intent of the Class 1 Exemption.

c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project:

- Class 1 Exemptions are not qualified by their location.
- A remodel and addition to an existing single-family residence and accessory dwelling unit would not contribute to a significant cumulative effect.

- There are no unusual circumstances associated with the project that would result in a reasonable possibility it will have a significant effect on the environment.
- The property is not viewable from a State Scenic Highway. The nearest eligible state Scenic Highway is Highway 68, approximately 2.6 north east of the project site. However, due to distance, vegetation, and topography, the property is not visible from the highway.
- The property is not on a hazardous waste site complied pursuant to Section 65962.5 of the Government code.
- The project would not result in an adverse impact to any historical resources.

d) No adverse environmental effects were identified during staff review of Monterey County GIS information.

e) See supporting Finding Nos. 2 and 3, the application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File Nos. PLN220114 and PLN220114-AMD1.

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 20.147.130 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 (Figure 3, Visual Resources and Figure 8, Major Public Access and Recreational Facilities, in the Del Monte Forest Land Use Plan).

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File Nos. PLN220114 and PLN220114-AMD1.

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

EVIDENCE: a) In accordance with 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) In accordance with Title 20 Section 20.86.080.A, this project is appealable to the California Coastal Commission as it is between the sea and the first through public road paralleling the sea. For the Del Monte Forest, this would be Highway 68.

DECISION

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

1) Find that the project, as a remodel and addition to an existing single-family dwelling and accessory dwelling unit, qualifies for a Class 1 Categorical Exemption pursuant to section 15301 of the CEQA Guidelines, and there are no exceptions pursuant to section 15300.2;
2) Approve a Minor and Trivial Amendment to a previously approved Coastal Administrative Permit and Design Approval (PLN220114) that allowed a 5,055 square foot addition to an existing 10,263 square foot single-family residence, a 315 square foot addition to an existing 880 square foot accessory dwelling unit, and development within 750 feet of known archaeological resources. This Minor and Trivial Amendment allows construction of 3,700 square feet of additions to the lower-, main-, and upper-levels, resulting in a 16,102 square foot single-family dwelling, inclusive of a garage and 880 square foot accessory dwelling unit.

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 6th day of August 2025.

_____

Melanie Beretti, AICP,
HCD Chief of Planning

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 _____.

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

PLN220114-AMD1

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Minor and Trivial Amendment (PLN220114-AMD1) allows a reduction in the overall site coverage by 742 square feet and the floor area ratio by 411 square feet, removal of the 539 square foot conservatory, 807 square foot gym, 9 square foot upper-level office, and 315 square foot accessory dwelling unit. Additions include a 33 square foot vanity and 9 square feet of stairs to the main-level, 459 square foot lounge and 491 square foot mechanical/storage room to the basement. The property is located at 1151 Sombria Ln, Pebble Beach, CA 93953, (Assessor's Parcel Number 008-281-020-000), 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 Minor and Trivial Amendment (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Number 008-281-020-000 on August 6, 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. 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. PD041 - HEIGHT VERIFICATION

Responsible Department: Planning

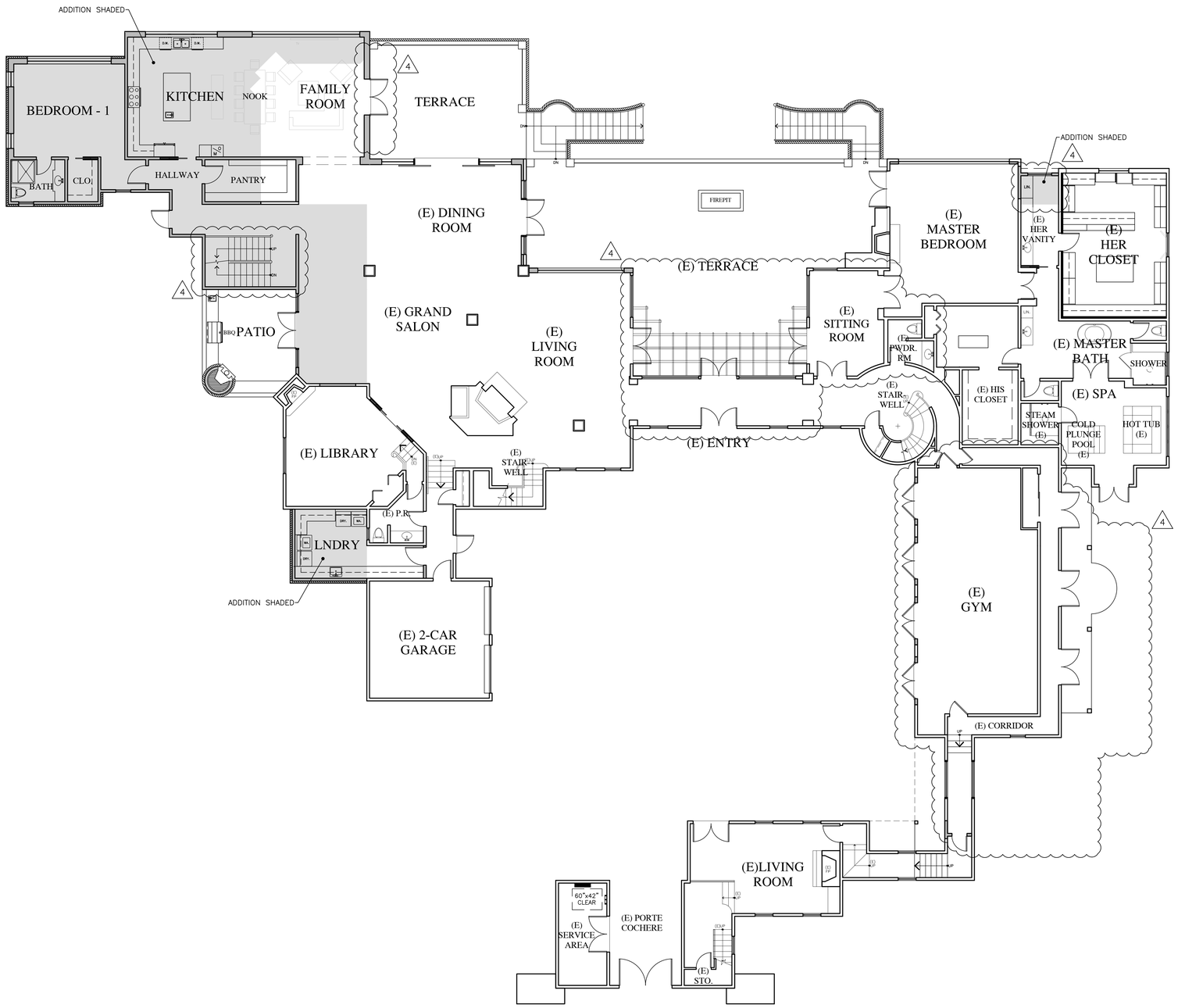
Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor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

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

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

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


(S 43° 40' E)
100.02'
(N 45° 05' 16" E)
(295.09')
20'-0" SETBACK
(294.98')
Cypress Point Golf Course
321.07'
N 53° 00' 44" W
126'-5½"
20'-0" SETBACK
UTILITY EASEMENT
53.53'
(S 19° 41' 30" W [R])
(207.22')
No buildings, fences, walls, or structures may be built in this area. No trees or shrubs of any kind may be planted within this easement.
Recorded August 11, 1969
REEL 616 PAGE 876
NEW ±3'-6" HIGH GARDEN WALL
NEW ±4'-0" HIGH GARDEN WALL
CONC. PAD @ LOWER LEVEL
RE-ALIGN EXISTING D.G. WALKWAY
LOWER LEVEL ADDITION, OUTLINED & HATCHED IN GREEN
NEW D.G. WALKWAY
NEW ACCESS STAIRS
LOWER LEVEL ADDITION, OUTLINED & HATCHED IN GREEN
MAIN LEVEL ADDITION, SHADED
BALCONY
68.6' LOW POINT
41'-3⅛"
5'
4'-8" X 12'-3" CONC. PAD FOR MECHANICAL EQUIPMENT
EXISTING CARETAKER
80.6'
(E) FIN. FLR
(E) patio
NEW TERRACE
(E) TERRACE
EXISTING RESIDENCE
78.0'
(E) MAIN LEVEL FIN. FLR
90.16'
ROB'S OFFICE FIN. FLR
89.5'
NEW UPPER LEVEL FIN. FLR
66.5'
NEW LOWER LEVEL FIN. FLR
UPPER LEVEL ADDITION CROSSHATCHED IN BLUE
NEW PATIO
(E) concrete ret. wall
ENTRY
(E) walk
(E) GARAGE
(E) COURTYARD
(E) planter 9"
(E) RETAINING WALL AND STEPS
REPAIR (E) STONE STEPS (AS NECESSARY)
(E) rock steps
porch
steps
E)gate DN
20'-0" SETBACK
30" x 45" CONDENSER
48'-10⅝"
(L= 160.34')
(Δ= 35° 20' 03")
(R= 260')
(E) DRIVEWAY
cntrl box
stone (E) pillar
stone pillar
SOMBRIA LANE
(L= 156.54')
(Δ= 71° 45")
(R= 125')
18X18 STONE COLUMN
8X8 INTERMEDIATE CEDAR POST
joint pole
~TBM~
Elev. on rock = 100.00'
(Datum assumed)
PORQUE LANE
(N 12° 30' W)
161.40'
NEW 3'-0" X 3'-0" X 6'-0" HIGH STONE COLUMN & 16'-0" WIDE GATE OVER EXISTING DRIVEWAY – COORDINATE WITH ARCHITECT
anchor
joint pole
33" pine
LINE OF EXISTING DRIVEWAY
6'-0" WIDE GATE @ GENERATOR ENCLOSURE
6'-0" TALL STONE FENCE @ GENERATOR ENCLOSURE
GENERATOR
GENERATOR PAD
GUEST PARKING – RECONFIGURE EXISTING
(DECOMPOSED GRANITE)
89.0'
BLDG. HIGH POINT
(L= 81.28')
(Δ= 93° 08' 33")
(R= 50')
19" pine
90" x 102" TRANSFORMER PAD
1,200 AMPS MAIN PANEL
REMOVABLE BOLLARDS
boulders
foot bridge
centerline
stream
36" pine
15"cyp
11"cyp
8"cyp
13"cyp
19"cyp
109'-1½"
72.7
sat. dish
DS PATH
(E) ret. wall
(E) concrete ret. wall
24"cyp
28" pine
18" pine
21" pine
8"cyp
20"cyp
6"cyp
4"cyp
9"cyp
10"cyp
22'-0" MIN.
86'-7⅛"
(E) 0.D.c. path
17"tw
12'-0" MIN.
9"c
16"tw
15"tw
87.6
(E) ret. wall
98.3
8"tw
26"p
90.9
18"p
6" plum
7" pitts
73'-2"
68.2
69.2
72.5
74.1
79.2
79.5
79.6
80.0
80.7
82.6
85.7
86.4
86.2
85'-8"
25'-2⅝"
18"cyp
14"cyp
(E) ret. wall
(E) concrete ret. wall
(E) rock ret. wall
(E) ret. wall
(E) concrete ret. wall
(E) ret. wall
(E) ret. wall
(E)



MAIN LEVEL PLAN

1/8"=1'-0"

N

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.
- STONE VENEER
- CMU WALL – SEE STUCTURAL DWG'S

JUN A. SILLANO, AIA
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STAMPS:

PROJECT/CLIENT:

SKINNER RESIDENCE

PROJECT ADDRESS:

1151 SOMBRIA LN.
PEBBLE BEACH, CA
93953

APN: 008-281-020

DATE: AUGUST 18, 2022
PLANNING SUBMITTAL

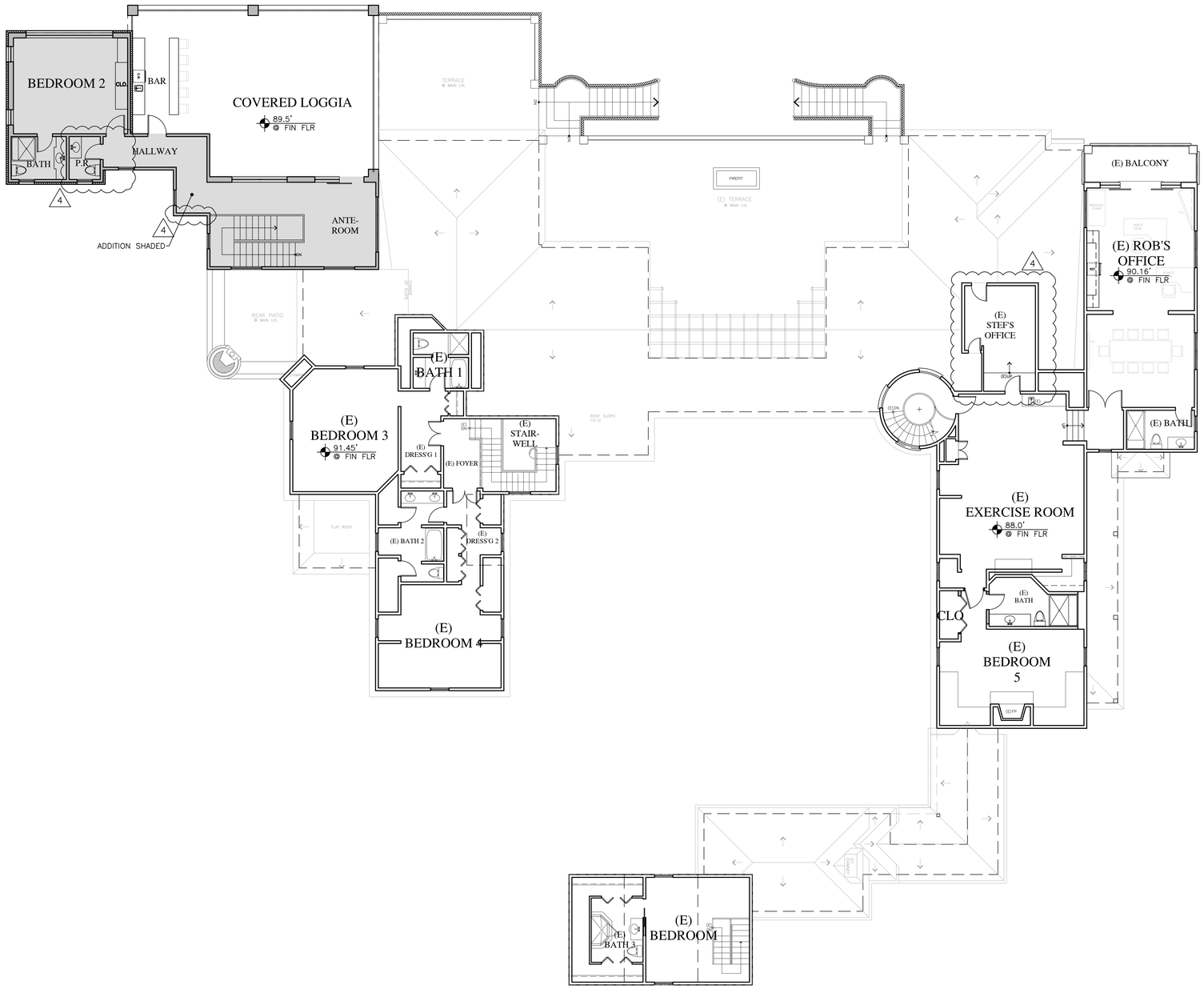
REVISIONS:

1. 8/26/22 CLARIFICATION
2. 9/23/22 GATE ADJUSTMENT
3. 9/30/22 GENERATOR LOCATION
4. 3/19/25 PLANNING AMENDMENT
5.
6.

MAIN LEVEL PLAN

SHEET NO.

A2.0



UPPER LEVEL PLAN

1/8"=1'-0"

N

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
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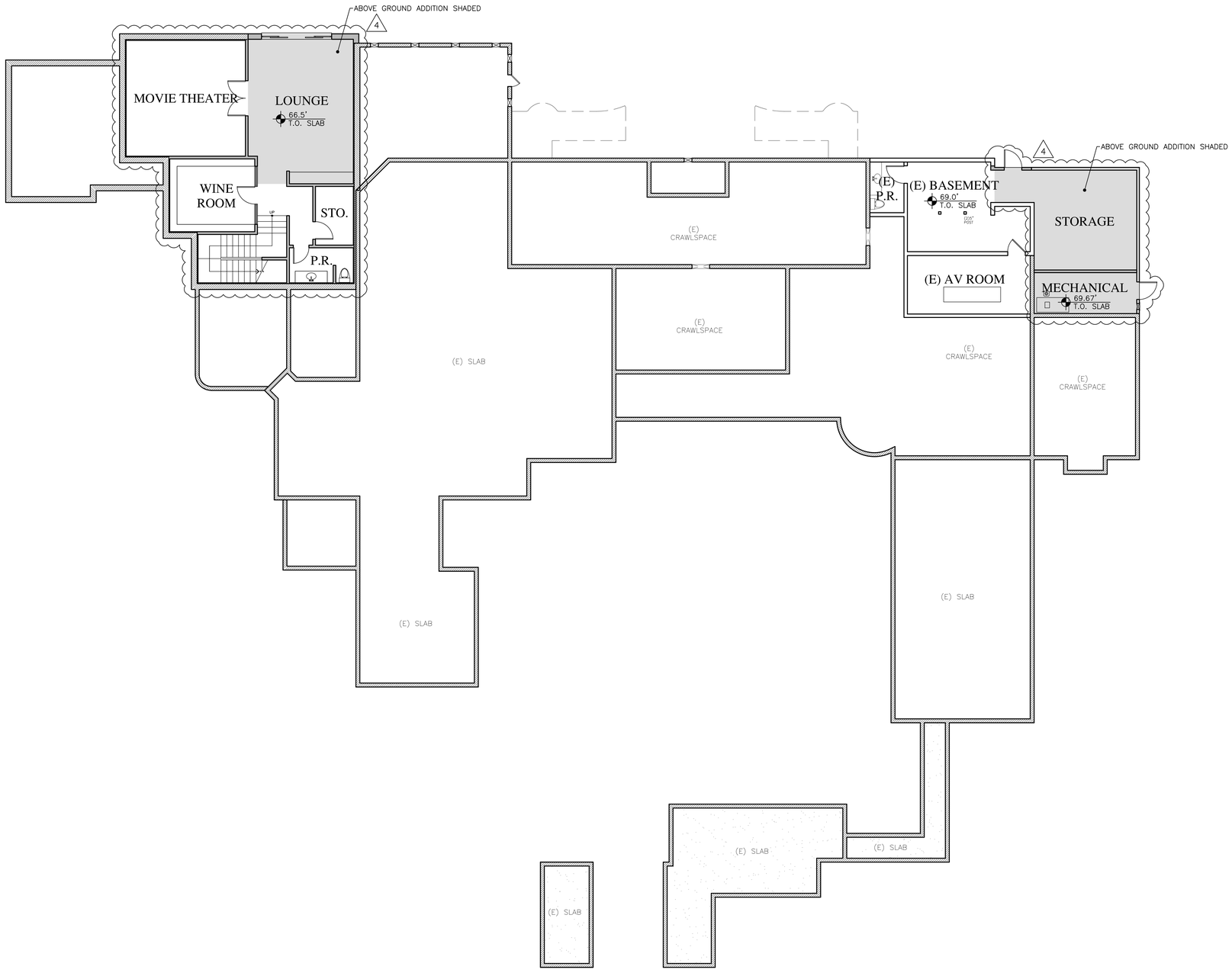
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3. 9/30/22 GENERATOR LOCATION
4. 3/19/25 PLANNING AMENDMENT
5.
6.

UPPER LEVEL
PLAN

SHEET NO.

A3.0



LOWER LEVEL PLAN

1/8"=1'-0"

N

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
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- CMU WALL – SEE STUCTURAL DWG'S

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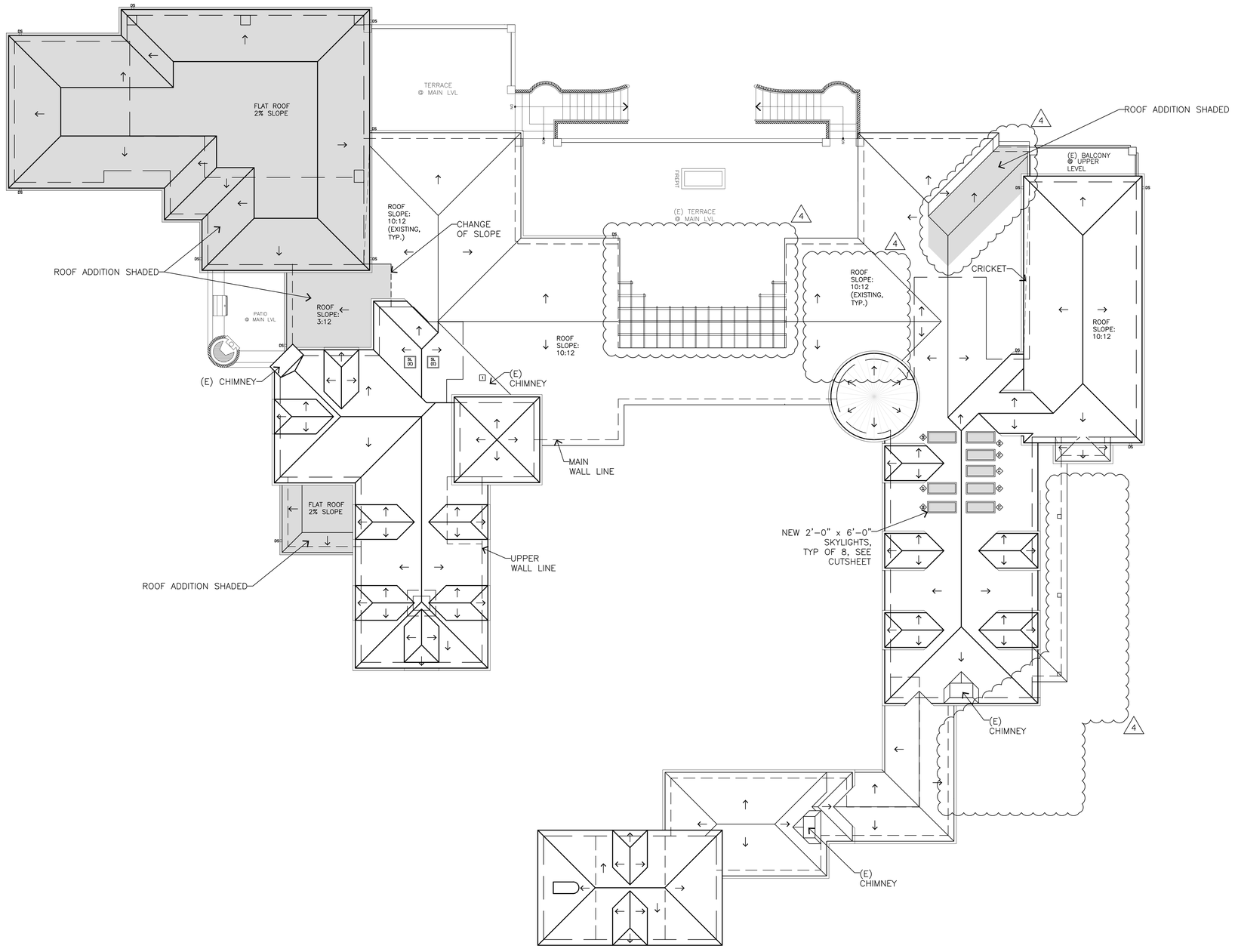
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3. 9/30/22 GENERATOR LOCATION
4. 3/19/25 PLANNING AMENDMENT
5.
6.

LOWER LEVEL PLAN

SHEET NO.

A4.0



ROOF PLAN

1/8"=1'-0"

N

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SKINNER
RESIDENCE

PROJECT ADDRESS:

1151 SOMBRIA LN.
PEBBLE BEACH, CA
93953

APN: 008-281-020

DATE: AUGUST 18, 2022
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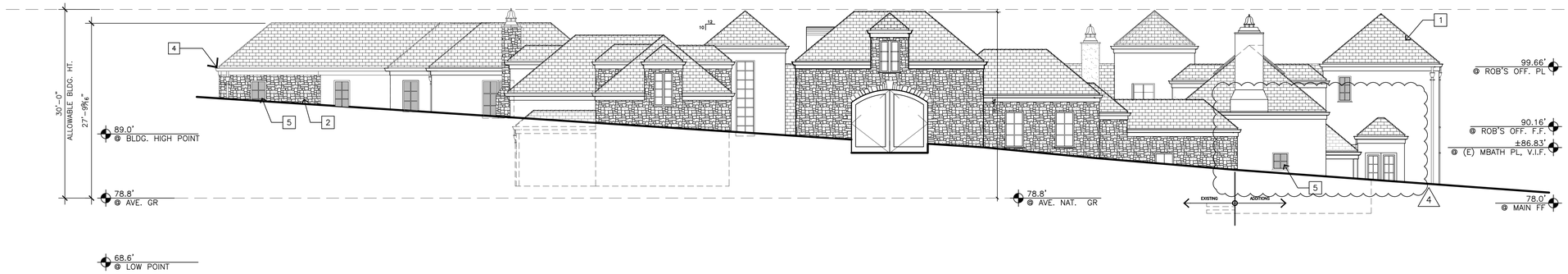
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ROOF
PLAN

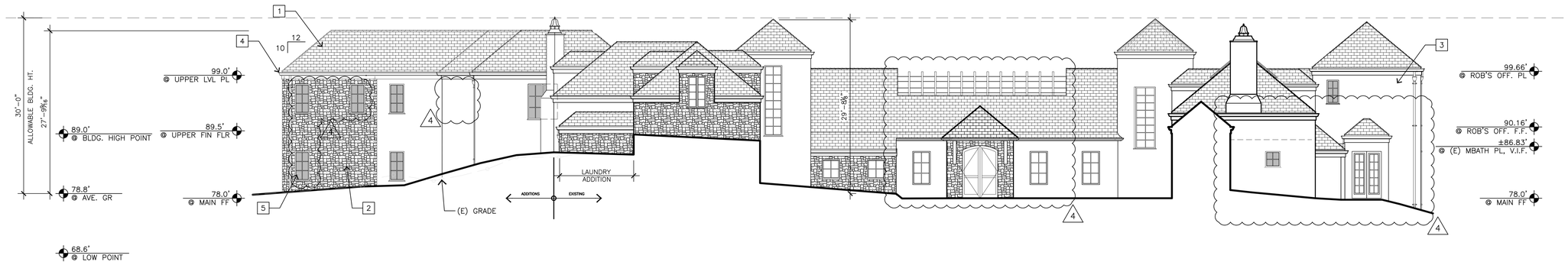
SHEET NO.

A5.0



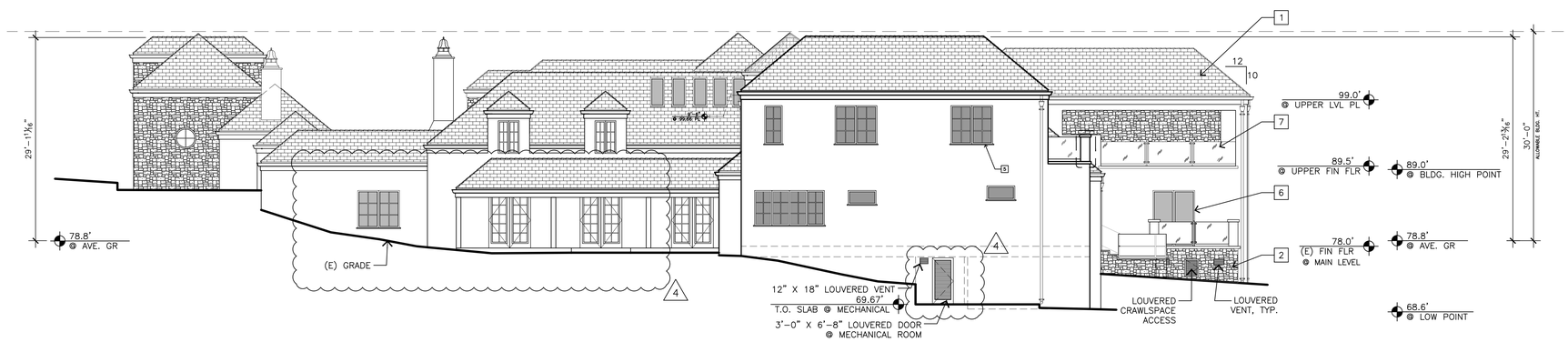
A - SOUTH ELEVATION

1/8"=1'-0"



B - SOUTH ELEVATION AT COURTYARD

1/8"=1'-0"



EAST ELEV.

C - EAST ELEVATION

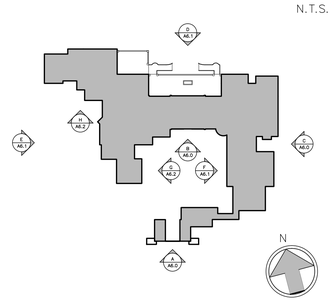
1/8"=1'-0"

EXTERIOR FINISH LEGEND

1	SLATE ROOF – MATCH EXISTING
2	EXTERIOR RANDOM STONE – MATCH EXISTING
3	EXTERIOR STUCCO – MATCH EXISTING
4	COPPER GUTTER AND DOWNSPOUTS – MATCH EXISTING
5	WOOD FRAME METAL CLAD EXTERIOR DOOR AND WINDOWS
6	BRONZE EXTERIOR DOOR AND WINDOWS (TYP. AT NORTH ELEV., U.N.O
7	½" THK. GLASS RAILING WITH BRONZE POST
8	NEW SKYLIGHTS
9	NEW CONSERVATORY ROOF

KEY PLAN

N.T.S.



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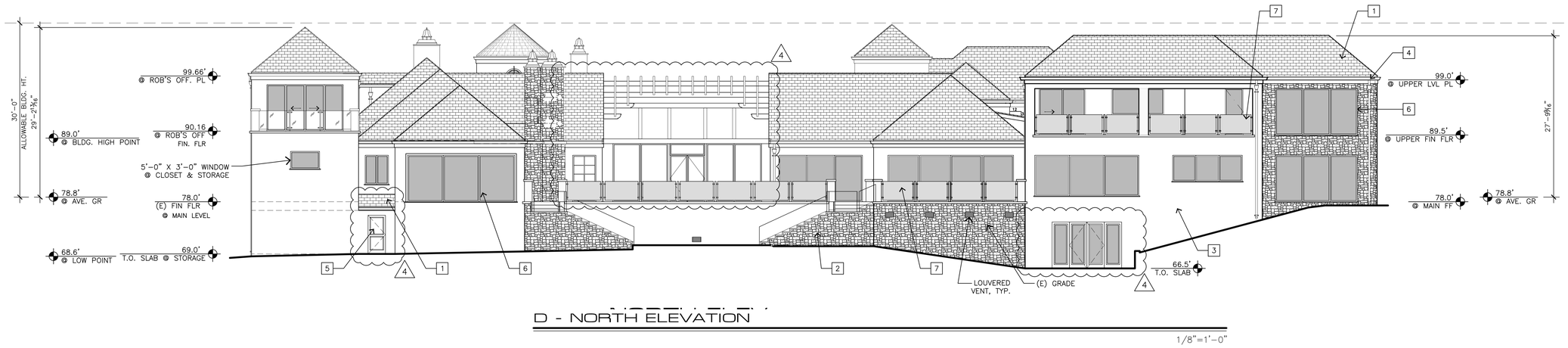
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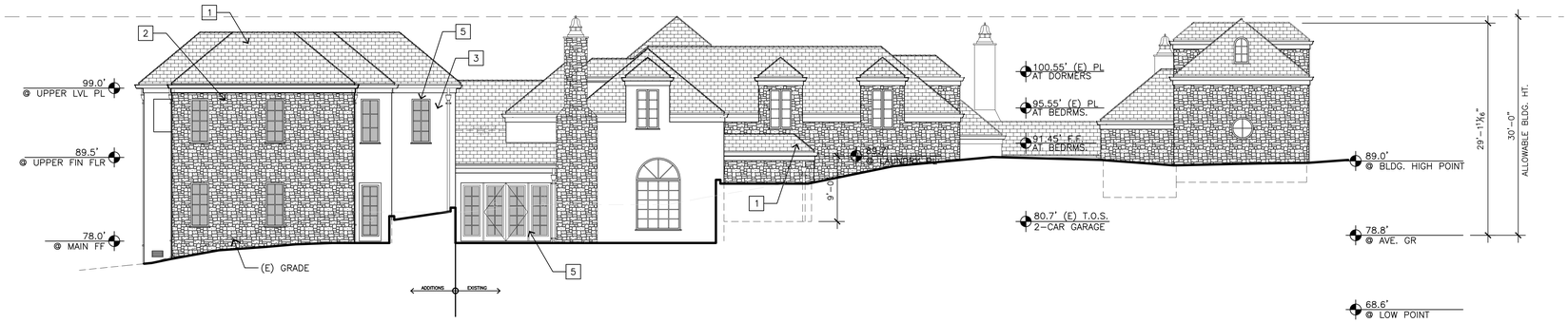
SHEET NO.

A6.0



D - NORTH ELEVATION

1/8"=1'-0"



E - WEST ELEVATION

1/8"=1'-0"



F - WEST ELEVATION AT TERRACE, CONSERVATORY, AND COURTYARD

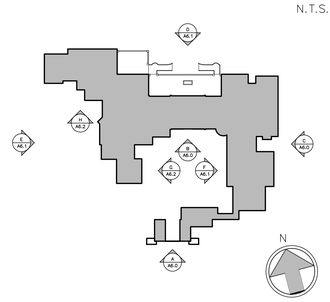
1/8"=1'-0"

EXTERIOR FINISH LEGEND

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3. EXTERIOR STUCCO – MATCH EXISTING
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7. ½" THK. GLASS RAILING WITH BRONZE POST
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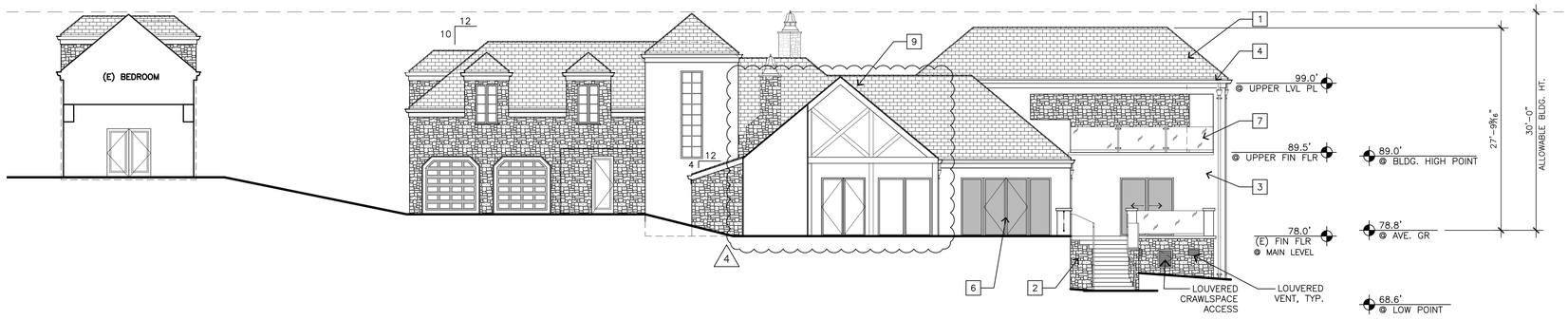
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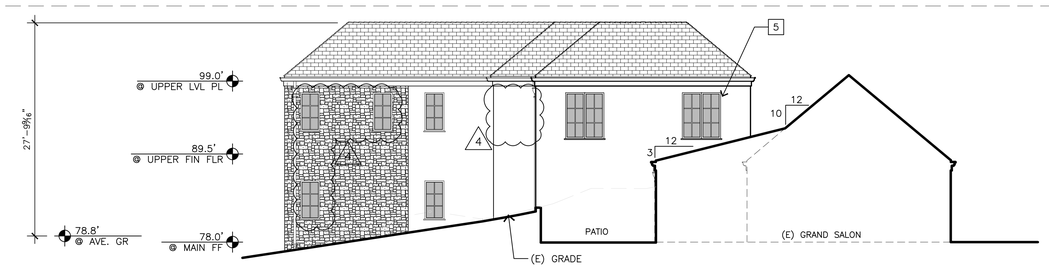
SHEET NO.

A6.1



G - EAST ELEVATION AT TERRACE, CONSERVATORY, AND COURTYARD

1/8"=1'-0"



H - SOUTH ELEVATION AT PATIO - PARTIAL

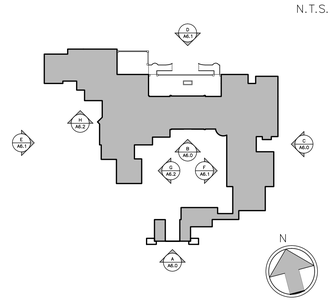
1/8"=1'-0"

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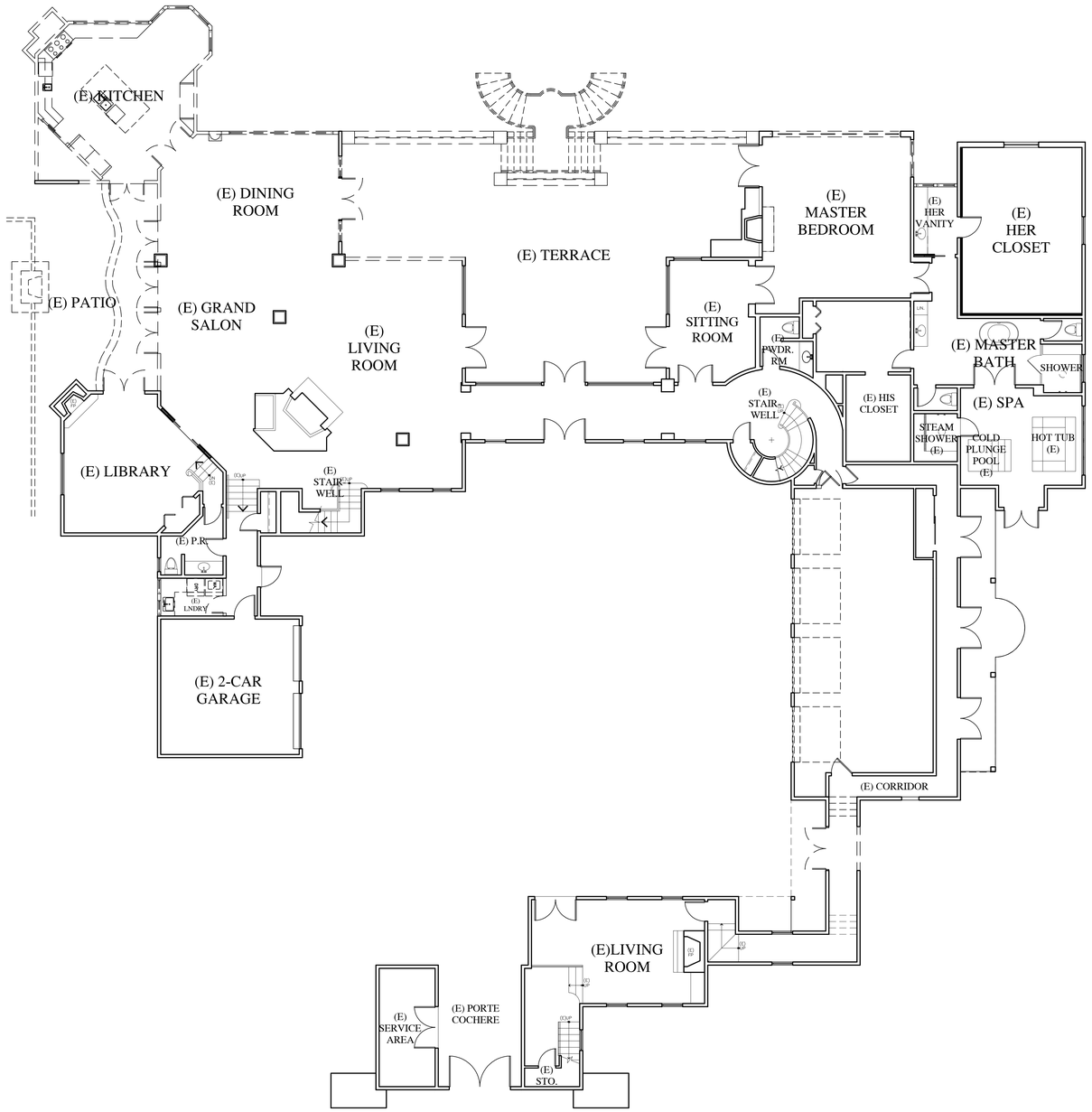
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ELEVATIONS

SHEET NO.

A6.2



MAIN LEVEL EXISTING - DEMOLITION PLAN

1/8"=1'-0"

N

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED

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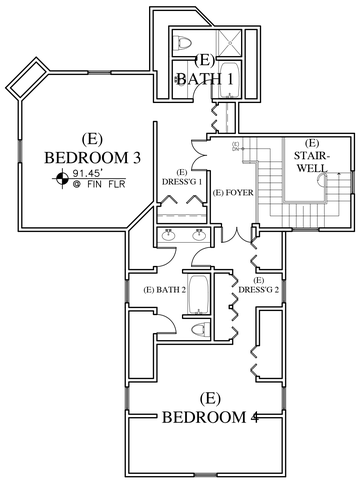
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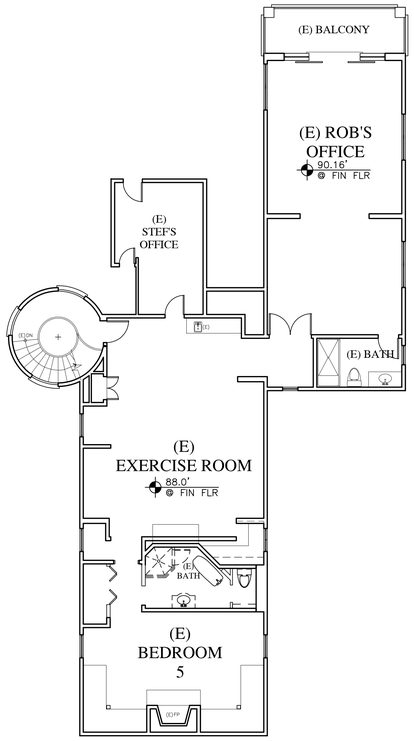
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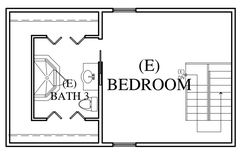
MAIN LEVEL DEMO

SHEET NO.

D2.0







UPPER LEVEL EXISTING - DEMOLITION PLAN

1/8"=1'-0"

N

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED

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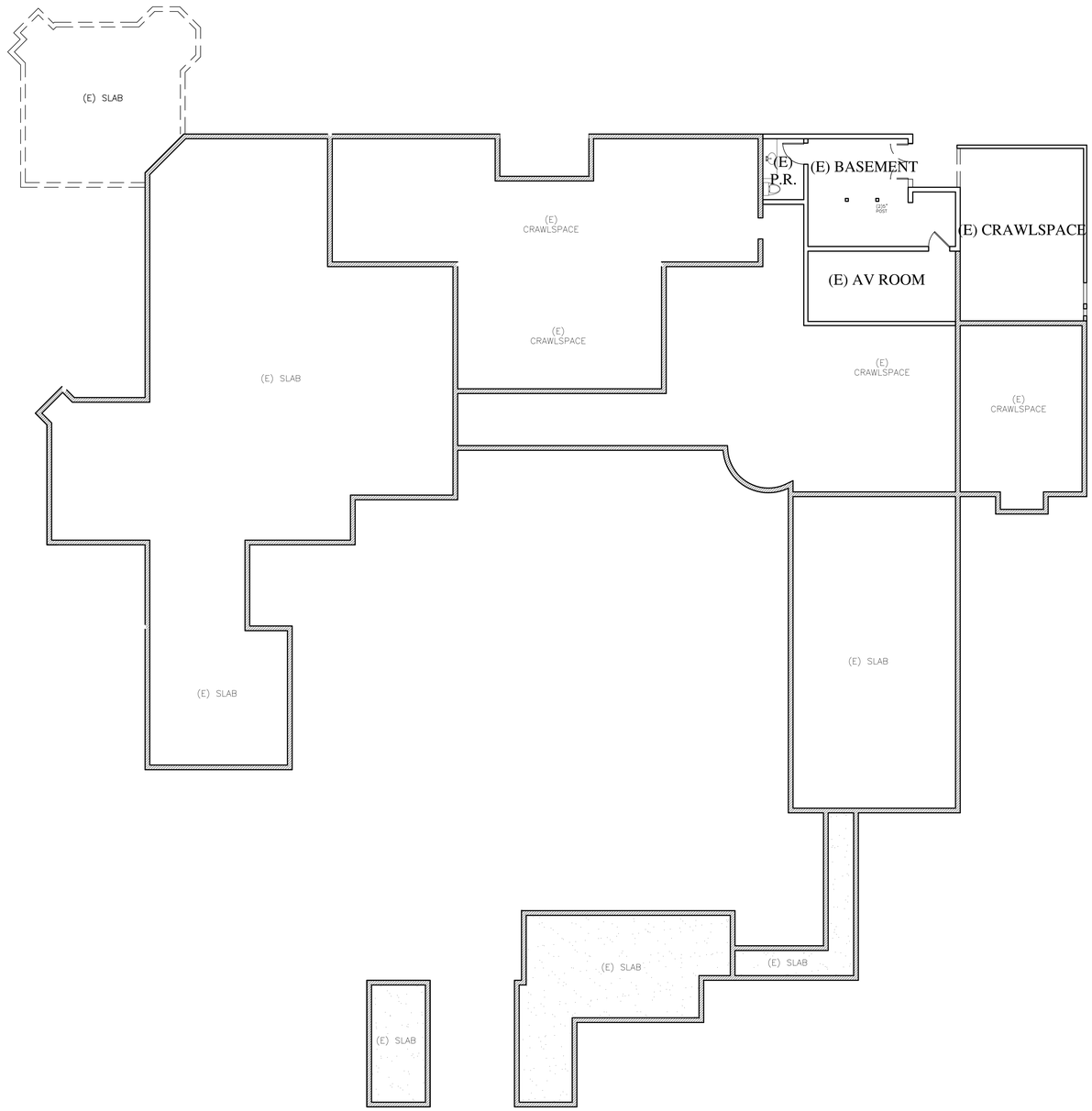
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UPPER LEVEL
DEMO

SHEET NO.

D3.0



LOWER LEVEL EXISTING - DEMOLITION PLAN

1/8"=1'-0"

N

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED

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DEMO

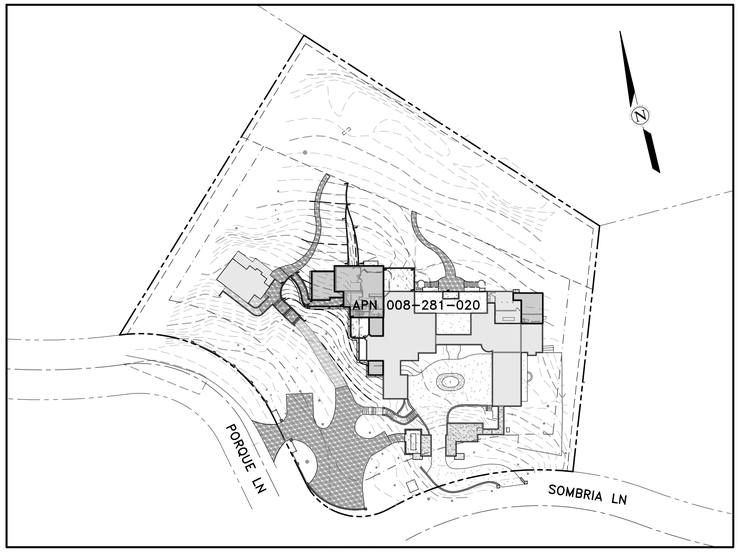
SHEET NO.

D4.0

GRADING, DRAINAGE, AND EROSION CONTROL PLAN
OF
THE SKINNER RESIDENCE
APN: 008-281-020
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA



VICINITY MAP
NOT TO SCALE



LOT OVERVIEW
SCALE:1" = 60'

ABBREVIATIONS:

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

INDEX TO SHEETS

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

GENERAL NOTES:

1) PROJECT DESIGN IS BASED ON INFORMATION OBTAINED FROM THE ARCHITECTURAL PLANS FOR THE SKINNER RESIDENCE PREPARED BY IDG, DATED 02/26/2025; AND THE TOPOGRAPHIC MAP FOR THE SITE PREPARED BY SURVEYOR, DATED 11/27/2016.
2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUBSURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITH THE PROJECT AREA, PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
3) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.
4) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

GRADING & DRAINAGE NOTES:

1) ALL GRADING SHALL CONFORM TO THE LATEST AUTHORITY HAVING JURISDICTION GRADING ORDINANCE AND EROSION CONTROL ORDINANCE; THE RECOMMENDATIONS FOUND IN THE PROJECT'S SOIL ENGINEERING INVESTIGATION PREPARED BY GRICE ENGINEERING, DATED JULY 2017; THE LATEST VERSION OF THE CALTRANS SPECIFICATIONS; THE GOVERNING PUBLIC AGENCIES; THE LATEST REVISION OF THE CALIFORNIA BUILDING CODE (CBC); AND THESE PLANS.
2) SURFACE ORGANICS SHALL BE STRIPPED AND STOCKPILED FOR LATER USE AS TOPSOIL MATERIAL ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.
3) NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4" IN DEPTH.
4) THERE ARE APPROXIMATELY 1275 CUBIC YARDS OF CUT AND 180 CUBIC YARDS OF FILL TOTAL WITH A NET EXCESS OF 1095 CUBIC YARDS. EXCAVATION SHALL BE USED FOR EMBANKMENT CONSTRUCTION, LANDSCAPE PURPOSES AND/OR HAULED OFF-SITE. ADDITIONAL ON-SITE SPOILS GENERATED FROM FOUNDATIONS, UTILITY TRENCHES, SEPTIC CONSTRUCTION, ETC. ARE NOT INCLUDED IN THE ABOVE REFERENCED QUANTITIES. IMPORT MATERIAL SHALL MEET THE REQUIREMENTS OF SELECT STRUCTURAL FILL AS NOTED IN THE SOILS REPORT AND BE APPROVED BY THE SOIL ENGINEER PRIOR TO PLACEMENT.
5) EMBANKMENT MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS, MOISTURE CONDITIONED, AND COMPACTED TO 90% MINIMUM RELATIVE COMPACTION. ALL BASEROCK AND THE UPPER 12" OF SUBGRADE SHALL BE COMPACTED TO 95% MINIMUM RELATIVE COMPACTION.
6) ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER. STEEPER SLOPES MAY BE ALLOWED ONLY WITH THE PERMISSION OF THE SOIL ENGINEER.
7) PAD ELEVATIONS SHALL BE CERTIFIED TO 0.10' PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
8) DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. CONTRACTOR SHALL PROVIDE ADEQUATE WATER TO DO SO AND FOR USE IN GRADING OPERATIONS.
9) A COPY OF ALL COMPACTION TESTS AND THE FINAL GRADING REPORT SHALL BE SUBMITTED TO THE AUTHORITY HAVING JURISDICTION PLANNING AND BUILDING INSPECTION DEPARTMENT AT SCHEDULED INSPECTIONS.
10) THE GROUND IMMEDIATELY ADJACENT TO FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AT 5% FOR A MINIMUM DISTANCE OF 10'. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10' OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED AT A MINIMUM OF 2% WHERE LOCATED WITHIN 5' OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE BUILDING.
11) ROOF DRAINAGE SHALL BE ACCOMPLISHED BY THE USE OF GUTTERS AND DOWNSPOUTS. THE DOWNSPOUTS SHALL BE CONNECTED TO RAINWATER LEADERS AND TIED INTO THE STORM DRAIN SYSTEM AS SHOWN ON THE SITE UTILITY PLAN. DOWNSPOUTS THAT ARE NOT CONNECTED TO A RAINWATER LEADER SHALL OUTLET ONTO SPLASH BLOCKS OR AN APPROVED ALTERNATIVE. SPLASH BLOCKS MAY BE UNNECESSARY IF THE DOWNSPOUT OUTLETS DIRECTLY ONTO AN IMPERVIOUS SURFACE THAT IS PROPERLY GRADED AWAY FROM FOUNDATIONS. RAINWATER LEADERS SHALL BE CONSTRUCTED WITH 4" SDR35 PVC PIPE. UNDER NO CIRCUMSTANCES SHALL A RAINWATER LEADER BE CONNECTED TO A SUBDRAIN LINE.
12) SURFACE RUNOFF SHALL BE COLLECTED BY A SYSTEM OF SWALES AND DRAINS. CAPTURED STORMWATER SHALL BE PIPED TO A DISPERSION TRENCH AS SHOWN ON THE SITE UTILITY PLAN. STORM DRAIN LINES SHALL DRAIN BY GRAVITY AND BE SLOPED AT A MINIMUM OF 2% TO AN OUTLET. WHERE A 2% SLOPE IS IMPRACTICAL, PIPES SHALL BE SLOPED AT NO LESS THAN 1%. STORM DRAIN LINES SHALL HAVE A MINIMUM COVER OF 12" AND SHALL BE CONSTRUCTED WITH SDR35 PVC PIPE, SIZED AS INDICATED.
13) TRENCH DRAINS SHALL BE NDS CHANNEL DRAINS, SIZED AS INDICATED ON THE SITE UTILITY PLAN. FLAT-BOTTOMED CHANNELS SHOULD BE SLOPED AT A MINIMUM OF 0.5% TO AN OUTLET IN ORDER TO ENSURE PROPER DRAINAGE AND PREVENT STANDING WATER IN THE TRENCH. ANY CHANNEL SLOPED AT LESS THAN 0.5% SHALL HAVE OUTLETS SPACED AT NO MORE THAN 10'. GRATES AND CHANNELS SHALL HAVE A LOAD RATING GREATER THAN OR EQUAL TO THE EXPECTED LOADING IN THE INSTALLATION AREA. ALL TRENCH DRAINS SHALL BE SURROUNDED BY A MINIMUM OF 4" OF CONCRETE. TRENCH DRAINS SHOULD BE SIZED TO HANDLE THE PEAK RUNOFF RATE PRODUCED BY A 10-YEAR DESIGN STORM.
14) SUBSURFACE WATER BEHIND ANY RETAINING WALLS SHALL BE CONTROLLED BY THE INSTALLATION OF SUBDRAINS. SUBDRAIN LINES SHALL BE CONSTRUCTED WITH PERFORATED 4" SDR35 PVC PIPE PLACED WITH THE HOLES FACING DOWNWARD. COLLECTED WATER SHALL DRAIN TO DAYLIGHT AT A MINIMUM SLOPE OF 1% AS SHOWN ON THE SITE UTILITY PLAN. PIPES CARRYING SURFACE WATER OR ROOF WATER SHALL NOT UNDER ANY CIRCUMSTANCES OUTLET INTO A SUBDRAIN LINE. THE SYSTEM OF SUBDRAINS SHALL REMAIN INDEPENDENT OF THE SURFACE STORM DRAIN SYSTEM.
15) UTILITY TRENCHES WITHIN THE BUILDING PAD OR ANY NEW PAVED AREAS SHALL BE BACKFILLED WITH CLEAN IMPORTED SAND AND THE TRENCH BACKFILL SHALL BE COMPACTED TO 95% MINIMUM RELATIVE COMPACTION. THE TOP 8" OF TRENCH SHALL BE CAPPED WITH NATIVE SOIL. IN NON-PAVED AREAS NATIVE BACKFILL SHALL BE USED AND COMPACTED TO 90% MINIMUM RELATIVE COMPACTION.
16) ALL WORK IS SUBJECT TO APPROVAL BY THE AUTHORITY HAVING JURISDICTION PUBLIC WORKS SUPERINTENDENT INSPECTION AND ACCEPTANCE.
17) SPECIAL INSPECTIONS BY A SPECIAL INSPECTOR ARE REQUIRED DURING FILL PLACEMENT TO ENSURE PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
18) THE LOCATION, HEIGHT, AND PLATE HEIGHTS OF THE NEW STRUCTURE MUST BE CERTIFIED BY A SURVEYOR TO BE IN CONFORMANCE WITH THE APPROVED PLANS.
19) STOP WORK WITHIN 50 METERS (165') OF UNCOVERED RESOURCE AND CONTACT THE AUTHORITY HAVING JURISDICTION RMA - PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED.

PROJECT DATA:

GRADING VOLUMES		
CUT	=	1275 CY
FILL	=	180 CY
NET	=	1095 CY CUT
IMPERVIOUS AREA*		
BUILDINGS	=	2910 SF
LANDINGS	=	63 SF
PATIOS / TERRACES	=	793 SF
SWALE	=	242 SF
WALLS	=	348 SF
TOTAL	=	4356 SF
*CREATED OR REPLACED		
PERMEABLE SURFACES		
DRIVEWAY	=	5019 SF
PATHWAYS	=	1978 SF
LANDSCAPE	=	10,102 SF
TOTAL	=	17,099 SF
AREA OF DISTURBANCE		
TOTAL	=	21,455 SF

LEGEND:

PROPERTY BOUNDARY
SETBACK
MAJOR CONTOUR (5' INTERVAL)
MINOR CONTOUR (1' INTERVAL)
RETAINING WALL
SWALE FLOW LINE
STORM DRAIN PIPE
RAINWATER LEADER
SUBDRAIN LINE

EXISTING RESIDENCE FOOTPRINT
PROPOSED BUILDING FOOTPRINT
ASPHALT CONCRETE
CONCRETE
DECOMPOSED GRANITE
STONE

CATCH BASIN
AREA DRAIN
JUNCTION BOX
DOWNSPOUT W/ SPLASH BLOCK
DISPERSION TRENCH
ENERGY DISSIPATOR
TREE
TREE TO BE REMOVED

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	GRICE ENGINEERING	Beginning of Project		
Subexcavation, fill placement, and compaction	GRICE ENGINEERING	Throughout grading operations		
Foundation Excavations	GRICE ENGINEERING	Prior to placement of forms and reinforcing steel		
Surface and subsurface drainage improvements	GRICE ENGINEERING	Prior to trench backfill		
Utility trench compaction	GRICE ENGINEERING	During backfill operations		
Retaining wall backfill compaction	GRICE ENGINEERING	During backfill operations		
Baserock subgrade compaction	GRICE ENGINEERING	Prior to pavement installation		

STORMWATER CONTROL NOTES:

1) THE PROJECT IS NOT LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER NO. 2013-0001-DWQ; THEREFORE, THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRs) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.
2) THE PROJECT IS NOT IN ANY OF THE CONDITIONED AREAS OF THE PEBBLE BEACH COMPANY DRAINAGE REQUIREMENTS AND NO SPECIAL STORMWATER FACILITY DESIGN IS REQUIRED.
3) PER MONTEREY COUNTY CODE 16.12.070 RUNOFF CONTROL, THIS PROJECT SHALL INCLUDE STORMWATER FACILITIES DESIGNED TO LIMIT RUNOFF FROM THE 10-YR DESIGN STORM TO THE PRE-DEVELOPMENT RATE.
4) THIS PROJECT SHALL IMPLEMENT THE FOLLOWING STRATEGIES: MINIMIZE COMPACTION OF HIGHLY PERMEABLE SOILS; LIMIT CLEARING AND GRADING OF NATIVE VEGETATION; MINIMIZE IMPERVIOUS SURFACES AND LEAVE THE REMAINING LAND IN A NATURAL UNDISTURBED STATE; MINIMIZE STORMWATER RUNOFF BY DIRECTING RUNOFF FROM PATIOS, PORCHES, AND DRIVEWAYS ONTO VEGETATED AREAS AND DIRECTING ROOF RUNOFF INTO AN INFILTRATION SYSTEM SAFELY AWAY FROM BUILDING FOUNDATIONS AND FOOTINGS, CONSISTENT WITH THE CALIFORNIA BUILDING CODE.

CONTACT INFORMATION:

OWNER:
ROBERT AND STEFANIE SKINNER
1151 SOMBRIA LANE
PEBBLE BEACH, CA 93953

ARCHITECT:
JUN SILLANO
IDG
721 LIGHTHOUSE AVE
PACIFIC GROVE, CA 93950

SITE LOCATION:
1151 SOMBRIA LANE
PEBBLE BEACH, CA 93953

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

APPROVED BY:
GUY R. GIRAUDO

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

"COVER SHEET"

GRADING, DRAINAGE, AND EROSION CONTROL PLAN
OF
THE SKINNER RESIDENCE
A.P.N.: 008-281-020
PEBBLE BEACH, CALIFORNIA
FOR
ROBERT AND STEFANIE SKINNER

SCALE: AS SHOWN
DATE: MAR 2025
JOB No. 2536-01

No.	DATE	BY	REVISION
	03/21/25	JAN	RELEASED TO CLIENT

SHEET C1
OF 7 SHEETS

NO GRADING SHALL BE DONE BEYOND THIS LINE

EX CARETAKER FF 80.60

ADDITION MAIN FF 78.00 LOWER FF 66.50 FP 65.50

ADDITION FFI 78.00 FPI 75.00

ADDITION FFI 78.00 FPI 77.00

ADDITION FFI 78.00 FPI 77.00

EX RESIDENCE FF 78.00

EX RESIDENCE MAIN FF 78.00 LOWER FF 69.00

ADDITION MAIN FF 78.00 LOWER FF 69.00 FP 68.00

CONC. SWALE 22 LF 18" WIDE 2" DEPTH 2% MIN TO LP

CONC SWALE 150 LF 18" WIDE 2" DEPTH 2% MIN TO LP

SWALE 45 LF 5% SIDE SLOPE 2% MIN TO LP

WALL 51 LF HT:0-4'

WALL 71 LF HT:0-3.5'

WALL 28 LF HT:0-5'

WALL 107 LF HT:0-7'

WALL 29 LF HT:5-7'

WALL 45 LF HT:5-9'

WALL 13 LF HT:6'

WALL 22 LF

WALL 17 LF

WALL 55 LF

LEVEL GENERATOR PAD

16 0 16 32

"GRADING & DRAINAGE PLAN"

GRADING, DRAINAGE, AND EROSION CONTROL PLAN

OF

THE SKINNER RESIDENCE
A.P.N.: 008-281-020
PEBBLE BEACH, CALIFORNIA

FOR

ROBERT AND STEFANIE SKINNER

APPROVED BY:

GUY R. GIRAUDO

REGISTERED PROFESSIONAL ENGINEER * VIRGINIA * Guy R. Giraudo No. 56569 Exp. 06-30-25 CIVIL * STATE OF CALIFORNIA

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-9701 Fax (831) 443-3801
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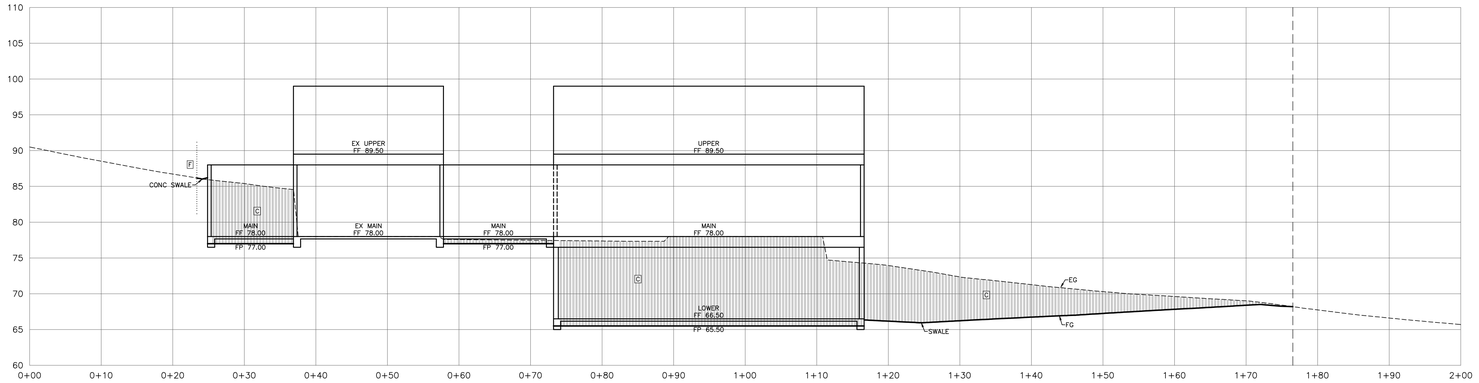
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DATE: MAR 2025
JOB No. 2536-01

SHEET C2

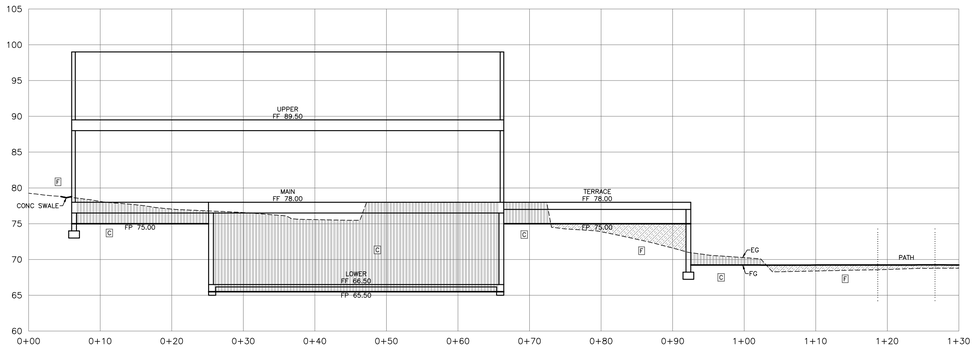
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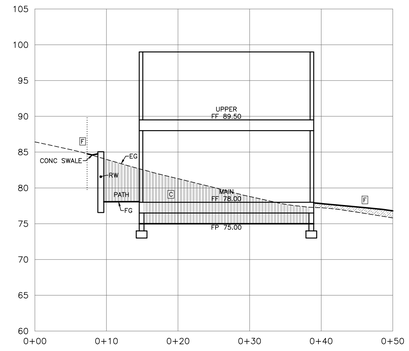
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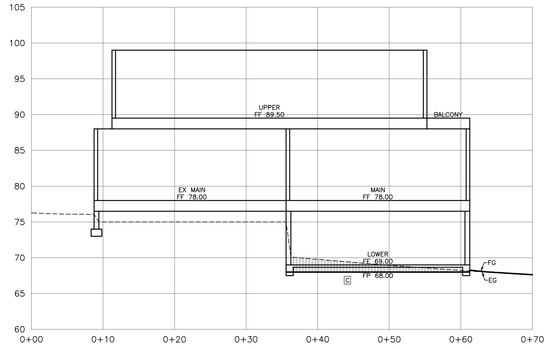
SECTION A-A
SCALE: 1"=10' H&V



SECTION B-B
SCALE: 1"=10' H&V



SECTION C-C
SCALE: 1"=10' H&V



SECTION D-D
SCALE: 1"=10' H&V

"GRADING SECTIONS & DETAILS"

GRADING, DRAINAGE, AND EROSION CONTROL PLAN

OF

THE SKINNER RESIDENCE
A.P.N.: 008-281-020
PEBBLE BEACH, CALIFORNIA

FOR

ROBERT AND STEFANIE SKINNER

APPROVED BY:
GUY R. GIRARDO

LANDSET ENGINEERS, INC.
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Office (831) 443-9771 Fax (831) 443-3801
www.landseteng.com

SCALE: AS SHOWN
DATE: MAR 2025
JOB No. 2536-01

SHEET C3
OF 7 SHEETS

No.	DATE	BY	REVISION
	03/21/25	JAN	RELEASED TO CLIENT

L:_PROJECTS – LANDSET ENGINEERS\2536 – Skinner\2536-01 – Eng. Design\DWG\Skinner_2536_CIVIL.dwg

"UTILITY PLAN"

GRADING, DRAINAGE, AND EROSION CONTROL PLAN

OF

THE SKINNER RESIDENCE

A.P.N.: 008-281-020

PEBBLE BEACH, CALIFORNIA

FOR

ROBERT AND STEFANIE SKINNER

APPROVED BY:

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SCALE: 1" = 16'
DATE: MAR 2025
JOB No. 2536-01

SHEET C4

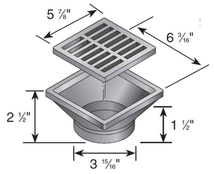
OF 7 SHEETS

No.	DATE	BY	REVISION
	03/21/25	JAN	RELEASED TO CLIENT

L:_PROJECTS - LANDSET ENGINEERS\2536 - Skinner\2536-01 - Eng. Design\DWG\Skinner_2536_CIVIL.dwg

NDS WE PUT WATER IN ITS PLACE — TECHNICAL SPECIFICATIONS

6" x 6" x 4" Square Grate & Adapter



¼" Grate Opening

Part #: 640, 641, & 642
Material: Grate (HDPE) High Density Polypropylene
Adapter (HIPS) High Impact Polystyrene
Color: #640(Black), #641(Green), & #642(Gray)
Fits: 3"& 4" sewer and drain pipe & fittings, 3" & 4" corrugated and triple wall pipe.
Grate Opening: 1/4"
Open Surface Area: 12.61 Sq. Inches
Head Pressure / Flow Rate:
Head (inches) - Max Flow
1"= 54.55 GPM
0.5" = 38.58 GPM
Weight Per Each: 0.83 lbs.
UV inhibitor

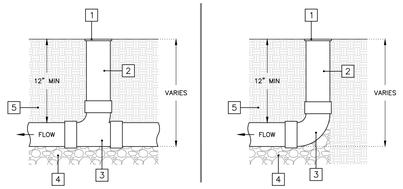
Load Recommendation Guide

Class A
- Loads of 160 psi.
- Recommended for pedestrians, bicycles and wheel chair traffic.

ADA Compliant/Heel-proof

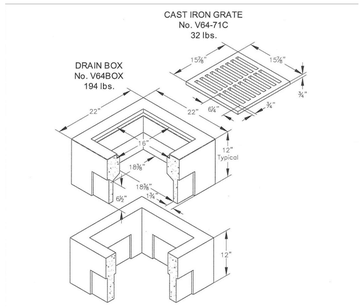
855 N. Barranca Avenue, Covina, CA 91724, 888-724-7799 — Visit ndspro.com for specs, detail drawings, and case studies — NDS WE PUT WATER IN ITS PLACE

1 NDS 6" SQUARE GRATE



1. NDS GRATE (SHAPE AND SIZE AS INDICATED ON SITE UTILITY PLAN). GRATES SHALL HAVE A LOAD RATING GREATER THAN OR EQUAL TO THE EXPECTED LOAD IN THE INSTALLATION AREA. GRATES SHOULD BE SECURED IN PLACE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
2. 4" PVC RISER PIPE (LENGTH AS REQUIRED).
3. 4" PVC ELBOW OR TEE.
4. COMPACTED AND CRUSHED STONE BEDDING.
5. 12" MINIMUM COVER SHALL BE MAINTAINED OVER ALL STORM DRAIN PIPES.

2 AREA DRAIN INSTALLATION



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

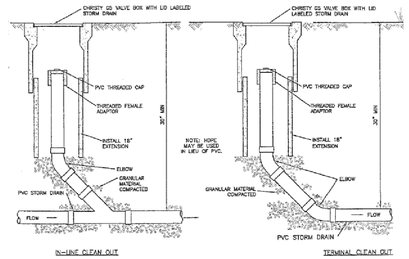
Ordering Code	Item	Approx. Shipping Weight	Description
V64BOX	DRAIN BOX	194	V64 Drain Box (18⅛" x 18⅛")– 12 per pallet
V64-71C	GRATE	32	Cast iron
V64X12	EXTENSION	152	12" Reinforced concrete – 12 per pallet

Oldcastle Precast® Enclosure Solutions — MADERA/TRACY/RIDGEVILLE/PHOENIX — Phone: (800) 486-7070 Fax: (800) 486-6804 — Copyright© 2009 Oldcastle Precast Inc.

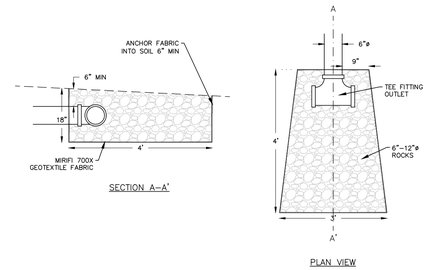
V64 DRAIN BOX — FILE NAME: V64_50 — ISSUE DATE: January, 2009 — www.oldcastleprecast.com

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

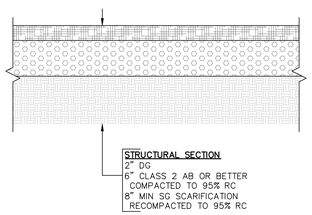
3 CHRISTY V64 CATCH BASIN



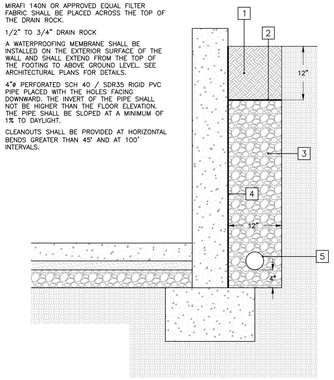
4 G5 STORM DRAIN CLEANOUT



5 ENERGY DISSIPATOR

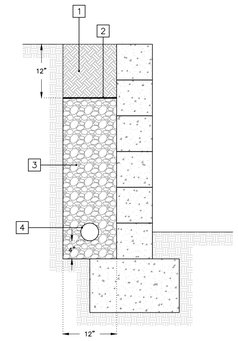


6 PAVEMENT SECTION (DG)



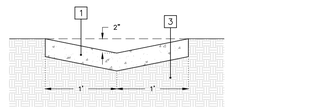
1. 12" NATIVE CAP
2. MIRAFI 140N OR APPROVED EQUAL FILTER FABRIC SHALL BE PLACED ACROSS THE TOP OF THE DRAIN ROCK.
3. 1/2" TO 3/4" DRAIN ROCK
4. A WATERPROOFING MEMBRANE SHALL BE INSTALLED ON THE EXTERIOR SURFACE OF THE WALL AND SHALL EXTEND FROM THE TOP OF THE FOOTING TO ABOVE GROUND LEVEL. SEE ARCHITECTURAL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

7 PERIMETER SUBDRAIN



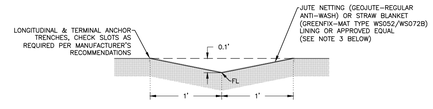
1. 12" NATIVE CAP. TRENCH SURFACE SHALL BE RESTORED TO NATURAL/ORIGINAL CONDITION.
2. MIRAFI 140N OR APPROVED EQUAL FILTER FABRIC SHALL BE PLACED ACROSS THE TOP OF THE DRAIN ROCK.
3. 1/2" TO 3/4" DRAIN ROCK.
4. 4"ø PERFORATED SCH 40/SDR 35 RIGID PVC PIPE PLACED WITH THE HOLES FACING DOWNWARD. THE PIPE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

8 SUBDRAIN BEHIND RETAINING WALL



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

9 CONCRETE SWALE

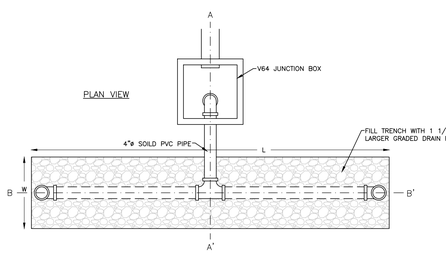


1. LONGITUDINAL SLOPE SHALL NOT BE LESS THAN 1% OR GREATER THAN 20%.
2. THE SWALE SHALL BE REVEGETATED WITH NATIVE GRASSES BY A HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER UNTIL GROWTH IS ESTABLISHED.
3. IF THE SWALE DOES NOT HAVE ADEQUATE GROWTH ESTABLISHED PRIOR TO THE ONSET OF THE WINTER SEASON, OCTOBER 15, IT SHALL BE LINED WITH JUTE NETTING OR STRAW BLANKETS AND PROPERLY SECURED (ANCHORED AND FASTENED) AS OUTLINED PER THE MANUFACTURER'S GUIDELINES AND SPECIFICATIONS IN ORDER TO FUNCTION PROPERLY AND PREVENT ACCELERATED EROSION.
4. IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO REGULARLY MAINTAIN THE SWALE AS NEEDED FROM EXCESSIVE GROWTH AND/OR SILTATION.
5. GRADED SWALE SHALL BE PROOF–ROLLED AND/OR MECHANICALLY COMPACTED TO MINIMUM 85% RELATIVE COMPACTION.

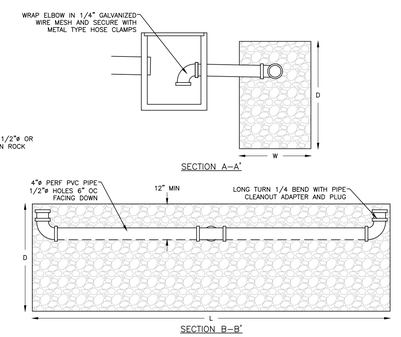
10 EARTH SWALE

11

12



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



13 DISPERSION TRENCH

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

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"CONSTRUCTION DETAILS"

GRADING, DRAINAGE, AND EROSION CONTROL PLAN
OF
THE SKINNER RESIDENCE
A.P.N.: 008-281-020
PEBBLE BEACH, CALIFORNIA
FOR
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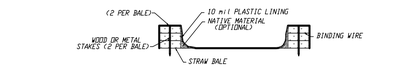
SCALE: AS SHOWN
DATE: MAR 2025
JOB No. 2536-01

No.	DATE	BY	REVISION
	03/21/25	JAN	RELEASED TO CLIENT

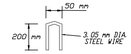
SHEET C5
OF 7 SHEETS

L:_PROJECTS – LANDSET ENGINEERS\2536 – Skinner\2536-01 – Eng. Design\DWG\Skinner_2536_CIVIL.dwg

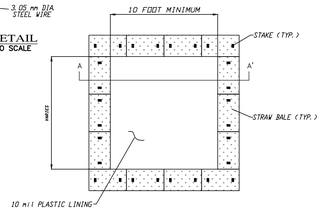




SECTION A - A'
NO SCALE

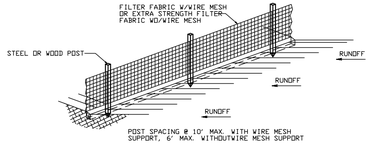


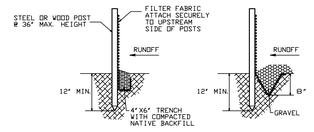
STAPLE DETAIL
NO SCALE



PLAN TYPE "ABOVE GRADE" WITH STRAW BALES
NO SCALE

CONCRETE WASHOUT
NOT TO SCALE

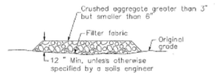




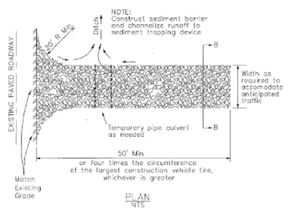
STANDARD DETAIL
NATIVE BACKFILL TRENCH

ALTERNATE DETAIL
GRAVEL TRENCH

SILT FENCE
NOT TO SCALE

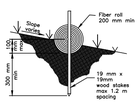


SECTION B-B
NTS

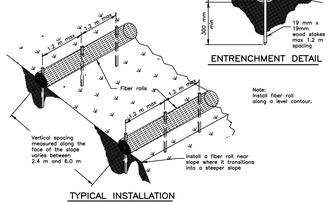


PLAN
NTS

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



ENTRENCHMENT DETAIL

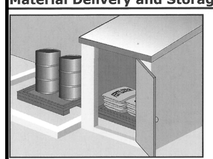


TYPICAL INSTALLATION

FIBER ROLL
NOT TO SCALE

DETAILS
NOT TO SCALE

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

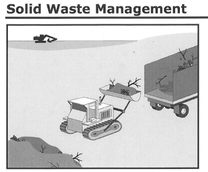
Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑

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.

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

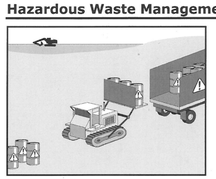
Targeted Constituents

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

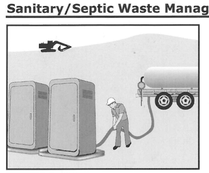
Targeted Constituents

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.

EROSION & SEDIMENT CONTROL NOTES:

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

BMP LEGEND:

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

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

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

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

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

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

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

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

⑨ N/A 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 0.5" - 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.

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

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

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

APPROVED BY: GUY R. GIRARDO

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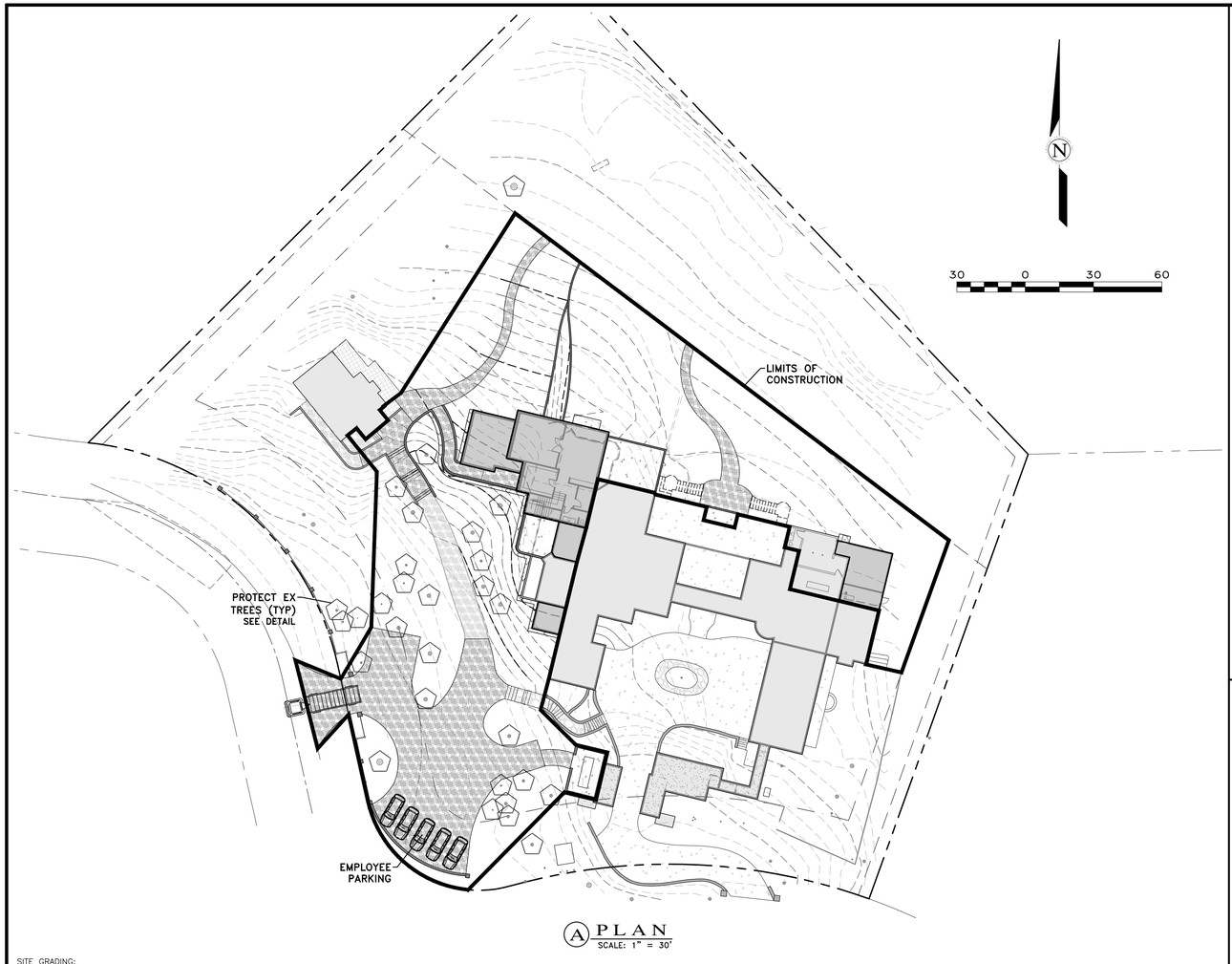
"EROSION & SEDIMENT CONTROL PLAN"
GRADING, DRAINAGE, AND EROSION CONTROL PLAN
OF
THE SKINNER RESIDENCE
A.P.N.: 008-281-020
PEBBLE BEACH, CALIFORNIA
FOR
ROBERT AND STEFANIE SKINNER

SCALE: 1" = 20'
DATE: MAR 2025
JOB No. 2536-01

No.	DATE	BY	REVISION
	03/21/25	JAN	RELEASED TO CLIENT

SHEET C6
OF 7 SHEETS

L:_PROJECTS – LANDSET ENGINEERS\2536 – Skinner\2536-01 – Eng. Design\DWG\Skinner_2536_CIVIL.dwg



A PLAN
SCALE: 1" = 30'

SITE GRADING:
THE PROPOSED GRADING INCLUDES APPROXIMATELY 1275 CY OF CUT & 180 CY OF FILL.

CONSTRUCTION STAGING:
A. MOBILIZE, CLEAR AND GRUB

B. SITE GRADING

C. UTILITY INSTALLATION

D. CONSTRUCT STRUCTURE

E. INSTALL PAVERS AND LANDSCAPING

F. SITE CLEANING, PUNCH LIST

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

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

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

EMPLOYEE PARKING:
EMPLOYEES SHALL PARK ON SITE WHENEVER POSSIBLE. EMPLOYEES SHALL USE PUBLIC PARKING ALONG PORQUE LN AS NECESSARY, OBEYING ALL PARKING LAWS. EMPLOYEES SHALL CARPOOL WHENEVER POSSIBLE. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

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

NUMBER OF EMPLOYEES ONSITE PER DAY: APPROXIMATELY 10-20

NUMBER OF TRUCK TRIPS/DAY: 4

AMOUNT OF GRADING/DAY: 80 C.Y.

HOURS OF OPERATION/DAY: 8

DAYS OF OPERATION: MONDAY THROUGH FRIDAY

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

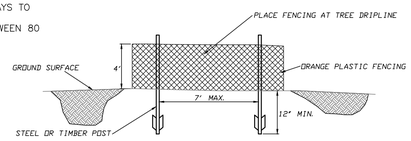
PROJECT SCHEDULING: PROJECTED START DATE IS JANUARY 1, 2026. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

TRUCK TRIP GENERATION CHART:

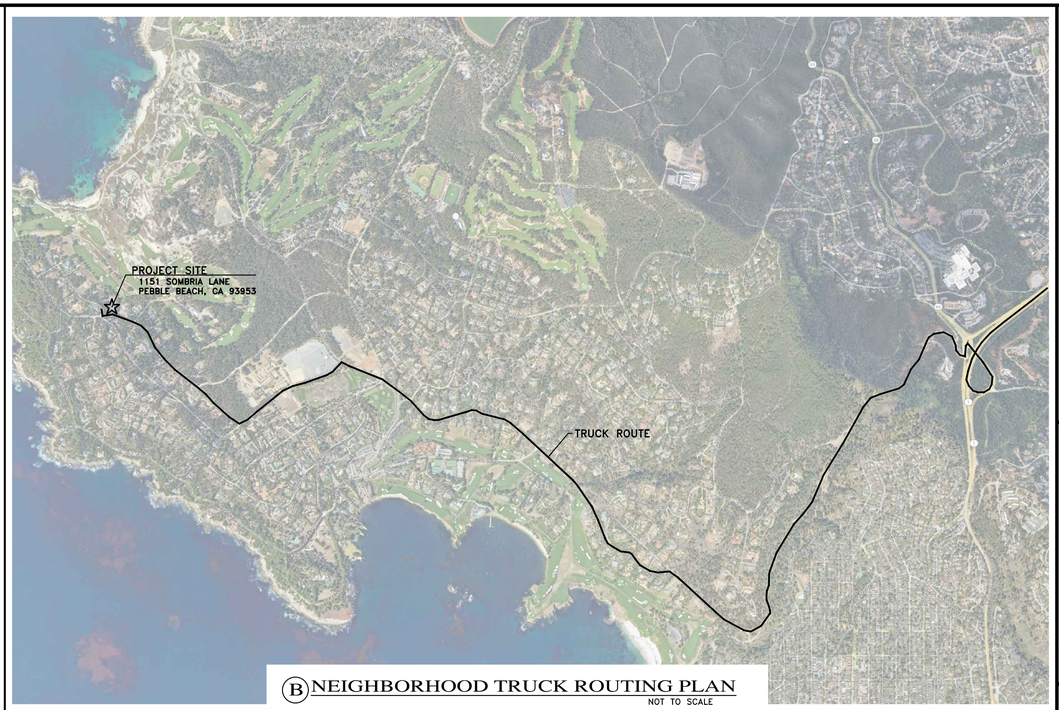
CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION	4	5
GRADING & SOIL REMOVAL (EXPORT)	60	15
ENGINEERING MATERIALS (IMPORT)	-	-
TOTALS	64	20

TRUCK TRIP GENERATION NOTES:

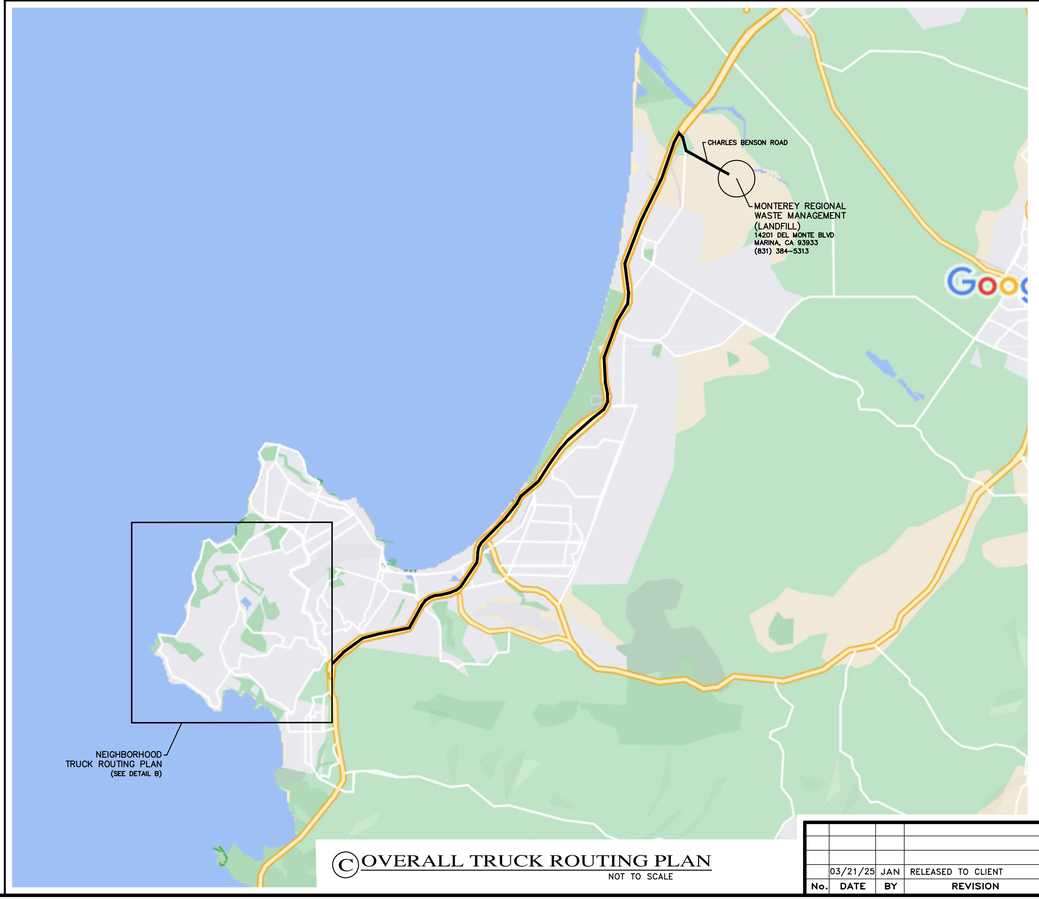
1. TRUCK TRIPS FOR THE GRADING/SOIL IMPORT IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 4 TRUCK LOADS PER DAY.
2. THERE ARE APPROXIMATELY 1095 CUBIC YARDS OF SOIL MATERIAL TO BE EXPORTED FROM THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 20 WORKING DAYS TO COMPLETE.
4. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 100 CUBIC YARDS.



ESA FENCING
NOT TO SCALE



B NEIGHBORHOOD TRUCK ROUTING PLAN
NOT TO SCALE



C OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

APPROVED BY:
GUY R. GIRALDO

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-0070 Fax (831) 443-3801
www.landseteng.com

"CONSTRUCTION MANAGEMENT PLAN"
GRADING, DRAINAGE, AND EROSION CONTROL PLAN
OF
THE SKINNER RESIDENCE
A.P.N.: 008-281-020
PEBBLE BEACH, CALIFORNIA
FOR
ROBERT AND STEFANIE SKINNER

SCALE: 1" = 30'
DATE: MAR 2025
JOB No. 2536-01

No.	DATE	BY	REVISION
	03/21/25	JAN	RELEASED TO CLIENT

SHEET C7
OF 7 SHEETS

COLOR AND MATERIAL SAMPLES FOR

SKINNER RESIDENCE
1151 SOMBRIA LN, PEBBLE BEACH, CA 93953
APN: 008-281-020

EXTERIOR STUCCO - MATCH EXISTING



STONE TILES - MATCH EXISTING



COPPER SCUPPER, CONDUCTOR, & DOWNSPOUTS







METAL CLAD WOOD EXTERIOR DOORS LOEWEN OR EQUAL



METAL CLAD WOOD EXTERIOR WINDOWS LOEWEN OR EQUAL



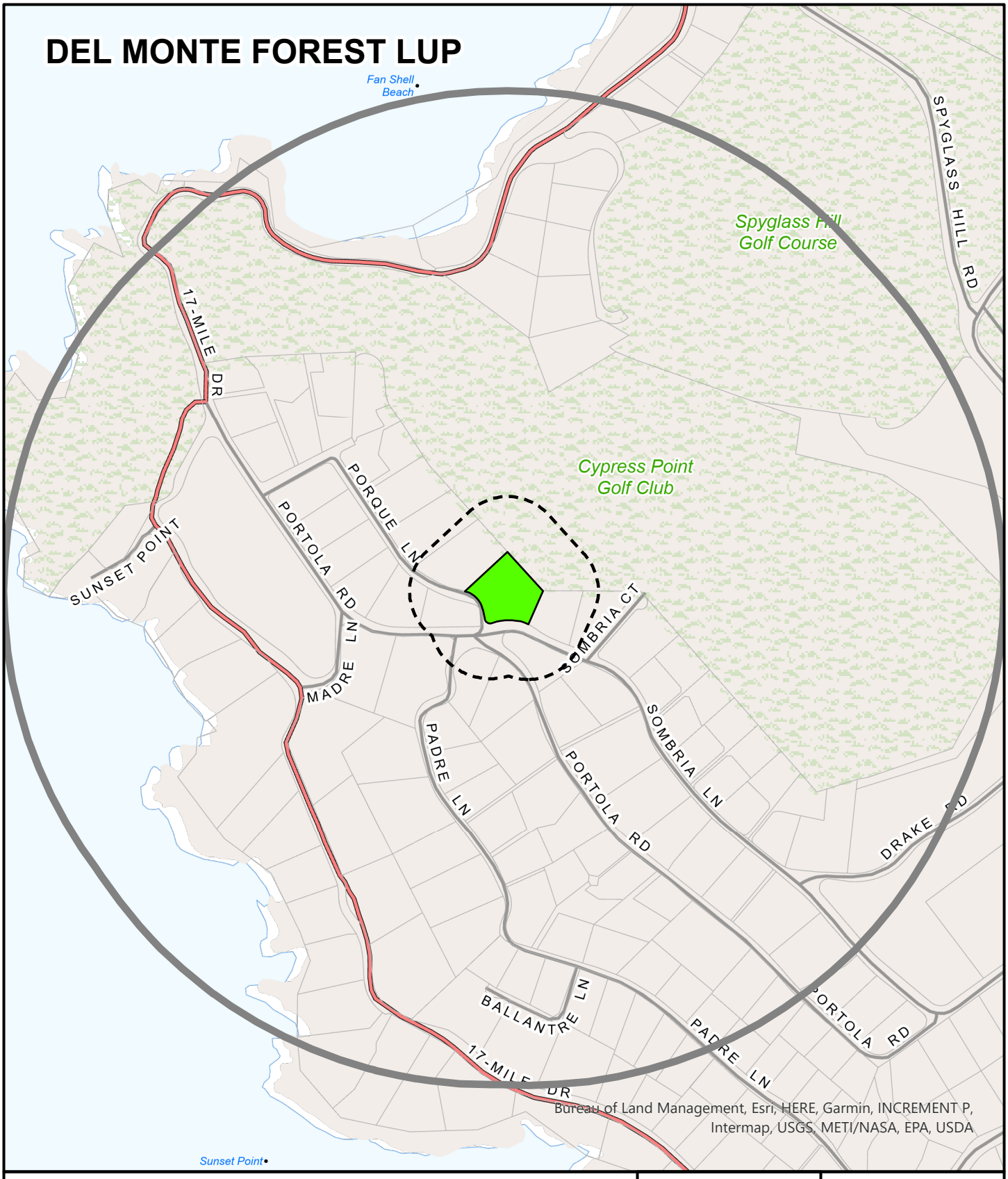


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Exhibit B

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APPLICANT: SKINNER ROBERT J JR & STEFANIE A

APN: 008281020000 **FILE #** PLN220114-AMD1

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: KAYLA NELSON

Exhibit C

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Before the Housing and Community Development Chief of Planning in and for the County of Monterey, State of California

In the matter of the application of:
SKINNER ROBERT J JR & STEFANIE A (PLN220114)
RESOLUTION NO. 22-083
Resolution by the Monterey County HCD Chief of Planning:

1) Finding that the project, as a remodel and addition to an existing single-family dwelling and accessory dwelling unit, qualifies for a Class 1 Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2;
2) Approving a Coastal Administrative Permit and Design Approval to allow a 5,055 square foot addition to an existing 10,263 square foot single family residence and a 315 square foot addition to an existing 880 square foot accessory dwelling unit; and
3) Approving a Coastal Administrative Permit to allow development within 750 feet of archaeological resources.

[PLN220114 SKINNER ROBERT J JR & STEFANIE A, 1151 Sombria Ln, Pebble Beach, CA 93953, Del Monte Forest Land Use Plan (Assessor's Parcel Number 008-281-020-000)]

The SKINNER ROBERT J JR & STEFANIE A application (PLN220114) came on for an administrative decision hearing before the Monterey County HCD Chief of Planning on December 7, 2022. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Monterey County HCD Chief of Planning 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;
- Del Monte Forest Land Use Plan (DMF LUP);
- Monterey County Coastal Implementation Plan, Part 5, Regulations for Development in the Del Monte Forest Land Use Plan (CIP); and
- Monterey County Zoning Ordinance (Title 20).

No conflicts were found to exist. No correspondence was received indicating any inconsistencies with the text, policies, and regulations in these documents.

b) Allowed Use. The property is located at 1151 Sombria Lane, Pebble Beach, Del Monte Forest Land Use Plan (Assessor's Parcel Number 008-281-020-000). The parcel is zoned Low Density Residential with a density of 1.5 acres per 1 unit and a Design Control Overlay (Coastal Zone) or "LDR/1.5-D(CZ)", which allows the first single-family dwelling on a legal lot of record and accessory dwelling units subject to a Coastal Administrative Permit (Title 20 Sections 20.14.040.A. and 20.14.040.W). The project proposes a 5,055 square foot addition to an existing 10,263 square foot single family residence, and a 315 square foot addition to an existing 880 square foot accessory dwelling unit (formerly "caretaker" unit). The project also includes associated site improvements, including a new patio addition and walkway between the existing accessory dwelling unit and main residence. Therefore, the proposed uses are allowable for this site.

c) Lot Legality. The property is shown in its current configuration as lot 20 in the 1964 and 1972 Assessor's Map Book 8 Pg. 28. Therefore, the County recognizes the property as a legal lot of record.

d) Design and Visual Resources. The project is subject to the Visual Resources protection policies of the Del Monte Forest Land Use Plan (DMF LUP), the applicable implementing regulations of those policies in the Monterey County Coastal Implementation Plan (CIP), and the Design Control "D" zoning overlay district, which requires a design review of structures and fences to assure protection of the public viewshed and neighborhood character.

The surrounding neighborhood consists of a mix of large one- and two-story single-family homes in a rural wooded atmosphere. Many are heavily screened from view by trees, other vegetation, and fences, which have the effect of subordinating them to the surrounding landscape, while preventing identification of a unified urban aesthetic. Of the structures that are visible, many have traditional hip or gabled roofs, and utilize natural materials such wood or stone.

The project is consistent with these policies, regulations, and the surrounding neighborhood character as:

- the proposed additions will utilize a muted warm grey smooth coat stucco, black metal clad doors and frames, and copper gutters and downspouts as primary finishes. These materials match the existing residence and subordinate to the surrounding natural environment in accordance with CIP Section 20.147.070.B.3.;
- The additions were staked and flagged, and the resulting staking and flagging demonstrates that the additions are in scale with the existing residence. Due to the large homes and abundance of vegetative screening in the area, the home will not be out of scale with any other residences in the neighborhood; and
- A row of trees screens the home from view along Sombria and Porque Lane. Pursuant to CIP Section 20.147.070.B.4 and 5, all

these trees are retained, assisting in subordinating the home to the natural landscape.

e) Development Standards. The development standards of the base LDR zoning are found in Title 20 Section 20.14.060. After the addition and remodel property would be consistent with the maximum building site coverage, floor area, and structure height requirements as shown below. As the proposed additions to home match the maximum height requirement exactly, a height verification condition has been applied (Condition No. 6) to ensure the structure is constructed to adhere to this maximum.

	Max Allowable	*Proposed*
Building Site Coverage:	15% (14,433.6 sf)	14.9% (14,322 sf)
Floor Area Ratio:	17.5% (16,839.2 sf)	17.2% (16,513 sf)
Maximum Height (Home):	30 ft	30 ft
Maximum Height (ADU):	15 ft	14 ft 9 in

The additions to the home would meet the required minimum setbacks for primary structures, as shown below. An existing entry structure / port coche for the main home does encroach into the required front setback, being approximately 16 feet and 10 inches from the property line. However, this feature is existing and no structural alterations to it are proposed.

	Min Required	*Proposed*
Front Setback (Home):	30 ft	36 ft 9 in
West Side Setback:	20 ft	50 ft 4 in
East Side Setback:	20 ft	35 ft 10 in
Rear Setback:	20 ft	73 ft 2 in
Main Residence/ADU	10 ft	23 ft 10 in

The Accessory Dwelling Unit complies with the minimum required setbacks for habitable accessory structures, as shown below:

	Min Required	*Proposed*
Front Setback:	50 ft	53 ft 6 in
West Side Setback:	6 ft	44 ft 6 in
East Side Setback:	6 ft	>40 ft
Rear Setback:	6ft	>126 ft

Therefore, the project is consistent with all applicable development standards.

f) Cultural Resources. The property is in an area that is mapped as being withing 750 feet of and having a high sensitivity to the presence of archaeological resources. However, a Phase I archaeological report was prepared of the property prior to the initial construction of the home in 1988 which assessed the potential of the project area to contain archaeological resources. The report included archival research and a pedestrian survey of the property, and concluded that the site did not contain evidence of archaeological resources. The report does note that only a small portion of the surface was visible (onsite vegetation had not

been cleared for the construction of the home at the time of the survey), and recommended that work be halted if any previously unidentified resources were discovered. No resources were found during construction of the home, and the proposed construction activity takes places in areas already disturbed by previous development. Therefore, the County standard Condition No. 3 has been applied, which requires that the applicant stop work and contact HCD-Planning and a qualified archaeologist if any previously unknown resources are discovered during earthwork.

g) Land Use Advisory Committee (LUAC) Review. The project was not referred to the Carmel Unincorporated/Highlands LUAC as it does not meet the criteria for referral outlined in Board of Supervisors Resolution No. 15-103.

h) Staff reviewed street view and aerial imagery (Google Maps and Monterey County GIS) to verify that the project is consistent with the applicable plans and regulations.

i) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220114.

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 Pebble Beach Community Services District (CSD). 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 following reports were prepared to review the potential of the project to impact cultural resources and by soils hazards:

- "Preliminary Cultural Resources Reconnaissance of Parcel A.P.N. 08-281-20, Cypress Point, Monterey County, California" (LIB170213) prepared by Charles r. Smith and Gary S. Breschini, SOPA, Salinas, CA, February 22, 1988.
- "Geotechnical and Geological Hazards Report Update for the proposed Remodel and Additions Skinner Residence" (LIB170380) prepared by Lawrence E. Grice, P.E., Salinas, CA, July 2017 and updated July 2022.

County staff independently reviewed the 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.

c) Staff reviewed aerial imagery (Monterey County GIS) 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 Monterey County HCD-Planning found in Project File PLN220114.

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 Pebble Beach CSD. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public facilities will be provided. The project receives and will continue to receive potable water service from the California American Water Company (Cal Am). The applicant submitted a Monterey Peninsula Water Management District (MPWMD) residential water release form indicating an overall decrease in usage. The property currently receives and will continue to receive wastewater service from the Pebble Beach Community Services District (CSD).

c) The property is located in an area mapped as having a high fire hazard according to Cal Fire GIS information. The projects landscaping plans address fire hazards by including vegetation fuel management requirements from 0-30 feet from the home, and from 30-100 feet from the home.

d) The project is located within 1/8 mile of the Cypress Point fault according to Monterey County GIS information. A geotechnical and geological hazards report was prepared to assess geologic hazards on the site, and whether they would impact the proposed development. The report included physical inspection of the site for fault induced features or other hazards and research and of published data on seismicity and other mapped geologic hazards. The report concluded that the site was suitable for the proposed use given that the recommendations in it were followed. The notice of report condition has been applied to ensure that the geotechnical engineer's recommendations are adhered to. (Condition No. 7)

e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220114.

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 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 PLN220114.

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

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines Section 15301, categorically exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing private structures or topographical features.

b) The project fits into the criteria of this exemption as it's a remodel and addition to an existing single-family dwelling and accessory dwelling unit. The expansion will not add any new residential units, will not intensify the water use (or waste water generation), and does not substantially alter the footprint of the existing structures, making it a negligible expansion of existing use consistent with the intent of the Class 1 Exemption.

c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project:
- Class 1 Exemptions are not qualified by their location.
- A remodel and addition to an existing single-family residence and accessory dwelling unit would not contribute to a significant cumulative effect.
- There are no unusual circumstances associated with the project that would result in a reasonable possibility it will have a significant effect on the environment.
- The property is not viewable from a State Scenic Highway. The nearest eligible state Scenic Highway is Highway 68, approximately 2.6 north east of the project site. However, due to distance, vegetation, and topography, the property is not visible from the highway.
- The property is not on a hazardous waste site complied pursuant to Section 65962.5 of the Government code.
- The project would not result in an adverse impact to any historical resources.

d) No adverse environmental effects were identified during staff review of Monterey County GIS information.

e) See supporting Finding Nos. 1 and 2, the application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220114.

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

EVIDENCE:

a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.130 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 (Figure 3, Visual Resources and Figure 8, Major Public Access & Recreational Facilities, in the Del Monte Forest Land Use Plan).

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220114.

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

EVIDENCE: a) In accordance with 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) In accordance with Title 20 Section 20.86.080.A., this project is appealable to the California Coastal Commission as it is between the sea and the first through public road paralleling the sea. For the Del Monte Forest, this would be Highway 68.

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DECISION

NOW, THEREFORE, based on the above findings and evidence, the HCD Chief of Planning does hereby:

1) Find that the project, as a remodel and addition to an existing single-family dwelling and accessory dwelling unit, qualifies for a Class 1 Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2;
2) Approve a Coastal Administrative Permit and Design Approval to allow a 5,055 square foot addition to an existing 10,263 square foot single family residence and a 315 square foot addition to an existing 880 square foot accessory dwelling unit; and
3) Approve a Coastal Administrative Permit to allow development within 750 feet of archaeological resources.

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

PASSED AND ADOPTED this 7th day of December, 2022.

DocuSigned by:
Craig Spencer
188DB67A496B450...

Craig Spencer
HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE December 7, 2022.

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 December 19, 2022.

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.

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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. 1-27-2021

County of Monterey HCD Planning

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

PLN220114

1. PD001 - SPECIFIC USES ONLY

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: These Administrative permits and Design Approval (PLN220114) allow a 5,055 square foot addition to an existing 10,263 square foot single family residence and a 315 square foot addition to an existing 880 square foot accessory dwelling unit; and development within 750 feet of archaeological resources. The property is located at 1151 Sombria Lane, Pebble Beach (Assessor's Parcel Number 008-281-020-000), 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: HCD-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"Two Administrative Permits and a Design Approval (Resolution Number 22-083) was approved by the HCD Chief of Planning for Assessor's Parcel Number 008-281-020-000 on December 7, 2022. The permit was granted subject to 7 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: HCD-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: HCD-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: HCD-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. PD041 - HEIGHT VERIFICATION

Responsible Department: HCD-Planning

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

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

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

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

7. PD016 - NOTICE OF REPORT

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:
"A(n) Geotechnical and Geological Hazards Report (Library No. LIB170380), was prepared by Lawrence E. Grice, P.E. on July 2017 and updated July 2022 and is on file in Monterey County HCD - Planning. All development shall be in accordance with this report."
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to HCD - Planning.

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the HCD - Planning.



SITE PLAN

1/16"=1'-0"

PLANNING INFO.

- PROPERTY OWNER:
  ROBERT AND STEFANIE SKINNER
  1151 SOMBRIA LANE
  PEBBLE BEACH, CA 93953
- PROJECT ADDRESS:
  1151 SOMBRIA LANE
  PEBBLE BEACH, CA
- PROJECT SCOPE:
  REMODEL AND ADDITIONS TO A SINGLE FAMILY RESIDENCE WITH (E) ATTACHED GARAGE; CONVERT (E) CARETAKER TO ADU; ADD A BALCONY; EXISTING LANDSCAPE TO REMAIN; NEW GUEST PARKING; ADD GATES AND COLUMNS TO (E) DRIVEWAY ACCESS ALONG PORQUE LANE; RE–ALIGN (E) RETAINING WALLS
- OCCUPANCY: R–3, U
- CONST. TYPE: V–B
- A.P.N. 008–281–020
- ZONE: LDR/1.5–D(CZ)
- STORIES: 2
- MAX BLDG. HT: 30 FT
- GRADING: CUT: 225 CY / FILL: 190 CY
- TREE REMOVAL: NONE
- TOPOGRAPHY: GENTLY SLOPING
- LOT AREA: 96,224 S.F. (2.209 Ac.)
- LOT COVERAGE CALCULATIONS:

	EXISTING	PROPOSED REMOVAL	PROPOSED ADDITION	PROPOSED TOTAL
MAIN BUILDING	8,429	–108	3500	12,023
ADU	880	0	315	1,195
TERRACES	1,524	–639	421	1,306
TOTAL	10,833	–747	4,236	14,322

- LOT COVERAGE ALLOWED: 14,433 SF (15%)
- LOT COVERAGE PROPOSED: 14,322 SF (14.9%)
- F.A.R. CALCULATIONS

	EXISTING	PROPOSED REMOVAL	PROPOSED ADDITION	PROPOSED TOTAL
MAIN BUILDING				
MAIN FLOOR	8,429	–108	3,500	11,821
UPPER FLOOR	1,834	0	1,663	3,497
ADU	880	0	315	1,195
TOTAL	11,143	–108	5,478	16,513

- F.A.R. ALLOWED: 16,839 SF (17.5%)
- F.A.R. PROPOSED: 16,513 SF (17.2%)

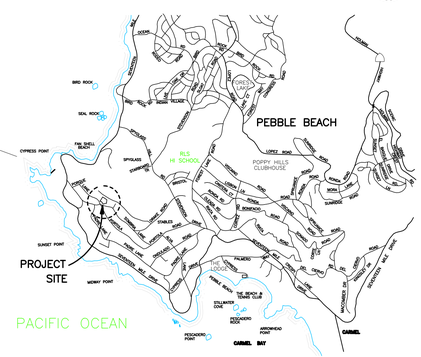
- PREVIOUS PLANNING APPROVAL UNDER PLN160821

LOT COVERAGE	PROPOSED TOTAL
MAIN BUILDING	11,167
ADU	760
TERRACES	2,385
TOTAL	**14,354**

F.A.R.	PROPOSED TOTAL
MAIN FLOOR	11,080
UPPER FLOOR	3,716
ADU	760
TOTAL	**16,519**

- LOT COVERAGE PROPOSED: 14,368 SF (14.9%)
- F.A.R. PROPOSED: 16,156 SF (16.7%)

VICINITY MAP



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STAMPS:

PROJECT/CLIENT:

SKINNER RESIDENCE

PROJECT ADDRESS:

1151 SOMBRIA LN.
PEBBLE BEACH, CA
93953

APN: 008–281–020

DATE: AUGUST 18, 2022
PLANNING SUBMITTAL

REVISIONS:
1 8/26/22 CLARIFICATION
2
3
4
5
6

SITE PLAN

SHEET NO.

A1.0

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SITE PLAN

1/16"=1'-0"

LIGHTING LEGEND

WALL MOUNTED LIGHT FIXTURE

MERRIMACK OUTDOOR WALL SCONCE

thegreatoutdoors® by MINKA-LAVERY®



Job Name:	
Job Type:	
Quantity:	

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

Lamping

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

Shipping

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

Measurements

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

Shade

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

Miscellaneous

Safety Cable Included:	N/A

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

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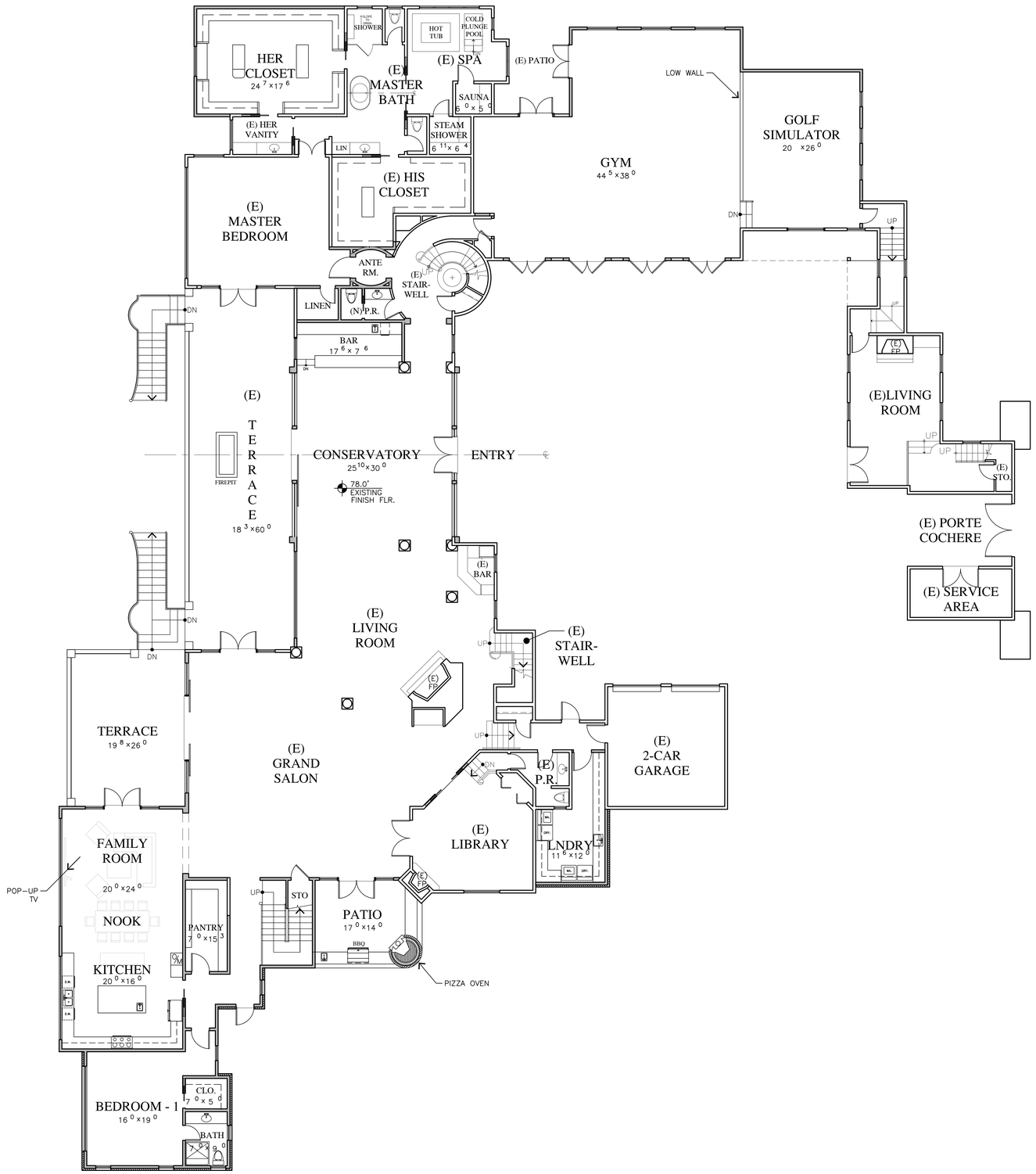
1. 8/26/22 CLARIFICATION
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EXTERIOR LIGHTING PLAN

SHEET NO.

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9/9/2022 4:45:05 PM



MAIN LEVEL PLAN

1/8"=1'-0"

N

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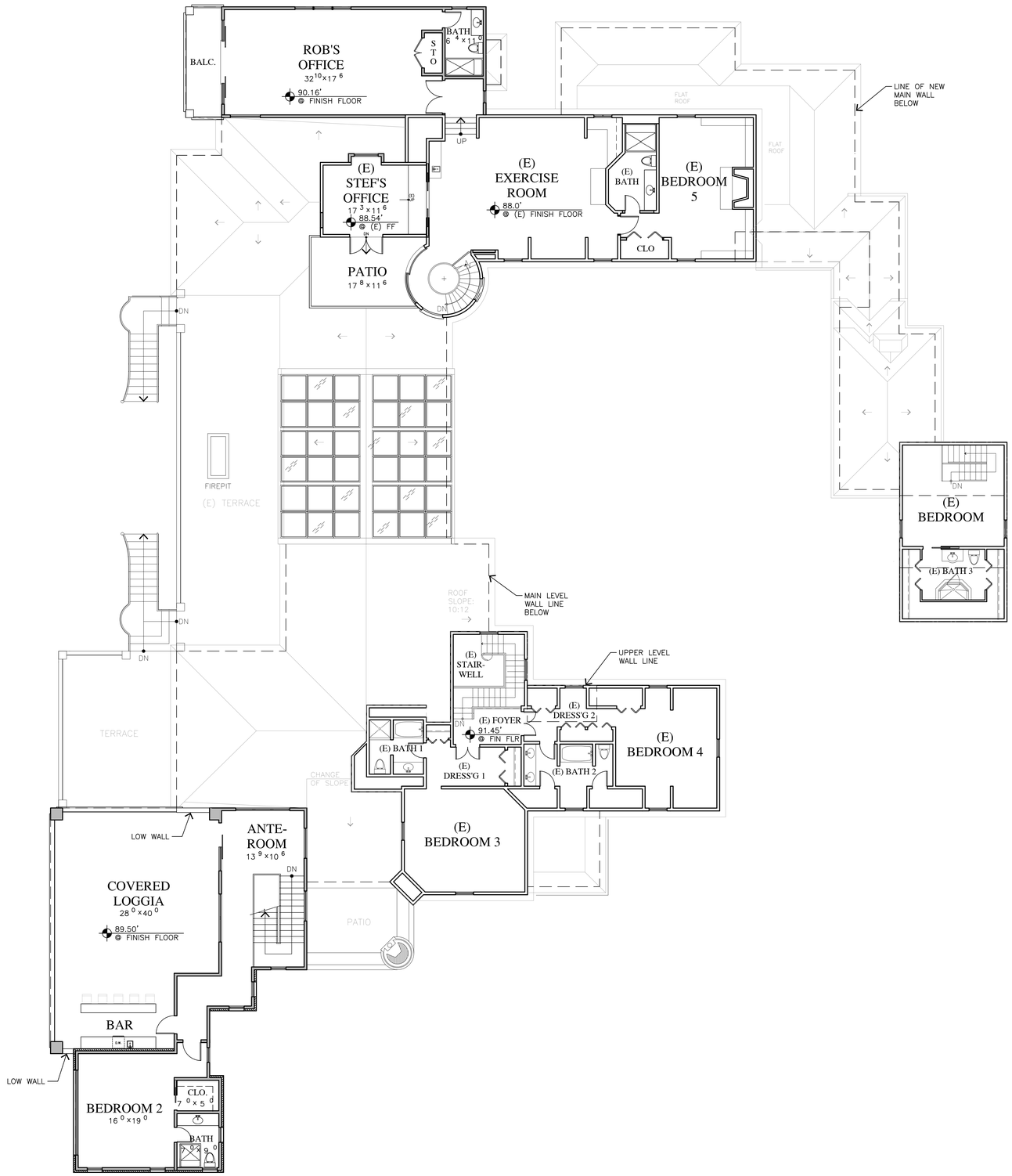
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MAIN LEVEL PLAN

SHEET NO.

A2.0



UPPER LEVEL PLAN

1/8"=1'-0"

N

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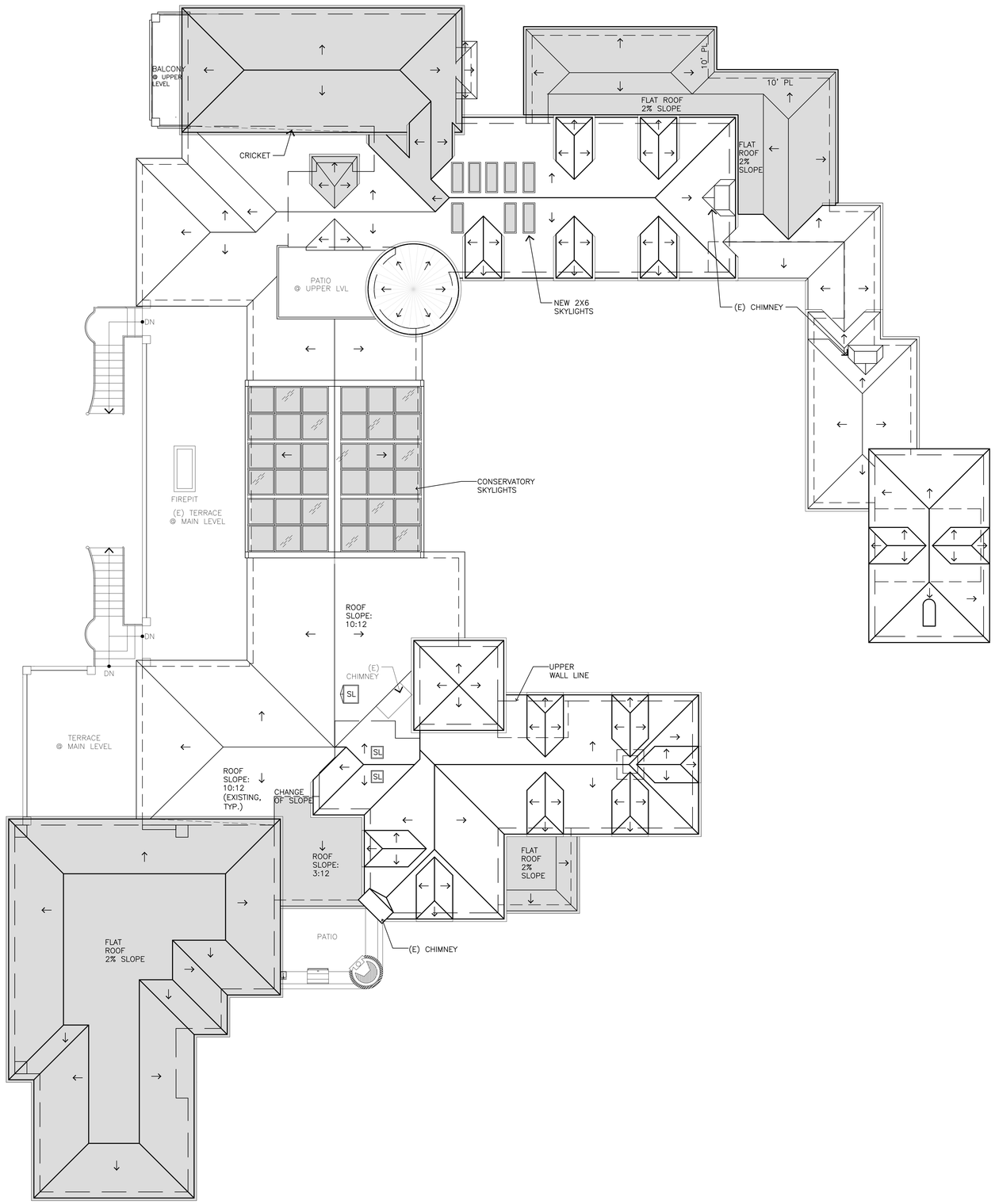
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UPPER LEVEL PLAN

SHEET NO.

A3.0



ROOF PLAN

1/8"=1'-0"

N

8/23/2022 11:23:50 AM

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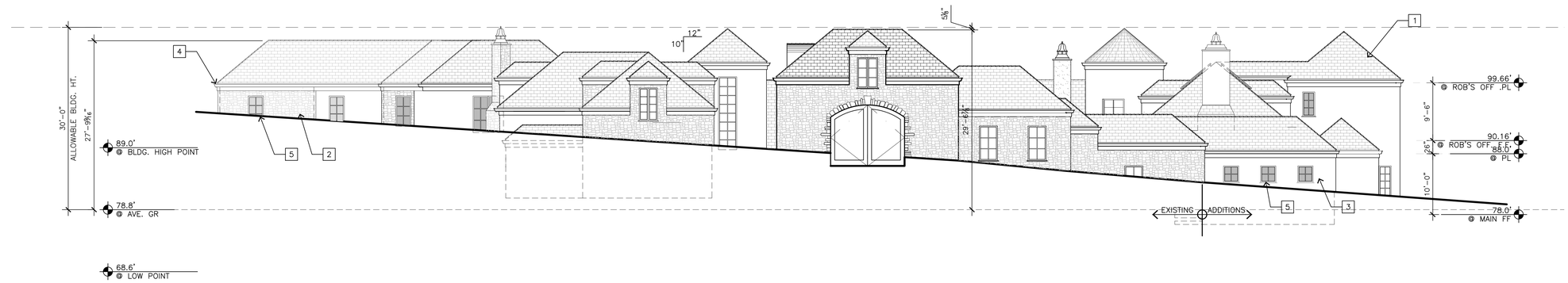
REVISIONS:

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ROOF
PLAN

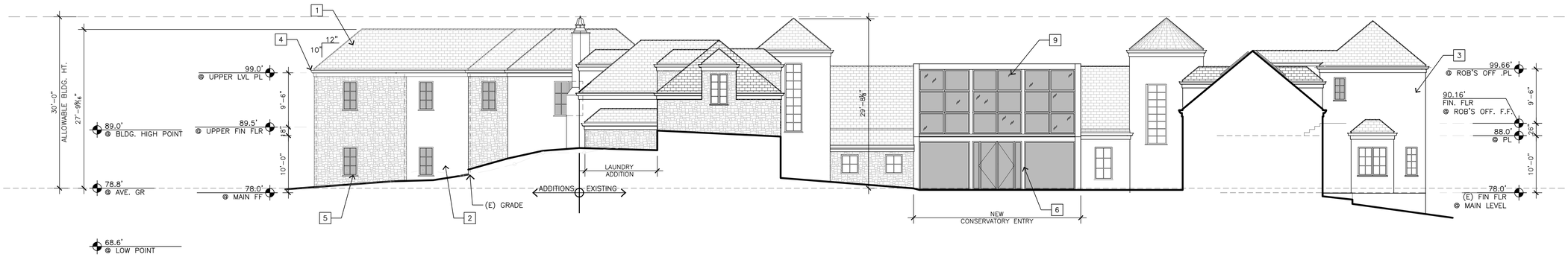
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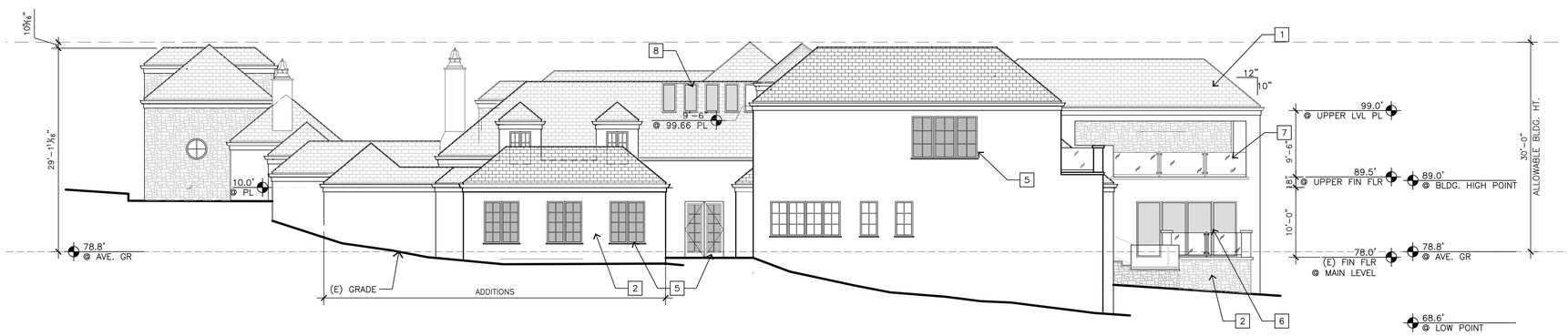
A - SOUTH ELEVATION

1/8"=1'-0"



B - SOUTH ELEVATION AT COURTYARD

1/8"=1'-0"



C - EAST ELEVATION

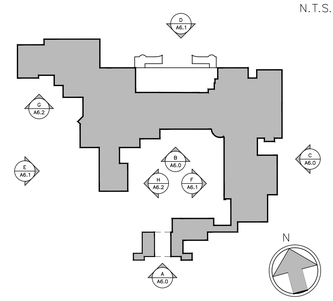
1/8"=1'-0"

EXTERIOR FINISH LEGEND

1. SLATE ROOF – MATCH EXISTING
2. EXTERIOR RANDOM STONE – MATCH EXISTING
3. EXTERIOR STUCCO – MATCH EXISTING
4. COPPER GUTTER AND DOWNSPOUTS – MATCH EXISTING
5. WOOD FRAME METAL CLAD EXTERIOR DOOR AND WINDOWS
6. BRONZE EXTERIOR DOOR AND WINDOWS (TYP. AT NORTH ELEV., U.N.O
7. ½" THK. GLASS RAILING WITH BRONZE POST
8. NEW SKYLIGHTS
9. NEW CONSERVATORY ROOF

KEY PLAN

N.T.S.



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STAMPS:

PROJECT/CLIENT:

SKINNER
RESIDENCE

PROJECT ADDRESS:

1151 SOMBRIA LN.
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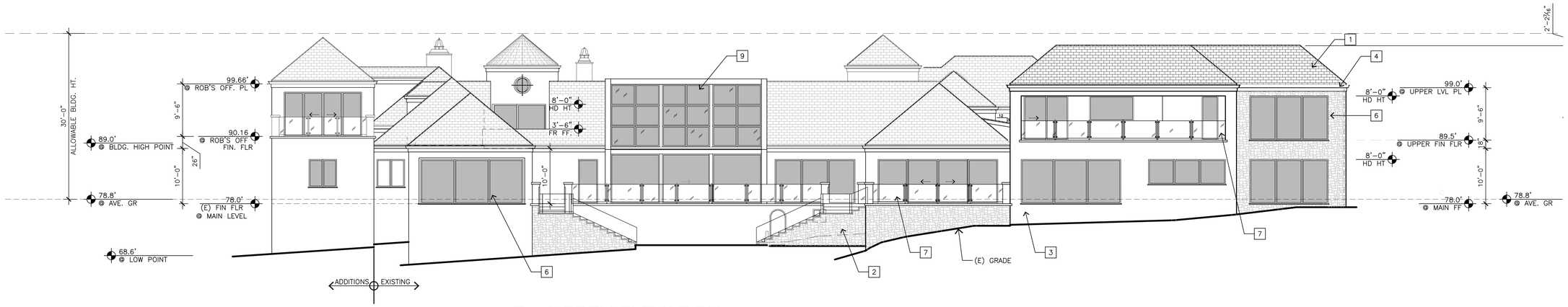
1. 8/26/22 CLARIFICATION
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ELEVATIONS

SHEET NO.

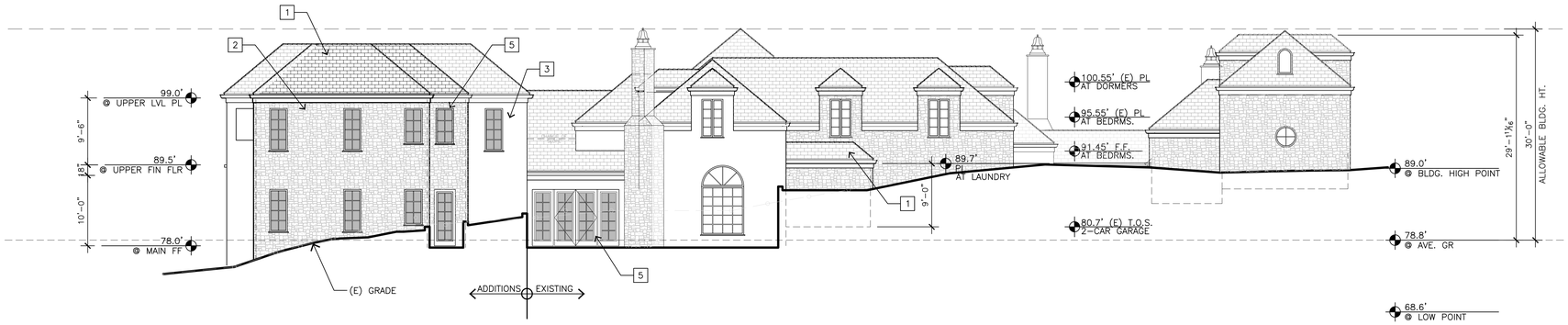
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D - NORTH ELEVATION

1/8"=1'-0"



E - WEST ELEVATION

1/8"=1'-0"



F - WEST ELEVATION AT TERRACE, CONSERVATORY, AND COURTYARD

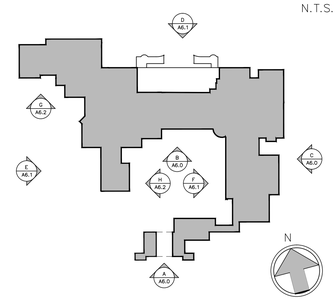
1/8"=1'-0"

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KEY PLAN

N.T.S.



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93953

APN: 008-281-020

DATE: AUGUST 18, 2022
PLANNING SUBMITTAL

REVISIONS:

1. 8/26/22 CLARIFICATION
2.
3.
4.
5.
6.

ELEVATIONS

SHEET NO.

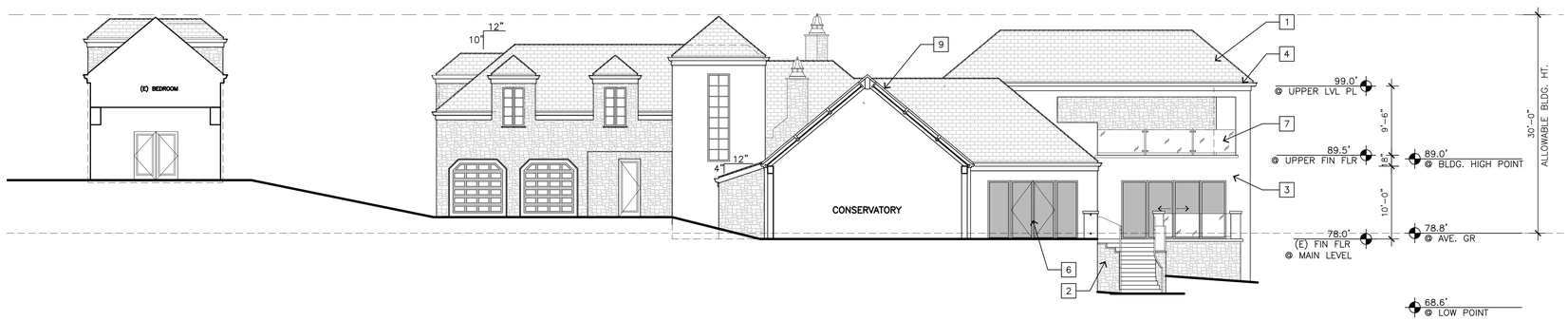
A6.1

8/26/2022 3:27:32 PM



G - SOUTH ELEVATION AT PATIO - PARTIAL

1/8"=1'-0"



H - EAST ELEVATION AT TERRACE, CONSERVATORY, AND COURTYARD

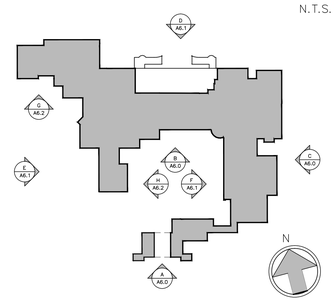
1/8"=1'-0"

EXTERIOR FINISH LEGEND

1. SLATE ROOF – MATCH EXISTING
2. EXTERIOR RANDOM STONE – MATCH EXISTING
3. EXTERIOR STUCCO – MATCH EXISTING
4. COPPER GUTTER AND DOWNSPOUTS – MATCH EXISTING
5. WOOD FRAME METAL CLAD EXTERIOR DOOR AND WINDOWS
6. BRONZE EXTERIOR DOOR AND WINDOWS (TYP. AT NORTH ELEV., U.N.O
7. ½" THK. GLASS RAILING WITH BRONZE POST
8. NEW SKYLIGHTS
9. NEW CONSERVATORY ROOF

KEY PLAN

N.T.S.



JUN A. SILLANO, AIA
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721 LIGHTHOUSE AVE
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RESIDENCE

PROJECT ADDRESS:

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PEBBLE BEACH, CA
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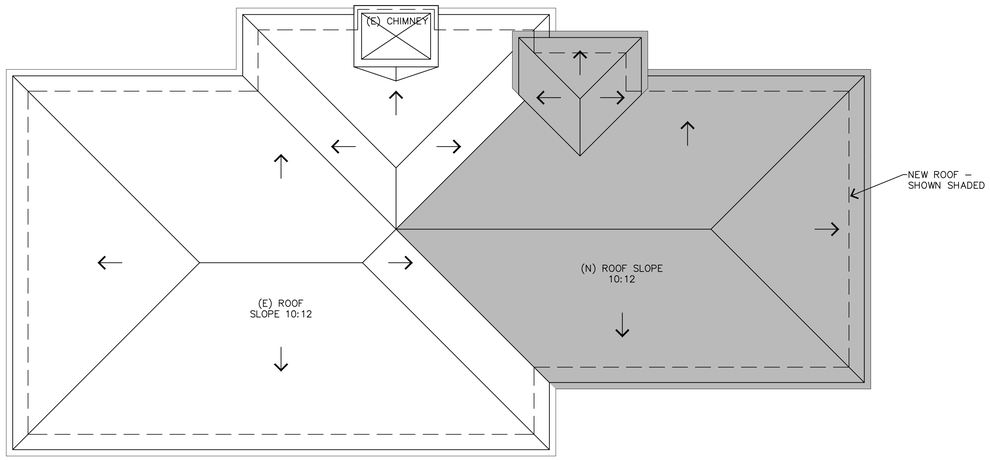
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ELEVATIONS

SHEET NO.

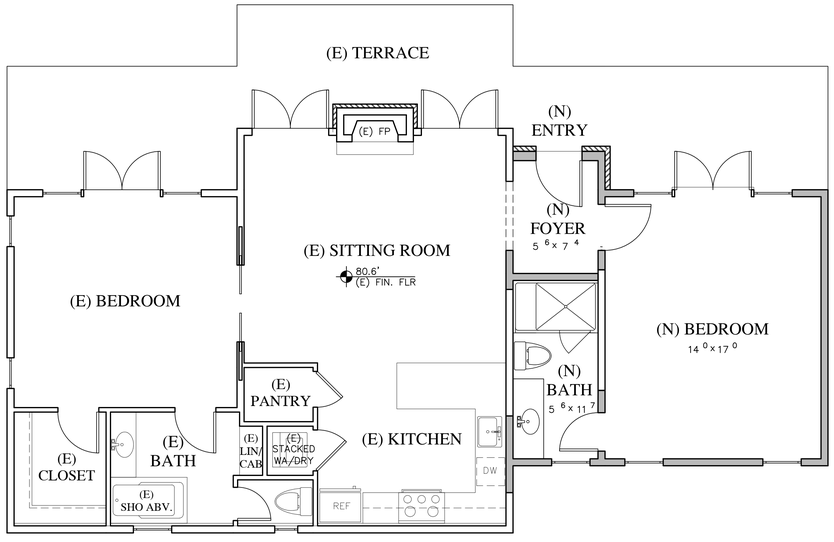
A6.2

8/26/2022 3:27:39 PM



ROOF PLAN

1/4"=1'-0"



FLOOR PLAN

1/4"=1'-0"

8/18/2022 4:44:10 PM

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ADU
FLOOR - ROOF
PLANS

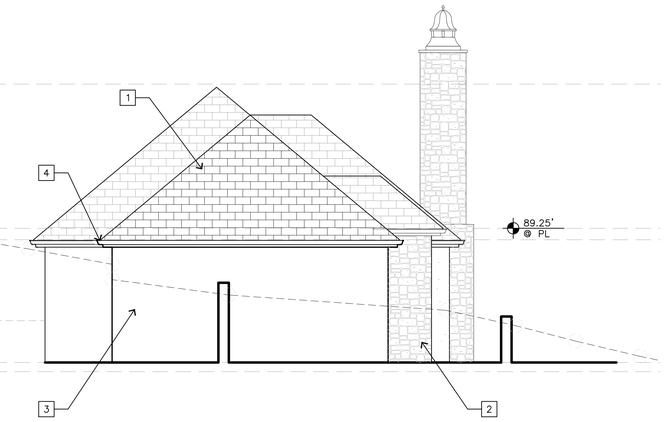
SHEET NO.

A6.5



EAST ELEVATION

1/4"=1'-0"



SOUTH ELEVATION

1/4"=1'-0"

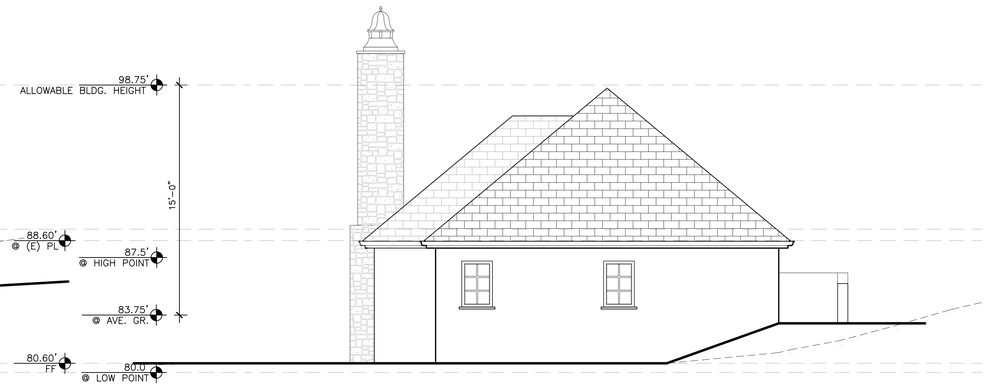
EXTERIOR FINISH LEGEND

1. SLATE ROOF – MATCH EXISTING
2. EXTERIOR RANDOM STONE – MATCH EXISTING
3. EXTERIOR STUCCO – MATCH EXISTING
4. COPPER GUTTER AND DOWNSPOUTS – MATCH EXISTING
5. WOOD FRAME METAL CLAD EXTERIOR DOOR AND WINDOWS – MATCH (E)



WEST ELEVATION

1/4"=1'-0"



NORTH ELEVATION

1/4"=1'-0"

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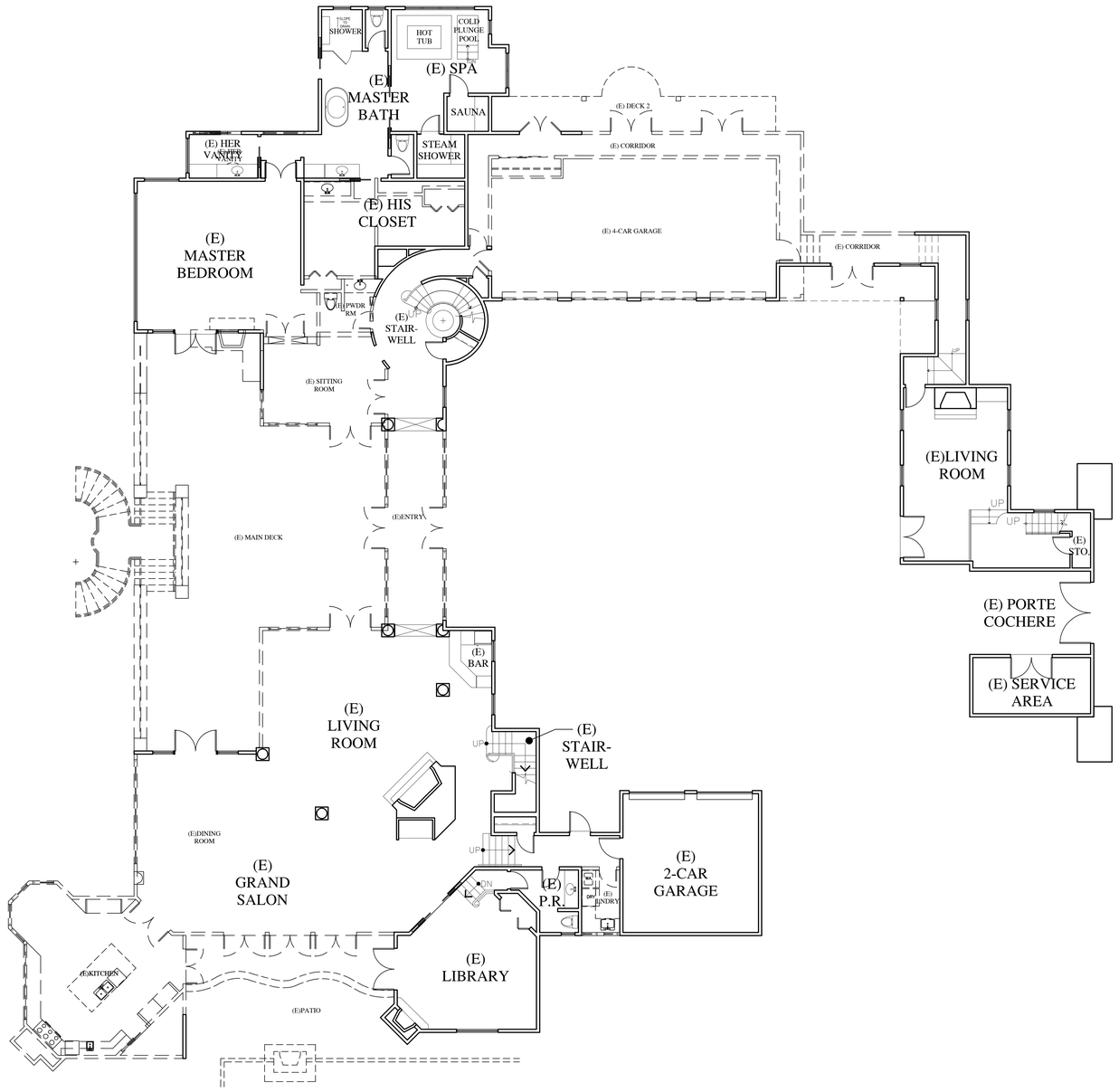
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ADU
ELEVATIONS

SHEET NO.

A6.6

8/18/2022 4:44:12 PM



MAIN LEVEL EXISTING-DEMOLITION PLAN

1/8"=1'-0"

N

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED

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REVISIONS:

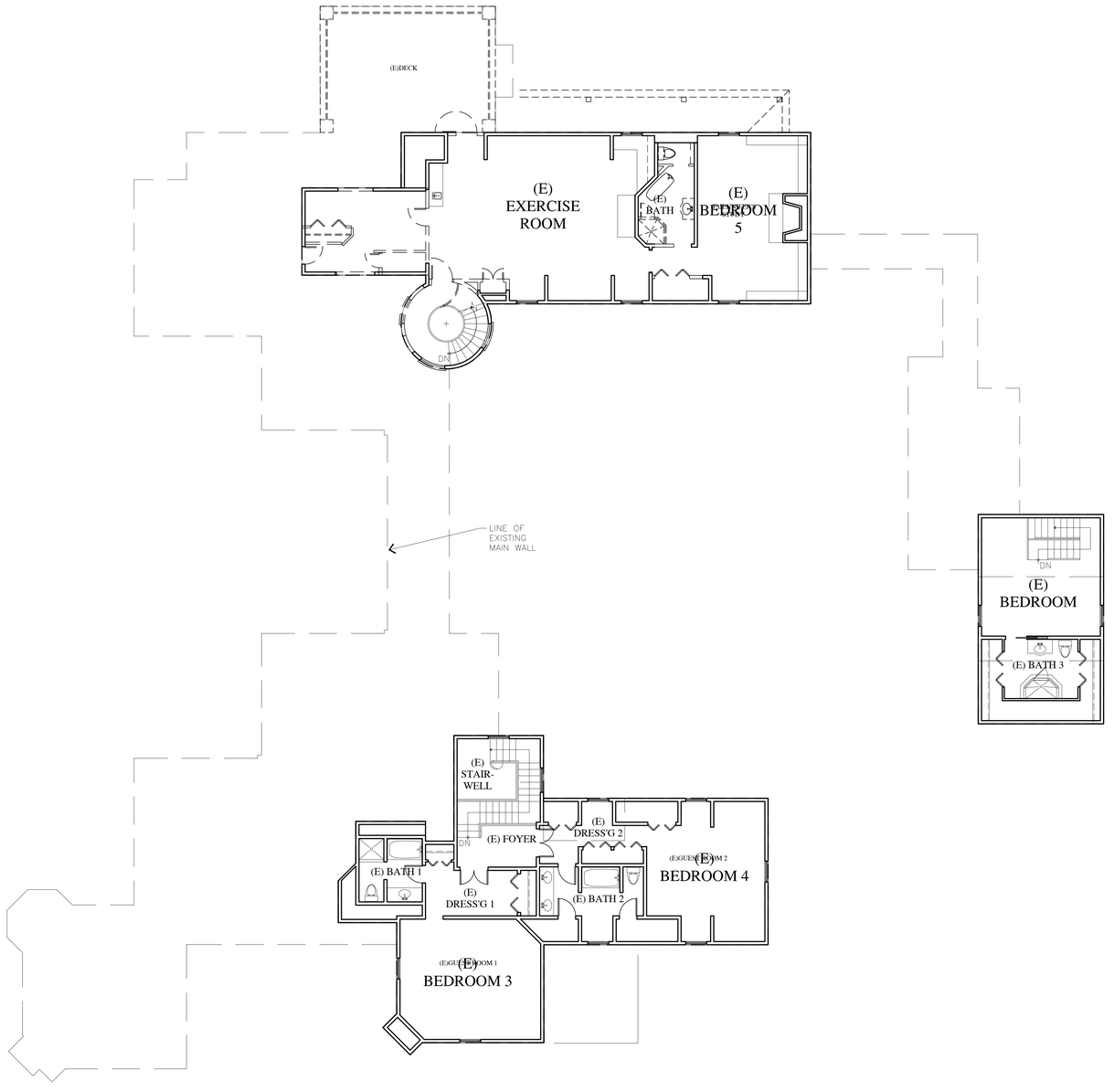
1. _____
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MAIN LEVEL EXISTING

SHEET NO.

D2.0

8/25/2022 9:15:25 AM



WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED

UPPER LEVEL EXISTING-DEMOLITION PLAN

1/8"=1'-0"

N

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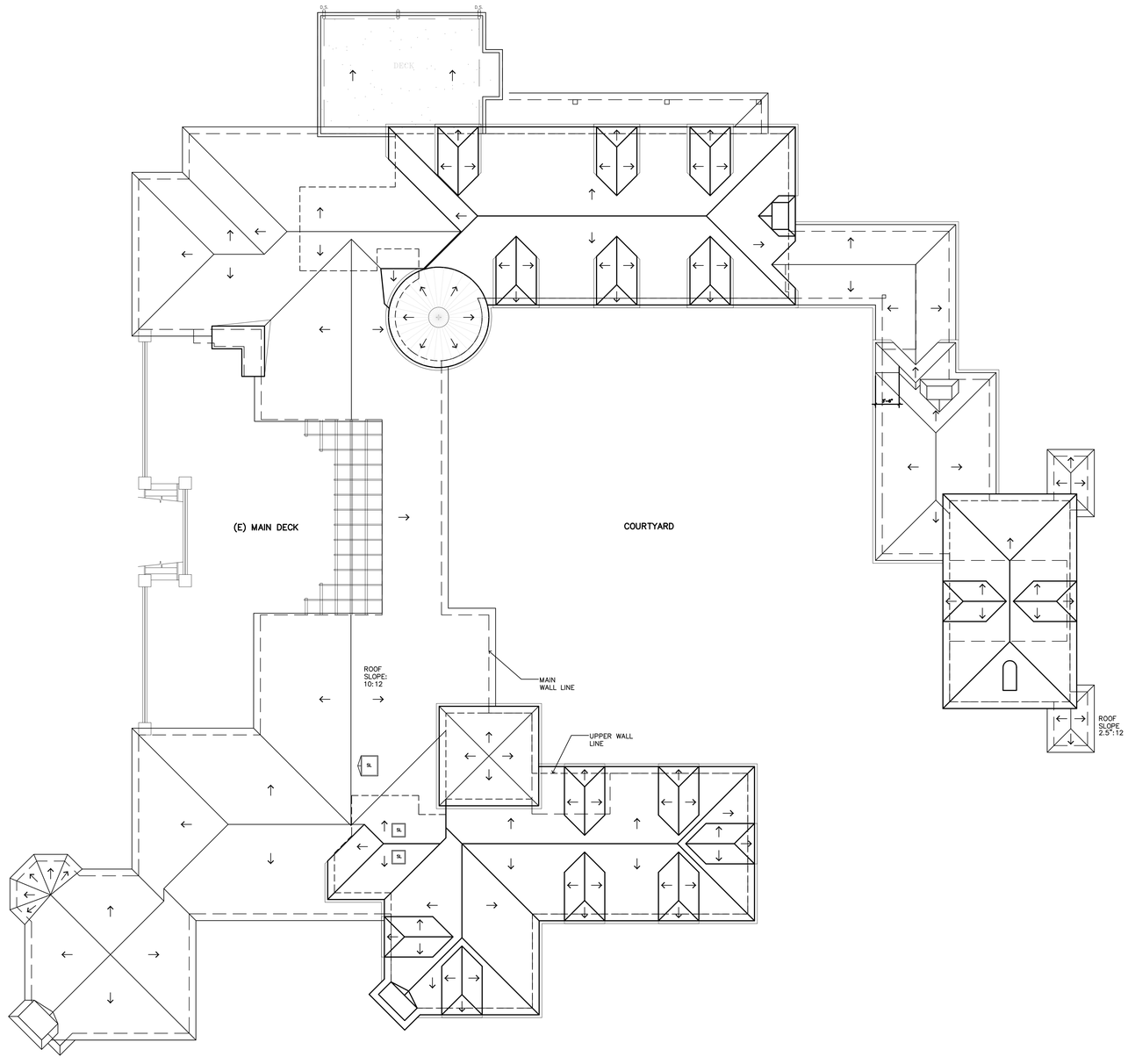
1 _____
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UPPER LEVEL
EXISTING

SHEET NO.

D3.0

8/25/2022 9:15:28 AM



ROOF - EXISTING

1/8"=1'-0"

N

8/18/2022 4:44:27 PM

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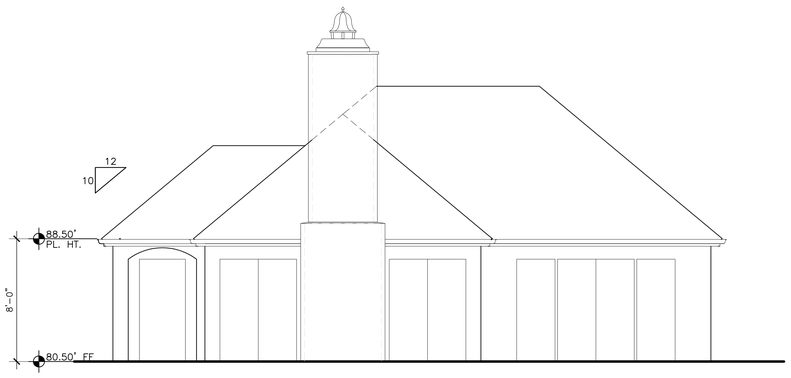
REVISIONS:

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ROOF PLAN
EXISTING

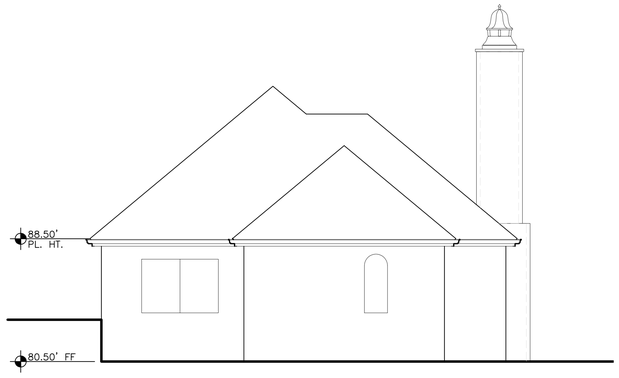
SHEET NO.

D4.0



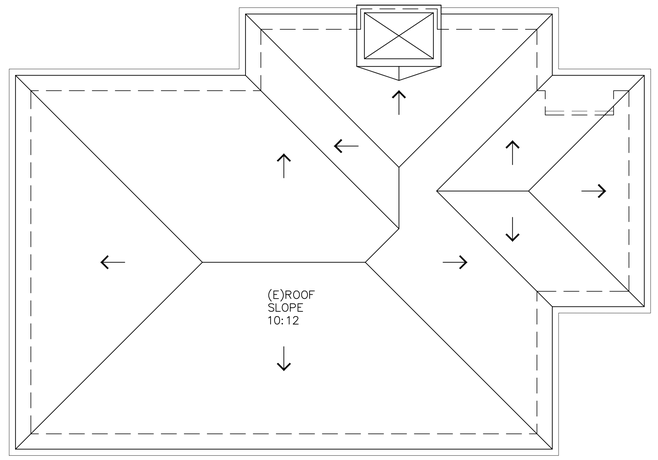
EAST ELEVATION - EXISTING

1/8"=1'-0"



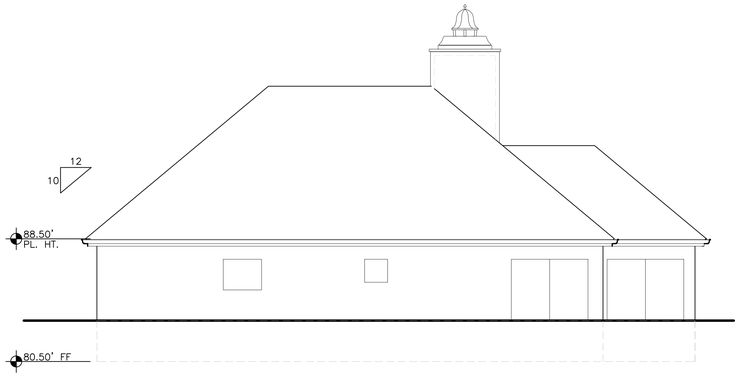
SOUTH ELEVATION - EXISTING

1/8"=1'-0"



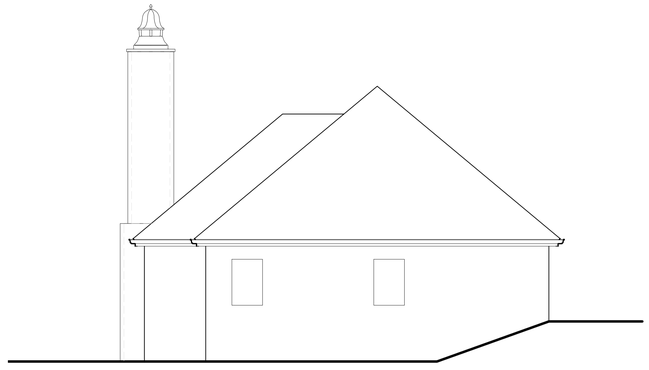
ADU ROOF PLAN - EXISTING

1/8"=1'-0"



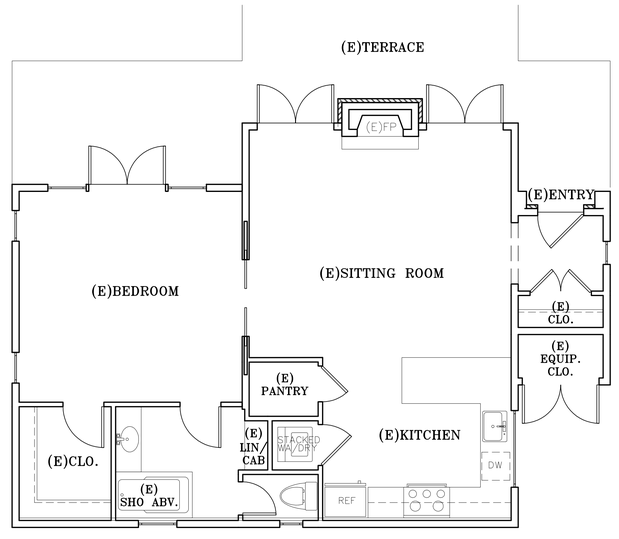
WEST ELEVATION - EXISTING

1/8"=1'-0"



NORTH ELEVATION - EXISTING

1/8"=1'-0"



ADU FLOOR PLAN - EXISTING

1/8"=1'-0"

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED

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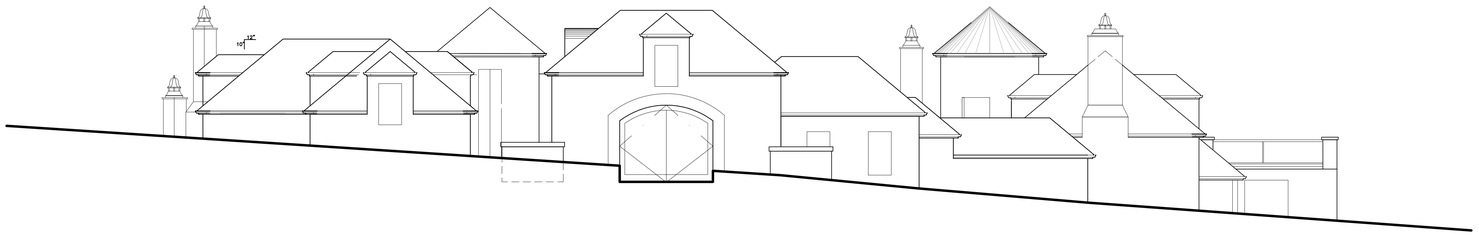
REVISIONS:

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ADU
FLOOR - ROOF
EXISTING

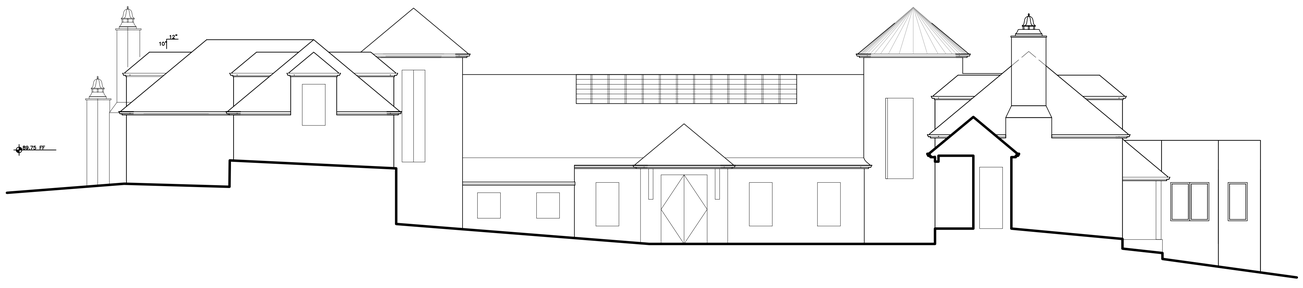
SHEET NO.

D5.0



SOUTH ELEVATION - EXISTING

1/8"=1'-0"



SOUTH ELEVATION AT COURTYARD - EXISTING

1/8"=1'-0"



WEST ELEVATION AT MAIN DECK AND COURTYARD - EXISTING

1/8"=1'-0"

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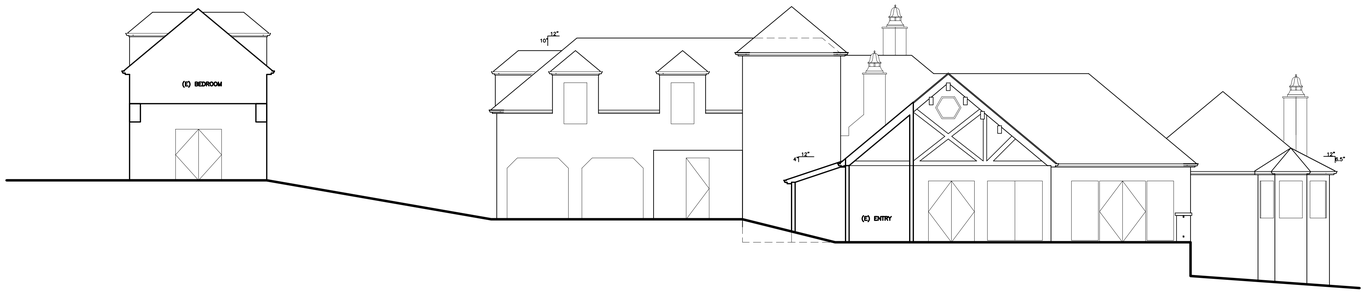
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EXISTING
ELEVATIONS

SHEET NO.

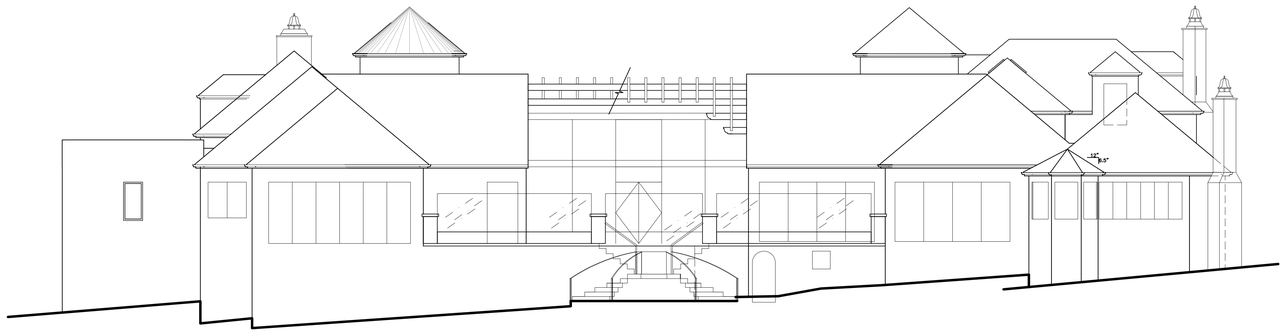
E6.0

8/23/2022 11:24:23 AM



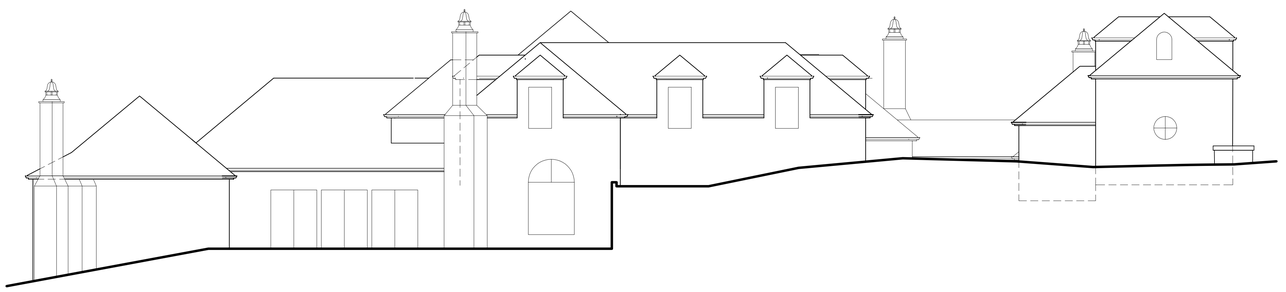
EAST ELEVATION AT MAIN DECK AND COURTYARD - EXISTING

1/8"=1'-0"



NORTH ELEVATION - EXISTING

1/8"=1'-0"



WEST ELEVATION - EXISTING

1/8"=1'-0"

8/18/2022 4:44:35 PM

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STAMPS:

PROJECT/CLIENT:

SKINNER
RESIDENCE

PROJECT ADDRESS:

1151 SOMBRIA LN.
PEBBLE BEACH, CA
93953

APN: 008-281-020

DATE: AUGUST 18, 2022
PLANNING SUBMITTAL

REVISIONS:

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EXISTING
ELEVATIONS

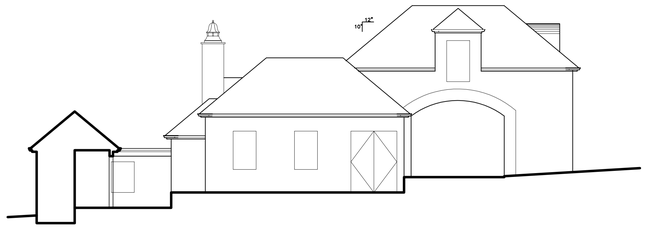
SHEET NO.

E6.1



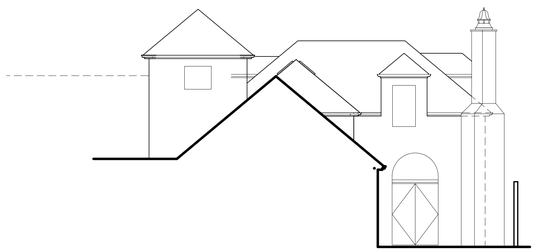
EAST ELEVATION - EXISTING

1/8"=1'-0"



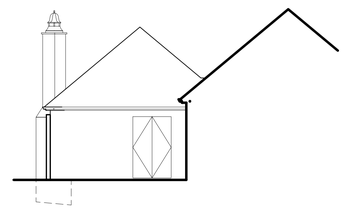
NORTH ELEVATION AT CRTYRD - EXISTING

1/8"=1'-0"



NORTH ELEVATION AT PATIO - EXISTING

1/8"=1'-0"



SOUTH ELEVATION AT PATIO - EXISTING

1/8"=1'-0"

JUN A. SILLANO, AIA

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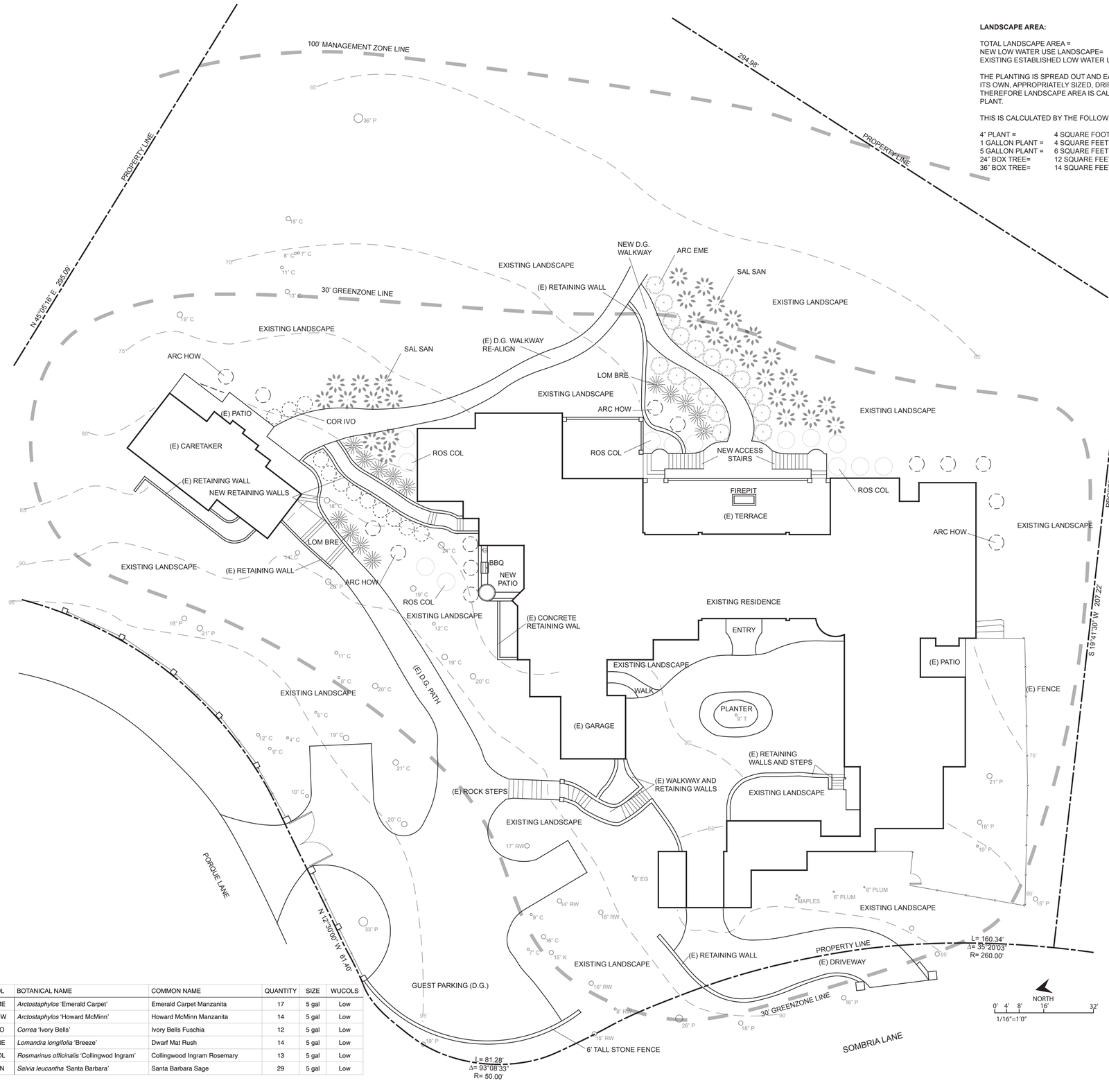
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EXISTING
ELEVATIONS

SHEET NO.

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SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	WUCOLS
ARC EME	*Arctostaphylos* 'Emerald Carpet'	Emerald Carpet Manzanita	17	5 gal	Low
ARC HOW	*Arctostaphylos* 'Howard McMinn'	Howard McMinn Manzanita	14	5 gal	Low
COR IVO	*Correa* 'Ivory Bells'	Ivory Bells Fuschia	12	5 gal	Low
LOM BRE	*Lomandra longifolia* 'Breeze'	Dwarf Mat Rush	14	5 gal	Low
ROS COL	*Rosmarinus officinalis* 'Collingwod Ingram'	Collingwood Ingram Rosemary	13	5 gal	Low
SAL SAN	*Salvia leucantha* 'Santa Barbara'	Santa Barbara Sage	29	5 gal	Low

LANDSCAPE AREA:

TOTAL LANDSCAPE AREA =
NEW LOW WATER USE LANDSCAPE= 594 SQUARE FEET
EXISTING ESTABLISHED LOW WATER USE LANDSCAPE= 3,000 SQUARE FEET

THE PLANTING IS SPREAD OUT AND EACH PLANT HAS ITS OWN, APPROPRIATELY SIZED, DRIP EMITTER AND THEREFORE LANDSCAPE AREA IS CALCULATED PER PLANT.

THIS IS CALCULATED BY THE FOLLOWING GUIDELINES

4" PLANT =	4 SQUARE FOOT
1 GALLON PLANT =	4 SQUARE FEET
5 GALLON PLANT =	6 SQUARE FEET
24" BOX TREE=	12 SQUARE FEET
36" BOX TREE=	14 SQUARE FEET

SCOPE OF WORK:

THIS IS RESTORATION LANDSCAPE PROJECT AROUND THE NEW ADDITIONS TO THE EXISTING STRUCTURE WITH AN EXPANSION OF THE EXISTING DRIP IRRIGATION SYSTEM RUN BY A SMART CONTROLLER.

PROJECT INFORMATION:

OWNER	ROBERT AND STEFANIE SKINNER
SITE	1151 SOMBRIA LN. PEBBLE BEACH, CA 93953.
APN	008-281-020
TOPOGRAPHY	GENTLY SLOPING
TREE REMOVAL	NONE
GRADING	SEE GRADING PLAN

XERISCAPE PRACTICES:

1. LOW WATER USE, DROUGHT TOLERANT PLANTS
2. WATER CONSERVING IRRIGATION TECHNIQUES AND SYSTEMS
3. DRIP IRRIGATE ALL PLANT MATERIAL
4. INSTALLATION OF RAIN SENSOR

LANDSCAPING STATEMENT:

I PATRICK WILSON 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

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

BUILDING DEPARTMENT NOTES:

PERMITS & INSPECTIONS:

THE CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS FOR THE WORK AND GIVE THE OWNER TIMELY NOTICE OF INTENT TO EACH INSPECTION.

CODES:

ALL MATERIAL, WORKMANSHIP AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE 2016 EDDITION OF THE CBC AND LOCAL BUILDING CODES.

NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONABLY AVAILABLE SOURCE OF RECLAIMED WATER.

CONTRACTOR TO USE AUTO SHUT-OFF NOZZLES ON ANY WATER HOSES USED ON THE PROJECT.

LAYOUT NOTES:
ANNOTATED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DRAWINGS.

FIRE SAFETY NOTES:
ALL NON IRRIGATED BRUSH TO BE KEPT AT GROUND LEVEL FOR AN AREA OF 50' SURROUNDING THE PROPOSED RESIDENCE.

TREES TO BE CLEARED OF DEAD LIMBS WITHIN A 50' RADIUS OF THE PROPOSED RESIDENCE. ANY TREE LIMBS WITHIN 10' OF A CHIMNEY WILL BE REMOVED.

ANY TREE WORK INCLUDING PRUNING OR REMOVAL TO REQUIRE APPROVAL OF THE CITY FORESTER.

FUEL MANAGEMENT PLAN NOTES:

ALL NEW PLANT MATERIAL ON PROPERTY WILL BE IRRIGATED WITH DRIP IRRIGATION. ONLY EXISTING VEGETATION ON SITE ARE MATURE TREES. ALL TREES ONSITE TO BE KEPT FREE OF DEAD WOOD.

GREEN ZONE: 0'-30' AWAY FROM HOUSE.
GUIDLINES AS FOLLOWS:
-ALL DRY AND DEAD GRASS KEPT TO A HEIGHT OF 4"
-MAINTAIN THE ROOF AND GUTTERS OF STRUCTURE FREE OF LEAVES, NEEDLES, OR OTHER DEAD VEGETATIVE GROWTH
-MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD WOOD
-TRIM TREE LIMBS THAT EXTEND WITHIN 10' OF THE OUTLET OF A CHIMNEY
-TRIM DEAD PORTIONS OF TREE LIMBS WITHIN 10' FROM THE GROUND
-REMOVE ALL DEAD FALLEN MATERIAL UNLESS IT IS EMBEDDED IN THE SOIL
-REMOVE ALL CUT MATERIAL FROM THE AREA
-MAINTAIN SCREEN OVER CHIMNEY OUTLET

MANAGEMENT ZONE: 30' - 100' AWAY FROM HOUSE.
GUIDLINES AS FOLLOWS:
KEEP ANY NON IRRIGATED VEGETATION LOW TO THE GROUND

EMERGENCY VEHICLE ACCESS:
VEHICLE ACCESS FROM HACIENDA DR.

PLANTING NOTES:

ALL LANDSCAPE AREAS SHALL BE CONTINUOUSLY MAINTAINED IN A LITTER FREE, WEED FREE CONDITION AND ALL PLANT MATERIAL SHALL BE CONTINUOUSLY MAINTAINED IN A HEALTHY GROWING CONDITION.

STAKING:
STAKING SHALL BE PROVIDED FOR TREES AND SHRUBS AS NEEDED. TIES TO BE LOCATED AND SIZED TO ALLOW FOR EXPANSION AND GROWTH.

MULCHING:
SPREAD 3" OF WOOD CHIPS OVER ALL EXPOSED PLANTING AREAS

STAGING:
WHEN STAGING PLANT MATERIAL ON SITE INSTALL A TEMPORARY DRIP LINE AS NEEDED.

SOIL AMENDMENT:
SOIL TO BE AMENDED WITH NITRIFIED REDWOOD SAWDUST COMPOST AND BE INCORPORATED AT A RATE OF AT LEAST 4 CUBIC YARDS PER 1,000 SQUARE FEET TO A DEPTH OF 6" INTO THE LANDSCAPE AREA.

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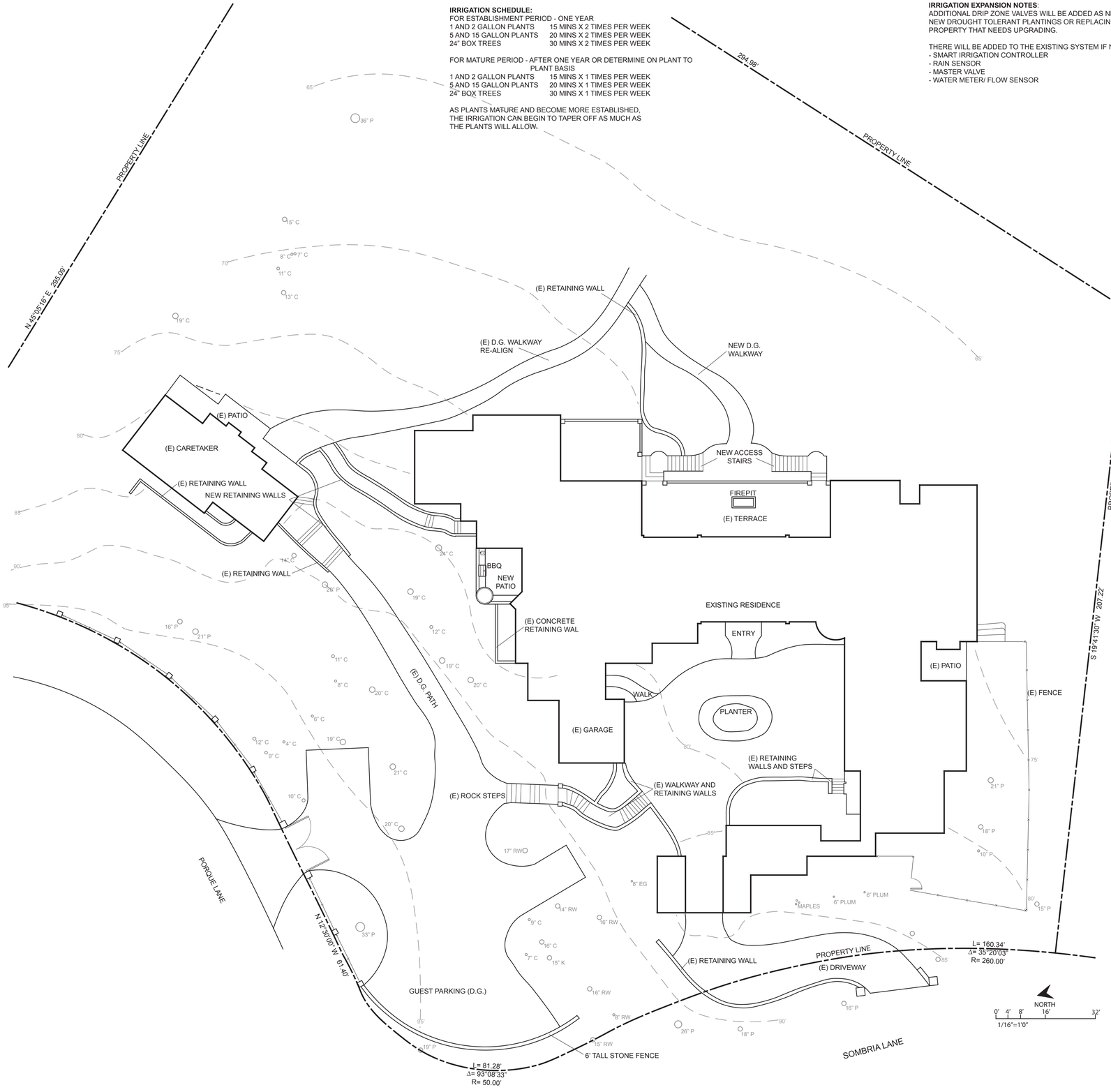
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Landscape Plan

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Drawn By: PW
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IRRIGATION SCHEDULE:
FOR ESTABLISHMENT PERIOD - ONE YEAR

1 AND 2 GALLON PLANTS	15 MINS X 2 TIMES PER WEEK
5 AND 15 GALLON PLANTS	20 MINS X 2 TIMES PER WEEK
24" BOX TREES	30 MINS X 2 TIMES PER WEEK

FOR MATURE PERIOD - AFTER ONE YEAR OR DETERMINE ON PLANT TO PLANT BASIS

1 AND 2 GALLON PLANTS	15 MINS X 1 TIMES PER WEEK
5 AND 15 GALLON PLANTS	20 MINS X 1 TIMES PER WEEK
24" BOX TREES	30 MINS X 1 TIMES PER WEEK

AS PLANTS MATURE AND BECOME MORE ESTABLISHED, THE IRRIGATION CAN BEGIN TO TAPER OFF AS MUCH AS THE PLANTS WILL ALLOW.

IRRIGATION EXPANSION NOTES:
ADDITIONAL DRIP ZONE VALVES WILL BE ADDED AS NEEDED FOR NEW DROUGHT TOLERANT PLANTINGS OR REPLACING ANY ON THE PROPERTY THAT NEEDS UPGRADING.

THERE WILL BE ADDED TO THE EXISTING SYSTEM IF NECESSARY THE FOLLOWING:
- SMART IRRIGATION CONTROLLER
- RAIN SENSOR
- MASTER VALVE
- WATER METER/ FLOW SENSOR

XERISCAPE PRACTICES:

1. LOW WATER USE, DROUGHT TOLERANT PLANTS

2. WATER CONSERVING IRRIGATION TECHNIQUES AND SYSTEMS

3. DRIP IRRIGATE ALL NON-TURF PLANT MATERIAL

4. INSTALLATION OF WEATHER SENSOR AND SMART CONTROLLER TO REGULATE EFFICIENT WATERING.

5. IRRIGATION ZONES TO BE BASED ON LIKE WATER NEEDS.

AUTOMATIC CONTROLLER DEVICE:

SHALL BE WALL MOUNTED AS DIRECTED BY LANDSCAPE CONTRACTOR. SERVICE TO BE 120 VOLT AC HARDWIRED PER ELECTRICAL CONTRACTOR.

LOW VOLTAGE LIGHTING:

TO BE INSTALLED IN ELECTRAL CONDUIT. RUN ADDITIONAL 2" CHASES AND EXTRA WIRES AS NEEDED. LOCATE BEOW MAIN IRRIGATION LINES. SEE ELECTRICAL PLAN.

HOSE BIBS:

TO BE BRASS AND INSTALLED ON A 4"X4" PRESSURE TREATED POST.

VALVE BOXES, PIPE, AND HOSE BIBS:
ALL EXPOSED COMPONENTS OF IRRIGATION SYSTEM TO BE PURPLE IN COLOR TO SHOW IT IS RECLAIMED WATER.

IRRIGATION NOTES:

ALL IRRIGATION MAIN LINE TRENCHING SHALL BE A MINIMUM OF 18" MIN. BELOW FINISH AT PLANTER BEDS AND 24" MIN. BELOW PAVED SURFACES. LATERAL LINES TO BE 12" BELOW FINISH AND DRIP LINES TO BE 5" BELOW FINISH.

CONNECT IRRIGATION WATER LINE TO DOMESTIC MAIN SUPPLY VIA BACKFLOW PREVENTION DEVICE. (SEE DETAIL.)

ALL BANKS OF IRRIGATION VALVES TO BE CONNECTED TO IRRIGATION MAINLINE AFTER A GATE VALVE FOR SERVICING OF INDIVIDUAL BANKS.

IRRIGATION DEMAND:

14GPM AT 55 PSI STATIC UPSTREAM OF BACKFLOW PREVENTOR. VERIFY EXACT PRESSURE PRIOR TO COMMENCEMENT OF WORK.

ALL TRENCHES FOR IRRIGATION WORK TO BE LAID OUT ONSITE TO AVOID DAMAGE TO ANY EXISTING TREE ROOTS

IRRIGATION NOTES:

SYSTEM DESIGNED TO PREVENT LOW HEAD DRAINAGE AND NO OVERSPRAY OR RUNOFF

IRRIGATION LAID OUT TO CONFORM TO HYDROZONES INDICATED ON LANDSCAPE PLAN

SYSTEM DESIGNED TO ACHIEVE MINIMUM IRRIGATION EFFICIENCY OF .75 FOR OVERHEAD SPRAY AND .81 FOR DRIP ZONES

SYSTEM USES LOW VOLUME IRRIGATION IN MULCHED PLANTING AREAS

SYSTEM HAS MATCHED PRECIPITATION RATES FOR HEAD AND EMISSION DEVICES

THE IRRIGATION HEADS ARE LAID OUT FOR OPTIMAL SPACING

SWING JOINTS ARE USED ON ALL SPRINKLER HEADS

SYSTEM USES CHECK OR ANTI-DRAIN VALVES

SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY FOR TURF OR OTHER AREAS LESS THAN 10 FEET IN WIDTH

WHERE SPRINKLER HEADS ARE CLOSER THAN 24" TO HARDSCAPE, HARDSCAPE IS DESIGNED TO DRAIN ENTIRELY INTO LANDSCAPE

EACH VALVE IRRIGATES HYDROZONE WITH SIMILAR CONDITIONS WITH SPRINKLER HEADS AND EMISSION DEVICES THAT ARE APPROPRIATE FOR THE PLANT TYPE WITHIN THE HYDROZONE

TREES WILL BE PLACED ON SEPARATE VAVLES FROM SHRUBS, GROUNDCOVERS, AND TURF WHERE FEASIBLE

DRIP EMITTERS TO BE 1 GPH UNLESS OTHERWISE NOTED

LANDSCAPING STATEMENT:

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IRRIGATION LEGEND:

==========	1.5" DIA SCH. 40 PVC MAIN SUPPLY LINE
	FEBCO BACKFLOW PREVENTION DEVICE
	MAINLINE MASTER VALVE
	IRRIGATION WATER METER + FLOW SENSOR
	VALVE BOX
	RAINBIRD ESP-SMT SMART IRRIGATION CONTROLLER
	HOSE BIB
	RAINBIRD ESP RAIN SENSOR
	GATE VALVE
	4" SCH 40 PVC CHASE PIPE

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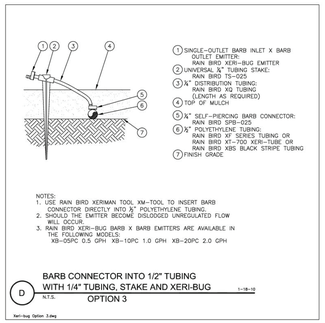
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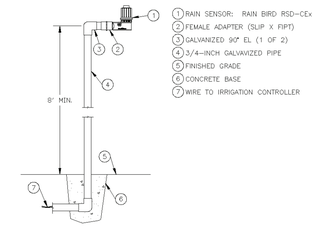
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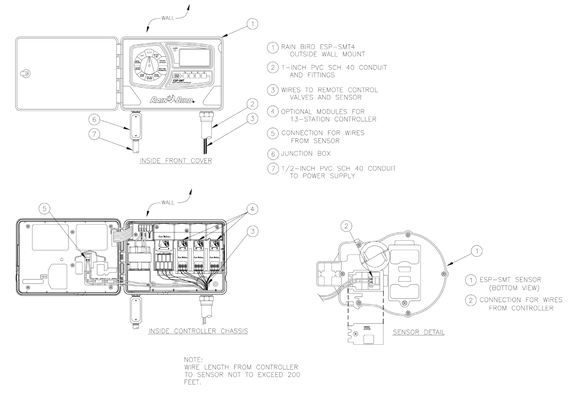
D BARB CONNECTOR INTO 1/2" TUBING WITH 1/4" TUBING, STAKE AND XERI-BUG OPTION 3
N.T.S. 1-18-10

Xeri-bug Option 3.dwg



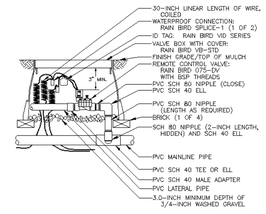
D RAIN SENSOR RSD-CEx POLE MOUNT
N.T.S. 1-17-24

C-RSD-CEx POLE MOUNT.DWG



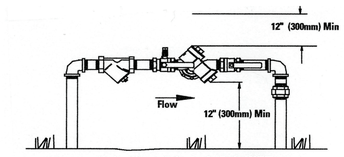
D ESP-SMT SMART CONTROL SYSTEM (OUTDOOR)
N.T.S. 6-27-09

C-ESP-SMT.DWG



D ELECTRIC REMOTE-CONTROL VALVE DV SERIES 075-DV OR 100-DV
N.T.S. 1-20-09

V-075 OR 100-DV.DWG



FEBCO SERIES 805Y
DOUBLE CHECK BACKFLOW PREVENTION DEVICE
N.T.S

Water Efficient Landscape Worksheet							
Instructions:							
Fill in all items in this color							
Answer is shown in this color							
Reference Evapotranspiration (ETo)		36	Pebble Beach				
	ETWU requirement	**ETWU requirement**	**ETWU requirement**	**ETWU requirement**	**MAWA requirement**	**ETWU requirement**	
Hydrozone#/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	**ETAF** (PF/IE)	Landscape Area (LA) (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
1) low water use plants	0.2	Drip	0.81	0.247	3594	887.41	19,807
2) medium water use plants	0.4	Drip	0.81	0.494	0	0.00	0
3) high water use (pool & spa)	0.7	Drip	1	0.700	0	0.00	0
							0
			Totals		3,594	887.41	19,807
Special Landscape Areas (SLA): Recycled Water							
1) low water use plants				1	0	0	0
2) medium water use plants				1	0	0	0
3) medium water use plants				1	0	0	0
				Totals	0	0	0
						Estimated Total Water Use (ETWU)	**19,807**
						Maximum Allowed Water Allowance (MAWA)	**36,098**

Plant Water Use Type	**Plant Factor**	**Irrigation method**	**Irrigation Efficiency**
very low	0-0.1	overhead spray	0.75
low	0.1-0.3	drip	0.81
medium	0.4-0.6		
high	0.7-1.0		

MAWA (annual gallons allowed)= (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]

where 0.62 is a conversion factor that converts acre-inches per acre/year to gallons per sq. ft./ year. LA is the total landsape area in sq. ft, SLA is the total special landscape area in sq. ft., and ETAF is .55 for residential areas and 0.45 for non residential areas.

ETAF Calculations	
Regular Landscape Areas	
Total ETAF x Area	887
Total Area	3,594
Average ETAF	**0.25**
All Landscape Areas	
Total ETAF x Area	887
Total Area	3,594
Sitewide ETAF	**0.25**

Average ETAF for regular landscape areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

NEW LOW WATER USE LANDSCAPE= 594 SQUARE FEET
EXISTING ESTABLISHED LOW WATER USE LANDSCAPE= 3,000 SQUARE FEET

ESTIMATED TOTAL WATER USE (ETWU) = 19,807 GALLONS PER YEAR
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)= 36,098 GALLONS PER YEAR
ETWU IS LESS THAN MAWA

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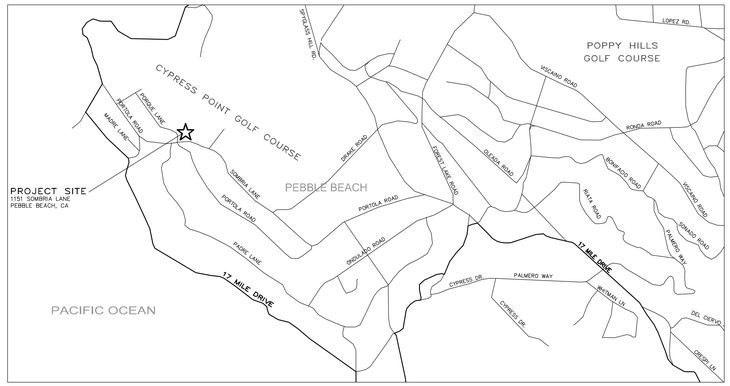
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Irrigation Details

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VICINITY MAP
NOT TO SCALE

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) THE PROJECT IS NOT IN ANY OF THE CONDITIONED AREAS OF THE PEBBLE BEACH COMPANY DRAINAGE REQUIREMENTS AND IS NOT REQUIRED TO ANY SPECIAL STORM WATER FACILITY DESIGN.

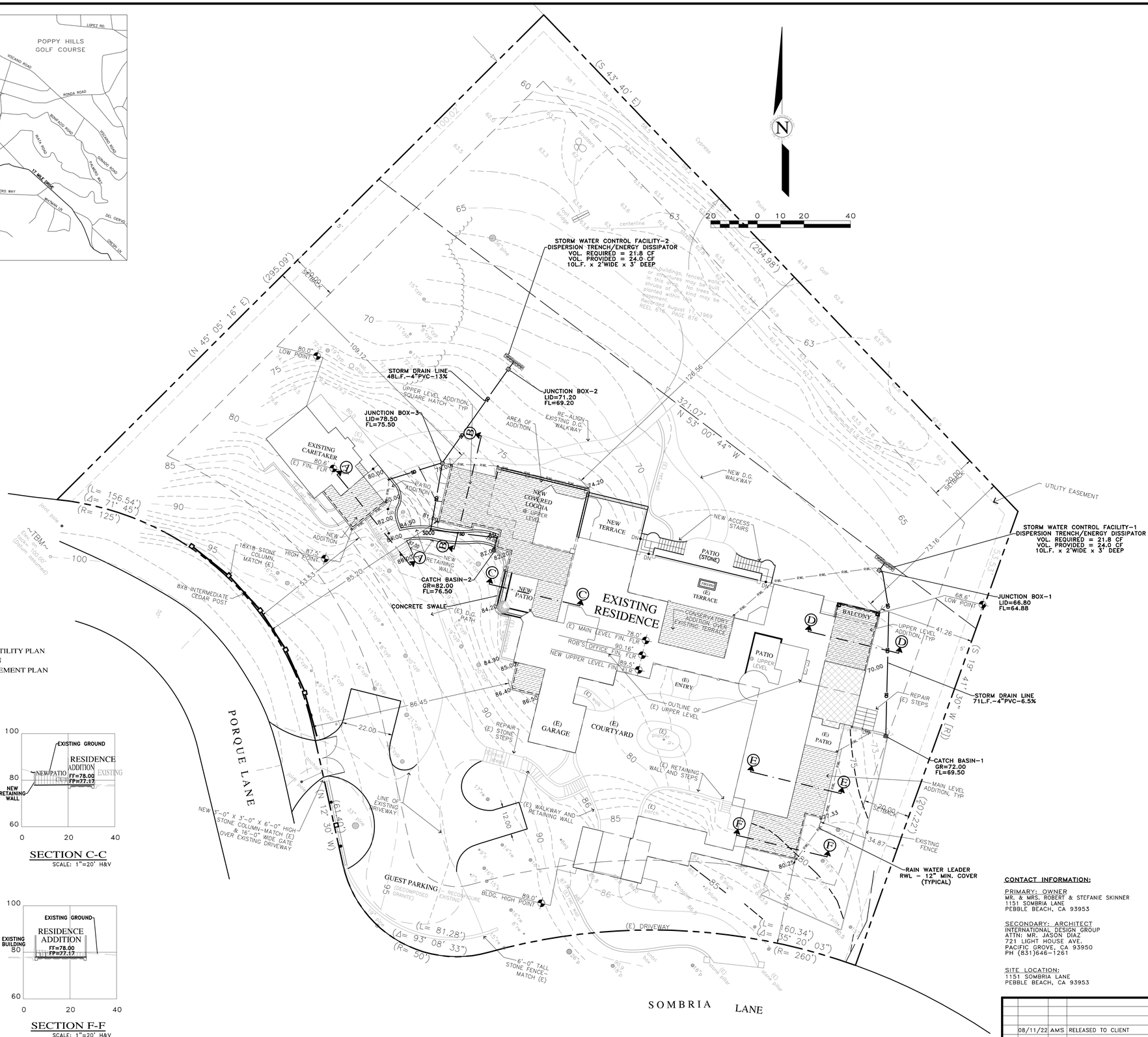
3) PER MONTEREY COUNTY CODE 16.12.070 RUNOFF CONTROL, THIS PROJECT SHALL INCLUDE STORM WATER FACILITIES DESIGNED TO LIMIT THE 10-YR POST-DEVELOPMENT TO THE 10-YR PRE-DEVELOPMENT RUNOFF RATE.

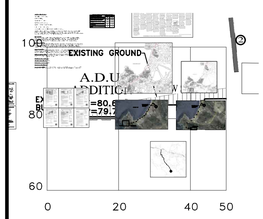
TOTAL LOT AREA = 96,224 SQ.FT.
TOTAL IMPERVIOUS AREA = 5,110 SQ.FT.
TOTAL AREA OF DISTURBANCE = 9,500 SQ.FT.±

GRADING QUANTITIES:
CUT = 225 C.Y.
FILL = 190 C.Y.
NET = 35 C.Y. EXPORT

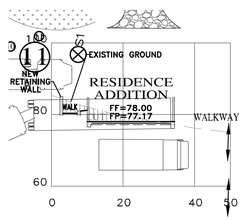
INDEX TO SHEETS

SHEET C1	GRADING, DRAINAGE & UTILITY PLAN
SHEET C2	EROSION CONTROL PLAN
SHEET C3	CONSTRUCTION MANAGEMENT PLAN



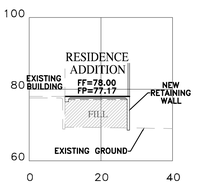


SECTION A-A
SCALE: 1"=20' H&V

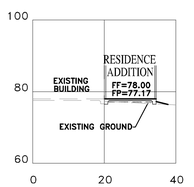


SECTION B-B
SCALE: 1"=20' H&V

SECTION C-C
SCALE: 1"=20' H&V



SECTION D-D
SCALE: 1"=20' H&V



SECTION E-E
SCALE: 1"=20' H&V

SECTION F-F
SCALE: 1"=20' H&V

CONTACT INFORMATION:

PRIMARY: OWNER
MR. & MRS. ROBERT & STEFANIE SKINNER
1151 SOMBRIA LANE
PEBBLE BEACH, CA 93953

SECONDARY: ARCHITECT
INTERNATIONAL DESIGN GROUP
ATTN: MR. JASON DIAZ
721 LIGHT HOUSE AVE.
PACIFIC GROVE, CA 93950
PH (831)646-1261

SITE LOCATION:
1151 SOMBRIA LANE
PEBBLE BEACH, CA 93953

No.	DATE	BY	REVISION
	08/11/22	AMS	RELEASED TO CLIENT

APPROVED BY:
GUY R. GIRAUDO

REGISTERED PROFESSIONAL ENGINEER * GUY R. GIRAUDO * No. 58569 * Exp. 06-30-23 * CIVIL * STATE OF CALIFORNIA

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

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

SKINNER RESIDENCE
A.P.N.: 008-281-020
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
FOR
MR. & MRS. ROBERT & STEFANIE SKINNER

" GRADING, DRAINAGE & UTILITY PLAN "

SCALE: 1"=20'
DATE: AUGUST 2022
JOB NO. 2536-01

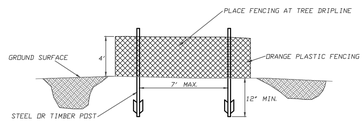
SHEET C1
OF 3 SHEETS

I:\PROJ\2536-SKINNER\2536-CIVIL\DWG\2536-GDECP.DWG, 24x36C1


(N 45° 00' 00" E 226.00')
(N 45° 00' 00" E 226.00')
(N 45° 00' 00" E 226.00')
(N 45° 00' 00" E 226.00')
(S 45° 00' 00" W 226.00')
(S 45° 00' 00" W 226.00')
(S 45° 00' 00" W 226.00')
(S 45° 00' 00" W 226.00')
(N 45° 00' 00" E



PLAN
SCALE: 1"=40'



FENCING (ESA) DETAIL
Scale: NTS

EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:
225 CY CUT
190 CY FILL

CONSTRUCTION STAGING:
DEMOLISH EXISTING HARDSCAPE AND OFFHAUL DEBRIS: EXISTING DRIVEWAY TO BE USED FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA.

PERFORM MINOR GRADING, CONSTRUCT STRUCTURE ADDITIONS, AND INSTALL UNDERGROUND UTILITIES: EXISTING DRIVEWAY AREA TO BE USED FOR MATERIAL AND EQUIPMENT STAGING.

INSTALL NEW DECOMPOSED GRANITE DRIVEWAY AND LANDSCAPING.

SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STAGED ON SOMBRIA LANE 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 17 MILE DRIVE TO PORTOLA ROAD TO SOMBRIA LANE. (HAUL TRUCKS EXIT IN THE SAME FASHION.) VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE (IF NECESSARY) ON SOMBRIA LANE. 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 THE PROPOSED PARKING AREA AND IN LEGAL SPACES ALONG SOMBRIA LANE, 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	3	2
GRADING & SOIL REMOVAL (EXPORT)	5	2
ENGINEERING MATERIALS (IMPORT)	4	2
TOTALS	12	6

TRUCK TRIP GENERATION NOTES:

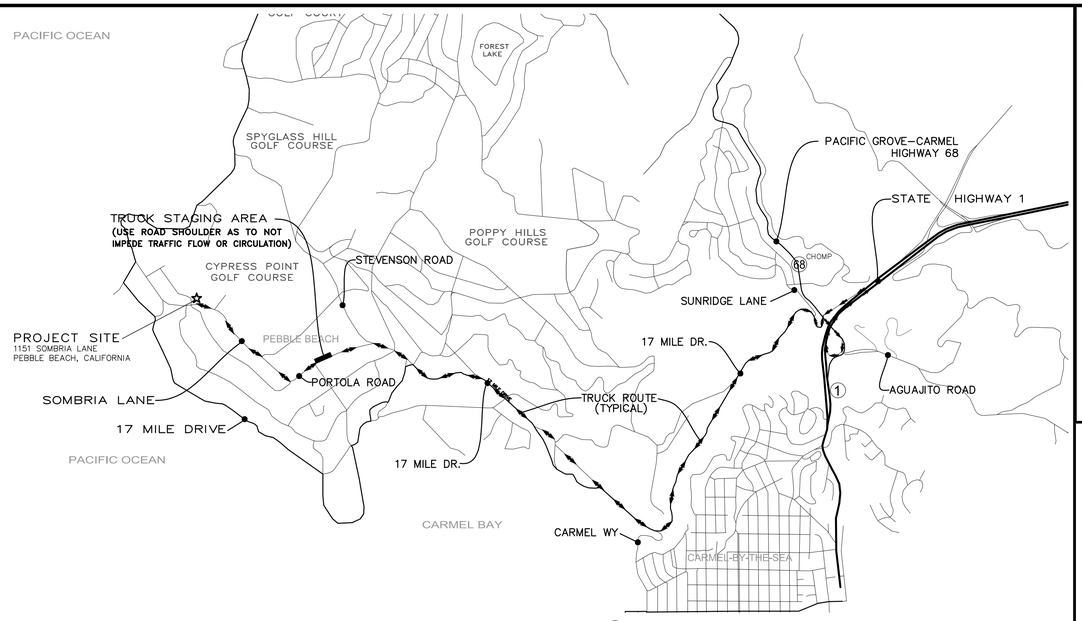
1. TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 8 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 5 TRUCK LOADS PER DAY.
2. THERE ARE 35 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 7 WORKING DAYS TO COMPLETE.
4. THE AMOUNT OF 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 22 AUGUST 2022, 7 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

A CONSTRUCTION STAGING PLAN
SCALE: 1"=30'



B NEIGHBORHOOD TRUCK ROUTING PLAN



C OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

" CONSTRUCTION MANAGEMENT PLAN "

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
SKINNER RESIDENCE
A.P.N.: 008-281-020
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
FOR
MR. & MRS. ROBERT & STEFANIE SKINNER

APPROVED BY:
GUY R. GIRARDO
8/2/22

REGISTERED PROFESSIONAL ENGINEER * FINANCIALLY INTERESTED * STATE OF CALIFORNIA
GUY R. GIRARDO
No. 56569
Exp. 06-30-23
CIVIL

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

SCALE: AS SHOWN
DATE: AUGUST 2022
JOB NO. 2536-01

SHEET C3
OF 3 SHEETS

No.	DATE	BY	REVISION
	08/11/22	AMS	RELEASED TO CLIENT

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Introduced: 7/30/2025 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Administrative Permit

PLN240175 - COLSON ERIC TR ET AL

Administrative hearing to consider construction of an 831 square foot accessory dwelling unit and associated site improvements.

Project Location: 1507 Viscaino Rd, Pebble Beach

Proposed CEQA action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions pursuant to section 15300.2 apply.

RECOMMENDATIONS

It is recommended that the County of Monterey Chief of Planning adopt a resolution to:

a. Find 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; and
b. Approve a Coastal Administrative Permit and Design Approval to allow construction of an 831 square foot Accessory Dwelling Unit with associated site improvements.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 7 conditions of approval.

PROJECT INFORMATION

Agent: Alicia Ader
Property Owner: Eric and Donna Colson
APN: 008-212-019-000
Parcel Size: 1.13 acres
Zoning: Low Density Residential with a density of 1 unit per acre and a Design Control overlay in the Coastal Zone or "LDR/1-D(CZ)"
Plan Area: Del Monte Forest Land Use Plan
Flagged and Staked: Yes
Planner: Joseph Alameda, Associate Planner
alamedaj@countyofmonterey.gov, (831)783-7079

SUMMARY

Staff is recommending approval of a Coastal Administrative Permit and Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On August 6, 2025, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, August 5, 2025. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

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 (fire)

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:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Exhibit B - Vicinity Map

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; Eric and Donna Colson, Property Owners; Alicia Ader, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN240175

County of Monterey

Item No.3

Administrative Permit

Legistar File Number: AP 25-038

August 06, 2025

Introduced: 7/30/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Administrative Permit

PLN240175 - COLSON ERIC TR ET AL

Administrative hearing to consider construction of an 831 square foot accessory dwelling unit and associated site improvements.

Project Location: 1507 Viscaino Rd, Pebble Beach

Proposed CEQA action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions pursuant to section 15300.2 apply.

RECOMMENDATIONS

It is recommended that the County of Monterey Chief of Planning adopt a resolution to:

a. Find 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; and
b. Approve a Coastal Administrative Permit and Design Approval to allow construction of an 831 square foot Accessory Dwelling Unit with associated site improvements.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 7 conditions of approval.

PROJECT INFORMATION

Agent: Alicia Ader
Property Owner: Eric and Donna Colson
APN: 008-212-019-000
Parcel Size: 1.13 acres
Zoning: Low Density Residential with a density of 1 unit per acre and a Design Control overlay in the Coastal Zone or "LDR/1-D(CZ)"
Plan Area: Del Monte Forest Land Use Plan
Flagged and Staked: Yes
Planner: Joseph Alameda, Associate Planner
alamedaj@countyofmonterey.gov, (831)783-7079

SUMMARY

Staff is recommending approval of a Coastal Administrative Permit and Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On August 6, 2025, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, August 5, 2025. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

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 (fire)

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:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Exhibit B - Vicinity Map

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; Eric and Donna Colson, Property Owners; Alicia Ader, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN240175

Exhibit A

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EXHIBIT A
DRAFT RESOLUTION

Before the Housing and Community Development Chief of Planning in and for the County of Monterey, State of California

In the matter of the application of:
COLSON ERIC RICHARD TR ET AL (PLN240175)
RESOLUTION NO. 25-034
Resolution by the County of Monterey Chief of Planning:

1) Finding the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and no exceptions pursuant to section 15300.2 apply; and
2) Approving a Coastal Administrative Permit and Design Approval to allow construction of an 831 square foot Accessory Dwelling Unit and associated site improvements.

[PLN240175, Colson Eric Richard TR ET AL, 1507 Viscaino Rd, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-212-019-000)]

The Colson Eric Richard TR ET AL application (PLN240175) came on for an administrative decision before the County of Monterey Chief of Planning on August 6, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the County of Monterey Chief of Planning 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;
- Del Monte Forest Land Use Plan (DMF LUP);
- Monterey County Coastal Implementation Plan, Part 5 (DMF CIP); 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) Allowed Use. The property is located at 1507 Viscaino Rd (Assessor's Parcel Number [APN]: 008-212-019-000), Pebble Beach, within the Del Monte Forest Land Use Plan in the Coastal Zone. The parcel is zoned Low Density Residential with a density of 1 unit per acre and a Design

Control overlay in the Coastal Zone or "LDR/1-D(CZ)". The Design Control overlay requires the granting of a Design Approval for all development. The LDR zoning district allows for the construction of an Accessory Dwelling Unit (ADU), subject to the granting of a Coastal Administrative Permit. Therefore, the project is an allowed use for this site. Associated site improvements include minor grading activities, a ramp/path between the ADU and the main residence, an exterior utility closet, a stone patio, and a storm drain pipe.

c) Lot Legality. The subject property is shown in its current configuration and under separate ownership in the 194 and 1972 Parcel Maps. Therefore, the County recognizes the subject parcel as a legal lot of record.

d) Cultural Resources. According to Monterey County GIS, the subject property is in an area of moderate archaeological sensitivity. There is no evidence of historic or prehistoric cultural activity on the site. Therefore, the potential for inadvertent impacts to archaeological resources is limited and will be controlled by application of the County's standard condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

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 to assure the protection of the public viewshed and neighborhood character. The ADU will consist of colors and materials similar in nature to the existing single-family dwelling, including natural brown wood siding, black metal roof, dark aluminum clad doors/windows, and natural limestone/pavers. The patio will consist of natural, gray granite pavers. The homes within the surrounding area and greater Pebble Beach residential community are eclectic in architectural style, ranging from modern to California-ranch and Spanish style homes. Condition No. 7 has been applied to require the installation of down-lit unobtrusive exterior lighting. Therefore, as proposed and conditioned, the project is compatible with the surrounding environment, consistent with the surrounding residential neighborhood character, and assures protection of the public viewshed and visual integrity

f) Development Standards. Development standards for the Low-Density Residential Zoning District are found in Title 20 section 20.14.060. The project meets all required site development standards. Pursuant to Title 20 section 20.146.060.C.2, the required setbacks for Habitable Accessory Structures are 50 feet (front) and six feet (side and rear), with a required maximum height of 15 feet. The ADU will have setbacks of over 100 feet (front), eight feet (side), and six feet (rear), and will have a height of 13 feet 4 inches. Additionally, a distance of ten feet is required between accessory structures and main structures. The proposed ADU will be set back over 20 feet from the main house. The LDR zoning district requires a maximum building site coverage of 15%, and the

project will result in 10% coverage. Therefore, the project meets all required development standards.

g) Combined Structural and Impervious Surface Coverage. The subject property is located within the Pescadero Watershed, a designated watershed as shown on Figure 2b of the DMF LUP. Accordingly, site structural and impervious surface coverage are limited to 9,000 square feet per DMF LUP Policy 77. The project results in an impervious surface coverage of 2,546 square feet and is therefore consistent with Policy 77.

h) Forest Resources. The project site does contain numerous protected Monterey cypress and Monterey pine trees, some of which are in close proximity to the proposed development. An arborist report was prepared and found that no trees would be impacted by the development. However, the project arborist did identify one nearby tree as having some existing failure potential. The Applicant does not propose to remove this tree at this time. Although no trees are proposed for removal, to ensure that construction of the project does not impact nearby trees, Condition No. 6 (Tree and Root Protection) has been applied.

i) Public Access. As proposed, the development is consistent with applicable public access policies of the DMF LUP. See Finding No. 6 and supporting evidence.

j) Land Use Advisory Committee (LUAC) Review. The project was not referred to the LUAC for review as it does not involve development requiring CEQA review, a lot line adjustment involving a conflict, a variance, or a Design Approval subject to a public hearing.

k) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240175.

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 Pebble Beach Community Services District (fire). 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 Soil and Forest resources. The following reports have been prepared:
- "Geotechnical Investigation" (LIB250029) prepared by Stephen Ohlsen, Sunnyvale, CA, September 24, 2024.
- "Arborist Report" prepared by Andrew Tope, Carmel, CA, March 24, 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) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240175.

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 Pebble Beach Community Services District (fire). The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) The Pebble Beach CSD will provide sewer service to the Accessory Dwelling Unit, and California American Water will provide potable water. Therefore, all necessary public facilities will be provided to the project.

c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240175.

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 violations existing on subject property.

b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240175.

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

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the construction of limited numbers of new, small structures, including accessory structures.

b) As proposed, the project involves the construction of an 831 square foot Accessory Dwelling Unit and associated site improvements. Therefore, the project meets the Class 3 Categorical Exemption requirements.

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. No trees are proposed for removal, and the proposed development is not visible from any scenic corridor or scenic highway. There is no cumulative impact without any prior successive projects of the same type in the same place, over time, and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site. No known historical or archaeological resources are present.

d) 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 PLN240175.

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

EVIDENCE: a) No 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 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 (Figure 3, Visual Resources, and Figure 8, Major Public Access and Recreational Facilities, in the DMF LUP).

d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240175.

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

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

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

DECISION

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

1. Find 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; and
2. Approve the Coastal Administrative Permit and Design Approval to allow the construction of an 831 square foot Accessory Dwelling Unit and associated site improvements.

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 6th day of August 2025.

Melanie Beretti, AICP
Chief of Planning

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 _____.

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

PLN240175

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Administrative permit (PLN240175) allows the construction of an 831 square foot Accessory Dwelling Unit and associated site improvements. The property is located at 1507 Viscaino Rd, Pebble Beach (Assessor's Parcel Number 008-212-019-000), 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 Coastal Administrative Permit and Design Approval (Resolution Number _____) was approved by HCD Chief of Planning for Assessor's Parcel Number 008-212-019-000 on August 6, 2025. The permit was granted subject to 7 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. 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.

6. 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.

7. 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.

Abbreviations

A.B.	Anchor Bolt
A.C.	Asphalt Concrete
ADJ.	Adjustable
ALUM.	Aluminum
APPROX.	Approximately
ARCH.	Architectural
ASPH.	Asphalt
B.U.	Built–Up
BD.	Board
BLDG.	Building
BLK.	Block
BLKG.	Blocking
BM.	Beam
BOT.	Bottom
C.	Conduit
C.B.	Catch Basin
C.I.	Cast Iron
C.J.	Construction Joint
C.O.T.G.	Clean Out To Grade
CAB.	Cabinet
CEM	Cement
CLG.	Ceiling
CL.	Closet
CLR.	Clear
COL.	Column
COMP.	Composition
CONC.	Concrete
CONST.	Construction
CONT.	Continuous
CORR.	Corridor
CTR.	Center
CW	Cold Water
D.S.	Downspout
DBL.	Double
DEPT.	Department
DET.	Detail
DIA.	Diameter
DIM.	Dimension
DN.	Down
DWG.	Drawing
E.F.	Exhaust Fan
E.J.	Expansion Joint
E.P.	Electrical Panel
EA.	Each
ELEC.	Electrical
ELEV.	Elevation
EMER.	Emergency
E.N.	End Nailing
ENCL.	Enclosure
EQ.	Equal
EQUIP.	Equipment
F.A.	Fire Alarm
F.D.	Floor Drain
F.E.	Fire Extinguisher
F.P.	Fireproof
FDN.	Foundation
FIN.	Finish
F.O.C.	Face Of Conc
F.O.F.	Face Of Finish
F.O.S.	Face Of Stud
FTG.	Footing
G.I.	Galvanized Iron
GA.	Gauge
GALV.	Galvanized
GL.	Glass
GR.	Grade
H.B.	Hose Bib
H.C.	Hollow Core
H.M.	Hollow Metal
HR.	Hour
HT.	Height
I.D.	Inside Diameter
INSUL.	Insulation
INT.	Interior
J.H.	Joist Hanger
JAN.	Janitor
JT.	Joint
LAM.	Laminate
LAV.	Lavatory
LT.	Light
MAX.	Maximum
MEMB.	Membrane
MFR.	Manufacturer
MIN.	Minimum
MTD.	Mounted
MTL.	Metal
N.I.C.	Not In Contract
NOM.	Nominal
N.T.S.	Not To Scale
O.C.	On Center
O.H.	Overhang
OPG.	Opening
OPP.	Opposite
P.LAM.	Plastic Laminate
PL.	Plate
PLAS.	Plaster
PLWD.	Plywood
PTDF	Pressure Treated Douglas Fir
R.O.	Rough Opening
R.W.L.	Rain Water Leader
REF.	Refer To:
REINF.	Reinforced
REQD	Required
RESIL.	Resilient
RM.	Room
RWD.	Redwood
S.B.	Solid Blocking
S.C.	Solid Core
S.O.V.	Shut Off Valve
S.S.	Sewer System
SCHED.	Schedule
SEC.	Section
SHT.	Sheet
SPEC.	Specification
SPL.	Splash
STA.	Station
STD.	Standard
STRUC.	Structural
SUSP.	Suspended
T.O.C.	Top Of Concrete
T.O.P.	Top Of Pavement
T.O.S.	Top Of Sidewalk
T.O.W.	Top Of Wall
U.O.N.	Unless Otherwise Noted
W	Waste
W.C.	Water Closet
W/	With
W/O	Without
WD.	Wood
WP.	Waterproof
WT.	Weight

Special Inspection List

(from STD1)

Special instructions required for:

1. Installation of retrofit anchors for Simpson holddowns with Simpson "SET–3G" epoxy. (EOR or County Approved 3rd Party Inspector)
2. Simpson Strong Wall Installation (EOR or County Approved 3rd Party Inspector)
3. Placement of Foundation Reinforcing Steel (EOR or County Approved 3rd Party Inspector
4. Shop and Field Bolting of steel Members (EOR or County Approved 3rd Party Inspector)

1

New Accessory Dwelling Unit at

Colson Residence

1507 Viscaino Road

Pebble Beach, CA 93953

APN # 008-212-019

DTA
Dreiling Terrones Architecture Inc.
Architecture
Infrastructure
Environments

1103 Juanita Avenue
Burlingame, California
94010
650 696 1200

314 Center Street #220
Healdsburg, California
95448
707 343 1305

LICENSED ARCHITECT
RICHARD M. TERRONES
No. C-26185
REN. 08/31/25
STATE OF CALIFORNIA

General Notes

These Drawings and their content are and shall remain the property of Dreiling Terrones Architecture whether the project for which they were prepared is executed or not. They are not to be used by any person other than the Owner or for any other project or extension to this project except by agreement in writing with the Architect.

The Architect expressly reserves his common law copyright and other property rights relating to these Drawings and their content. These Drawings are not to be reproduced, altered or otherwise modified in any manner whatsoever except by the Architect. These Drawings and their content may not be assigned to a third party without written consent of the Architect. In the event of unauthorized use of these Drawings by a third party, the third party shall hold harmless and indemnify the Architect.

These Drawings are an instrument of services performed by the Architect for the benefit of the Owner. They are intended for use in a negotiated construction contract and, therefore, may not detail or specify all materials, manufacturers or assemblies. Details, assemblies and products commonly known to be industry standard for any given trade may not be fully detailed or specified. Where necessary, the Contractor shall provide samples, data, product literature as required to assist the Owner or the Owner's agent in making selections. For the purpose of estimating items not fully detailed the Contractor shall provide an allowance amount and so condition such estimates. The Owner and/or Contractor shall submit to the Architect, in writing, any requests for modifications to the plans or specifications by means of shop drawings, samples or other means as appropriate. Shop drawings that are submitted to the Architect for review do not constitute "in writing" unless it is brought to the attention of the Architect that specific changes are being suggested.

No guarantee for quality of construction is implied or intended by these Documents. The Contractor shall assume full responsibility for any construction deficiencies.

The Owner and Contractor shall hold harmless, indemnify and defend the Architect from any action initiated by the initial Owner, or any subsequent owner, for construction deficiencies, modifications, substitutions, maintenance or any such condition which is beyond the control of the Architect.

All Contract Documents described in the Construction Contract shall be considered one document and are intended to be used as one document. Contractor and all sub–contractors shall review all documents prior to bidding. Sub–contractors are responsible for any information pertaining to their work no matter where it may occur in these Documents.
It is the intent of these Documents to provide for the construction of a moisture proof enclosure of interior space. If the Owner, Contractor or any Sub–contractors become aware of any assembly or condition, either shown in the Drawings or constructed on–site, which does not, in their opinion, satisfy this intent, it is their responsibility to notify the Architect within a reasonable amount of time so that the condition or assembly can be reviewed, and, if necessary, modifications can be made to the Documents or to the Work without impacting the progress of the Work.

All information pertaining to the site shall be, and shall remain, the Owner's responsibility. This information shall include legal description, deed restrictions, easements, site survey, topographic survey, location of existing improvements, soils report, and all related data.

Code Compliance
All work shall comply with applicable codes and trade standards including but not limited to the latest adopted edition of the following: 1

2022 California Building Codes, 2022 California Residential Code (where applicable), 2022 California Mechanical Code, 2022 California Electrical Code, 2022 California Plumbing Code, including all amendments as adopted in Ordinance 1989, and 2022 California Energy Efficiency Standards (Title 24), including Cool Roof requirements.

All applicable state and local codes, ordinances, legislation, as adopted by Del Monte Forest Architectural Review Board at time of permit application.

It is the Contractors responsibility to identify and familiarize himself with current codes and ordinances including local variations on national or regional codes Requirements of adopted codes shall supersede any conflicting requirements defined in these Documents. When a conflict is suspected the Contractor shall so advise the Architect in writing within a reasonable time so that the conflict, if it exists, can be resolved without impacting the progress of the Work.

The Contractor shall include and implement all pertinent requirements of this project as set forth in any conditions of approval attached to the project by governing agencies. These conditions shall become a part of the Contract Documents.

Site Examination
The Contractor shall thoroughly examine the site and satisfy himself as to the conditions under which the Work is to be performed. The Contractor shall verify at the site all measurements and conditions affecting his work and shall be responsible for same unless brought to the attention of the Owner or his agent prior to proceeding with the Work.

Dimension Control
It is the responsibility of the Contractor to check and verify all conditions, dimensions, lines and levels alignments indicated; proper fit and attachment of all parts is required. Should there be any differences between the Documents and the actual conditions, the Contractor shall notify the Owner or his agent in writing for clarification and/or adjustment. In the event of failure to do so, the Contractor shall be responsible for corrections required or subsequent changes occurring as a result of these differences.

Note to Subcontractors: Location of many items or assemblies is critical for alignment of other assemblies which may be installed by other trades and which may not be installed at the time of installation of your work. All Sub–contractors shall review the manner in which their work fits, aligns or comes into contact with work of other trades. The Contractor and each Sub–contractor shall review all Documents and will be responsible for information contained at any location within the Documents which pertains to their work. Deficiencies resulting from failure to do so will be removed and corrected at Contractors expense.

All dimensions and conditions shall be checked and verified, both in the Documents and on the job, by each Sub–contractor before they proceed with their work. Any errors, omissions, discrepancies or deficiencies shall be brought to the attention of the General Contractor prior to proceeding with the Work. The Contractor shall notify the Owner in writing for resolution.

Commencement of work by any Sub–contractor shall indicate a knowledge and acceptance of all conditions described in the Documents or existing on site which could affect their work.

All dimensions take precedent over scale. Where dimensions are not entirely clear the Contractor shall notify the Architect and request clarification.

DRAWINGS SHALL NOT BE SCALED.

Moisture Protection During Construction
Should any special situations or climatic conditions occur during construction the Owner, Contractor and Sub–contractors shall so notice and implement any measures required to assure the protection of materials and assemblies.
The Contractor shall take all necessary measures to protect new or existing construction and materials from damage due to weather or any other adverse conditions.

Any hidden conditions that require work to be performed beyond the scope of the building permit issued for these plans may require further City approvals including review by the Planning Commission

1

Sheet Index

Architectural

A0.0	Directory, Vicinity Map, Abbreviation, General Notes, Index
A1.0	Construction & Fuel Management Plan
A1.1	Overall Site Plan
A1.2	Enlarged Site Plan
A2.01	Window and Door Schedule
A2.1	Floor Plan & Area Calculations
A3.1	Roof Plan & Section
A4.1	Exterior Elevations
A7.1	Details
A7.2	Details
A8.1	Render/Material samples
A8.2	Existing Residence Photos
1	Topographic Survey

Structural

STD1	Standard Details
STD2	Standard Details
STD3	Standard Details
S2.1	Foundation Plan
S2.2	Roof Framing Plan
SD1	Structural Details
SD2	Structural Details

MEP

MEP2.1	Mech. / Elec. / Plumbing Plan
MEP2.2	Radiant Floor Layout

Energy

EN1.1	Title 24 Calcs.
EN1.2	Title 24 Calcs. Continued

Erosion Control

BMP1.1	Best Management Practices
ER1.1	Erosion Control Plan

1

Project Directory

Owner:
Eric & Donna Colson
1507 Viscaino Road,
Pebble Beach, CA 93953

Architect
Richard Terrones
Dreiling Terrones Architecture Inc.
1103 Juanita Avenue
Burlingame, CA 94010
Voice: (650) 696–1200
Cell: (650) 759–1211
Fax: (650) 343–9685

Structural Engineer
Sean Cheng
Sung Engineering
29300 Kohoutek Way
Union City, CA 94587
Voice: (510)475–7900

Scope of Work

- New detached Accessory Dwelling Unit
- Deffered approvals: Fire Sprinkler

1

Construction Hours

Construction hours per Del Monte Forest Architectural Standards & Residential guidelines

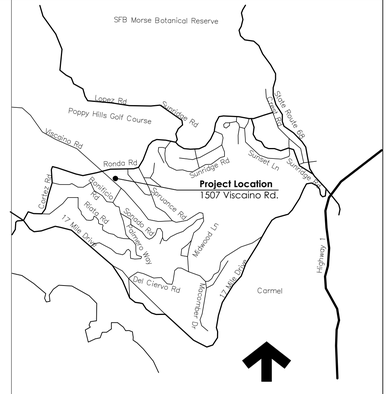
Monday through Friday: 8AM to 6PM
Saturdays: 8AM to 6PM
Sundays and Holidays: No work

No work is permitted on sundays or holidays. Workers may be on–site prior to 8am and after 6pm. However, no noise–generating work which will disturb neighboring residents may be performed.

Legend

- Grid Number
- Door Number
- Keynote
- Detail / Sheet Number
- Section / Sheet Number
- Interior Elevation / Sheet Number
- New wood / framed wall
- Object to be demolished
- Line of object above
- Fence line
- Center line

Vicinity Map



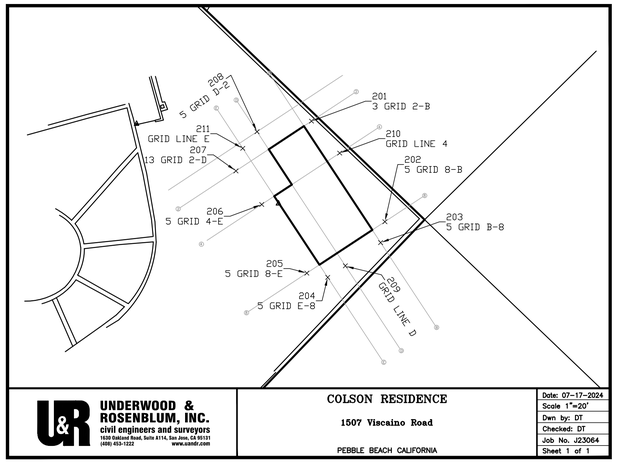
New ADU
Colson Residence
1507 Viscaino Road
Pebble Beach, CA 93953
APN #008-212-019

	Building Submittal 01: 05/10/2024
1	Building Resubmittal: 02/03/2025

Abbrev., Green Measures, Proj. Dat, Index, Directory, Legend, Vicinity Map

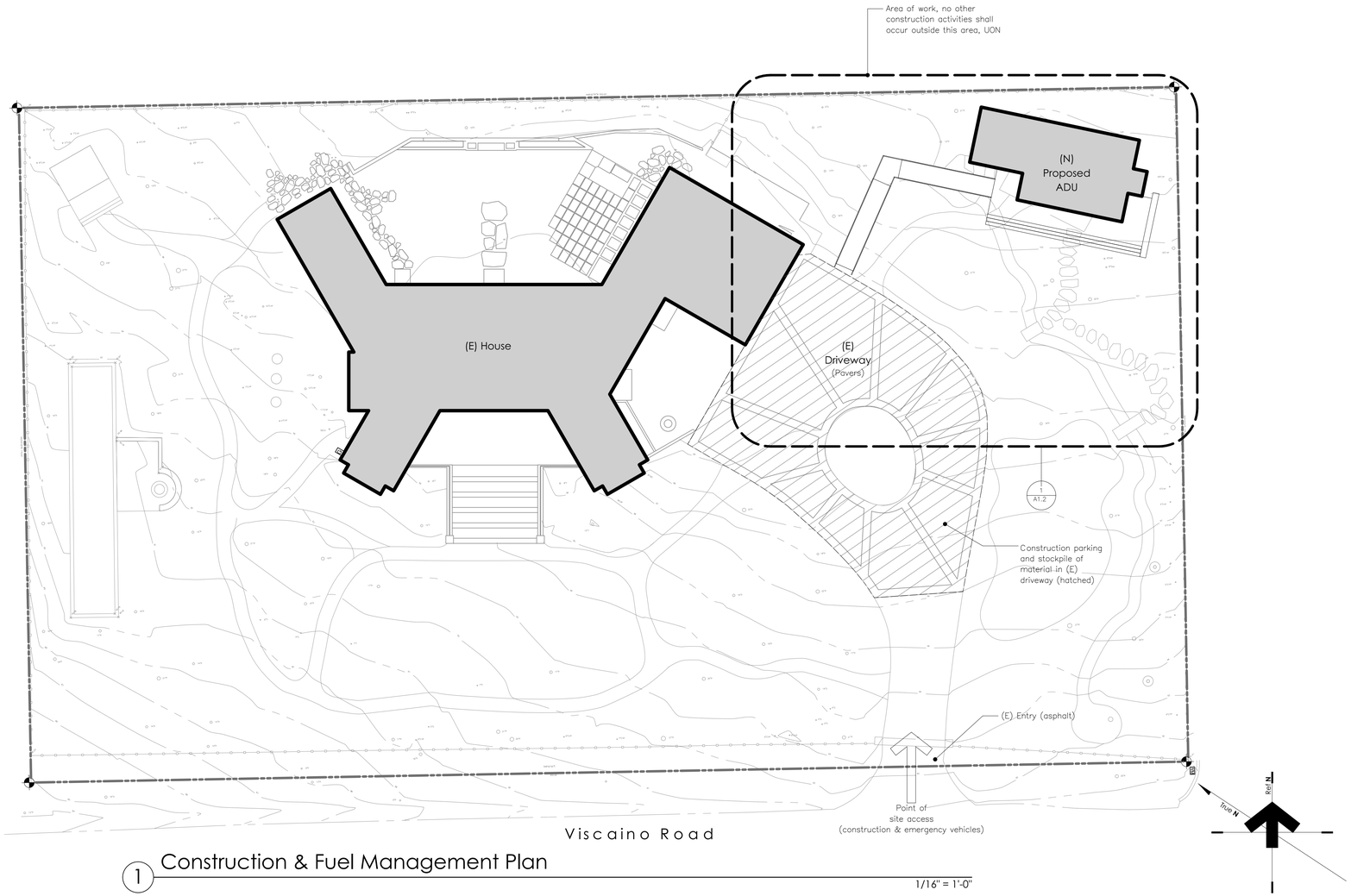
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2314





2 Staking and flagging



1 Construction & Fuel Management Plan

1/16" = 1'-0"

Management Notes

Construction:

- Vehicles: Ford F-150 or similar work truck, concrete mixer truck (periodic for foundation) , and skid steer loader (excavation of foundation)
- Vehicle Trips: (1-2) for work trucks daily,
  (1) for concrete mixer truck on pour date,
  (2) for pickup/dropoff of skid steer loader
- Grading: ±5.5 cubic yards per day
- Dust control measures shall be implemented as necessary. Measures may include watering, application of ground treatments, placement of rock and any other measure required to reduce or eliminate excessive dust.
- Project Duration: Febuary '25 to June '25 (approx.)
- Proposed route: 17 Mile Drive, Highway 1 North, Del Monte Exit, Marina disposal site
- Project Manager: Dave Brinton 650-740-6258

Fuel:

Contractor shall maintain the following:

- Green zone – maintain vegetation within 0-30 feet of proposed structure.
- Management zone – maintenance of vegetation up to 100 feet from proposed structure, or to property line, whichever is closer

Water and Sewer Providers

Water Service: CAL-AM
Sewer Service: Pebble Beach Communityt Service District

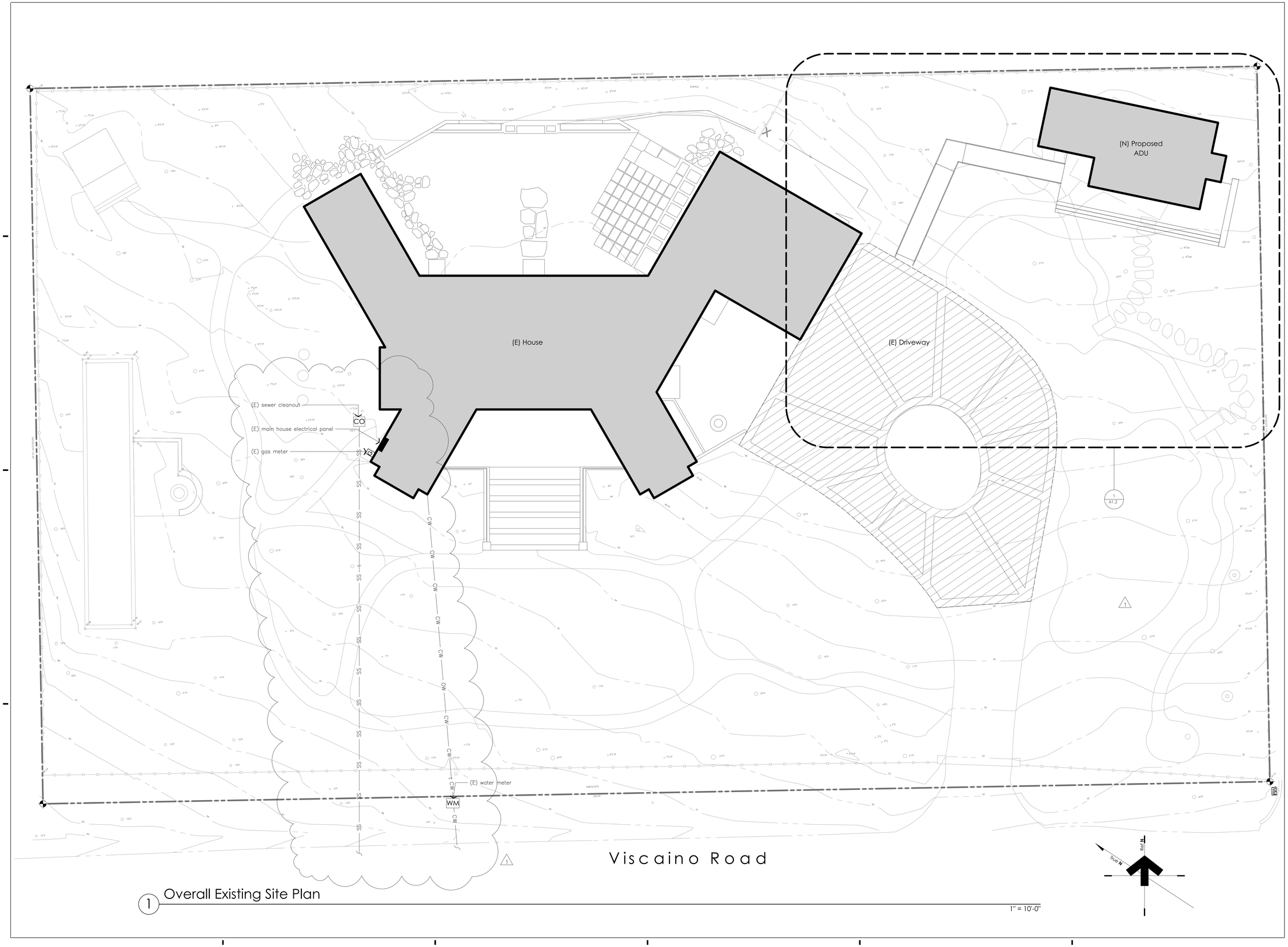
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1103 Juanita Avenue
Burlingame, California
94010
650 696 1200
314 Center Street #220
Healdsburg, California
95448
707 343 1305

LICENSED ARCHITECT RICHARD M. TERRONES NO. C-26125 REN. 08/31/25 STATE OF CALIFORNIA

New ADU
Colson Residence
1507 Viscaino Road
Pebble Beach, CA 93953
APN #008-212-019

Building Submittal 01: 05/10/2024
1 Building Resubmittal: 02/03/2025

1
Construction & Fuel Management Plan
A1.0
2314



1 Overall Existing Site Plan

1" = 10'-0"

DTA
Dreiling Terrones Architecture Inc.

Architecture
Infrastructure
Environments

1103 Juanita Avenue
Burlingame, California
94010
650 696 1200

314 Center Street #220
Healdsburg, California
95448
707 343 1305

LICENSED ARCHITECT
REINHARD M. TERRONES
No. C-26185
REN. 08/31/25
STATE OF CALIFORNIA

New ADU
Colson Residence

1507 Viscaino Road
Pebble Beach, CA 93953

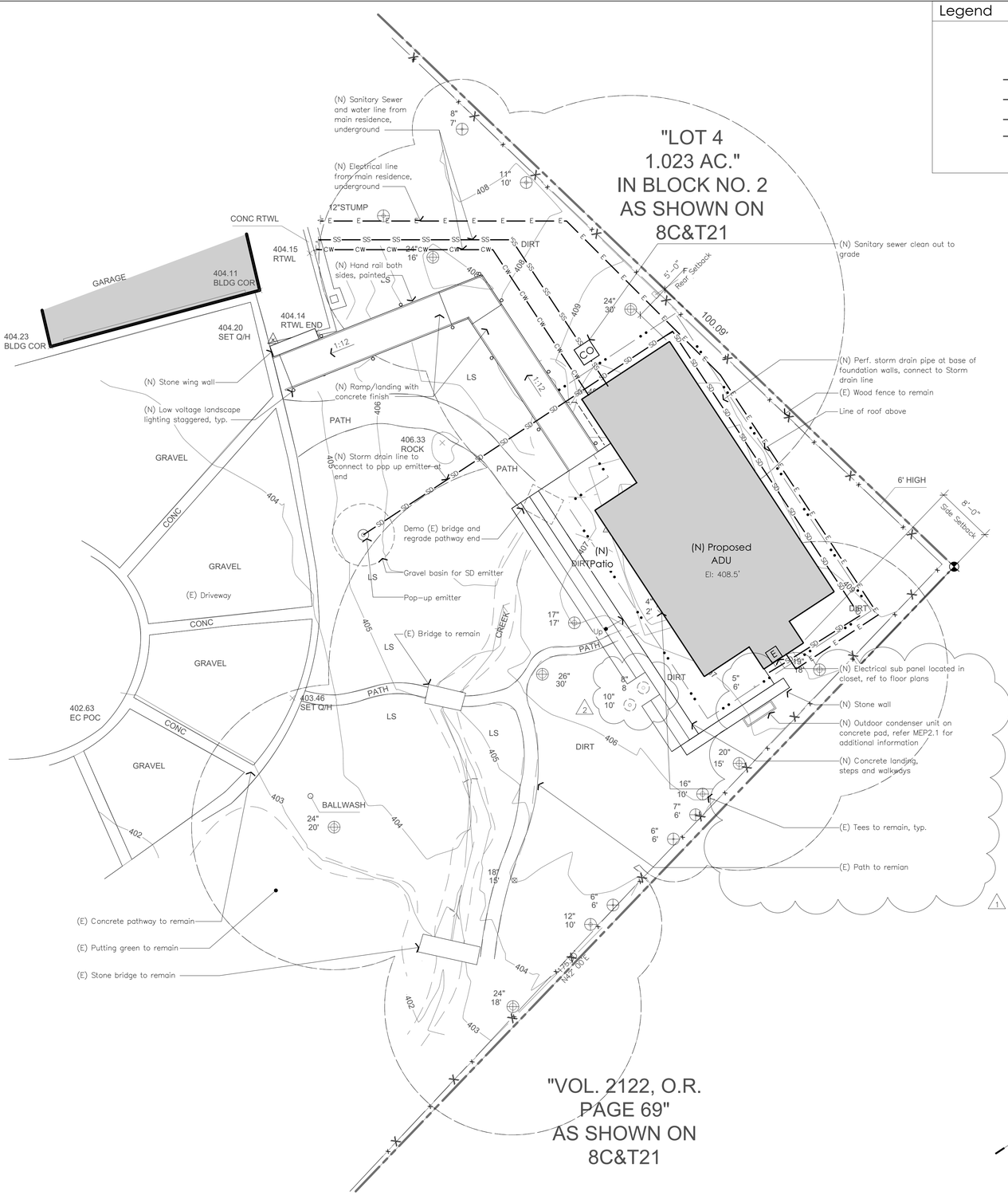
APN #008-212-019

Building Submittal 01: 05/10/2024
1 Building Resubmittal: 02/03/2025

Overall Site Plan

A1.1

2314



1 Site Plan

1/8" = 1'-0"

Legend

W	Water Meter
B	Backflow Preventer
E	Electric Meter
CW	Cold Water Line
SS	Sanitary Sewer Line
E	Electric Line
SD	Storm Drain Line

Project Data

Zoning	LDR/1 – D(CZ)
Occupancy	R-3
Building Code	2022 CBC
Construction Type	V-B
Lot Coverage	
Existing Lot Area	52,500 sf
Existing Building Area	4,894 sf
Proposed ADU	831 sf
Total Proposed	5,725 sf
Lot Coverage Percentage	
Proposed: 5,725 sf / 52,500 sf	10%
Impervious Coverage	
Existing	1,815 sf
Proposed	731 sf
Total Proposed	2,546 sf

Site Notes

1. Topographic information used for design and represented in these Documents has been obtained entirely from boundary and topographic survey prepared by others. The Architect bears no responsibility for accuracy of this information.
2. Design contours and drainage shown are schematic only and shall not be taken to represent final grading and drainage plans.
3. Refer to Floor Plans and Sections for all dimensional information.
4. Existing landscaping shall be protected as required to prevent any damage to plants and trees unless specified for removal in plans or by Owner.
5. Existing finish grades shall be restored upon completion of construction unless changes are specified in the Drawings.
6. The work zone limits are shown on the plans. The Contractor shall confine all operations, including delivery of materials, to the Work Zone unless explicit agreement has been made with the Owner.
7. Roadways shall be maintained clear of construction equipment and materials at all times.
8. The Contractor shall notify all adjacent tenants and the Property Owner on days when deliveries or other operations may impact areas outside the Work Zone.
9. The contractor shall maintain a clean work site. Construction debris and materials to be recycled shall be removed in a timely manner. Construction equipment and materials awaiting installation shall be stored in an orderly manner that reduces both damage to materials and reduces the visual impacts of the work site to the surrounding neighborhood.
10. Dust control measures shall be implemented as necessary. Measures may include watering, application of ground treatments, placement of rock and any other measure required to reduce or eliminate excessive dust.
11. Slope grade away from the foundation, min. 5% for a min. of 6" of fall within the first 10 feet measured perpendicular to the face of wall [2022 CRC R401.3]

Utility Notes

1. No storm water or underground water draining from any lot, building, or paved area shall be allowed to drain to adjacent properties nor shall this water be connected to the County sanitary sewer system. Regardless of the slope of the source property, such water shall drain to either artificial or natural storm drainage facilities by gravity or pumping.
2. All water line connections to County water mains for services or fire line protection are to be installed per County standard procedures and material specifications.
3. The sanitary sewer lateral from the accessory dwelling unit shall be connected to the existing lateral on private property side, no sublateral to the main sewer is permitted.
4. It is the responsibility of the owner and/or contractor to notify Underground Service Alert (USA) at least 48 hours before the start of any excavation work.
5. No permanent structures (retaining walls, fences, columns, mailboxes, etc.) shall be built beyond the property line and into the public right-of-way.

Tree Presentation Specs.

Establishment of a tree preservation zone (tpz): Chain link fencing with stakes embedded in the ground, no less than 72" in height, shall be installed in areas defined on the attached map. Fencing will be installed prior to equipment staging or site disturbance. Fencing placement will be inspected by the project Arborist.

Straw bale barricades: Straw bales placed end to end will be installed outside the protection fencing in the areas defined by the Arborist. This barricade will prevent damage to the fencing and prevent grading spoils from encroaching into the critical root zone area. Additionally, they will help stop excess moisture from gathering under the retained trees.

Restrictions within the tpz of existing trees: no storage of construction materials, debris or excess soil will be allowed within the tpz. Parking of vehicles or construction equipment will be allowed in defined areas only. Solvents or liquids of any type should be disposed of properly, never within this protected area.

Minimize soil compaction on the construction site: protect the soil surface with a deep layer (at least three inches) of mulch (tree chips). The addition of mulch will reduce compaction, retain moisture and stabilize soil temperature. Where personnel are concentrated will be mulched to a depth of at least six inches.

Alteration of grade: Maintain the natural grade around trees. No additional fill or excavation will be permitted within the critical root zone. If trees roots are unearthed during the construction process the consulting Arborist will be notified immediately. Exposed roots will be covered with moistened burlap until a determination is made by the project Arborist.

Trenching requirements: Any areas of proposed trenching will be evaluated with the consulting arborist and the contractor prior to construction. All trenching on this site will be approved by the project Arborist. Tree roots encountered will be avoided or properly pruned under the guidance of the consulting Arborist.

Tree canopy alterations: Unauthorized pruning of any tree on this site will not be allowed. If any tree canopy encroaches on the building site the required pruning will be done on the authority of the consulting Arborist and to ISA pruning guidelines and ANSI a-300 pruning standards.

Trees to be transplanted must be watered on a regular basis. Refer to Arborist's for care and maintenance of transplanted and pruned trees in the construction area.

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LICENSED ARCHITECT MICHAEL M. TERRONES NO. C-31295 REN. 08/31/25 STATE OF CALIFORNIA

New ADU
Colson Residence
1507 Viscaino Road
Pebble Beach, CA 93953
APN #008-212-019

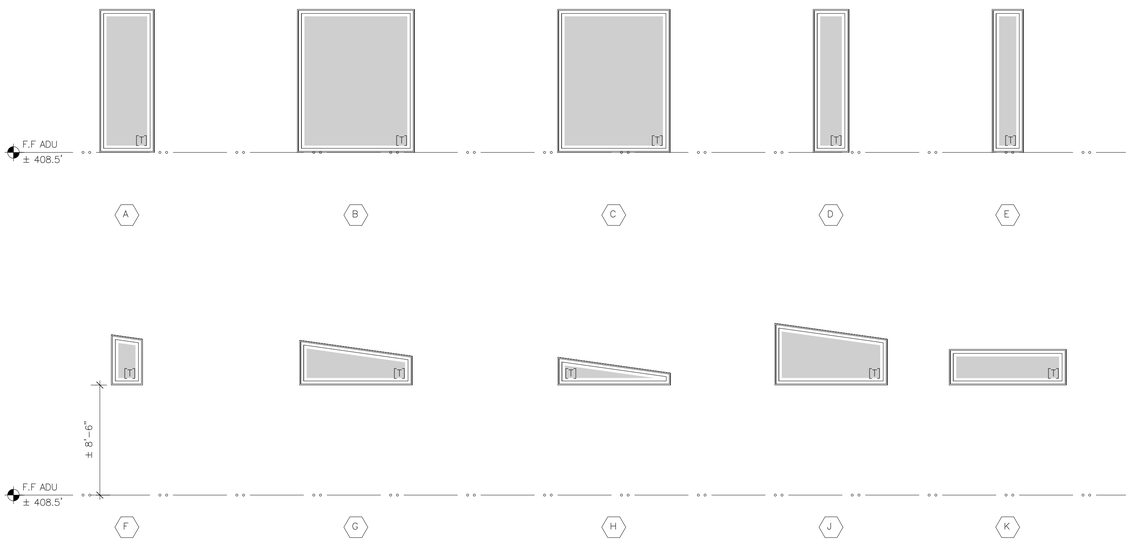
	Building Submittal 01: 05/10/2024
1	Building Resubmittal: 02/03/2025
2	Building Resubmittal: 03/06/2025

Enlarged Site Plan

A1.2

2314

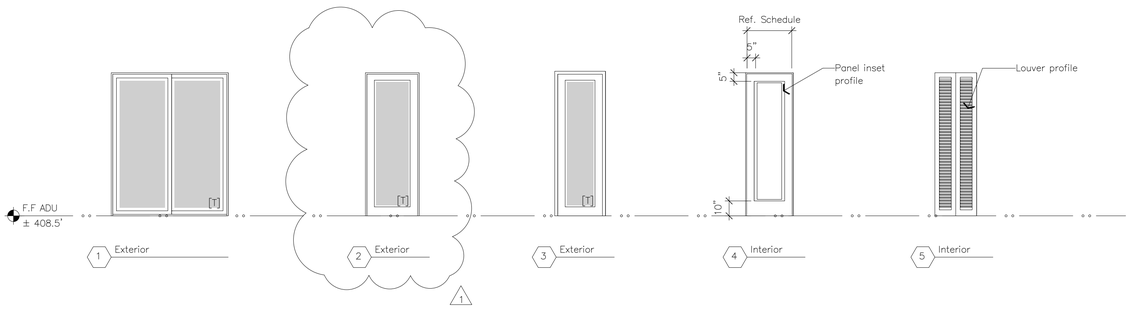
Window Type



Window Schedule

Window				Frame / Sash		Glazing		Remarks
Mark	Size	Type	Qty.	Material	Finish	Type	Tempered	
A	3'-0" x 8'-0"	Fixed	1	Wood	Aluminum clad ext. / wood int.	Dual Pane, Insul., Low-E, Privacy Glass	Yes	Bath
B	6'-6"' x 8'-0"	Fixed	3			Dual Pane, Insul., Low-E,		Bedroom, Dining, Living
C	6'-3" x 8-0"	Fixed	3					Living, Dining
D	2'-0" x 8'-0"	Fixed	2					Foyer
E	1'-9" x 8'-0"	Fixed	1					Living
F	1'-9" x 2'-10"	Fixed clerestory	1					Living
G	6'-3" x 2'-6"	Fixed clerestory	1					Living
H	6'-3" x 2'-6"	Fixed clerestory	2					Living, Dining
J	6'-3" x 3'-5"	Fixed clerestory	1					Kitchen
K	6'-6" x 2'-0"	Fixed clerestory	3					Kitchen

Door Type



Door Schedule

Doors					Location	Remarks
Mark	Type	Size	Thk.	Material		
1	1	6'-6" x 8'-0"	1-3/8"	Al. Clad	Exterior	2 panel glass sliding door, provide weather stripping, tempered glazing
2	2	3'-0" x 8'-0"				Entry door, tempered glazing
3	1	6'-6" x 8'-0"				2 panel glass sliding door, provide weather stripping, tempered glazing
4	3	2'-8" x 8'-0"				Utility closet
5	4	2'-8" x 8'-0"	1-3/4"	Wood	Interior	Bedroom
6	5	2'-8" x 8'-0"				Louvered solid core saloon doors
7	5	2'-8" x 8'-0"				Louvered solid core saloon doors
8	1	6'-6" x 8'-0"	1-3/8"	Al. Clad	Exterior	2 panel glass sliding door, provide weather stripping, tempered glazing

Door and Window Notes

1. Pre-manufactured doors shown on schedule and in details shall be wood or sim. unless otherwise noted. Match existing interior doors when applicable.
2. Contractor shall submit complete door / window shop drawings prior to ordering for review by Owner / Architect.
3. Door / window sizes shown on schedule are nominal and for design purposes only. Contractor shall coordinate all rough openings as required by mfr.
4. Contractor responsible to coordinate framing as required to achieve all finished locations of sills / heads and alignments as shown.
5. All exterior doors / windows shall be seat in continuous bead of sealant.
6. Contractor to provide required window / door certification.
7. All door glazing to be tempered glass.
8. Tempered glass to be included at all locations where required by CRC R308.
9. All openings shall have a double layer of building paper. Install per paper flashing detail in drawings.
10. Contractor shall review casing section with Owner / Architect prior to installation.
11. Glazing shall be tempered where the bottom edge of the glass is within 60 inches of a stading surface or drain inlet of a bathtub or shower. Any glazing that is less than 60" from the floor and within 60" horizontally from the tub or shower will also need to be tempered. 2022 CRC R308.4.5
12. New mandatory U-factor (0.58) for fenstration and skylights.
13. Glazing shall be tmpered at all fixed and operable panels of swinging, sliding and bi-fold door assemblies.
14. Glazing shall be tempered in any individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch arc of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface.
15. Glazing shall be tembered in any individual fixed or operable panel that meets all of the following conditions:
    1) Exposed area of an individual pane greater than 9 square feet.
    2) Bottom edge less than 18 inches above the floor. Top edge greater than 36 inches above the floor.
    3) One or more walking surfaces within 36 inches horizontally of the glazing.
    4) Glazing in railings.
    5) Glazing in enclosures for or walls facing bathtubs and showers where the bottom edge of the glazing is less than 60 inches measured vertically above any standing or walking surface.

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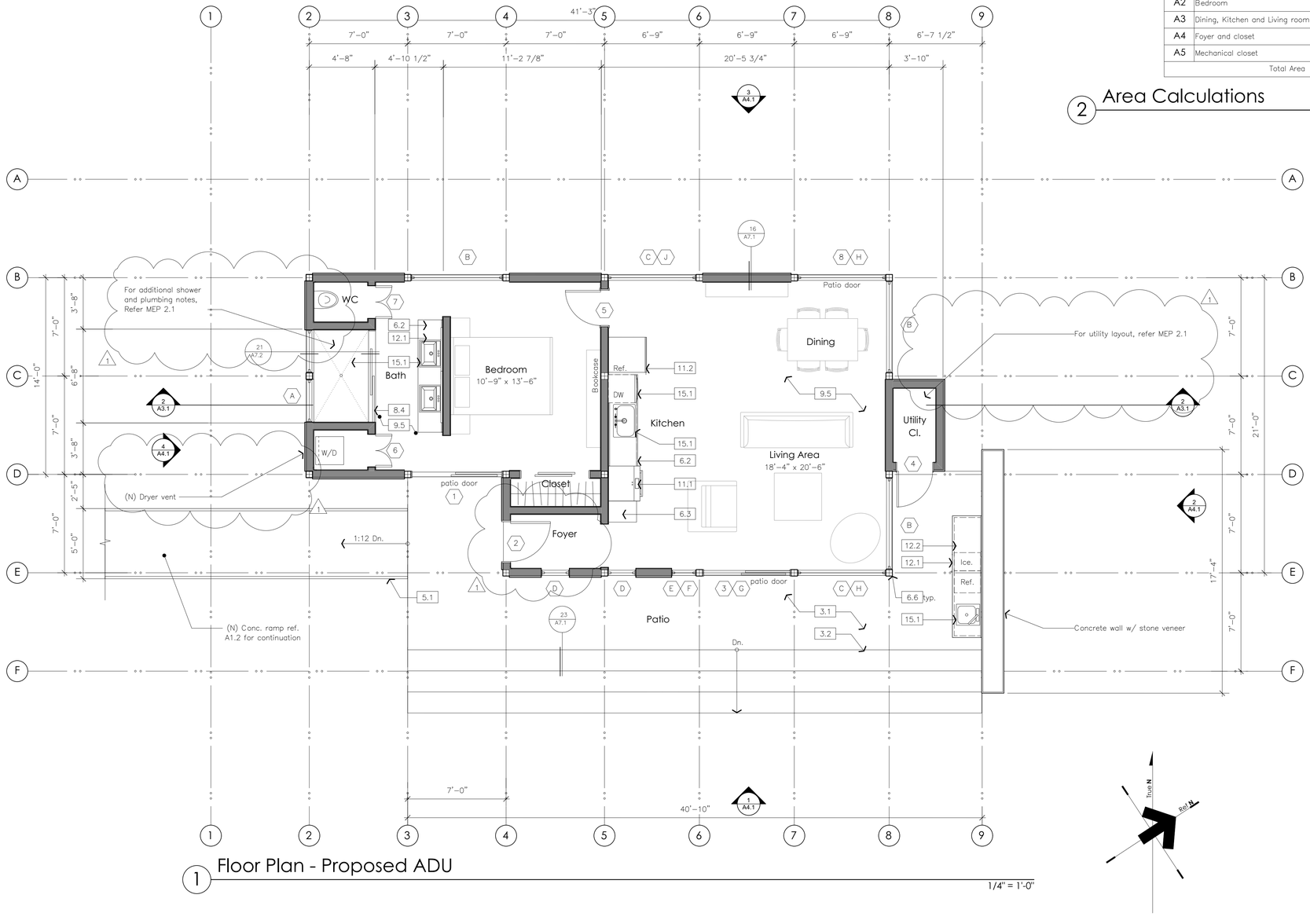
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Building Submittal 01: 05/10/2024
1 Building Resubmittal: 02/03/2025

Window & Door Schedule

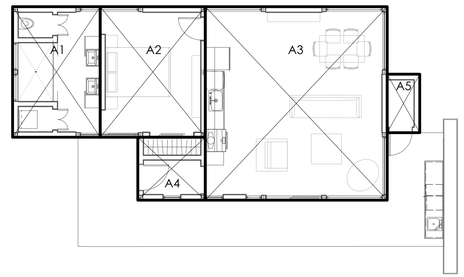
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2314



1 Floor Plan - Proposed ADU

1/4" = 1'-0"



Floor Areas		
Label	Description	Area
A1	Bathroom	143 s.f
A2	Bedroom	171 s.f
A3	Dining, Kitchen and Living room	439 s.f
A4	Foyer and closet	53 s.f
A5	Mechanical closet	23 s.f
	Total Area	831 s.f

2 Area Calculations

1/8" = 1'-0"

Floor Plan Notes

Coordinate in Field w/ Architect for all trims, fixtures & accessories not shown, and for critical alignments of openings, trims and millwork.
All dimensions given take precedence over scale. Contractor shall not scale drawings to determine dimensions without consulting with the Architect.
Incorrect dimensions and resulting construction deficiencies due to scaling of Documents by the Contractor are the Contractor's responsibility and required corrections will be performed at the Contractor's expense.
Critical alignments may occur between items installed by different trades. Contractor to note all such items and notify affected trades. Subcontractors shall review Documents and identify all such items that affect their work in any way. Contractor shall review all dimensions for accuracy prior to construction.

Dimensions given are to face of stud unless otherwise noted. Variations include:
C : Centerline
FOF: Face of Finish
Contractor to coordinate framing to accommodate recessed fixtures and other items with critical locations.
Repeating items or assemblies may not be noted or dimensioned at all locations where repetition is obvious.
Refer structural details for location of special floor and wall framing, special connections.
Adhesives, sealants, and caulks used on the project shall follow local and regional air polution or air quality management district standards. 2022 CGC sec 4.504.2.1
Exterior bearing walls less than five feet from the property line will be built of one-hour fire-rated construction. 2022 CRC Table R302.1(1) § or 2022 CBC, Table 602)

Provide positive drainage for all roof surfaces. Provision shall be tested by application of water at all areas.
Roof shall be installed per Roof Manufacturer's standards such that all warranties are maintained. Contractor shall note any conflicts between Roof manufacturer's instructions and requirements of these drawings.
Roofing substrate, base sheets and any installed components shall be fully protected from subsequent construction activities until completion of project. Contractor shall provide temporary protection for all roof components where subsequent work may occur.
Contractor shall protect all roof components from exposure to sunlight where such exposure may damage materials. Installation of felts or base sheets shall be covered immediately by either subsequent roof layers or protective materials to avoid exposure to sun or general drying of materials.
Contractor shall fully seal all roof penetrations per roof manufacturer's specifications. Provide flashing, counter flashing, coping and reglets as necessary to ensure positive drainage across all surfaces. Gutters shall be fully soldered.

Fire sprinkler plans shall be submitted under separate permit through the fire department for approval prior to installation.

Key Notes

Mark	Description
	Division 1: General
1.0	Allign as indicated
	Division 2: Site Work
2.1	Existing finished grade
2.2	New finished grade
	Division 3: Concrete
3.1	New concrete slab w/ tile finish, match main residence
3.2	New concrete stairs w/ tile finish, match main residence
	Division 5: Metals
5.1	Aluminum handrails, painted
	Division 6: Wood, Plastics
6.1	2x Wood Fascia
6.2	Wood Cabinets
6.3	Line of Upper Cabinets
6.6	6x6 Post w/ 1x cladding
6.24	2x Stud frame wall
	Division 7: Thermal and Moisture Protection
7.1	Standing Meatal Seam Roof
7.2	GSM Gutter
7.3	Downspout Chain anchored at bottom in planting area
7.4	Insulation, ref. energy calculations
7.5	Single Ply membrane roof w/ metal edge flashing
	Division 8: Doors / Windows
8.1	Aluminum Clad Windows
8.2	Aluminum Clad Wood Doors
8.3	Aluminum Clad Patio Doors
8.4	Shower Glass / Door
	Division 9: Finishes
9.1	Wood siding stained or alternative, typ.
9.2	Tile wall base w/ "Schluter" trim
9.3	5/8" Gyp. Brd. Type 'X'
9.5	Tile over setting bed
	Division 11: Appliances
11.1	Range / Cooktop & Vent hood
11.2	Full Refrigerator
	Division 12: Furnishings
12.1	Stone counter tops and backsplash
12.2	Exterior Weatherproof cabinets
	Division 15: Mechanical / Plumbing
15.1	Plumbing / Mechanical equipment or fixture
	Division 16: Electrical
16.1	New light-max. 40w equiv. downcast

Legend

New 2x framed wall, with 5/8" Gyp 'X'

Line of objects above

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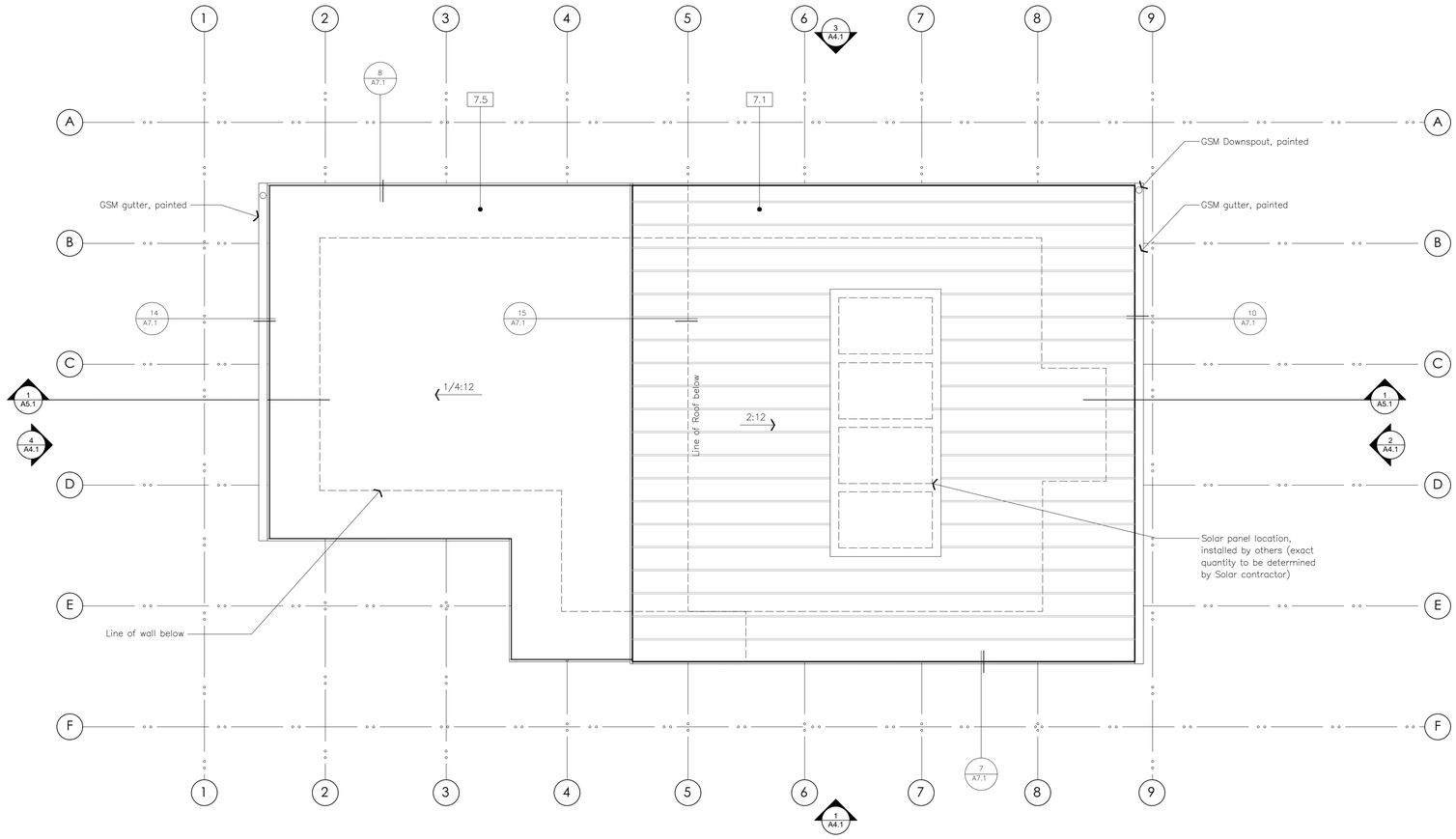
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Floor Plan
Area Calculations

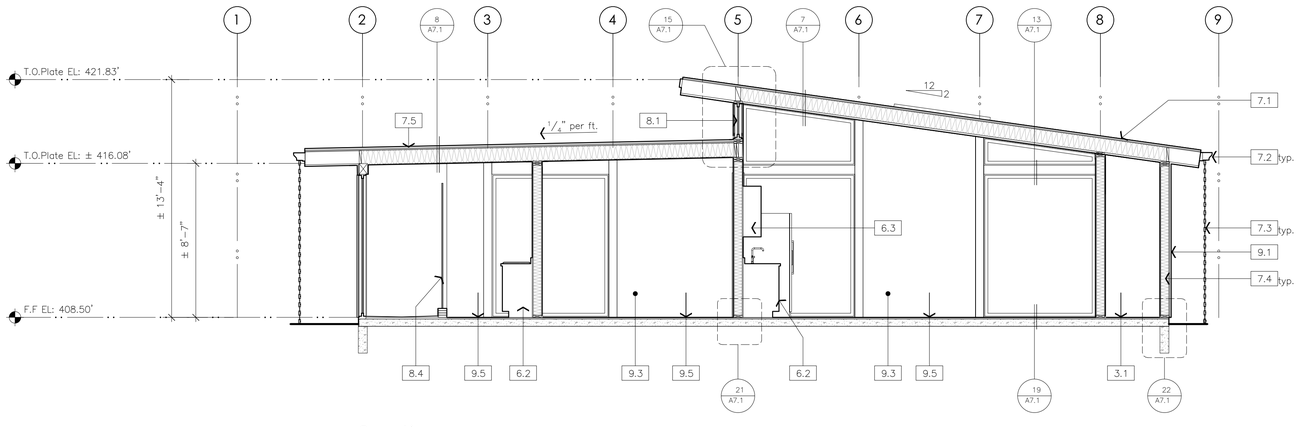
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2314



1 Roof Plan - Proposed ADU

1/4" = 1'-0"



2 Section

1/4" = 1'-0"

Roof Plan Notes

All roof materials shall all be part of a specified roofing system as defined by the system manufacturer specified. All materials shall be from a single source and shall be assembled and integrated as specified, by the manufacturer. In no case materials be subsituted which are not listed in specified manufactureer information.

Provide positive drainage for all roof surfaces. Provisions shall be tested by application of water at all areas.

Roof shall be installed per roof manufacturer's standard such that all warranties are maintained. Contractor shall note any conflicts between manufacturer's instructions and requirements of these drawings.

Roofing substrate, base sheets and any installed components shall be full protected from the subsequent construction activities until completion of project. Contractor shall provide temporary protection for all roof components where subsequent work may occur.

Contractor shall protect all roof components from exposure to sunlight where such sun exposure may damage materials. Instalation of felts or base sheets shall be covered immediately by either subsequent roof layers or protective materials to avoid exposure to sun or general drying of materials.

Contractor shall fully seal all roof penetrations per roof manufactureers specifications. Provide flashing, counter flashing, coping and reglets as necessary to ensure a positive drainage across all surfaces.

Provide gutters, rainwatter leaders and down spouts. Integrated gutters shall be constructed in simmilar fashion.

Gutters shall be fully soldered and shall be fabricated in minimum of 20' lengths, or single piece lengths if less than 20', to reduce the number of joints.

Roofs shall comply with the requirements of section R337.5 and R902 including:

- R337.5.2 Roof coverings: Where the roof profile allows a space in between the roof covering and roof decking, the spaces shall be constructed to prevent the intrusion of flames and embers, be fire stopped with approved materials or have one layer of minimum 72 pound mineral–surfaced non perforated cap sheet complying with ASTM D 3909 installed over the combustible decking. R337.5.3

- R337.5.4 Roof gutters: Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter.

Roof shall have a roofing assembly installed in accordance with its listing and the manufactureers installation instructions.

Key Notes

Mark	Description
	Division 1: General
1.0	Allign as indicated
	Division 2: Site Work
2.1	Existing finished grade
2.2	New finished grade
	Division 3: Concrete
3.1	New concrete slab w/ tile finish, match main residence
3.2	New concrete stairs w/ tile finish, match main residence
	Division 5: Metals
5.1	Aluminum handrails, painted
	Division 6: Wood, Plastics
6.1	2x Wood Fascia
6.2	Wood Cabinets
6.3	Line of Upper Cabinets
6.6	6x6 Post w/ 1x cladding
6.24	2x Stud frame wall
	Division 7: Thermal and Moisture Protection
7.1	Standing Meatal Seam Roof
7.2	GSM Gutter
7.3	Downspout Chain anchored at bottom in planting area
7.4	Insulation, ref. energy calculations
7.5	Single Ply membrane roof w/ metal edge flashing
	Division 8: Doors / Windows
8.1	Aluminum Clad Windows
8.2	Aluminum Clad Wood Doors
8.3	Aluminum Clad Patio Doors
8.4	Shower Glass / Door
	Division 9: Finishes
9.1	Wood siding stained or alternative, typ.
9.2	Tile wall base w/ "Schluter" trim
9.3	5/8" Gyp. Brd. Type 'X'
9.5	Tile over setting bed
	Division 11: Appliances
11.1	Range / Cooktop & Vent hood
11.2	Full Refrigerator
	Division 12: Furnishings
12.1	Stone counter tops and backsplash
12.2	Exterior Weatherproof cabinets
	Division 15: Mechanical / Plumbing
15.1	Plumbing / Mechanical equipment or fixture
	Division 16: Electrical
16.1	New light–max. 40w equiv. downcast

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1 Building Resubmittal: 02/03/2025

Roof Plan
Section

A3.1

2314

Key Notes

Mark	Description		
	Division 1: General		**Division 8: Doors / Windows**
1.0	Allign as indicated	8.1	Aluminum Clad Windows
		8.2	Aluminum Clad Wood Doors
	Division 2: Site Work	8.3	Aluminum Clad Patio Doors
2.1	Existing finished grade	8.4	Shower Glass / Door
2.2	New finished grade		
			Division 9: Finishes
	Division 3: Concrete	9.1	Wood siding stained or alternative, typ.
3.1	New concrete slab w/ tile finish, match main residence	9.2	Tile wall base w/ "Schluter" trim
3.2	New concrete stairs w/ tile finish, match main residence	9.3	5/8" Gyp. Brd. Type 'X'
		9.5	Tile over setting bed
	Division 5: Metals		
5.1	Aluminum handrails, painted		**Division 11: Appliances**
		11.1	Range / Cooktop & Vent hood
	Division 6: Wood, Plastics	11.2	Full Refrigerator
6.1	2x Wood Fascia		
6.2	Wood Cabinets		**Division 12: Furnishings**
6.3	Line of Upper Cabinets	12.1	Stone counter tops and backsplash
6.6	6x6 Post w/ 1x cladding	12.2	Exterior Weatherproof cabinets
6.24	2x Stud frame wall		
			Division 15: Mechanical / Plumbing
	Division 7: Thermal and Moisture Protection	15.1	Plumbing / Mechanical equipment or fixture
7.1	Standing Meatal Seam Roof		
7.2	GSM Gutter		**Division 16: Electrical**
7.3	Downspout Chain anchored at bottom in planting area	16.1	New light-max. 40w equiv. downcast
7.4	Insulation, ref. energy calculations		
7.5	Single Ply membrane roof w/ metal edge flashing		

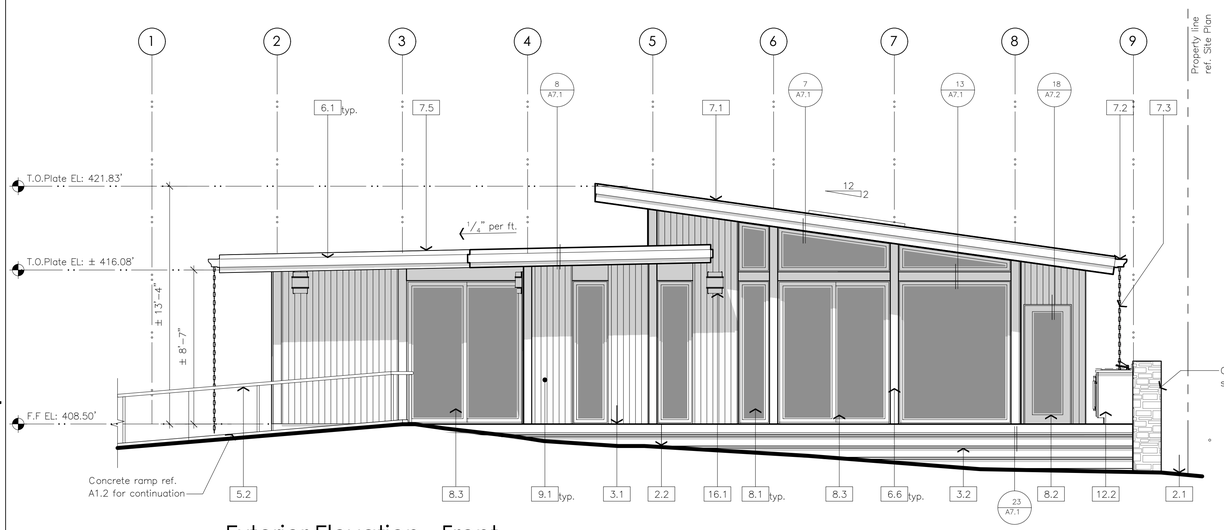
Exterior Elevation Notes

Refer floor plans for additional detail references.
Refer roof plans for roof detail callouts.
Refer site plan drawings for grading, drainage.
Coordinate location of all items shown on these elevations via the floor plans to ensure proper alignments. Many items are not dimensioned but occur in explicit relationship to other items (such as alignment of centerlines or grid lines.)
The contractor shall become fully familiar with the overall plans to ensure that items shown on the exterior elevations can occur where intended. Coordination may require early consideration of exterior elements long before work on the exterior portions of the building occurs. Removal or repair of any items not properly coordinated shall be performed at no expense to the Owner.
Coordinate locations of all light fixtures, electrical equipment, plumbing equipment not shown on these elevations.
All pre-manufactured equipment may vary from these elevations based on changes in product design or manufacturing. Should such variations occur the Contractor shall notify the Architect within a reasonable time to allow for a timely resolution.
All exterior surfaces shall be cleaned and painted.

Maintenance Notes: Exterior finishes shall be cleaned and/or replaced regularly by Owner. Paint shall not be allowed to crack, peel or otherwise fail in any way without immediate replacement.
Windows shall be cleaned and maintained by Owner per mfr.'s recommendations.
Insect debris (spider webs, etc.) shall be removed regularly.
Landscape irrigation shall not be allowed to spray on any portion of structure.

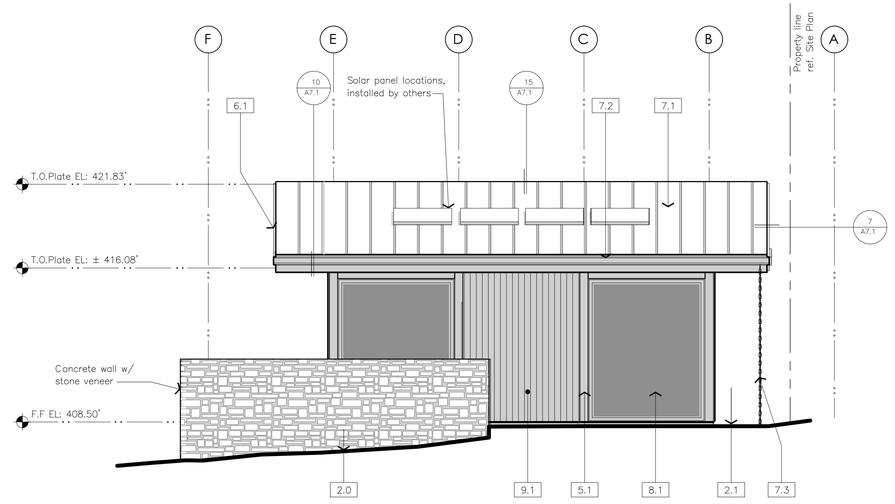
Downspouts and splash blocks shall be adjusted so that no water splashes onto structure.
Slope all finish grades away from structure at 2% for min. 18" to swale.

Proposed lighting to meet code section 18.16.030 410.10(G). The cone of the light and or/glare from the lighting element is kept entirely on the property or below the top of any fence, edge or wall. All exterior lightings outlets and fixtures shall not be located more than nine (9) feet above adjacent grade or required landing, walls or portions of walls shall not be floodlit; only shielded light fixtures which focus light downward shall be allowed, except for illuminated street numbers required by the fire department.



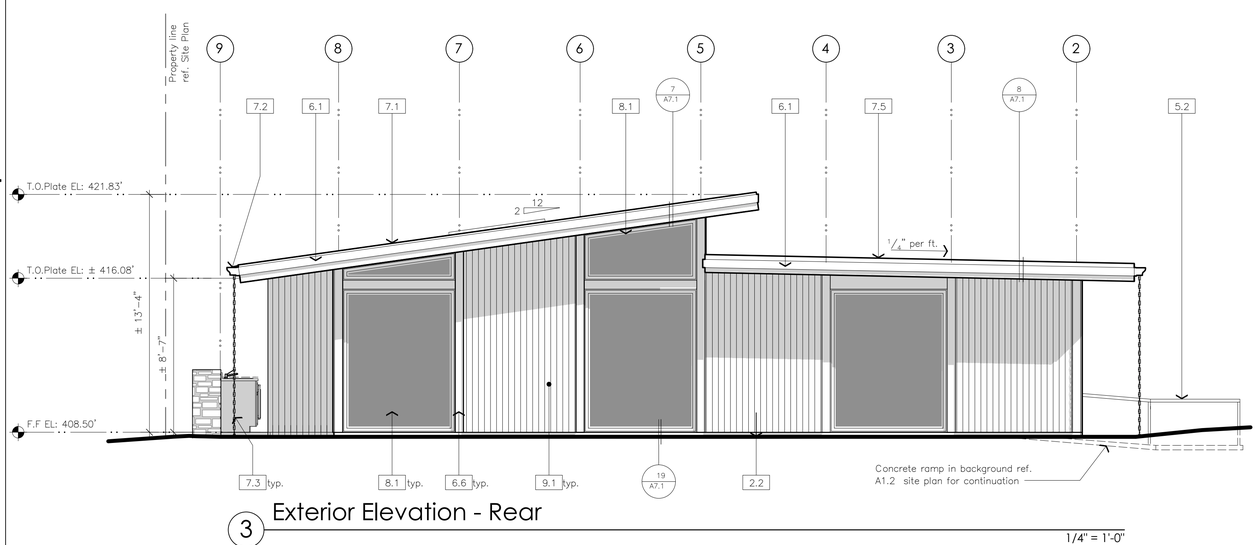
1 Exterior Elevation - Front

1/4" = 1'-0"



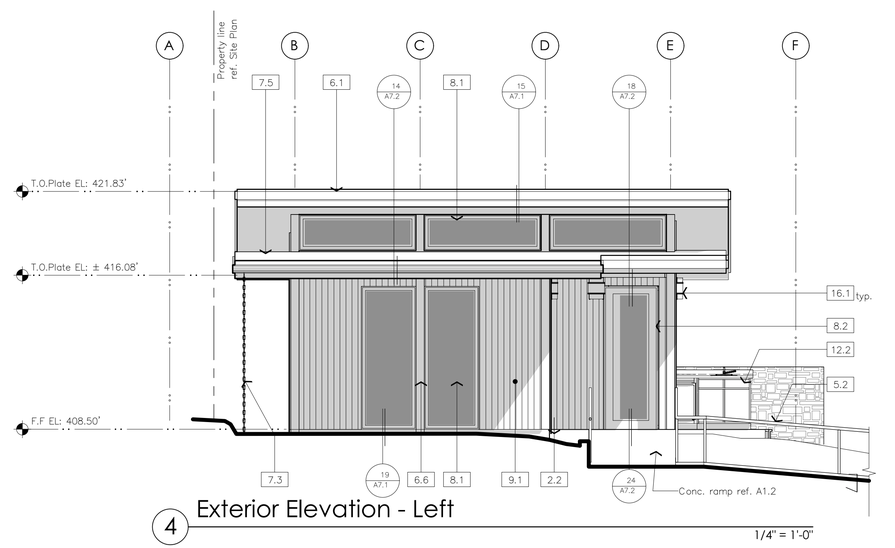
2 Exterior Elevation - Right

1/4" = 1'-0"



3 Exterior Elevation - Rear

1/4" = 1'-0"



4 Exterior Elevation - Left

1/4" = 1'-0"

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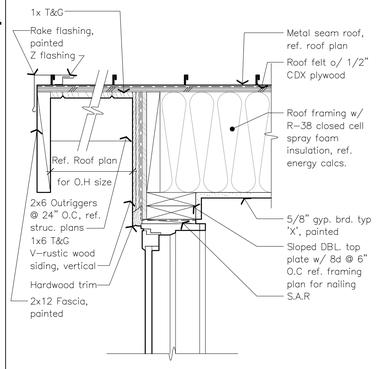
APN #008-212-019

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1 Building Resubmittal: 02/03/2025

Exterior Elevations

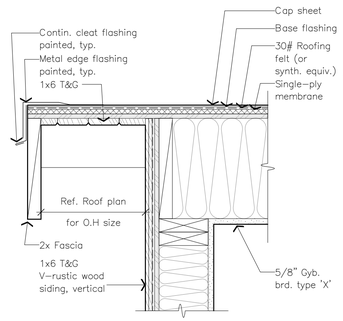
A4.1

2314



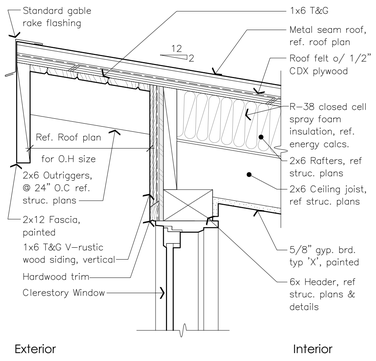
7 Window Head @ Rake

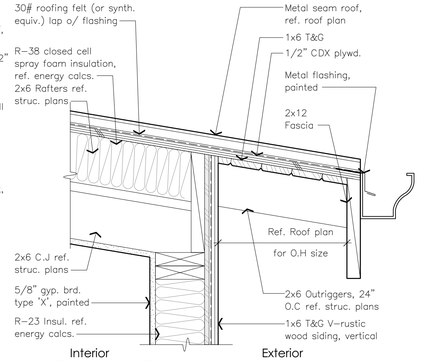
1 1/2" = 1'-0"



8 Flat Roof Rake

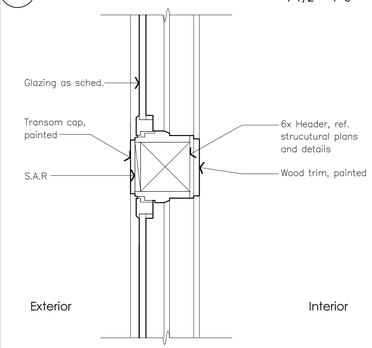
1 1/2" = 1'-0"





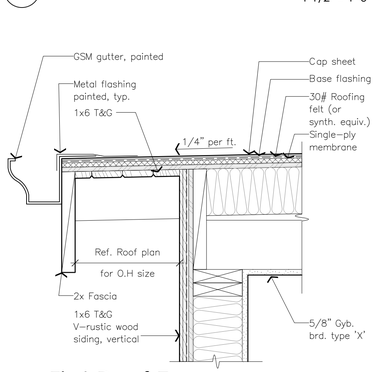
10 Typical Eave

1 1/2" = 1'-0"



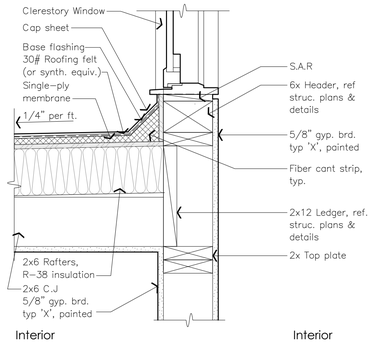
13 Window Jam

1 1/2" = 1'-0"



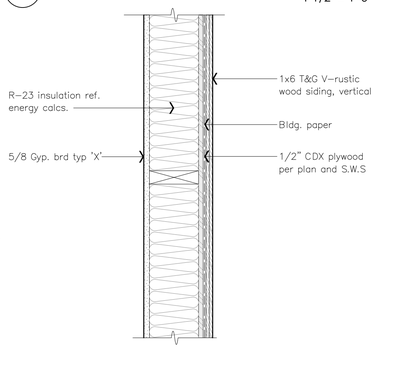
14 Flat Roof Eave

1 1/2" = 1'-0"



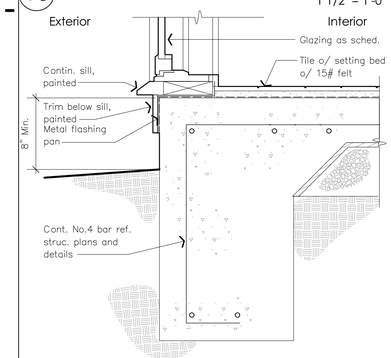
15 Clerestory Win. Framing

1 1/2" = 1'-0"



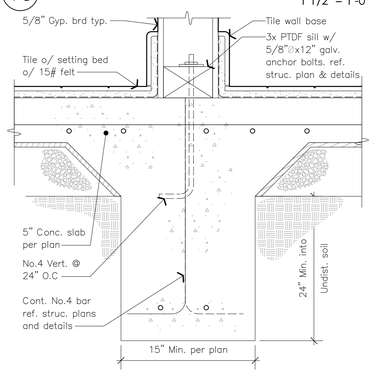
16 Typ. Exterior Wall

1 1/2" = 1'-0"



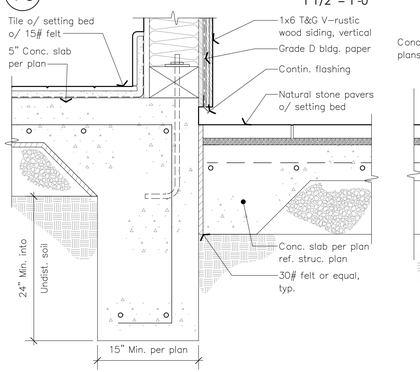
19 Window Sill

1 1/2" = 1'-0"



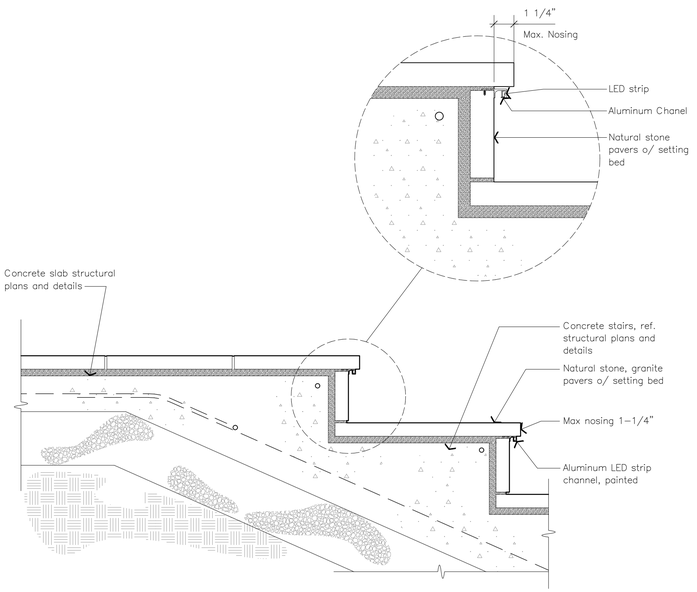
21 Interior Wall Footing

1 1/2" = 1'-0"



22 Typical Exterior Footing

1 1/2" = 1'-0"



23 Pavers Over Concrete Stair

1 1/2" = 1'-0"

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LICENSED ARCHITECT REGINALD M. TERRONES No. C-31295 REN. 08/31/25 STATE OF CALIFORNIA

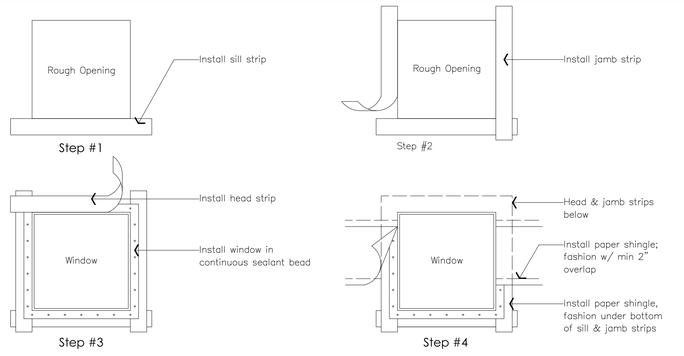
New ADU
Colson Residence
1507 Viscaino Road
Pebble Beach, CA 93953
APN #008-212-019

Building Submittal 01: 05/10/2024
1 Building Resubmittal: 02/03/2025

Details

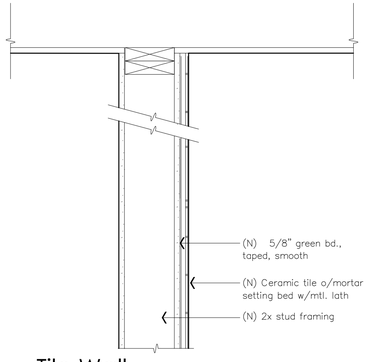
A7.1

2314



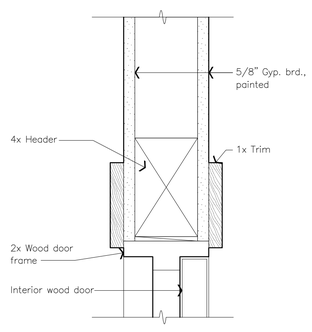
5 Typical Window Flashing

N.T.S



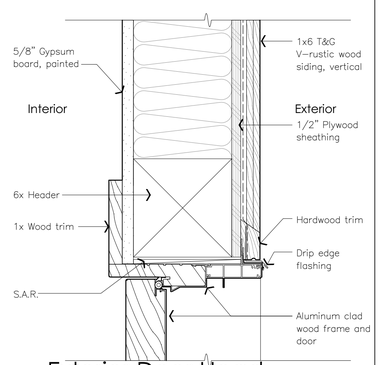
16 Tile Wall

1 1/2" = 1'-0"



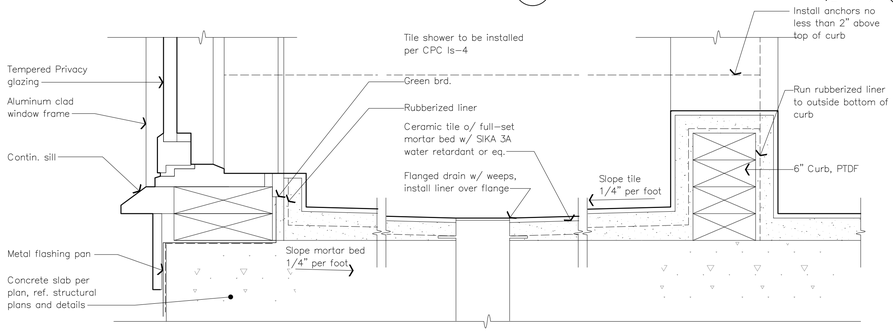
17 Interior Door head

3" = 1'-0"



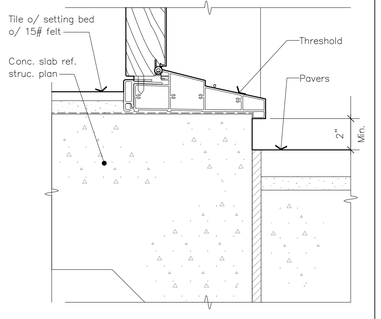
18 Exterior Door Head

3" = 1'-0"



21 Typ. Shower Pan

3" = 1'-0"



24 Exterior Door Threshold

3" = 1'-0"

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LICENSED ARCHITECT RICHARD M. TERRONES No. C-26185 REN. 08/31/25 STATE OF CALIFORNIA

New ADU
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1507 Viscaino Road
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APN #008-212-019

Building Submittal 01: 05/10/2024
1 Building Resubmittal: 02/03/2025

Details

A7.2

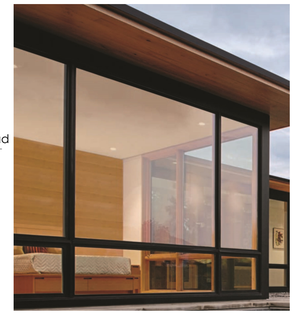
2314



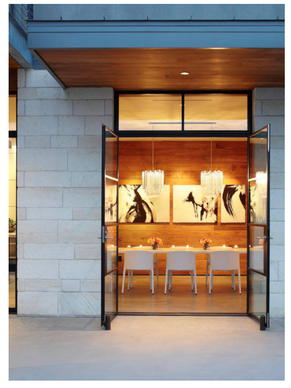
Roofing: Standing Metal Seam
MS Metal Sale, "Matte Black"



Window/Doors: Aluminum Clad
Marvin Ultimate, "Ebony"



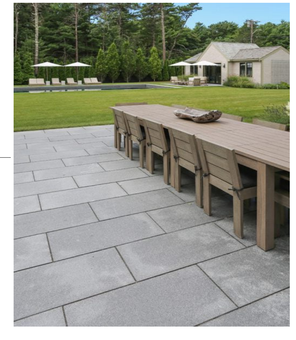
Stone Wall Material Sample
Limestone, natural



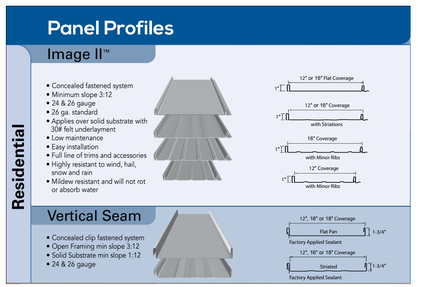
Wood Siding: Cypress, stained
Existing Residence



Patio Pavers Sample
Granite, natural







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APN #008-212-019

Schematic Design Mtg. 01: 05/19/2023
Planning Submittal 01: 02/13/2024

Material Samples

A8.1

2314



Existing Stone Veneer



Existing Patio / Wood Siding



Existing Driveway / Garage



Existing Side Patio



Existing Side Patio

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LICENSED ARCHITECT
MICHAEL M. TERRONES
No. C-26185
REN. 12/25
STATE OF CALIFORNIA

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Colson Residence

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Existing Residence Photos

A8.2

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LEGEND

AC	ASPHALT CONCRETE
BC	BEGIN CURVE
BLDG COR	BUILDING CORNER
C/CONC	CONCRETE
CB	CATCH BASIN
EC	EDGE OF CONCRETE
EL	ELECTRIC
EP	EDGE OF PAVEMENT
FL	FLOW LINE
FNC	FENCE
G	GROUND
GB	GRADE BREAK
HDBD	HEADERBOARD
INV	INVERT ELEVATION
LS	LANDSCAPING
ETW	EDGE OF TRAVELWAY
POC	POINT ON CURVE
RTWL	RETAINING WALL
WD	WOOD
FEN	FENCE
VOL.	VOLUME
C&T	[OF] CITIES & TOWNS
AC.	ACRE[S]
O.R.	[OF] OFFICIAL RECORDS
ELB	ELECTRICAL BOX

LOT LINE
CENTER LINE
ADJOINER LOT LINE
GRADE BREAK
FLOW LINE
FENCE LINE
BUILDING LINE

CB CATCH BASIN
ELB ELECTRICAL BOX
20" / 30' TREE WITH TRUNK DIAMETER AND DRIP LINE RADIUS
SURVEY CONTROL POINT

×100.00 G SPOT ELEVATION WITH DESCRIPTION
100 INDEX ELEVATION CONTOUR
99 INTERMEDIATE ELEVATION CONTOUR

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

N
W E
S

SURVEY NOTE: THIS TOPOGRAPHIC SURVEY WAS COMPILED FROM TOPOGRAPHIC AND BOUNDARY WORK PERFORMED IN SEPTEMBER 2023. ANY CHANGES OR IMPROVEMENTS MADE TO THE SITE AFTER SEPTEMBER 2023 MAY NOT BE SHOWN ON THIS TOPOGRAPHIC SURVEY.

BOUNDARY NOTE: THE BOUNDARY SHOWN ON THIS MAP IS BASED ON RECORD INFORMATION DERIVED FROM THE RECORDED MAPS IN THE VICINITY OF THE SITE AND BOUNDARY EVIDENCE FOUND IN THE FIELD. AS OF SEPTEMBER 26, 2023, THE CLIENT HAS NOT PROVIDED A PRELIMINARY [TITLE] REPORT OR DEED. THIS IS NOT A RESOLVED BOUNDARY.

BASIS OF BEARINGS: THE BEARING OF S39°45'E SHOWN AS THE CENTER LINE OF DEER PATH ON THE MAP OF TRACT NO. 463 RECORDED IN BOOK 8 OF CITIES & TOWNS AT PAGE 21 WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS TOPOGRAPHIC SURVEY.

BENCHMARK: DETERMINED WITH GPS DATA NAVD88 DATUM

CONTOUR INTERVAL: 1 FOOT

"LOT 3 1.013 AC." IN BLOCK NO. 2 AS SHOWN ON 8C&T21

"LOT 4 1.023 AC." IN BLOCK NO. 2 AS SHOWN ON 8C&T21

"LOT 5 1.031 AC." IN BLOCK NO. 2 AS SHOWN ON 8C&T21

"VOL. 2154, O.R. PAGE 72" AS SHOWN ON 8C&T21

"VOL. 2122, O.R. PAGE 69" AS SHOWN ON 8C&T21

S48°00'E 300.00'

99.92'

100.09'

N48°00'W 719.44'

N48°00'W 300.00'

N42°00'E 175.00'

VISCAINO ROAD

20'

20'

392.04
394.16
393.52
394.92
395.42
395.99 WD FEN END

VICINITY MAP



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REVISIONS	DESC.	DATE

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COLSON RESIDENCE
1507 VISCAINO ROAD
PEBBLE BEACH CALIFORNIA

PRELIMINARY
TOPOGRAPHIC SURVEY

LICENSED LAND SURVEYOR
FRANK M. ROSENBLUM
Exp. 12-31-24
No. 6395
STATE OF CALIFORNIA

Date	10-05-23
Scale	1"=10'
Drawn:	DT
Checked:	FR
Job	J23064
Sheet	1

STRUCTURAL SPECIFICATIONS

GENERAL

- These notes are general and apply to the entire project except where there are specific indications to the contrary. Construction shall meet the requirements of the latest edition of the 2022 California Building Code. The above shall govern except where other applicable codes or the following notes are more restrictive.
- Structures have been designed for operational loads on completed structures. During construction, structures and parts of the structures shall be protected and/or supported by bracing and shoring wherever excessive loading may occur.
- The contractor alone is responsible for job site safety. Site review of the construction by the Architect and/or Engineer, if any, is to determine conformance with the plans and specifications. It does not encompass safety procedures or operations.
- It is the responsibility of the Contractor and Subcontractor to notify the Owner and the Architect and/or Engineer of any conditions to be found in the field to be different from those shown on the plans, or of errors or omissions on the plans, which might affect the completion of the project.
- Lay out all structural work by referring to dimensions and elevation notes on the architectural plans. Do not scale structural drawings. Work details dimensions form the controlling surface points and actual material dimensions.
- Larger scale details take precedence over smaller scale details.
- Verify type and size of metal work against appropriate member size before ordering hardware.
- Hardware notes is Simpson "Strong Tie". Hardware of similar construction and equal ICC values is acceptable.
- For hardware use the maximum size bolts and nails specified in manufacturer's catalog. Nail all holes. Use special short-length nails supplied by manufacturer where common nails will exceed the width of the framing member.
- In case of conflict between structural and architectural plans, details, and/or specifications, the more restrictive condition shall apply and notify applicable parties.

CONCRETE

- All concrete work shall conform to the requirements of the latest edition of the ACI building Code (ACI-318) and the California Building Code (CBC). Detailing, fabrication, and erection of reinforcing bars shall be in accordance with the latest edition of the Manual of Standard Practices (ACI-315).
- Aggregate for the concrete mix shall conform to ASTM-C33. Cement shall conform to ASTM-C150, Type I or II.
- Concrete shall have an ultimate compressive strength of 3000 psi (28 day strength) with a 4" slump (tolerance 1").
- Water to maximum cement ratio shall be .45.
- Reinforcing steel shall be deformed bars (ASTM A615) Grade 40, except that No. 4 or larger bars shall be Grade 60. Welded wire fabric shall be per ASTM 185. Reinforcing steel in grade beams shall be securely fastened in place horizontally and vertically prior to pouring.
- Lap bars 48 diameters at splices. Hook bars 24 diameters at corners.
- Bend down top bars at ends of grade beams, such as at garage doors.
- Provide a minimum of two anchor bolts per sill piece, with one within 12" of each end.
- Concrete floor shall be screeded, wood floated and then given a steel trowel finish.
- Provide foundation vents equal in area to 1/150 of underfloor area. Locate vents on opposing sides where possible

WOOD

- Unless otherwise noted, framing lumber shall be graded as follows:
  Framing lumber (rafters, joists, purlins, etc.): DF No.2
  Beams headers and post: DF. No.1
  Hips, Valleys, Ridge bd, Ledgers: DF. No.1
  Studs: Stud grade
  Foundation sills: Pressure-treated (DF.)
  Exposed decking: California Redwood No.1
- Moisture content of all structural lumber shall be less than 19 percent.
- All Plywood shall be CDX OR OSB U.O.N. Minimum thickness shall be ½" on roof, ¾" T & G on floor and ½" on walls (where noted). Use panel clips at unsupported edges of built-up roofs. Minimum span of plywood sheathing in each direction shall not be less than 24".
- Glu-lam beams shall be Grade 24F-V4, standard camber (AITC-103) U.O.N. Provide compliance certificate to building Department. Glu-lam beams shall have metal hardware connections to posts (BC post cap minimum).
- Microlam (LVL) floor joist or beam shall have grade 2.0 DF/LP/WH 6 Fb=2600 psi, Fv=285 psi, MOE=2.0x10^6 psi, ICC ESR-1387
- Parallam (PSL) beam shall have grade 2.2 DF/SP/WH/YP OR YP/RM 6 Fb=2900 psi, Fv=290 psi, MOE=2.2x10^6 psi, ICC ESR-1387

FRAMING

- All framing shall conform to chapter 23 of the 2022 California Building Code. Nailing shall be per CBC Table 2304.10.2. All nails and hardware exposed to the weather shall be galvanized. Nails shall be common wire nails U.O.N.
- All bolts for wood connections shall be conform to ASTM A307 with heavy hex heads. Malleable iron washer shall be used at all places where the bolt head or nut would otherwise bear or be in contact with the wood surface. Bolt holes in wood members shall not be drilled more than 1/8" larger than the bolt diameter.
- Balloon frame all walls with sloping ceilings or with raised ceilings. Maximum stud height for 2x4 stud is 10'-0" and for 2x6 stud 14'-0". Provide fire blocking such that maximum concealed space is 10'-0".
- Block under all perpendicular partitions. Double joists (min.) under all parallel partitions.
- Bolt multiple joists together with 1/2" machine bolts at 24" o.c. Alternate bolts between the upper 1/4 and lower 1/4 of the joist depth. Nail double joists with 16d nails at 12" o.c. (similar pattern). Nail double or multiple studs with 16d at 12" o.c. (similar pattern).
- Provide lateral support at ends of joist and rafters by blocking, rim joists or hangers. Block between joists and rafters over all supports.
- All wood members in contact with concrete or masonry foundation surface shall be pressure treated with a preservative.
- Solid sawn members in floors shall be placed with crowns and any major knots upward.
- Posts shall be continuous from beam or header to floor or sill below. Provide at least a double stud at all bearing points under beams.
- All headers 4x12 U.O.N.
- Lap top plates 48". Nail with 16d nails.
- Maximum allowable notch is 7/8" in 2x4 studs and 1-3/8" in 2x6 studs. Maximum allowable bared hole is 1-3/8" in 2x4 studs and 2-1/8" in 2x6 studs with at lease 5/8" clear to the edge of the stud.
- Use 1x6 collar ties at 48" o.c. wherever possible. Collar ties shall be placed as low as feasible.
- Provide A35 anchor from rafter to top plate at 48" o.c. U.O.N.
- Unless otherwise noted, stagger all plywood joints in floor and roof sheathing and lay face grain perpendicular to supports. Minimum nailing for roof sheathing shall be 8d common at 6" along support edges and 12" field. Nail perimeter of diaphragm with 8d common at 4" o.c. Minimum nailing for floor sheathing shall be 10d common at 6" o.c. along supported edges and 10" field. Nail perimeter of diaphragm with 10d common at 4" o.c.
- Vertical plywood sheathing shall be blocked at all edges and shall be extended from top plate to sill of wall. Where possible, butt vertical sheathing on floor joists or blocking, leaving 3/8" gap for shrinkage. Vertical sheathing shall continue to the foundation sill if required on first floor walls. Minimum nailing is 8d at 6" edges and 12" field.
- Where plywood shear walls are interrupted by floor, provide adequate shear transfer from sole plate to blocking or joist below and from the blocking to the top plate of a wall continuation below, if any, by providing 16d common nails at the same spacing as the shear wall edge nailing U.O.N. Add 2x nailers or metal anchors as necessary.

FRAMING (CONTINUED)

- Minimum gypsum board nailing is 5d Parkerhead nail (6d for 5/8" board) at 7" o.c. edges and field.
- Holdowns are attached to 4x studs at the ends of shear walls and extend to either 4x studs or framing below or to the foundation bolts (see detail for size). Nail all double studs at holdowns together with 16d nails at 8" o.c. Where cripple walls occurs below the lower floor, install an MST172 strap holdown from the shear wall to a 4x cripple stud and a foundation holdown from the 4x cripple stud to the foundation, or bolt directly to the foundation bolt using threaded rod. The contractor shall carefully review holdown bolt embedment requirements in the Simpson Strong-Tie catalog.
- Where solid sawn wood members are framed into glu-lam members in floors, the tops of these members shall be held 3/8" above glu-lams.
- Cantilever deck joists shall be notched with hand tools to avoid overcutting.
- Field-cut ends, notches and drilled holes of preservative-treated wood shall be treated in he filed in accordance w/ AWPA MUI
- Fasteners for pressure-preservative treated and fire-retardant treated wood shall be of hot-dipped zinc coated galvanized, stainless steel, silicon bronze or copper. CBC 2304.10

STRUCTURAL STEEL

- Detailing, fabrication, and erection of structural steel shall conform to the specification and standards of the latest edition of the AISC Manual of Steel Construction.
- All structural steel plates, shapes and bars shall conform to ASTM A36.
- Steel shall be free of all scale, rust or other contaminants that would impair the bonding of the concrete to the steel.
- All structural HSS tube steel shall be A500 Grade "B". Steel bolts shall be A307.
- All steel members shall have a minimum of 2 coats of red primer, finish coat if required by owner.
- Special inspection required for all field & shop welds.

SOILS

- Slope finish exterior surface away from foundation.

PROJECT SEISMIC DESIGN DATA

A. SEISMIC IMPORTANCE FACTOR, I = 1.0 AND RISK CATEGORY = II
B. MAPPED SPECTRAL RESPONSE ACCELERATIONS, Ss = 1.279g AND S_1 = 0.483g
C. SITE CLASS = C
D. SPECTRAL RESPONSE COEFFICIENTS, S_{DS} = 1.023g AND S_{D1} = 0.483g (1)
E. SEISMIC DESIGN CATEGORY = D
F. BASIC SEISMIC-FORCE-RESISTING SYSTEM(S) = WOOD PANEL SHEAR WALL
G. SEISMIC RESPONSE COEFFICIENTS(S) Cs = 0.157
H. RESPONSE MODIFICATION FACTOR(S) R = 6.5
I. ANALYSIS PROCEDURE USED = EQUIVALENT LATERAL FORCE PROCEDURE

PROJECT WIND DESIGN DATA

A. BASIC WIND SPEED (3-SECOND GUST) MILES PER HOUR = 92
B. WIND IMPORTANCE FACTOR, I =1.0 AND OCCUPANCY CATEGORY = II
C. WIND EXPOSURE = C
D. INTERNAL PRESSSURE COEFFICIENT, GC_{pi} = 0.18
E. DESIGN WIND PRESSURE = 8.07 PSF 00 TO 15 FEET
8.57 PSF 15 TO 20 FEET
8.98 PSF 20 TO 25 FEET

PROJECT FLOOR AND ROOF LIVE LOADS

A. FLOOR LIVE LOAD = 40 PSF
B. ROOF LIVE LOAD = 20 PSF
C. BALCONY/DECK LIVE LOAD = 60 PSF

PROJECT GEOTECHNICAL DESIGN DATA

A. A. GEOTECHNICAL REPORT : CORNERSTONE EARTH GROUP (PROJECT NO.1531-1-1)
DATE SEPTEMBER 24,2024. PH# (408)-245-4600/(925)-988-9500
B. SOIL BEARING PRESSURE 3000 PSF (DEAD LOAD + LIVE LOAD) (1)
C. SKIN FRICTION : NOT APPLICABLE

SPECIAL INSPECTION REQUIRED FOR

1. Installation of retrofit anchors for Simpson holdowns with Simpson "SET-3G" epoxy. (EOR or City Approved 3rd Party Inspector)
2. Simpson Strong Wall Installation (EOR or City Approved 3rd Party Inspector)
3. Placement of Foundation Reinforcing Steel (EOR or City Approved 3rd Party Inspector)
4. Shop and Field Bolting of Steel Members (EOR or City Approved 3rd Party Inspector)
5. Foundation Excavation (Geotechnical Engineer of Record) (1)

CBC TABLE 2304.10.2 FASTENING SCHEDULE

	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[g]	SPACING AND LOCATION
	ROOF		
1.	Blocking between ceiling joists, rafters or trusses to top plate or other framing below	4 - 8d box (2 ½" × 0.113"); or 3 - 8d common (2 ½" × 0.131"); or 3-10d box (3" x 0.128"); or 3 - 3" x 0.131" nails; or 3 - 3" 14 gage staples, 7/16" crown	Each end, toenail
	Blocking between rafters or truss not at the wall top plate, to rafter or truss	2 - 8d common (2 ½" × 0.131") 2 - 3" x 0.131" nails 2 - 3" 14 gage staples	Each end, toenail
		2-16d common (3 ½" x 0.162") 3-3" x 0.131" nails 3-3" 14 gage staples	End nail
	Flat blocking to truss and web filler	16d common (3 ½" x 0.162") @ 6" o.c. 3" x 0.131" nails @ 6" o.c. 3" x 14 gage staples @ 6" o.c.	Face nail
2.	Ceiling joists to top plate	4 - 8d box (2 ½" × 0.113"); or 3-8d common (2 ½" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Each joist, toenail
3.	Ceiling joist not attached to parallel rafter, laps over partitions (no thrust) (See Section 2308.7.3.1, Table 2308.7.3.1)	3-16d common (3 ½" x 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Face nail
4.	Ceiling joists attached to parallel rafter (heel joint) (Section 2308.7.3.1 and Table 2308.7.3.1)	Per Table 2308.7.3.1	Face nail
5.	Collar tie to rafter	3-10d common (3" x 0.148"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Face nail
6.	Rafter or roof truss to top plate (See section 2308.7.5 and Table 2308.7.5)	3-10d common (3" x 0.148"); or 3-16d box (3 ½" x 0.135");or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	2 toenails on one side and 1 toenail on opposite side of rafter or truss
7.	Roof rafters to ridge valley or hip rafters; or roof rafter to 2" ridge beam	2-16d common (3 ½" x 0.162"); or 3-16d box (3 ½" x 0.135"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown; or	End nail
		3-10d common (3" x 0.148"); or 4-16d box (3 ½" x 0.135"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Toenail
	WALL		
8.	Stud to Stud (not at braced wall panels)	16d common (3 ½" x 0.162");	24" o.c. face nail
		10d box (3" x 0.128"); or 3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	16" o.c. face nail
		16d common (3 ½" x 0.162");	16" o.c. face nail
9.	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d box (3 ½" x 0.135");	12" o.c. face nail
		3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	12" o.c. face nail
10.	Built-up header (2" to 2" header)	16d common (3 ½" x 0.162");	16" o.c. each edge, face nail
		16d box (3 ½" x 0.135");	12" o.c. each edge, face nail
11.	Continuous header to stud	4-8d common (2 ½" x 0.131); or 4-10d box (3" x 0.128"); or 5-8d box (2 ½" x 0.113")	Toenail
		16d common (3 ½" x 0.162"); or	16" o.c. face nail
12.	Top plate to top plate	10d box (3" x 0.128"); or 3" x 0.131" nails; or 3" 14 gage staples, 7/16" crown	12" o.c. face nail
13.	Top plate to top plate, at end joints	8-16d common (3 ½" x 0.162"); or 12-16d box (3 ½" x 0.135"); or 12-10d box (3" x 0.128"); or 12-3" x 0.131" nails; or 12-3" 14 gage staples, 7/16" crown	Each side of end joint, face nail (min 24" lap splice length each side of end joint)
		16d common (3 ½" x 0.162"); or	16" o.c. face nail
14.	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d box (3" x 0.135"); or 3" x 0.131" nails; or 3" 14 gage staples, 7/16" crown	12" o.c. face nail
15.	Bottom plate to joist, rim joist, band joist or blocking at braced wall panels	2-16d common (3 ½" x 0.162"); or 3-16d box (3" x 0.135"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	16" o.c. face nail
16.	Stud to top or bottom plate	3-16d common (3 ½" x 0.135"); or 4-8d common (2 ½" x 0.131"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-8d box (2½"x 0.128"); or 4-3" 14 gage staples, 7/16" crown	Toenail
		2-16d common (3 ½" x 0.162"); or 3-16d common (3 ½" x 0.135"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	End nail
17.	Top plates, laps at corners and intersections	2-16d common (3 ½" x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Face nail
18.	1" brace to each stud and plate	2-8d box (2 ½"x 0.113"); or 2-8d common (2 ½" x 0.131"); or 2-10d box (3" x 0.128"); or 2-3" x 0.131" nails; or 2-3" 14 gage staples, 7/16" crown	Face nail
19.	1" x 6" sheathing to each bearing	3-18d box (2 ½" x 0.113"); or 2-8d common (2 ½" x 0.131"); or 2-10d box (3" x 0.128"); or 2- 1 ¼" 16 gage staples, 1" crown	Face nail
20.	1" x 8" and wider sheathing to each bearing	3-8d common (2 ½" x 0.131"); or 3-8d box (2 ½"x 0.113"); or 3-10d box (3" x 0.128"); or 2-1 ¼" 16 gage staples, 1" crown	Face nail
		Wider than 1" x 8" 3-8d common (2 ½" x 0.131"); or 4-8d box (2 ½" x 0.113"); or 3-10d box (3" x 0.128"); or 4- 1 ¼" 16 gage staples, 1" crown	

CBC TABLE 2304.10.2 FASTENING SCHEDULE

	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[g]	SPACING AND LOCATION
	FLOOR		
21.	Joist to sill, top plate, or girder	4-8d common (2 ½" x 0.113"); 3-8d common (2 ½" x 0.131"); or floor 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Toenail
22.	Rim joist, band joist, or blocking to top plate, sill or other framing below	8d common (2 ½" x 0.113")	4" o.c., toenail
		8d common (2 ½" x 0.131"); or 10d box (3" x 0.128"); or 3" x 0.131" nails; or 3" 14 gage staples, 7/16" crown	6" o.c., toenail
23.	1" x 6" subfloor or less to each joist	3-8d common (2 ½" x 0.113"); or 2-8d common (2 ½" x 0.131"); or 3-10d box (3" x 0.128"); or 2- 1 ¼" 16 gage staples, 1" crown	Face nail
24.	2" subfloor to joist or girder	3-16d box (3" x 0.135"); or 2-16d common (3 ½" x 0.162")	Blind and Face nail
25.	2" plank (plank & beam - floor & roof)	3-16d box (3" x 0.135"); or 2-16d common (3 ½" x 0.162")	Each bearing, face nail
26.	Built up girders and beams, 2" lumber layers	20 common (4" x 0.192")	32" o.c. face nail at top and bottom staggered on opposite sides
		10d box (3" x 0.128"); or 3" x 0.131" nails; or 3" 14 gage staples, 7/16" crown	24" o.c. face nail at top and bottom staggered on opposite sides
		And: 2-20d common (4" x 0.192"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Ends and at each splice, face nail
27.	Ledger strip supporting joists or rafters	3-16d common (3 ½" x 0.162"); or 4-16d box (3 ½" x 0.135"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Each joist or rafter, face nail
28.	Joist to band joist or rim joist	3-16d common (3 ½" x 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	End nail
29.	Bridging or blocking to joist, rafter or truss	2-8d common (2 ½" x 0.131"); or 2-10d box (3" x 0.128"); or 2-3" x 0.131" nails; or 2-3" 14 gage staples, 7/16" crown	Each end, toenail

WOOD STRUCTURAL PANELS (WSP), SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING[a]

			Edges (Inches)	Intermediate Supports (Inches)
30.	⅜"- ½"	6d common or deformed (2" x 0.113"); or 2 ⅜" x0.113" nail (subfloor and wall)	6	12
		8d common or deformed (2½" x 0.131" x 0.281" head) (roof) OR RSRS-01 (2 ⅜" x 0.113") nail (roof)	6[e]	6[e]
		1 ¼" 16 gage staple, 7/16" crown (subfloor and wall)	4	8
		2 ⅜" x 0.113" x 0.266" head nail (roof)	3[f]	3[f]
		1 ¼" 16 gage staple, 7/16" crown (roof)	3[f]	3[f]
31.	19/32" – ¾"	8d common (2 ½" x 0.131"); or deformed (2" x 0.113") (subfloor and wall)	6	12
		8d common or deformed (2½" x 0.131" x 02.281" head) (roof) OR RSRS-01 (2⅜" x 0.113") nail (roof)	6[e]	6[e]
		2 ⅜" x 0.113" x 0266" head nail; or 2" 16 gage staple, 7/16" crown	4	8
32.	⅞" – 1 ¼"	10d common (3" x 0.148"); or deformed (2 ½" x 0.131" x 0.281" head)	6	12
	OTHER EXTERIOR WALL SHEATHING			
33.	½" fiberboard sheathing[b]	1 ½" x 0.120", galvanized roofing nail (7/16" head diameter); or 1 ¼" 16 gage staple with 7/16" or 1" crown	3	6
34.	25/32" fiberboard sheathing[b]	1 ¾" x 0.120" galvanized roofing nail (7/16" diameter head); or 1 ½" 16 gage staple with 7/16" or 1" crown	3	6
	WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
35.	¾" and less	8d common (2 ½" x 0.131"); or deformed (2" x 0.113"); or deformed (2" x 0.120")	6	12
36.	⅞"-1"	8d common (2 ½" x 0.131"); or deformed (2 ½" x 0.131"); or deformed (2" x 0.120")	6	12
37.	1 ⅛"- 1 ¼"	10d common (3" x 0.148"); or deformed (2 ½" x 0.131"); or deformed (2" x 0.120")	6	12
	PANEL SIDING TO FRAMING			
38.	½" or less	6d corrosion-resistant siding (1 ⅞" x 0.106"); or 6d corrosion-resistant casing (2 " x 0.099")	6	12
39.	⅝"	8d corrosion-resistant siding (2 ½" x 0.128"); or 8d corrosion-resistant casing (2 ½" x 0.113")	6	12
	INTERIOR PANELING			
40.	¼"	4d casing (1 ½" x 0.080"); or 4d finish (1 ½ " x 0.072")	6	12
41.	⅜"	6d casing (2" x 0.099"); or 6d finish (2" x 0.092"); (Panel supports at 24 inches)	6	12

For SI: 1 inch = 25.4 mm.

a. Nails spaced at 6 inches at intermediate supports where spans are 48" or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.
b. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked).
c. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule and the ceiling joist is fastened to the top plate in accordance with this schedule, the number of toenails in the rafters shall be permitted to be reduced by one nail.
d. RSRS-01 is a Roof Sheathing Rink Shank nail meeting the specifications in ASTM F1667.
e. Tabulated fastener requirements apply where the ultimate design wind speed is less than 140mph. For wood structural panel roof sheathing attached to gable-end roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 4 inches on center where the ultimate design wind speed is greater than 130 mph in Exposure B or greater than 110 mph in Exposure C. Spacing exceeding 6 inches on center at intermediate supports shall be permitted where the fastening is designed per the AWC NDS.
f. Fastening is only permitted where the ultimate design wind speed is less than or equal to 110 mph.
g. Nails and staples are carbon steel meeting the specifications of ASTM F1667. Connections using nails and staples of other materials, such as stainless steel, shall be designed by acceptable engineering practice or approved under Section 104.11.

LICENSED PROFESSIONAL ENGINEER SEAN CHENG C 94724 EXP. 06/30/25 CIVIL STATE OF CALIFORNIA

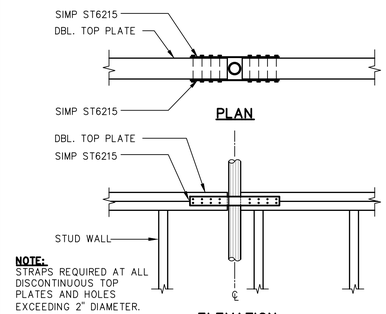
SUNG ENGINEERING, INC.
CIVIL ENGINEERS
29300 KOHOUTEK WAY, SUITE 190
UNION CITY, CA. 94587
(510) 475-7900
FAX (510) 475-7913

COLSON RESIDENCE
1507 VISCAINO ROAD
PEBBLE BEACH, CALIFORNIA

REVISIONS/DATE	BY
1 PLAN CHECK 2/3/2025	SC/AL

Engineer: SC/ML
Drafter: OD
Date: 5/10/2024
Scale: AS NOTED
Job No: 224090

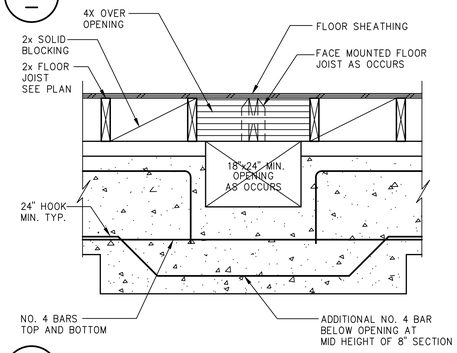
SHEET
STD1



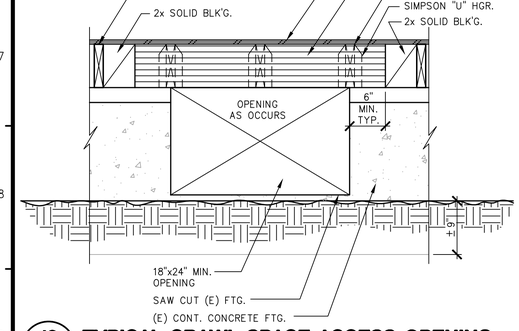
NOTE:
STRAPS REQUIRED AT ALL DISCONTINUOUS TOP PLATES AND HOLES EXCEEDING 2" DIAMETER.

ELEVATION

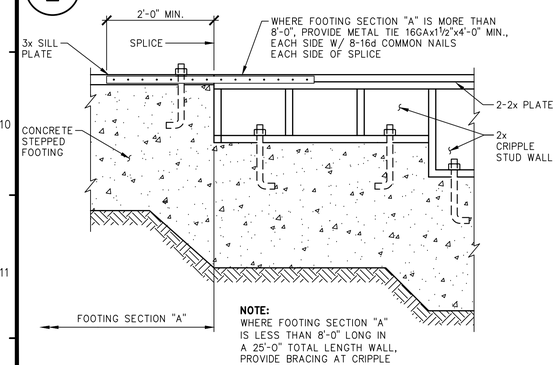
10 — TYPICAL TOP PLATE STRAPS



11 — TYPICAL CRAWL SPACE ACCESS OPENING

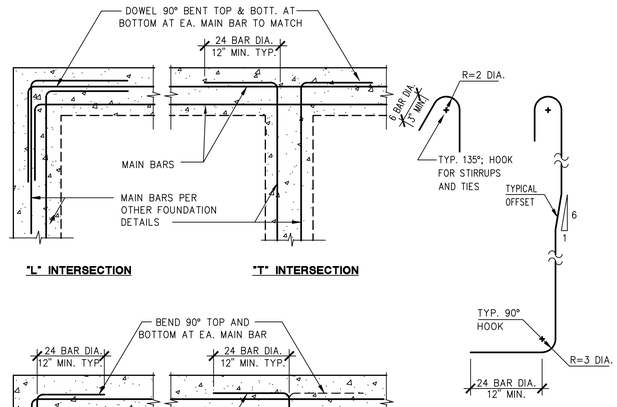


12 — TYPICAL CRAWL SPACE ACCESS OPENING



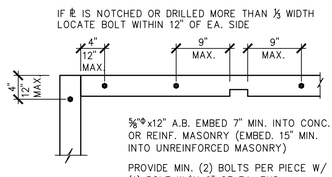
NOTE:
WHERE FOOTING SECTION "A" IS LESS THAN 8'-0" LONG IN A 25'-0" TOTAL LENGTH WALL, PROVIDE BRACING AT CRIPPLE STUD WALL

13 — STEPPED FOOTING CONNECTION



HORIZONTAL SPLICE SCHED.		
BAR SIZE	BAR DIA.	48 DIA.
#3	0.375"	1'-6"
#4	0.5"	2'-0"
#5	0.625"	2'-6"
#6	0.75"	3'-0"
#7	0.875"	3'-6"

7 — TYP. HORIZONTAL CONCRETE REINFORCEMENT



⅝"Φx12" A.B. EMBED 7" MIN. INTO CONC. OR REINF. MASONRY (EMBED. 15" MIN. INTO UNREINFORCED MASONRY)

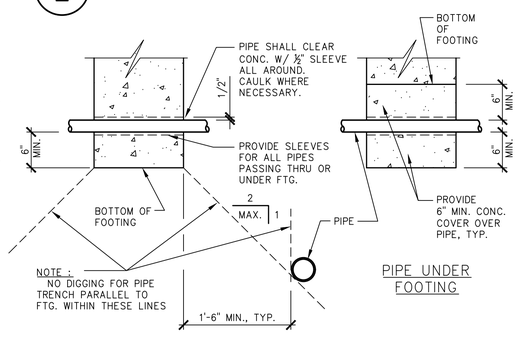
PROVIDE MIN. (2) BOLTS PER PIECE W/ (1) BOLT W/IN 9" OF EA. END.

SPACE A.B.'s AT 48" O.C. FOR ONE STORY AND 48" O.C. AT TWO STORY BUILDING AREAS.

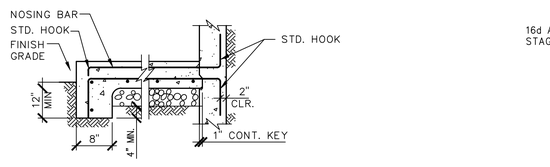
A NUT AND 3"x3"x¼" STL. PLATE WASHER ON EA. BOLT STL PLATE WASHER SHALL EXTEND TO WITHIN ½" OF THE EDGE OF THE SILL PLATE ON THE SIDE(S) WITH SHEATHING. SLOTTED HOLE WASHERS ARE ACCEPTABLE PER SECTION 4.3.6.4.3 OF THE SDPWS

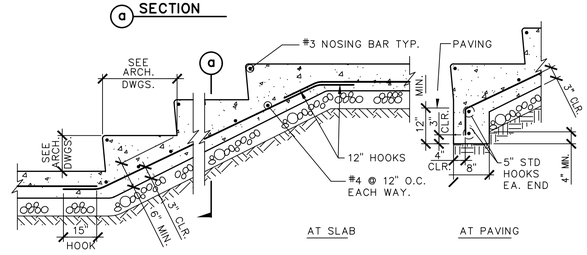
MUDSILL SHALL BE 3x P.T.D.F. No. 1 (U.O.N.)

8 — SILL PLATE DETAIL

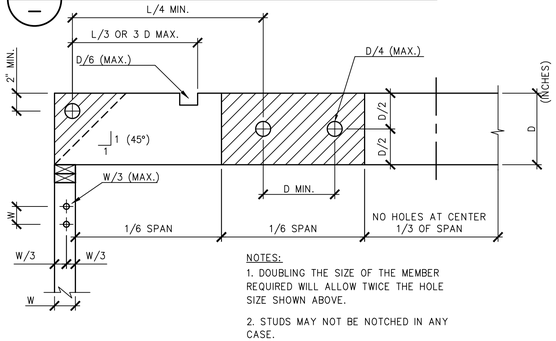


9 — PIPE THRU FTG. AND PARALLEL TO FTG.





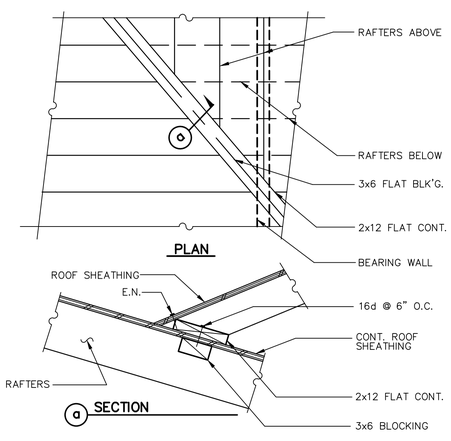
4 — SLAB ON GRADE



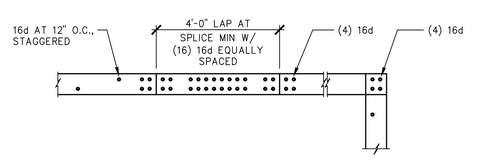
NOTES:
1. DOUBLING THE SIZE OF THE MEMBER REQUIRED WILL ALLOW TWICE THE HOLE SIZE SHOWN ABOVE.

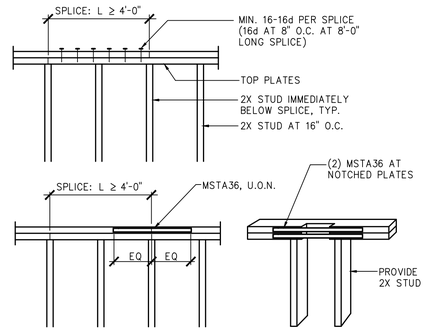
2. STUDS MAY NOT BE NOTCHED IN ANY CASE.

5 — HOLES & NOTCHES AT JOIST & STUD

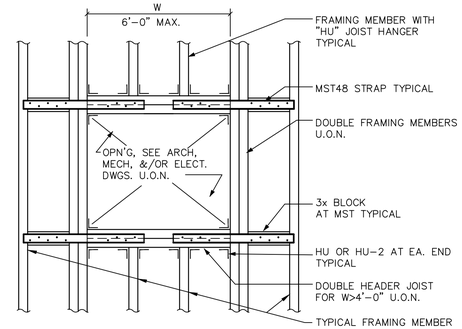


6 — TYPICAL CALIFORNIA FRAMING



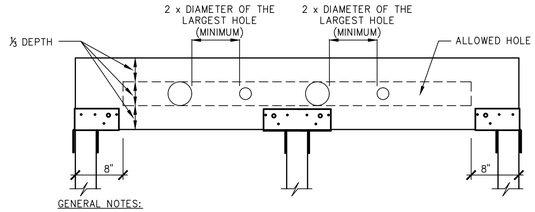


1 — TYPICAL TOP PLATE SPLICE



2 — OPENING IN FRAME AROUND HORIZ. DIAPHRAGM SEE PLAN FOR LOCATION

1.55E TIMBERSTRAND® LSL HEADERS AND BEAMS

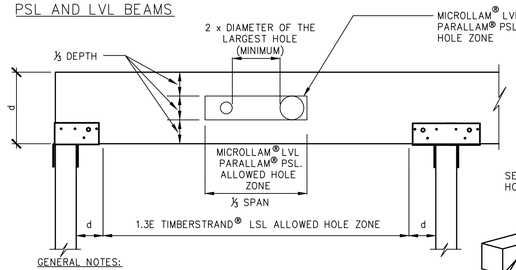


HEADER DEPTH	MAXIMUM ROUND HOLE SIZE
9¼"-9½"	3"
11¼"-11⅞"	3⅝"
14" TO 16"	4⅝"

GENERAL NOTES:
No rectangular holes
No holes in headers or beams in plank orientation

SEE ILLUSTRATION FOR ALLOWED HOLE ZONE

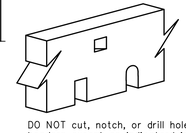
PSL AND LVL BEAMS



BEAM DEPTH	MAXIMUM ROUND HOLE SIZE
4⅜"	1"
5½"	1¾"
7¼" TO 20"	2"

SEE ILLUSTRATION FOR ALLOWED HOLE ZONE

GENERAL NOTES:
Allowed hole zone suitable for uniformly loaded headers and beams only.
No rectangular holes
No holes in cantilevers.
No holes in headers or beams in plank orientation



DO NOT cut, notch, or drill holes in headers except as indicaterd in the illustrations and tables above.

3 — ALLOWABLE HOLES

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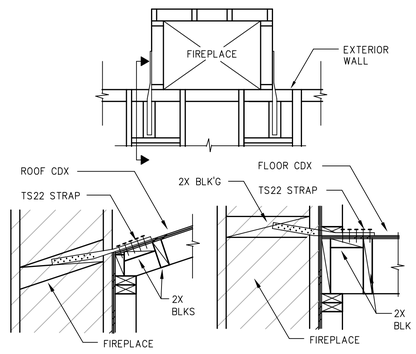
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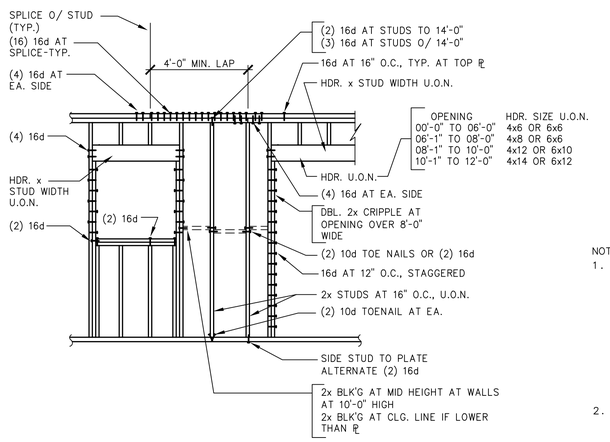
REVISIONS/DATE	BY
1 PLAN CHECK 2/3/2025	SC/AL

Engineer: SC/ML
Drafter: OD
Date: 5/10/2024
Scale: AS NOTED
Job No: 224090

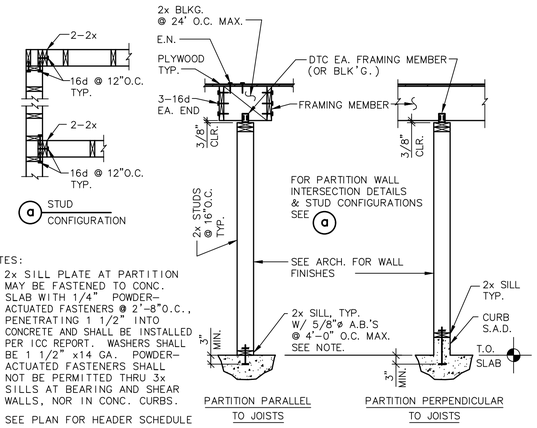
SHEET
STD2



10 — TYPICAL METALTIE FOR WOOD FRAME CHIMNEY

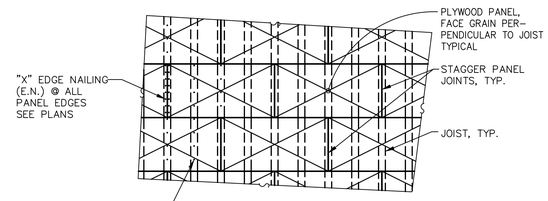


7 — TYPICAL STUD WALL DETAIL



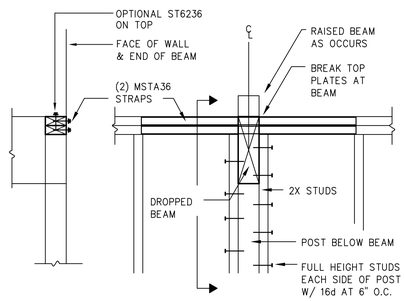
NOTES:
1. 2x SILL PLATE AT PARTITION MAY BE FASTENED TO CONC. SLAB WITH 1/4" POWDER-ACTUATED FASTENERS @ 2'-8"O.C., PENETRATING 1 1/2" INTO CONCRETE AND SHALL BE INSTALLED PER ICC REPORT. WASHERS SHALL BE 1 1/2" x14 GA. POWDER-ACTUATED FASTENERS SHALL NOT BE PERMITTED THRU 3x SILLS AT BEARING AND SHEAR WALLS, NOR IN CONC. CURBS.
2. SEE PLAN FOR HEADER SCHEDULE

4 — NON-STRUCTURAL PARTITION

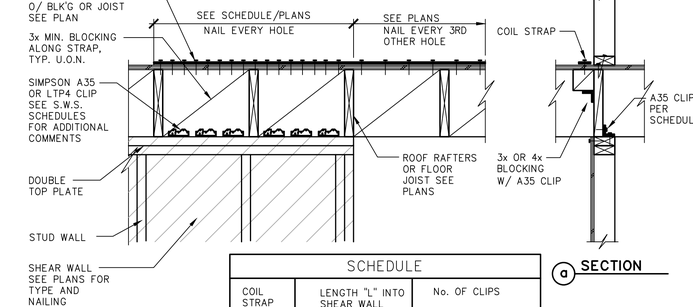


NOTES
1. USE 10d COMMON NAILS AT FLOORS; 8d COMMON NAILS AT ROOFS.
2. GLUE PLYWOOD TO FLOOR FRAMING MEMBERS PRIOR TO NAILING.
3. MINIMUM PLYWOOD WIDTH IS 24".
4. SEE GENERAL NOTES FOR PLYWOOD THICKNESS & GRADE.
5. PROVIDE SIMPSON "PSCL" CLIPS AT ALL UNSUPPORTED EDGES.

1 — PLYWOOD SHEATHING AT ROOF AND FLOORS UNBLOCKED

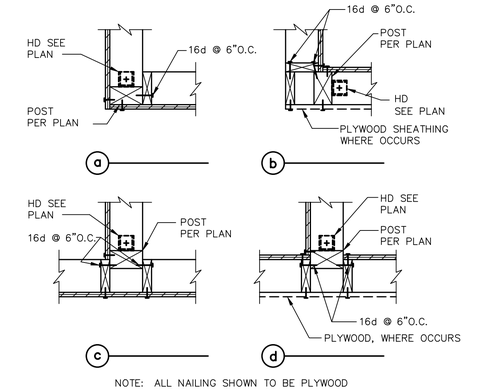


11 — TYPICAL TOP PLATE SPLICE AT BEAM CONNECTION



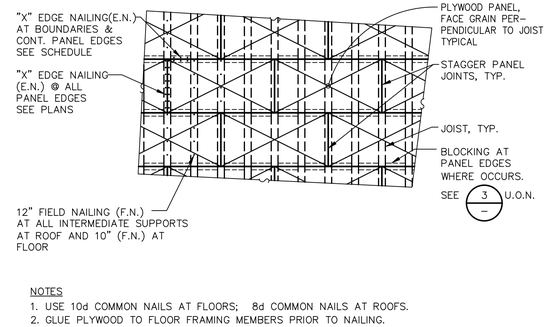
SCHEDULE		
COIL STRAP	LENGTH "L" INTO SHEAR WALL	No. OF CLIPS
CS16	24"	(4) A35"s
CS14	24"	(6) A35's
CMSTC16	36"	(7) LTP4/(10) A35's
CMST14	48"	(10) LTP4/(14) A35's

8 — TYPICAL COIL STRAP DRAG CONNECTION AT ROOF



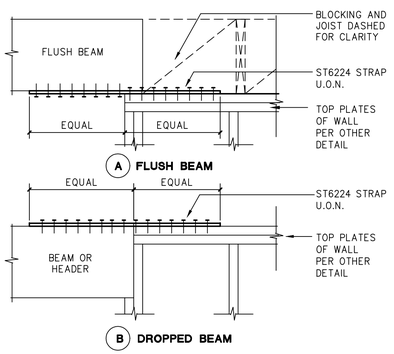
NOTE: ALL NAILING SHOWN TO BE PLYWOOD SHEAR WALL E.N., U.O.N.

5 — SHEAR WALL INTERSECTIONS

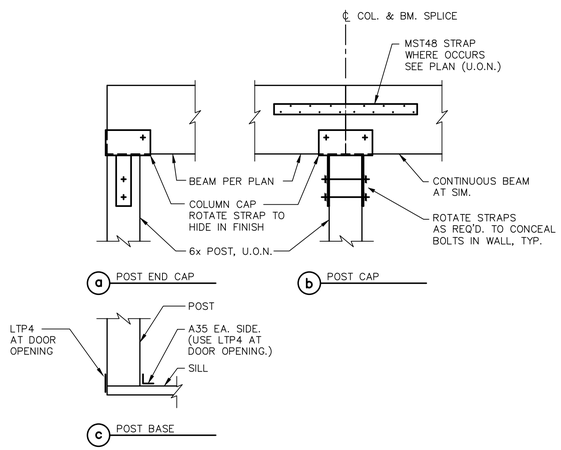


NOTES
1. USE 10d COMMON NAILS AT FLOORS; 8d COMMON NAILS AT ROOFS.
2. GLUE PLYWOOD TO FLOOR FRAMING MEMBERS PRIOR TO NAILING.
3. MINIMUM PLYWOOD WIDTH IS 24".
4. SEE GENERAL NOTES FOR PLYWOOD THICKNESS & GRADE.

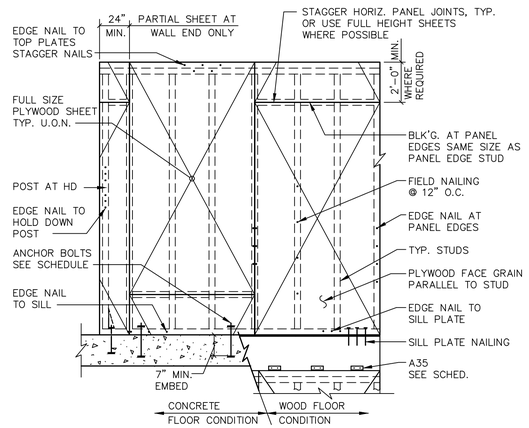
2 — PLYWOOD SHEATHING AT ROOF AND FLOORS REQUIRING SPECIAL BLOCKING AND EDGE NAIL SEE PLAN FOR LOCATION



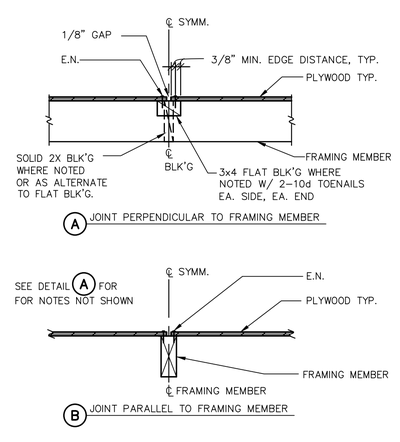
12 — TYPICAL SHEAR COLLECTOR STRAP



9 — BEAM AND POST CONNECTION



6 — SHEAR WALL FRAMING ELEVATION



3 — PLYWOOD NAILING

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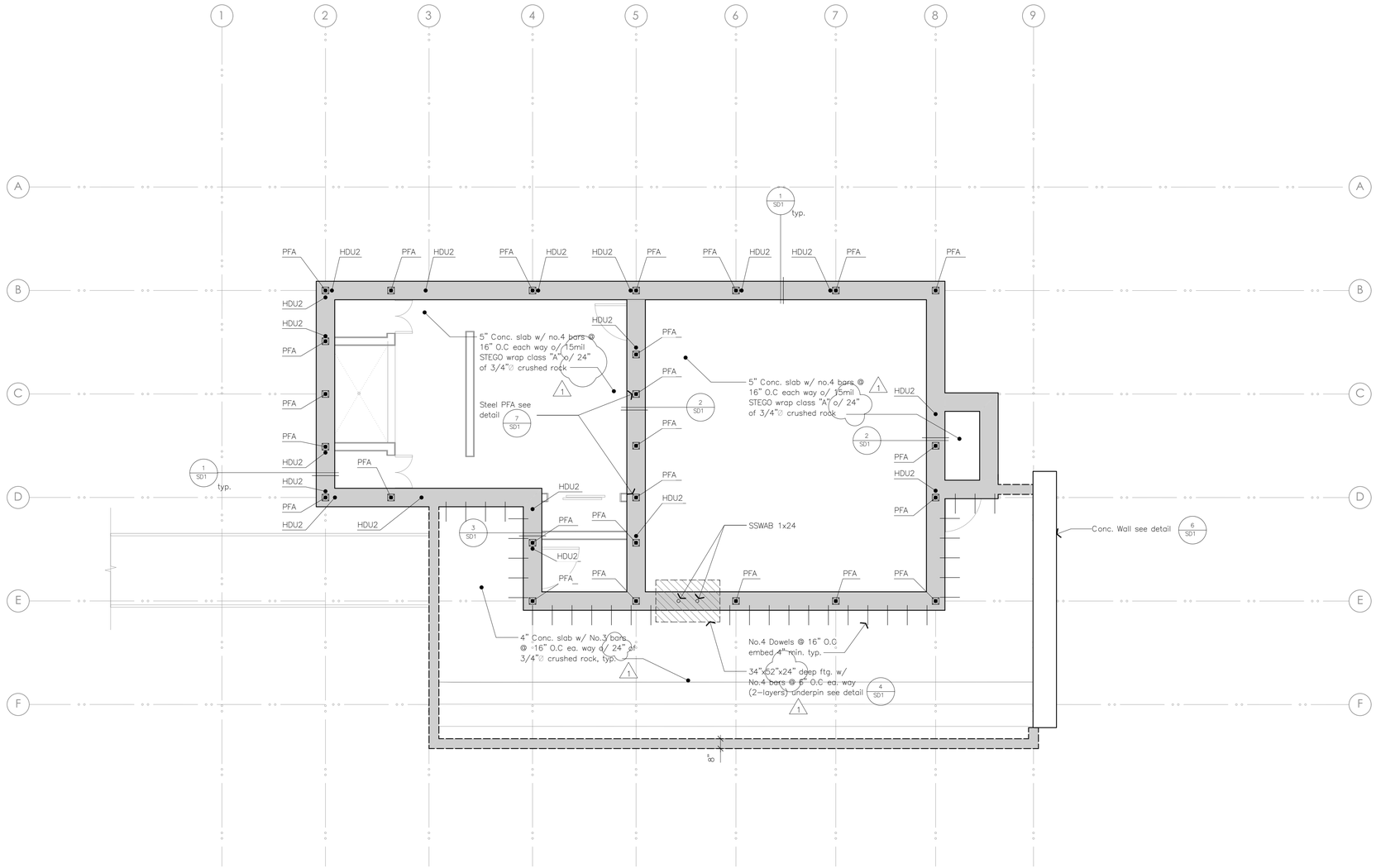
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REVISIONS/DATE	BY
1 PLAN CHECK 2/3/2025	SC/AL

Engineer:	SC/ML
Drafter:	OD
Date:	5/10/2024
Scale:	AS NOTED
Job No:	224090

SHEET

STD3



1 Foundation Plan

1/4" = 1'-0"

Notes and Legends

15" Wide continuous footing with 4 -No.4 bars 1-Top, 1-middle and 2-bottom w/ No.4 vertical bar at 24" O.C

Denotes concrete spread footing see plan for sizes and reinf. see detail 4 SD1

HDU — Denotes Simpson HDU Holdowns, New Footing: See detail 8 SD1

PFA — Denotes Post from above

Anchor Bolt Schedule:

New Footing : Use 3x P.T.D.F sill with 5/8"∅x12" A.B's (galv.) at 48" O.C (Min. 2 bolts per sill & 7" embed) (Use 3"x3"x1/4" steel plate washers (galv.), typical, (U.O.N)

Fastners for pressure-preservative treated and fire retardant treated wood shall be of hot-dipped zinc coated galvanized, stainless steel, silicon bronze or copper. CBC 2304.9.5

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650 696 1200

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707 343 1305

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LICENSED PROFESSIONAL ENGINEER SEAN CHENG C 94724 EXP. 06/30/25 CIVIL STATE OF CALIFORNIA

New ADU
Colson Residence

1507 Viscaino Road
Pebble Beach, CA 93953

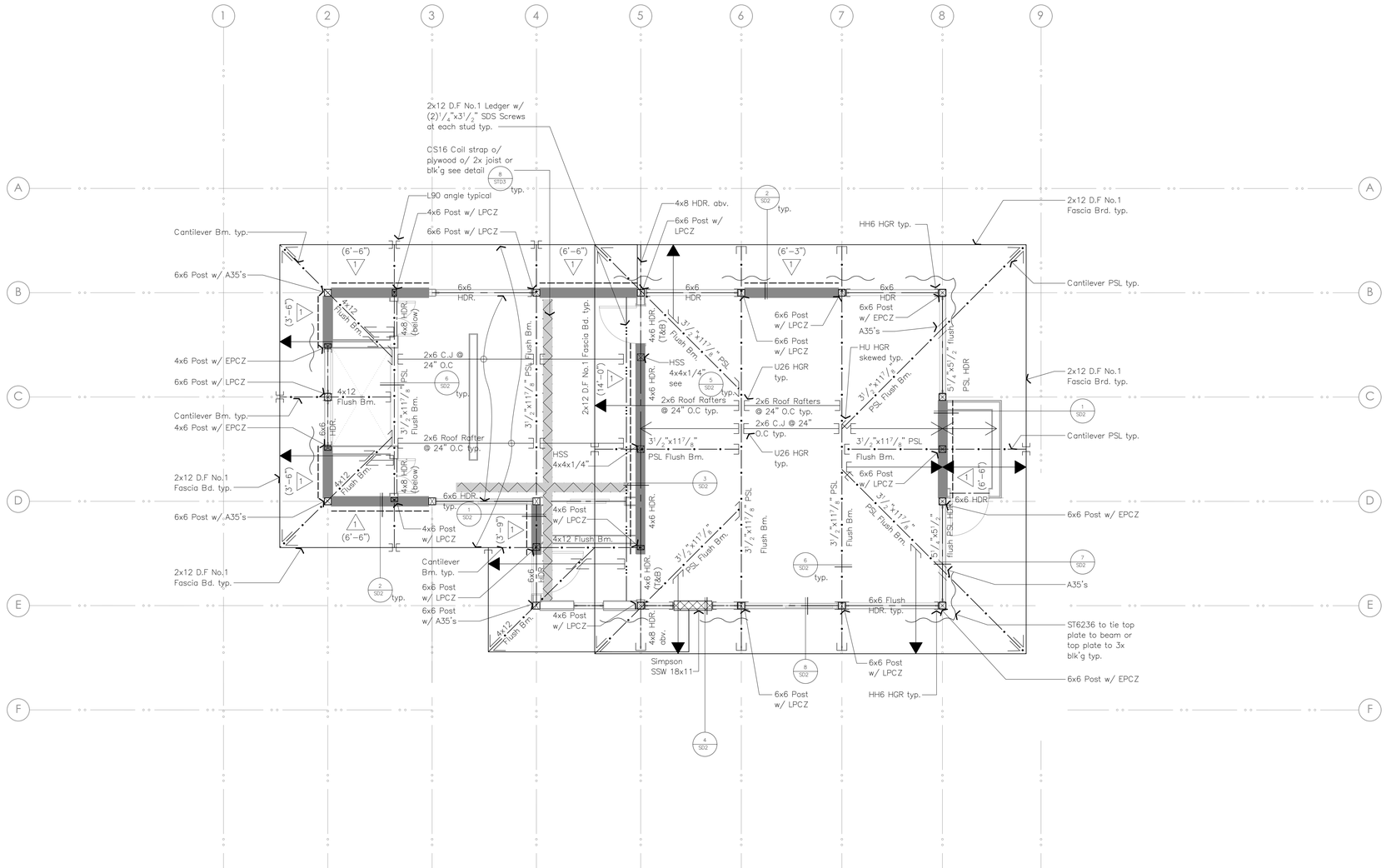
APN #008-212-019

Building Submittal 01: 05/10/2024
1 Building Resubmittal: 02/03/2025

Foundation Plan

S2.1

2314



1 Roof Framing Plan

1/4" = 1'-0"

Notes and Legends

- Roof Rafters: 2x6 D.F No.2 or better at 24" O.C, typ. (U.O.N)
- Ceiling Joist: 2x6 D.F No.2 at 24" O.C
- Headers: 4" wall – 4x6 D.F no.1 or better, typ. U.O.N
  6" wall – 6x6 D.F no.1 or better, typ. U.O.N
- Simpson Steel Strong Wall (SSW) ICC ESR–1679 field verify all field dimensions against panel dimensions and detail installation prior to pouring the foundation and ordering panels
- Denotes flush or drop beams: (see framing plan for sizes & locations)
  – Dimensional Lumber: D.F No.1, typ. U.O.N
  –Structural Composite Lumber: ICC no. ESR1387
  Microlam laminated veneer (LVL) E=2.0x10^6 PSI
  Parallam parallel strand lumber (PSL) E=2.2x10^6 PSI
- Ledger 2x8 D.F No.1 or better w/ (2) 1/4"x3 1/2" SDS Screw at each stud, typ. (U.O.N)
- Denotes Simpson coil strap (collector) see detail 8 ST03
  CS16–extend 24" min. into shear wall–typ. U.O.N
- Denotes ST6236 collector strap – beam to beam, beam to top plate, top plates to 3x blk'g, or tie top plates typ. U.O.N see detail 12 ST03
- Fascia Board: 2x12 D.F No.1 or better U.O.N
- ☒ Denotes 4x or 6x D.F No.1 or better Post, see plan
- ☐ Denotes HSS column A500 grade "B", see plan

Shear Wall Schedule

▽ Denotes Shear Wall. See plan for location

Shear Wall	Panel Nailing and Materials	Sill Plate Nailing (Floor)	Simpson A35 between blk'g or rim member & top plate
△1	1/2" CDX Plywood w/ 8d @ 6" O.C edges & 12" O.C field	16d @ 6" O.C	A35 @ 24" O.C
△2	1/2" CDX Plywood w/ 8d @ 4" O.C edges & 12" O.C field	16d @ 4" O.C	A35 @ 18" O.C
△3 *	1/2" CDX Plywood w/ 8d @ 3" O.C edges & 12" O.C field	1/4"∅x5" SDS @ 6" O.C	A35 @ 16" O.C
△4 *	1/2" CDX Plywood w/ 8d @ 2" O.C edges & 12" O.C field	1/4"∅x5" SDS @ 4" O.C	A35 @ 12" O.C
△5 *	1/2" struct. I plywood w/ 10d @ 2" O.C edges & 12" O.C field	1/4"∅x5" SDS @ 4" O.C	A35 @ 8" O.C

* Required 3x stud blk'g @ abutting plywood panel joint

Horizontal Diaphragms:
Roof: 1/2" CDX Plywood with 8d common nails @ 4" O.C Boundary, 6" O.C edges, and 12" O.C Field. (Unblocked unless otherwise noted on plans)

Shear Wall Notes

1. All exterior walls shall have 1/2" CDX plywood with shear △1 nailing unless otherwise noted on plans.
2. All exterior and interior cripple walls shall have 1/2" CDX plywood with shear △1 nailing unless otherwise noted on plans.
3. Framing at adjoining panel edges shall be 3" nominal or wider and nails shall be staggered where nails are spaced 2" O.C.
4. Where panels are applied on both faces of wall and nails spacing is less than 6" O.C on either side, panel joints shall be offset to fall on different framing member shall be 3" nominal or thicker and nails on each side shall be staggered.
5. Alternative to CDX plywood, use oriented stranded board (OSB).
6. All shearwall nailing shall be common nails.

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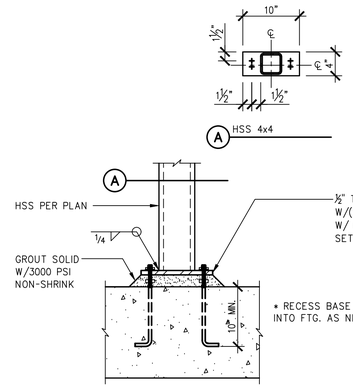
New ADU
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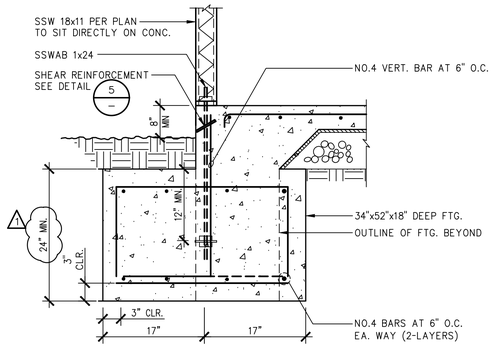
Roof Framing Plan

S2.2

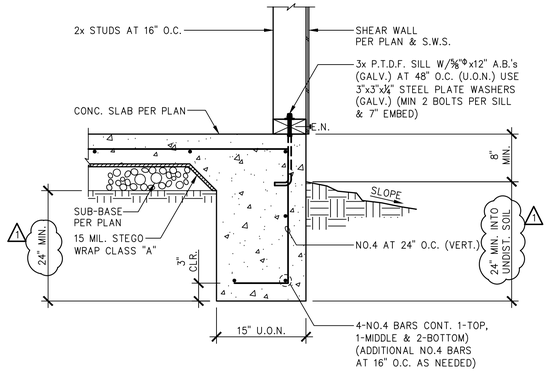
2314



10



7



4

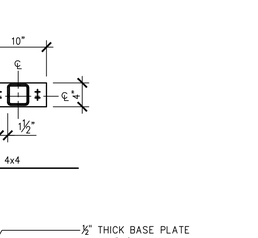
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HDU HOLDOWN SCHEDULE				
HOLDOWN TYPE *	SB BOLT **	ANCHOR DIAMETER	SDS SCREWS TO POST	EMBEDMENT (3000 PSI CONCRETE)
HDU2	SB5/8x24	5/8"	6	18" MIN.

* ICC ESR-2330 ** ICC ESR-2611

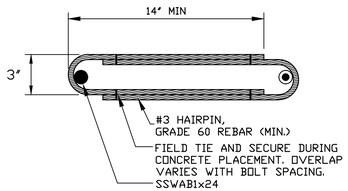
1. HDU HOLDOWN, SEE SCHEDULE FOR SCREWS TO STUD
2. EMBEDMENT
3. FOOTING SEE PLAN
4. 4x4 MIN. STUD TO BE LOCATED AT OR NEAR END OF SHEAR WALL AND TO RECEIVE END NAILING
5. 3x P.T.D.F. SILL, SEE FOUNDATION PLAN FOR ANCHOR BOLT SIZE AND SPACING
6. SIMPSON SB ANCHORS FOR HOLDOWNS, SEE SCHEDULE ABOVE FOR EMBEDMENT LENGTH AND BOLT SIZE

A SECTION A-A

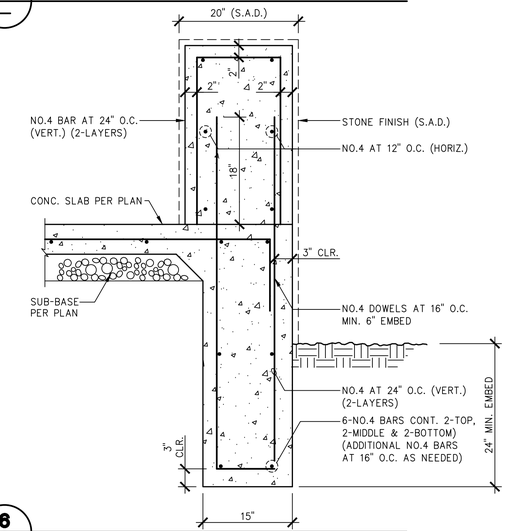


11

8



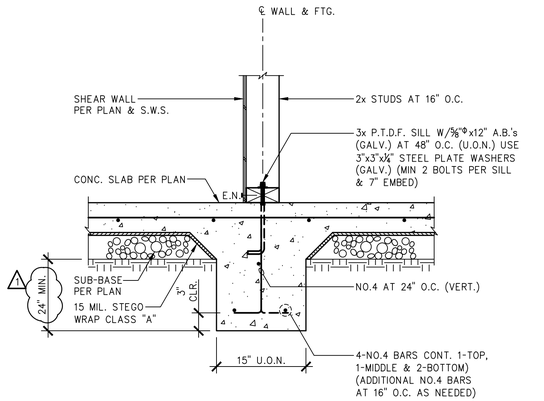
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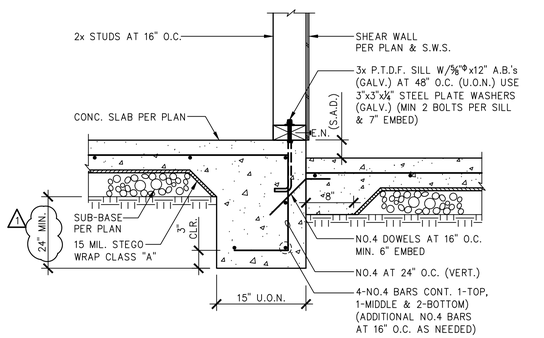
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9

6



2



3

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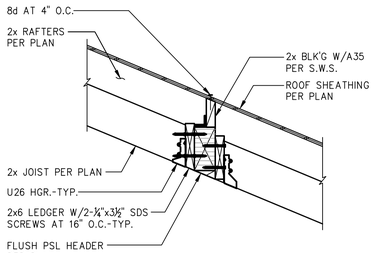
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PEBBLE BEACH, CALIFORNIA

REVISIONS/DATE	BY
1. PLAN CHECK 2/3/2025	SC/AL

Engineer: SC/ML
Drafter: OD
Date: 5/10/2024
Scale: AS NOTED
Job No: 224090

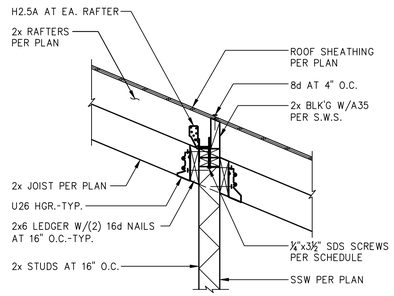
SHEET

SD1



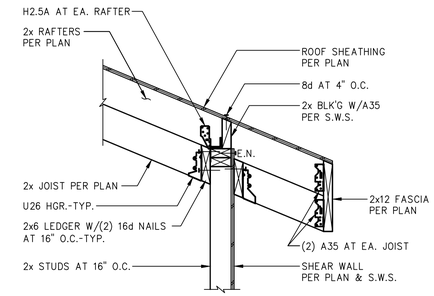
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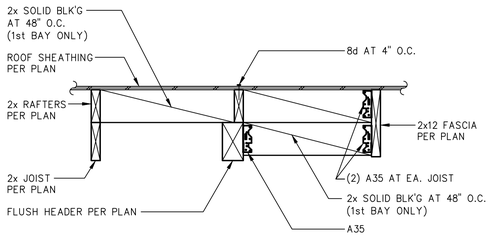


SIMPSON SSW SCHEDULE		
SSW WIDTH	NUMBER OF LTP4/A35	NUMBER OF SDS SCREWS
SSW18	5	9

4

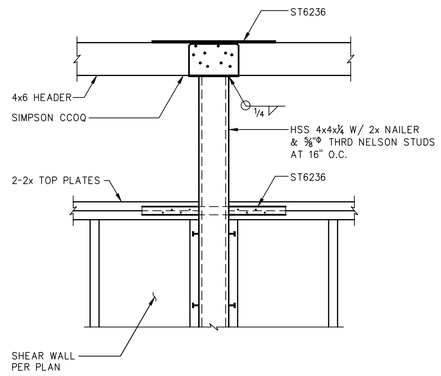


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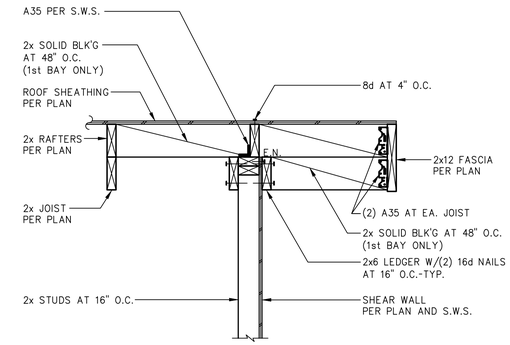


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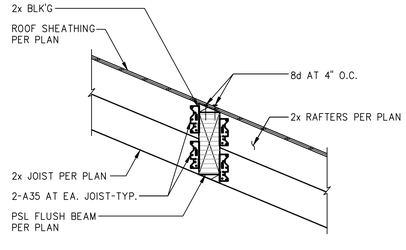
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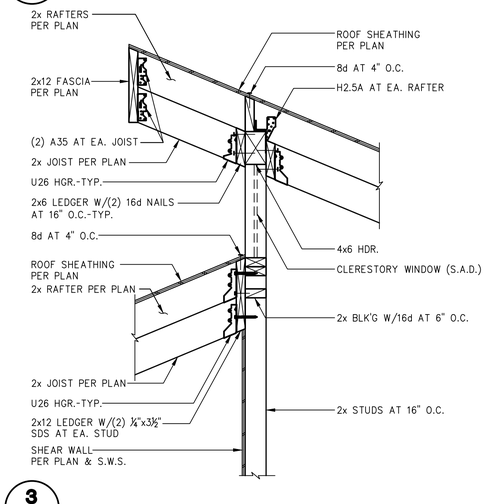


2



12

9



3

12

LICENSED PROFESSIONAL ENGINEER
SEAN CHENG
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EXP. 06/30/25
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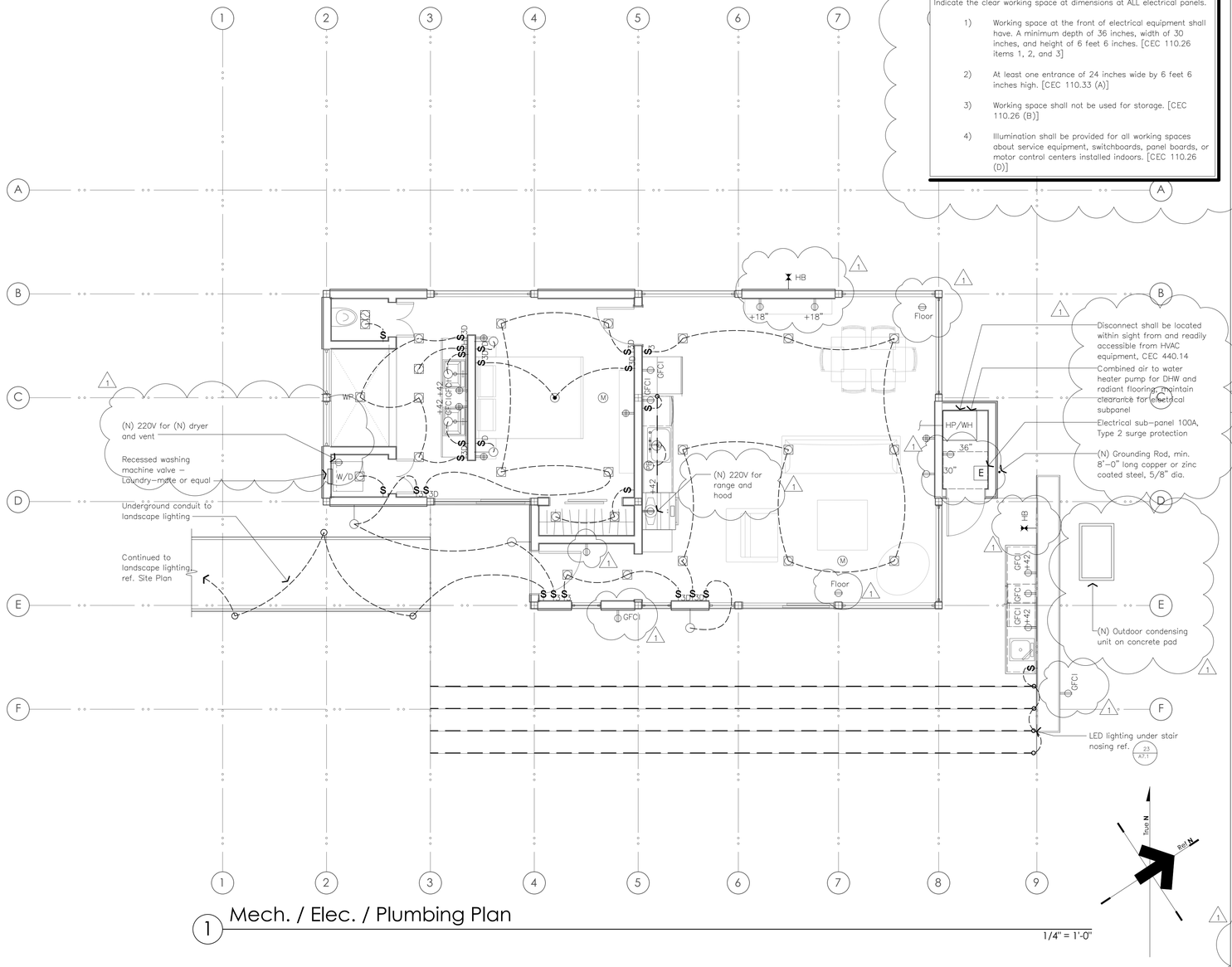
COLSON RESIDENCE
1507 VISCAINO ROAD
PEBBLE BEACH, CALIFORNIA

REVISIONS/DATE	BY
1 PLAN CHECK 2/3/2025	SC/AL

Engineer:	SC/ML
Drafter:	OD
Date:	5/10/2024
Scale:	AS NOTED
Job No:	224090

SHEET

SD2



1 Mech. / Elec. / Plumbing Plan

1/4" = 1'-0"

Mech/Elec/Plumb Notes Con't

Shower Requirement Notes
Shower size: All shower compartments, regardless of shape shall have a minimum finished interior of one thousand twenty four (1,024) square inches and shall also be capable of encompassing a thirty (30) inch circle. [411.7 CPC]

showers shall be of a non–absorbant finish material to a minimum of 70 inches above the drain.

Shower shall be provided with dams/thresholds at least 2" and not more than 9" above the top ofthe drain. Dams/thresholds shall be sufficient width to accommodate a minimum 22" inch door. Shower doors shall open so as to maintain a minimum 22" unobstructed opening for egress. [411.6 CPC]

Glazing in enclosures for or walls facing bathtubs and showers where the bottom edge of the glazing is less than 60 inches measured vertically above any standing or walking surface shall be tempered

Shower control valves: Showers and tub–shower combinations shall be provided with individual control valves of the pressure balance, thermostatic, or combination pressure balance/thermostatic mixing valve type that provide scald and thermal shock protection. [418.0 CPC]

Control valves and showerheads shall be located on the sidewall of shower compartments or be otherwise arranged so that the showerhead does not discharge directly at the entrance to the compartment and the bather can adjust the valves prior to stepping into the shower spray. [CPC 411.10]

Indicate the clear working space at dimensions at ALL electrical panels.

1) Working space at the front of electrical equipment shall have. A minimum depth of 36 inches, width of 30 inches, and height of 6 feet 6 inches. [CEC 110.26 items 1, 2, and 3]

2) At least one entrance of 24 inches wide by 6 feet 6 inches high. [CEC 110.33 (A)]

3) Working space shall not be used for storage. [CEC 110.26 (B)]

4) Illumination shall be provided for all working spaces about service equipment, switchboards, panel boards, or motor control centers installed indoors. [CEC 110.26 (D)]

Mech/Elec/Plumb Notes Con't

Multi–wire branch circuits, (dishwasher and garbage disposal circuits) will disconnect simultaneously all ungrounded conductors at the point where the branch circuit originates. 2022 CEC 210.4

Combination Type Arc–Fault Circuit Interrupter shall protect all receptacles in all bedrooms, dining rooms, living rooms, parlors, libraries, dens, sunrooms, recreation rooms, closets, kitchens, laundry areas, hallways or similar rooms or areas with branch circuits that supply 125 volt, single–phase, 15 and 20–ampere receptacle outlets, and be readily accessible.
2022 CEC section 210.12

In all areas specified in 210.52, all 125 volt, 15–20 ampere receptacles shall be listed Tamper Resistant Receptacles. 2022 NEC 406.12

Carbon monoxide alarms in dwelling units and in sleeping units within which fuel burning appliances are installed and in dwelling units that have attached garages. Alarm wiring shall be directly connected to permanent building wiring with out a disconnecting switch other than as required for over current protection. Carbon monoxide alarms shall only be required in the specific dwelling unit or sleeping unit for which the permit was obtained. 2022 CRC R315.1, R315.2

Receptacle outlets in the bathrooms shall be supplied by at least one 20 amp branch circuit. Such circuits shall have no other outlets. Receptacles to be on the wall within 3'–0" of sink basin and GFCI protected. 2022 CEC 210–5(d), 210.11(C) (3), 210.8 (A)(1)

Dedicated 20 amp branch circuit shall be provided to supply the laundry receptacle outlet. 2022 CEC articles 210.11(C)(2)

For receptacles, located outdoors, shall be GFCI protected and weatherproof per CEC 210.8 and 46.9.

All 120–volt, single phase, 15– and 20– ampere branch circuits supplying outlets installed in dwelling unit kitchen, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or simmillar room or areas shall be protected by a listed arc–fault circuit interrupter, combination type, installed to provide protection of the branch circuit CEC210.12

All 125–volt, 15– and 20– ampere recepticale outlets shall be listed as tamper resistent receptacles per CEC 406.12

Plumbing
All bathroom fans will be controlled by a humidity control switch. 2022 Cal green section 4.506

Water closets shall have an average consumption of not more than 1.28 gallons of water per flush. 2022 CPC 403.2.1

Kitchen faucets shall have an average consumption of not more than 1.8 gpm at 60 psi. 2022 CPC 403.6

Lavatory faucet shall have an average consumption of not more than 1.5 gpm at 60 psi. 2022 CPC 403.7

Showerhead shall have an average consumption of not more than 1.8 gpm at 80 psi. 2022 CPC 408.2

Water hammer arrestors at all appliances shall have quick–acting valves. 2022 CPC 609.10

Symbols

$	Switch
$3	Three–way switch
$H	Humidity switch
$D	Dimmer switch
J	Junction Box
PB	Push Button
	Duplex Outlet
+42	Duplex Outlet, +42 = mounting height above cabinets
USB	Duplex Outlet w/ USB
AFCI	Duplex Outlet w/ Arc–Fault circuit interrupter
GFCI	Duplex Outlet w/ Ground Fault Circuit Interrupter
	220 Amp Duplex outlet
	4–Plex outlet
	Wall–mounted LED Light Fixture (Type & Lamp Wattage indicated)
	LED Ceiling–mounted (surface) light fixture
	LED Ceiling–mounted (surface) Light Fixture
	LED Recessed Downlight Fixture
	LED Directional/Wallwash Downlight Fixture
	LED Strip Light (undercabinet, soffit or uplight as shown)
	Ceiling Fan
	Recessed Fan
	Data Outlet – Cat–6 cabling home run to server location
M	Combination Carbon Monoxide / Smoke Detector
CW	Hose Bibb Cold Water Connection for refrigerator, or Gas Bibb
	Supply Air Grille (floor)
	Supply Air Grille (wall)
RAG	Return Air Grille (wall)
HB	Hosebib, water
CATV	Cable TV
T	Thermostat

Mech/Elec/Plumb Notes

Mechanical and Electrical systems are design build items. Configurations shown in these Documents are schematic only, except for critical finish dimensions.

All Contract Documents described in the Construction Contract shall be considered one document and are intended to be used as one document. Contractor and all sub–contractors shall review all documents prior to bidding. Sub–contractors are responsible for any information pertaining to their work occurring elsewhere in these documents.

All plumbing, mechanical, electrical work shall be installed per applicable codes. Plumbing contractor shall provide a single line diagram of the gas line at time of inspection and any installation prior to plan check and approval is at Contractor's risk.

Coordination

Location of many items or assemblies is critical for alignment of other assemblies which may be installed by other trades and which may not be installed at the time of installation of Mech/Elec. work. All Subcontractors shall review the manner in which their work fits, aligns or comes into contact with work of other trades. Each Subcontractor shall review all Documents and will be responsible for information contained at any location within the Documents which pertains to their work. Deficiencies resulting from failure to do so will be removed and corrected at Subcontractors expense. Commencement of work by any Subcontractor shall indicate a knowledge and acceptance of all conditions described in the Documents or existing on site which could affect their work.

All dimensions and conditions shall be checked and verified, both in the Documents and on the job, by each Subcontractor before they proceeds with their work. Any errors, omissions, discrepancies or deficiencies shall be brought to the attention of the General Contractor prior to proceeding with the Work. The Contractor shall notify the Owner in writing for resolution.

All dimensions take precedent over scale. Where dimensions are not entirely clear the Contractor shall notify the Architect and request clarification.

Protection During Construction

The Contractor shall take all necessary measures to protect new or existing construction and materials from damage. Contractor shall provide means for emergency removal of spilled water.

Contractor shall coordinate all mechanical/electrical demolition with Mechanical and Electrical Subcontractors prior to removal or system shutdown.

Dimension Control

Refer to plans and interior elevations for critical alignment of fixtures. Contractor to coordinate framing to accommodate recessed fixtures, rough plumbing locations, mechanical systems and other items with critical locations.

Where dimensions are not shown, fixtures shall be placed per industry standard and according to all applicable codes.

Contractor responsible for coordination of plumbing, electrical, mechanical rough–in with critical locations, alignments.

Installation

Contractor shall provide all rough plumbing, mechanical and electrical supplies. Contractor shall provide all electrical fixtures to be roughed in, including recessed down lights, under counter fluorescent lights, ceiling exhaust fans, remote range hood fans.

Contractor to coordinate all items for compatibility with adjacent surfaces, finishes, installation attachment.

Any variation to switching of lighting systems or location of fixtures and outlets shall be reviewed with Owner prior to installation. Where physical constraints limit locations, new locations shall be reviewed with the Architect to ensure compliance with the intent of the design.

Light fixtures, plumbing fixtures, mechanical equip., appliances to be selected by Owner.

Include GFCI outlet/circuit at kitchen sink and exterior locations as required by NEC and local codes.

All building water supply systems in which quick–acting valves are installed shall be provided w/ devices to absorb the hammer caused by high pressures resulting from the quick closing of these valves. These pressure–absorbing devices shall be either air chambers or approved mechanical devices. Water pressure absorbing devices shall be installed as close as possible to quick–acting valves.

Lighting

Where light fixtures are not available for installation at time of completion of construction, Contractor shall provide and install porcelain fixtures.

On all residential properties exterior lighting fixtures shall not be located more than (9) feet above adjacent grade or required landing; walls or portion of walls shall not be floodlit only shielded light fixtures which focus light downward shall be allowed, except for illuminated number required by fire department. City of Burlingame Municipal Code 18.16.030.

Lighting integral to exhaust fans shall be controlled separately from the exhaust fans.

All permanently installed luminaires to meet the 2022 building energy Effeciency Standards/ T24 including the requirement "A minimum of one high effeciency luminaire must be installed in each bathroom. 2022 T–24 150.(k) 5. All lights in the kitchen shall be high efficacy luminaires. Outdoor luminaires permanently mounted to the building shall be high efficacy luminaires.

In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces shall be controlled by an occupancy sensor per section 150(k)(2J).

Lighting – new mandatory for indoor rooms. Section 150.0(k).

Electrical

All smoke alarms/detectors shall be 110v w/ battery backup.

Provide a minimum of (2) dedicated 20–amp small appliance branch circuits for supplying wall and counter space outlets for the kitchen and island.
Note: These circuits cannot serve outside plugs, range hood, disposals, dishwashers or microwaves – only the required countertop/ wall outlets including the refrigerator. 2022 CEC 210.52(B), (1), (3).

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LICENSED ARCHITECT
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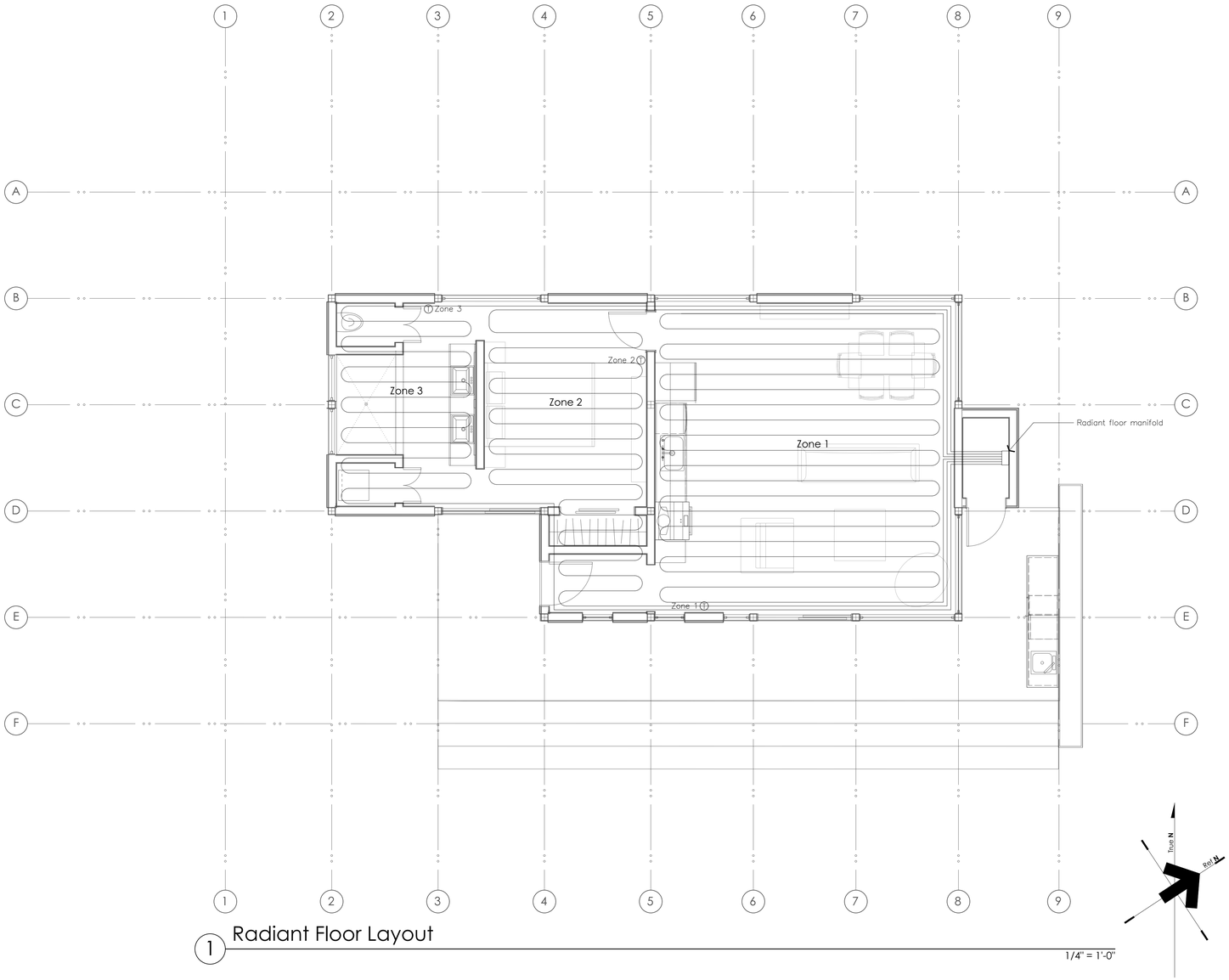
New ADU
Colson Residence
1507 Viscaino Road
Pebble Beach, CA 93953
APN #008-212-019

Building Submittal 01: 05/10/2024
1 Building Resubmittal: 02/03/2025

MEP Floor Plan

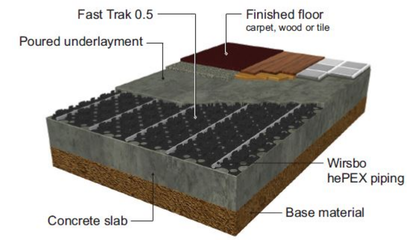
MEP2.1

2314



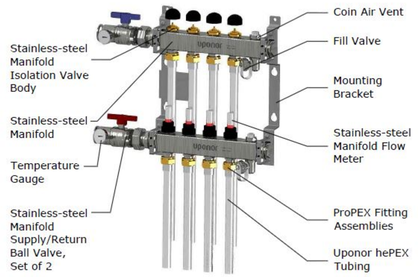
1 Radiant Floor Layout

1/4" = 1'-0"



2 Radiant Floor Section

NTS



3 Stainless-steel Manifold

NTS

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Pebble Beach, CA 93953
APN #008-212-019

Building Submittal 01: 05/10/2024
1 Building Resubmittal: 02/03/2025

1
Radiant Floor Layout

MEP2.2

2314

GENERAL INFORMATION					
01	**Project Name**	Colson ADU			
02	**Run Title**	Title 24 Analysis			
03	**Project Location**	1507 Viscaino Rd			
04	**City**	Pebble Beach	05	**Standards Version**	2022
06	**Zip code**	93953	07	**Software Version**	EnergyPro 9.2
08	**Climate Zone**	3	09	**Front Orientation (deg/ Cardinal)**	237
10	**Building Type**	Single family	11	**Number of Dwelling Units**	1
12	**Project Scope**	Newly Constructed	13	**Number of Bedrooms**	1
14	**Addition Cond. Floor Area (ft^2)**	0	15	**Number of Stories**	1
16	**Existing Cond. Floor Area (ft^2)**	n/a	17	**Fenestration Average U-factor**	0.33
18	**Total Cond. Floor Area (ft^2)**	797	19	**Glazing Percentage (%)**	77.17%
20	**ADU Bedroom Count**	n/a	21	**ADU Conditioned Floor Area**	n/a
22	**Fuel Type**	All electric	23	**No Dwelling Unit:**	No

COMPLIANCE RESULTS	
01	**Building Complies with Computer Performance**
02	**This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.**
03	**This building incorporates one or more Special Features shown below**

ENERGY DESIGN RATINGS						
	Energy Design Ratings			**Compliance Margins**		
	Source Energy (EDR1)	**Efficiency[1] EDR (EDR2efficiency)**	**Total[2] EDR (EDR2total)**	**Source Energy (EDR1)**	**Efficiency[1] EDR (EDR2efficiency)**	**Total[2] EDR (EDR2total)**
Standard Design	33.6	29.3	47.4			
Proposed Design	30.8	28.6	47.1	2.8	0.7	0.3
RESULT[3]: PASS						

[1]Efficiency EDR includes improvements like a better building envelope and more efficient equipment
[2]Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries
[3]Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

- Standard Design PV Capacity: 0.00 kWdc
- PV System(s) removed due to Reduced PV Requirement of 0 kWdc

ENERGY USE SUMMARY						
Energy Use	**Standard Design Source Energy (EDR1) (kBtu/ft^2 -yr)**	**Standard Design TDV Energy (EDR2) (kTDV/ft^2 -yr)**	**Proposed Design Source Energy (EDR1) (kBtu/ft^2 -yr)**	**Proposed Design TDV Energy (EDR2) (kTDV/ft^2 -yr)**	**Compliance Margin (EDR1)**	**Compliance Margin (EDR2)**
Space Heating	3.34	22.71	2.62	18.98	0.72	3.73
Space Cooling	0.02	2.86	0.22	14.42	-0.2	-11.56
IAQ Ventilation	0.37	3.97	0.37	3.97	0	0
Water Heating	2.77	31.38	1.93	22.05	0.84	9.33
Self Utilization/Flexibility Credit				0		0
Efficiency Compliance Total	**6.5**	**60.92**	**5.14**	**59.42**	**1.36**	**1.5**
Photovoltaics	0	0	0	0		
Battery			0	0		
Flexibility						
Indoor Lighting	0.93	9.68	0.93	9.68		
Appl. & Cooking	4.24	57.22	4.25	57.27		
Plug Loads	4.51	47.94	4.51	47.94		
Outdoor Lighting	0.21	1.97	0.21	1.97		
TOTAL COMPLIANCE	**16.39**	**177.73**	**15.04**	**176.28**		

ENERGY USE INTENSITY				
	Standard Design (kBtu/ft^2 - yr)	**Proposed Design (kBtu/ft^2 - yr)**	**Compliance Margin (kBtu/ft^2 - yr)**	**Margin Percentage**
Gross EUI[1]	21.34	19.39	1.95	9.14
Net EUI[2]	21.34	19.39	1.95	9.14

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED PV SYSTEMS											
01	**02**	**03**	**04**	**05**	**06**	**07**	**08**	**09**	**10**	**11**	**12**
DC System Size (kWdc)	**Exception**	**Module Type**	**Array Type**	**Power Electronics**	**CFI**	**Azimuth (deg)**	**Tilt Input**	**Array Angle (deg)**	**Tilt: (x in 12)**	**Inverter Eff. (%)**	**Annual Solar Access (%)**
0		Standard (14-17%)	Fixed	none	true	n/a	n/a	n/a	n/a	n/a	

REQUIRED SPECIAL FEATURES
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
• PV exception 2: No PV required when minimum PV size (Section 150.1(c)14) < 1.8 kWdc (0 kW) • Window overhangs and/or fins • Slab Edge Insulation • Heated slab • Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent; must be installed

HERS FEATURE SUMMARY
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry
• Quality insulation installation (QII) • Indoor air quality ventilation • Kitchen range hood • Verified heat pump rated heating capacity

BUILDING - FEATURES INFORMATION						
01	**02**	**03**	**04**	**05**	**06**	**07**
Project Name	**Conditioned Floor Area (ft^2)**	**Number of Dwelling Units**	**Number of Bedrooms**	**Number of Zones**	**Number of Ventilation Cooling Systems**	**Number of Water Heating Systems**
Colson ADU	797	1	1	1	0	1

ZONE INFORMATION						
01	**02**	**03**	**04**	**05**	**06**	**07**
Zone Name	**Zone Type**	**HVAC System Name**	**Zone Floor Area (ft^2)**	**Avg. Ceiling Height**	**Water Heating System 1**	**Status**
ADU Zone	Conditioned	Res HVAC1	797	9	DHW Sys 1	New

OPAQUE SURFACES							
01	**02**	**03**	**04**	**05**	**06**	**07**	**08**
Name	**Zone**	**Construction**	**Azimuth**	**Orientation**	**Gross Area (ft^2)**	**Window and Door Area (ft2)**	**Tilt (deg)**
F Wall	ADU Zone	R-23 Wall	237	Front	398	225	90
L Wall	ADU Zone	R-23 Wall	327	Left	239	108.013	90
B Wall	ADU Zone	R-23 Wall	57	Back	381	178	90
R Wall	ADU Zone	R-23 Wall	147	Right	121	104	90
Interior Wall	ADU Zone	R-20 Wall	n/a	n/a	53	0	n/a

OPAQUE SURFACES - CATHEDRAL CEILINGS										
01	**02**	**03**	**04**	**05**	**06**	**07**	**08**	**09**	**10**	**11**
Name	**Zone**	**Construction**	**Azimuth**	**Orientation**	**Area (ft^2)**	**Skylight Area (ft^2)**	**Roof Rise (x in 12)**	**Roof Reflectance**	**Roof Emittance**	**Cool Roof**
L Roof	ADU Zone	R-38 Roof (Cathedral)	327	Left	360	0	0	0.1	0.85	No
R Roof	ADU Zone	R-38 Roof (Cathedral)	147	Right	437	0	2	0.1	0.85	No

FENESTRATION / GLAZING													
01	**02**	**03**	**04**	**05**	**06**	**07**	**08**	**09**	**10**	**11**	**12**	**13**	**14**
Name	**Type**	**Surface**	**Orientation**	**Azimuth**	**Width (ft)**	**Height (ft)**	**Mult.**	**Area (ft^2)**	**U-factor**	**U-factor Source**	**SHGC**	**SHGC Source**	**Exterior Shading**
Glazing	Window	F Wall	Front	237			1	25	0.33	NFRC	0.4	NFRC	Bug Screen
Glazing 2	Window	F Wall	Front	237	6.5	8	1	52	0.33	NFRC	0.4	NFRC	Bug Screen
Glazing 3	Window	F Wall	Front	237	18.5	8	1	148	0.33	NFRC	0.4	NFRC	Bug Screen
Glazing 4	Window	L Wall	Left	327	8.67	8	0	69.01	0.33	NFRC	0.4	NFRC	Bug Screen
Glazing 5	Window	L Wall	Left	327	19.5	2	1	39	0.33	NFRC	0.4	NFRC	Bug Screen
Glazing 6	Window	B Wall	Back	57			1	178	0.33	NFRC	0.4	NFRC	Bug Screen
Glazing 7	Window	R Wall	Right	147	13	8	1	104	0.33	NFRC	0.4	NFRC	Bug Screen

OVERHANGS AND FINS													
01	**02**	**03**	**04**	**05**	**06**	**07**	**08**	**09**	**10**	**11**	**12**	**13**	**14**
Window	**Overhang**					**Left Fin**				**Right Fin**			
	Depth	**Dist Up**	**Left Extent**	**Right Extent**	**Flap Ht.**	**Depth**	**Top Up**	**Dist L**	**Bot Up**	**Depth**	**Top Up**	**Dist R**	**Bot Up**
Glazing 2	3	1	10	10	0	0	0	0	0	0	0	0	0
Glazing 3	3	3	6	6	0	0	0	0	0	0	0	0	0
Glazing 4	3	0.5	7	7	0	0	0	0	0	0	0	0	0
Glazing 5	3	0	3.5	3.5	0	0	0	0	0	0	0	0	0
Glazing 7	5	0.5	3.5	3.5	0	0	0	0	0	0	0	0	0

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Title 24 Calcs.

EN1.1

2314

SLAB FLOORS

01	02	03	04	05	06	07	08
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Covered Slab	ADU Zone	797	120	R-5	16	80%	Yes

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-23 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-23	None / None	0.063	Inside Finish: Gypsum Board Cavity / Frame: R-23 / 2x6 Exterior Finish: Wood Siding/sheathing/decking
R-38 Roof (Cathedral)	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O. C.	R-38	None / None	0.03	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-38 / 2x12 Inside Finish: Gypsum Board
R-20 Wall	Interior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-20	None / None	0.065	Inside Finish: Gypsum Board Cavity / Frame: R-20 / 2x6 Other Side Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)

WATER HEATERS - NEEA HEAT PUMP

01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	43	Sanden	GS3-45HPA-US & GAUS-160QTA (43 gal)	Outside	ADU Zone	ADU Zone

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
Res HVAC1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	HVAC Fan 1	n/a	Setback

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating				Cooling			Zonally Controlled	Compressor Type	HERS Verification
			Heating Efficiency Type	HSPF/HSPF2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2	EER/EER2/CEER			
Heat Pump System 1	Air to water HP	1	n/a	n/a	16500	n/a	n/a	n/a	n/a	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Not Required	0	Not Required	Not Required	No	No	Yes	No

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.58	HVAC Fan 1-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Not Required	0

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
SFam IAQVentRpt	38	0.35	Exhaust	No	n/a / n/a	No	Yes	

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: S. Romer	Documentation Author Signature: S. Romer
Company: Energy Calc Co.	Signature Date: 05/08/2024
Address: 45 Mitchell Blvd #16	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: San Rafael, CA 94903	Phone: 415-457-0990

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Richard Terrones	Responsible Designer Signature: Richard Terrones
Company: Dreiling Terrones Architecture	Date Signed: 05/08/2024
Address: 1103 Juanita Avenue	License: C24686
City/State/Zip: Burlingame, CA 94010	Phone: (650) 696-1200

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

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650 696 1200
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Healdsburg, California
95448
707 343 1305

LICENSED ARCHITECT RICHARD M. TERRONES No. C-24686 REN. 08/31/25 STATE OF CALIFORNIA

New ADU
Colson Residence
1507 Viscaino Road
Pebble Beach, CA 93953
APN #008-212-019

Building Submittal 01: 05/10/2024
1 Building Resubmittal: 02/03/2025

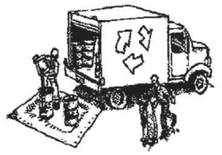
Title 24 Calcs. Contin.

EN1.2

2314

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMP)
on this Page, as they Apply to Your Project, All Year Long.



MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.



EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).



EARTHWORK & CONTAMINATED SOILS

Erosion Control

- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ Contaminated Soils
- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks
  - Abandoned wells
  - Buried barrels, debris, or trash.

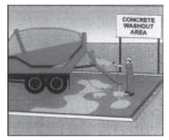


PAVING/ASPHALT WORK

- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.



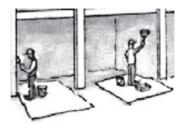
CONCRETE, GROUT & MORTAR APPLICATION

- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/ trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.



LANDSCAPE MATERIALS

- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.



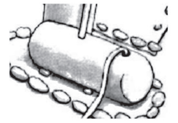
PAINTING & PAINT REMOVAL

Painting cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal

- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.



DEWATERING

- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO $10,000 PER DAY!

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LICENSED ARCHITECT REGISTERED M. TERRONES NO. C-26295 REN. 08-31-25 STATE OF CALIFORNIA

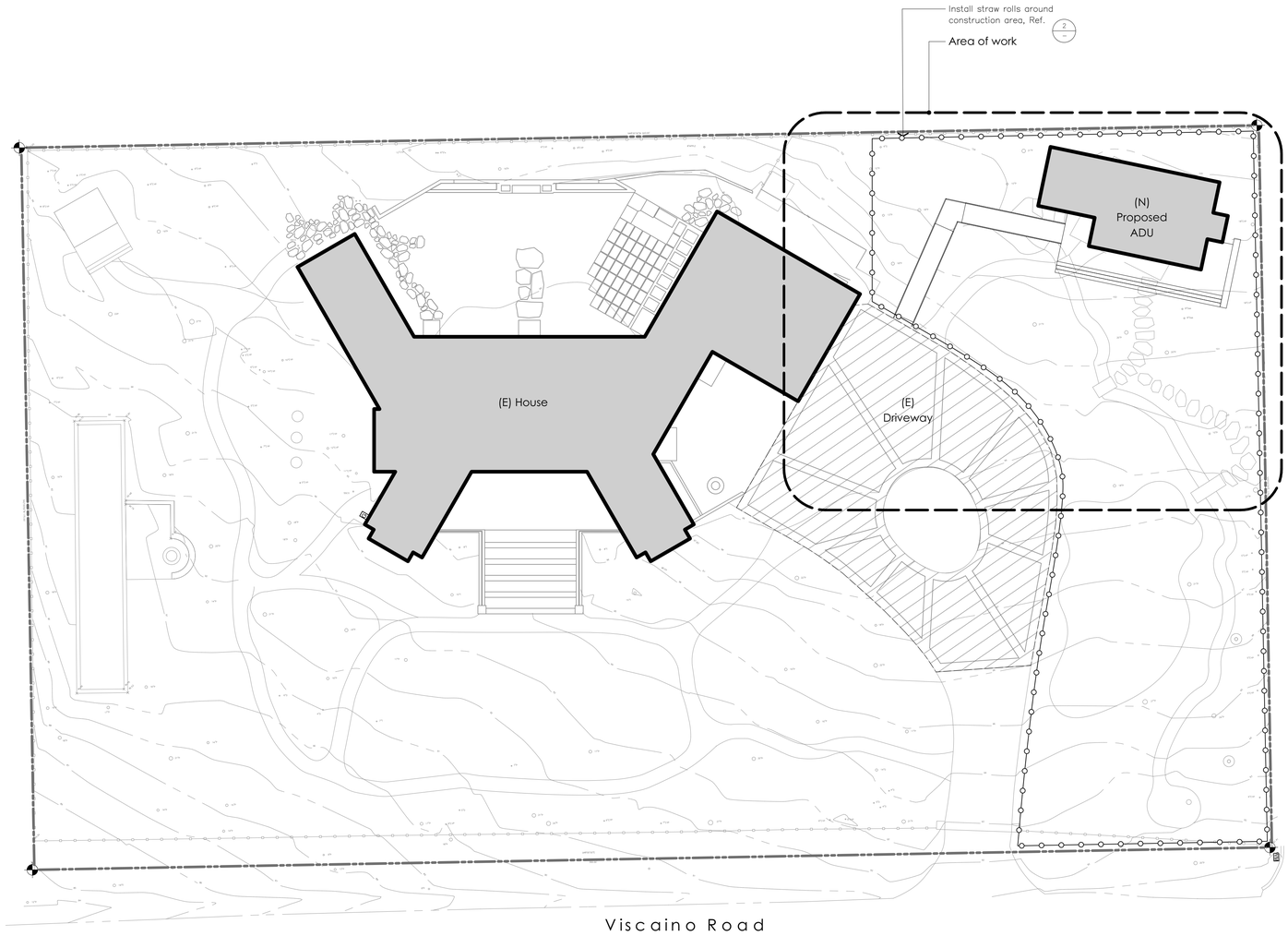
New ADU
Colson Residence
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APN #008-212-019

Building Submittal 01: 05/10/2024
1 Building Resubmittal: 02/03/2025

Best Management Practices

BMP1.1

2314



1 Erosion Control Plan

1/16" = 1'-0"

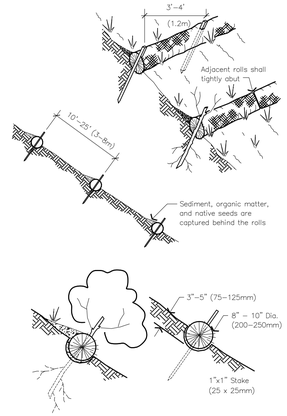
Erosion Control Notes

1. The Erosion Control Measures shall conform to ABAG standards, County standards, and shall be approved by the Public Works Department of the Authority Having Jurisdiction.
2. Grading operations shall not occur within (7) days after measurable
3. Contractor shall be responsible to adjust schedules for predicted or actual rainfall regardless of specific grading scheduling currently in
4. In the event of rain, all grading work is to cease immediately. Contractor shall ensure that all applicable erosion control measures are in place and fully functional upon start of any rainfall.
5. All cut and fill slopes shall be protected from erosion. Erosion control measures as described in these documents are the minimum required. Additional measures may be required by the
6. Failure to implement erosion control measures during periods of rainfall may result in a prohibition of any further grading during the remainder of the grading moratorium.

Erosion Control Measures

Erosion Control Measures shall include the following as minimum:

1. Contractor shall attempt to schedule all grading operations during dry months as defined by the Authority Having Jurisdiction. Dry period shall be assumed to occur between April 15 and October 15 unless defined elsewhere;
2. Temporary and permanent planting of exposed soil where exposure shall continue beyond the dry months;
3. Temporary sediment basins and traps at all locations where rainwater may enter storm drains, public gutters, or natural water courses;
4. Placement of straw ground cover or mulching over exposed soil prior to the rainy season, and / or;
5. Temporary silt fence;
6. Adjacent properties and undisturbed areas to be protected from construction impacts. Sediment–laden water is not permitted to leave the site;
7. Measures shall be taken such that the storage, handling, and disposal of the construction material and wastes will be isolated from contact with storm water;
8. Inappropriate erosion control measures and maintenance provisions are subject to action by the Regional Water Quality Control Board (RWQCB), which may include fines, during project construction. Contractor shall be responsible for any such penalties, schedule delays, and cost of fines;
9. Contractor shall include drain rock for a minimum of 10 feet from public paving at the Construction entrance to the property if a separate entrance is utilized for construction vehicle access;
10. Provide silt fence around perimeter of exposed areas where rainwater may generate sheet flows (especially along property lines) to prevent silt movement off–site;
11. Provide sedimentation basin(s) at all inlets which are to accept runoff. All other inlets shall be temporarily sealed.

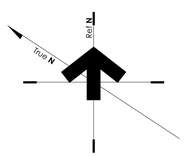


2 Straw Rolls

NTS

Legend

Temporary Straw Roll



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LICENSED ARCHITECT REBECCA M. TERRONES NO. C-31295 REN. 08/31/25 STATE OF CALIFORNIA

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APN #008-212-019

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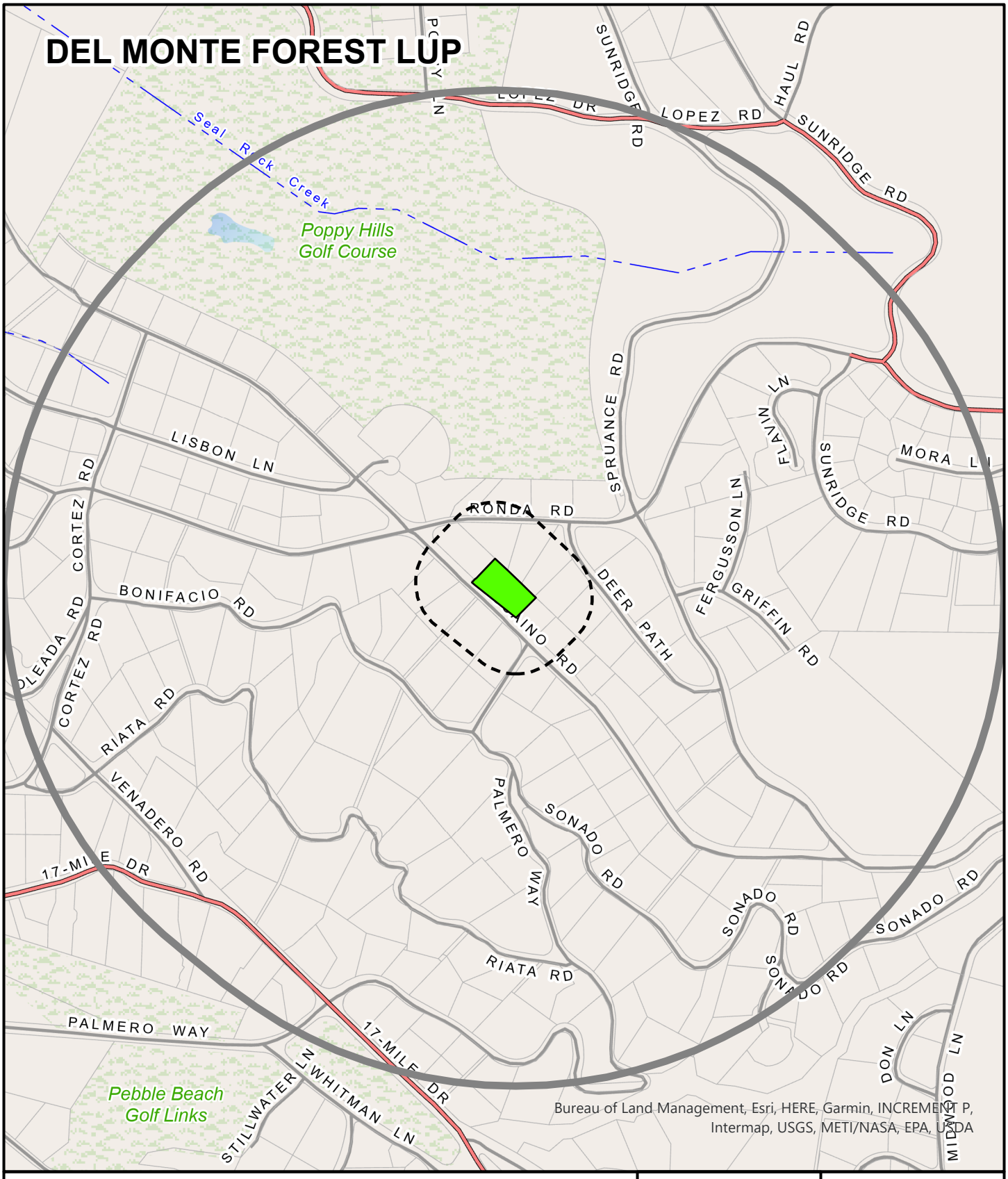
Erosion Control Plan

ER1.1

2314

Exhibit B

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APPLICANT: COLSON

APN: 008212019000 **FILE #** PLN240175

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: JOSEPH ALAMED/