

Exhibit A

This page intentionally left blank.

EXHIBIT A
DRAFT RESOLUTION

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

In the matter of the application of:

GILL JAGROOP S TR (PLN250040-AMD1)
RESOLUTION NO. 26-042

Resolution by the County of Monterey Chief of Planning:

- 1) Finding that the addition to an existing single-family dwelling 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; and
- 2) Approving an Amendment to a previously approved Coastal Administrative Permit and Design Approval (PLN250040) that allowed modifications to an existing 2,884 square foot one-story single-family dwelling, including construction of a 357 square foot second-story addition, 363 square feet of second-story terraces, a 140 square foot porch, a 480 square foot patio, and associated site improvements; and a Coastal Administrative Permit to reduce the front setback by 10 percent. This Amendment would allow an 186 square foot main-level addition, a 266 square foot upper-level addition including relocation of the viewing deck, resulting in a 452 square foot reconfiguration of the single-family dwelling, and a conversion of 552 square foot main-level dwelling into an attached Accessory Dwelling Unit.

[PLN250040-AMD1, Jay Gill, 1483 Padre Lane, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (Accessor's Parcel Number: 008-441-017-000)]

The GILL JAGROOP S TR application (PLN250040-AMD1) came up for an administrative decision before the County of Monterey Chief of Planning on May 6, 2026. 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 (PLN250040-AMD1) to a previously approved Coastal Administrative Permit and Design Approval (HCD-Planning File No. PLN250040; Chief of Planning Resolution No. 25-053) in compliance with all applicable procedural requirements.
- EVIDENCE:**
- a) On December 2, 2025, an application for an Amendment (PLN250040-AMD1) was submitted to HCD-Planning to modify the project scope approved under the Coastal Administrative Permit and Design Approval HCD-Planning File No. PLN250040.
 - b) On October 15, 2025, the County of Monterey Chief of Planning approved a Coastal Administrative Permit and Design Approval (PLN250040, Chief of Planning Resolution No. 25-053) consisting of:
 - 1) A Coastal Administrative Permit and Design Approval to allow modifications to an existing 2,884 square foot one-story single-family dwelling, including construction of a 357 square foot second-story addition, 363 square feet of second-story terraces, a 140 square foot porch, a 480 square foot patio, and associated site improvements; and a Coastal Administrative Permit to reduce the front setback by 10 percent.
 - c) Conditions of Approval. Chief of Planning Resolution No. 25-053 was approved with 8 conditions of approval. No conditions were met under the original permit except that the condition compliance fees were paid (Condition No. 4). Staff reviewed the amendment against the original project conditions and found that there is no proposed tree removal. Therefore, the raptor and migratory bird nest survey will not be applied to this project (Condition No. 5). All other previously approved conditions of approval will be carried forward to this amendment (PLN250040-AMD1). Those corresponding conditions include specific uses (Condition No. 1), notice of permit approval (Condition No. 2), cultural resources negative report (Condition No. 3), height verification (Condition No. 4), exterior lighting plan (Condition No. 5), and landscape plan (Condition No. 6).
 - d) The findings and evidence from PLN250040 (Chief of Planning Resolution No. 25-053) are incorporated by reference. The proposed Amendment (PLN250040-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. PLN250040 and PLN250040-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 - Coastal (Title 20).

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

- b) Amendment. This Amendment allows construction of a 186 square foot main-level addition, 266 square foot upper-level addition including relocation of the viewing deck, resulting in a 452 square foot reconfiguration of the single-family dwelling, and a conversion of 552 square foot main-level dwelling into an attached Accessory Dwelling Unit. Modifications to the previously approved project (PLN250040) include a new foyer connecting the garage to the main residence, reconfigured dining room, kitchen, stairwell, and porch. Proposed reductions to the single-family dwelling include reducing the front porch to 80 square feet, concrete walkways to 198 square feet, and wood terraces/stairs to 534 square feet. The upper-level viewing deck was relocated from the west elevation to the east over the proposed ADU conversion of the single-family dwelling. The project also involves a 127 square foot reduction of impervious coverage and a 106 square foot reduction in overall site coverage.
- c) Allowed Use. The property is located at 1483 Padre Lane, Pebble Beach, Del Monte Forest Land Use Plan (Accessor's Parcel Number: 008-441-017-000). 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 as principally allowed use subject to a Coastal Administrative Permit in each case (Title 20 Sections 20.14.040.A). Additionally, all development requires the granting of a Design Approval pursuant to Title 20 Chapter 20.44. The project was previously approved (PLN250040) for a 357 square foot second-story addition to an existing 2,884 square foot single-family dwelling, and minor other modifications to the residence. Site improvements included reconfiguration of the entry steps and decomposed gravel walkways, and construction of a rear outdoor living area (480 square feet) consisting of permeable stone pavers and a barbecue. The project also proposed to reduce the front setback from the private driveway easement (south) by 10 percent, subject to the granting of a Coastal Administrative Permit (Title 20 section 20.14.040.U; see Finding No. 2, Evidence "f"). The amended project would allow a 186 square foot main-level addition, a 266 square foot upper-level addition including relocation of the viewing deck, resulting in a 452 square foot reconfiguration of the single-family dwelling, and conversion of 552 square foot main-level dwelling into an attached Accessory Dwelling Unit. Pursuant to Title 20.64.030.C, an ADU may be constructed subject to the granting of a Coastal Administrative Permit. Therefore, the project is an allowed land use for this site.

- d) Lot Legality. The subject property is shown in its current configuration as Lot 102 on the map entitled Amended Map of Pebble Beach filed October 13, 1911 (Book 2, Cities and Towns, Pages 31, 31a, and 31b) with the Monterey County Recorder's Office. Therefore, the property is recognized by the County 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 exterior colors and materials of the existing residence consist of beige stucco siding with black metal-clad wood exterior doors and windows. The proposed additions and attached ADU to the two-story residence will match the existing home, but the roof will change from a grey composite shingled roof to a beige/taupe standing seam metal roof. The second story will also include a glass railing around the proposed terraces. Exterior stairs will be wood, and the rear outdoor living area will consist of natural colored stone pavers. The project, as designed, will be consistent with the surrounding residential neighborhood character.

The property is located in the unincorporated community of Pebble Beach, approximately a quarter mile east of the Pacific Ocean and two and a quarter mile west of Highway 1. The project site is developed and located within a visually sensitive area. As depicted on DMF LUP Figure 3, the subject property is not located within a visually sensitive area, nor within the viewshed of 17 Mile Drive and Point Lobos. However, staking and flagging was required to be installed for the previously approved project (PLN250040) pursuant to the DMF CIP section 20.147.070.A.1. Staff conducted a site visit on July 21, 2025, and confirmed that the subject property and staking and flagging were not visible from Point Lobos, Highway 1, or any other public common viewing areas due to topography, distance, and existing mature vegetation. The proposed project involves additions to the main and upper-level of the main residence, including an attached ADU. The project was not found to have any new significant impacts on the public viewshed. As proposed, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

- f) Development Standards. The development standards of the LDR zoning district are found in Title 20 section 20.14.060. The required structure setbacks for the subject property are 30 feet (front), 20 feet (side) and 20 feet (rear). The subject property has two front setbacks (Padre Lane [east] and a Private Driveway Easement [south]). The existing single-family dwelling has a 52-foot-4-inch front setback from Padre Lane and a non-conforming 9-feet-3-inch front setback from the Private Driveway Easement. Pursuant to Title 20 section 20.68.040, the enlargement, extension, reconstruction, or structural alteration of a nonconforming structure, nonconforming only as to height and yard regulations, may be permitted if the enlargement, extension, reconstruction, or structural

alteration conforms to all the regulations of the district in which they are located. Accordingly, the proposed second-story private terrace and relocated viewing deck comply with the required 30-foot front setbacks. However, the proposed bathroom and closet addition encroach into the front setback from the Private Driveway Easement by 3 feet. This is allowed pursuant to Title 20 section 20.14.040.U, which authorizes the reduction of required setbacks by no more than 10%, subject to the granting of a Coastal Administrative Permit. In this case, 10% of the required 30-foot front setback is 3 feet, and thus the addition may be constructed 27 feet from the south property line, adjacent to the Private Driveway Easement. Although interior reconfigurations are being made within the portion of the residence that is non-conforming to one of the required front setbacks, exterior walls will remain intact, and no enlargement or extension of this area is proposed.

	<i>Max Allowable</i>	<i>Proposed</i>
Building Site Coverage:	15% (2,883.4 sf)	15% (2,778 sf)
Floor Area Ratio:	17.5% (3,240.5 sf)	17.5% (3,240.5 sf)
Maximum Height (House):	30 ft	30 ft
Maximum Height (ADU):	16 ft	10 ft

The existing single-family dwelling has a legal non-conforming site coverage of 15.5%. However, the project proposes a 106 square foot reduction in site coverage that will result in an approximate 0.5% decrease. Therefore, the amended project will bring the property into conformance with the 15% site coverage limitation. Additionally, due to the proposed maximum height of 30 feet, the project has been conditioned to include height verification after construction to ensure (Condition No. 4).

Pursuant to Title 20.14.060.C.2, the proposed ADU complies with the minimum required setbacks for habitable accessory structures, as shown below:

	<i>Min Required</i>	<i>Proposed</i>
Front Setback:	50 ft	52 ft 4 in
West Side Setback:	6 ft	>50 ft
East Side Setback:	6 ft	10 ft 4 in
Rear Setback:	6ft	53 ft 8 in

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

- g) Cultural Resources. The property is in an area that is mapped as having a high sensitivity to the presence of archaeological resources. A Phase I Archaeological Report (County of Monterey Library No. LIB250174) was prepared for the property, 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. Results of the reconnaissance were negative, and the siting and design of the proposed additions will be constructed in areas already disturbed by previous development. Therefore, potential impacts on

archaeological resources are limited, and a standard condition of approval requiring work to stop if previously unidentified resources are found during construction has been incorporated into this permit (Condition No. 3).

- h) Historical Resources. Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code section 21084.1(a), all properties fifty years of age or older must be reviewed for potential historic significance. On September 14, 2024, Kent Seavey performed a site visit to analyze the potential historical significance of the existing one-story single-family dwelling (Finding 3, Evidence “b”). The property was developed in 1964 with a California Ranch Style home. The characteristics of the home include wood-framed and stucco exterior wall cladding with a low-pitched hipped roof system and full-height glazing windows. According to the 2013 Pebble Beach Historic Context Statement, due to the number of California Ranch Style homes built after World War II and the Korean conflicts, this residential design does not possess any historical significance, and therefore is not eligible for listing on any national, state, or local Historic Resources registry.
- i) Geological Hazards. The project site is in an area of known geological hazard. According to the prepared Geologic Hazards Assessment (County of Monterey Library No. LIB250175), 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) Pescadero Watershed. The DMF LUP Policy 77 requires that new residential development, including accessory structures, be limited to 9,000 square feet of structural and other impervious coverage within the Pescadero Watershed, which drains into the Carmel Bay Area of Special Biological Significance. The existing residence and impervious development are currently at approximately 5,622 square feet. The amended project proposes to reduce the impervious concrete walkways by 21 square feet and 106 square feet from the main residence site coverage totaling a 127 square foot reduction to impervious surfaces. The overall impervious coverage will change from 5,622 to 2,778 square feet. Therefore, the property will conform to the 9,000 square foot limitation of structural and impervious coverage.
- k) Public Access. The project is consistent with applicable public access policies as demonstrated in Finding No. 8 and supporting evidence.
- l) 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.
- m) 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.
- n) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File Nos. PLN250040 and PLN250040-AMD1.

3. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the proposed development and/or use.
- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach Community Services District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to archaeological, historical, and soil resources. The following reports have been prepared:
 - “Geotechnical Report” (County of Monterey Library No. LIB250175) prepared by Greg Bloom with Butano Geotechnical Engineers, Inc., Watsonville, CA, April 25, 2025.
 - “Phase I Archaeological Assessment” (County of Monterey Library No. LIB250174) prepared by Susan Morley and Brenna Wheelis with Achasta Archaeological Services, Marina, CA, April 10, 2025.
 - “Phase I Historic Report” (County of Monterey Library No. LIB250176) prepared by Kent L. Seavey, Pacific Grove, CA, September 14, 2024.County staff independently reviewed these reports and concurred 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 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 can be found in Project File Nos. PLN250040 and PLN250040-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 reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach Community Services District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities are provided and have existed on the project site. Water and sewer are provided to the parcel through the public water system by CalAm and the Carmel Wastewater District (CAWD) via the Pebble Beach Community Services District. The project, as proposed, will continue to use these same connections.

- 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 a previously developed area, and the existing materials used for the home are fire-resistant.
- 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 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. Compliance with Title 16 section 16.08.110 will ensure that the geotechnical engineer's recommendations are adhered to and implemented into the final construction plans.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File Nos. PLN250040 and PLN250040-AMD1.

5. FINDING: **ACCESSORY DWELLING UNIT** – The project meets the established regulations and standards as identified in Title 20, Section 20.64.030.

- EVIDENCE:**
- a) Title 20 Section 20.64.030 establishes regulations and standards for which an Accessory Dwelling Unit (ADU), accessory to the main residence on a legal lot, may be permitted. The project includes a 552 square foot conversion of an attached ADU from the existing 3,241 square foot two-story single-family dwelling.
 - b) The ADU meets the required site development standards and design criteria as defined in Title 20 Section 20.64.030 and Section 20.14.060. See Finding No. 2, Evidence “e” above.
 - c) The application was reviewed by HCD and the Environmental Health Bureau to ensure that adequate water supplies exist and are readily available to serve the ADU. The Environmental Health Bureau did not add any conditions of approval to the proposed project (see Finding No. 3 above). Therefore, the site can accommodate the ADU without adverse effects on the health, safety, and welfare of the neighborhood.
 - d) The proposed ADU will be the first accessory dwelling with independent living facilities attached to the existing main residence and constructed on a 0.4-acre lot connected to a public wastewater system. The floor area ratio will be 552 square feet which is below the 1,200 square foot limitation. Parking for the ADU will be accommodated within the existing motor court and driveway of the single-family dwelling with attached two-car garage. The colors and materials of the ADU are visually consistent and compatible with the principal residence on-site and other residences in the area. The ADU is designed to not substantially degrade possible archaeological resources at the site by utilizing previously disturbed areas for development.

- e) Title 20 Section 20.64.030 requires certain findings be made to support the approval of an ADU. The establishment of the ADU will not, under the circumstances of the particular application, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or to the general welfare of the County (see Finding No. 3 and supporting evidence). The ADU, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development (see Finding No. 2). The subject property upon which the ADU is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other applicable provisions of Title 20 and that all zoning violation abatement costs, if any, have been paid (see Finding No. 6). Additionally, the project site must be found physically suitable for the proposed use (see Finding No. 3). Therefore, staff recommends approval of the project as proposed and conditioned.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development can be found in Project File Nos. PLN250040 and PLN250040-AMD1.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and 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 can be found in Project File Nos. PLN250040 and PLN250040-AMD1.

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

- EVIDENCE:**
- a) The project is categorically exempt from environmental review pursuant to section 15301 of the CEQA Guidelines involving existing facilities. This exemption applies to whether the project involves a negligible or no expansion of use. Section 15301(e) categorically exempts additions to existing structures provided that the addition will not result in an increase of more than 50% of the floor area of the existing structure or 2,500 square feet, whichever is less. The amended project would allow a 186 square foot main-level addition, a 266 square foot upper-level addition including relocation of the viewing deck, resulting in a 452 square foot reconfiguration of the single-family dwelling, and a conversion of 552 square foot main-level dwelling into an attached Accessory Dwelling Unit and associated site improvements. The additions and reconfigurations to the previously approved project (PLN250040) total approximately 452 square feet, or less than 50% of the existing floor area of the residence. Therefore, the project was found to meet the CEQA Guideline requirements for this exemption.

- b) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. The project does not involve a designated historical resource as demonstrated in Finding No. 2, Evidence “h”. The project is also not located near a hazardous waste site or within view of a scenic highway corridor. The project, as proposed, does not cause any unusual circumstances that would result in a significant effect or would result in a cumulative significant impact. However, the project site is located within an area of high archaeological sensitivity. Subject to CEQA Guidelines section 15300.2(c), a field reconnaissance survey was required to be performed for the proposed project. On April 10, 2025, Susan Morley and Brenna Wheelis with Achasta Archaeological Services conducted a survey to determine if resources were present on site. The result of that survey was negative. Therefore, a standard condition of approval (Condition No. 3) has been incorporated to ensure construction work is halted if archaeological resources are accidentally uncovered. Thus, there is no feature or condition of the project that distinguishes the project from the exempt class.
- c) No adverse environmental effects were identified during staff review of Monterey County GIS information.
- d) 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 can be found in Project File Nos. PLN250040 and PLN250040-AMD1.

- 8. 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 can be found in Project File Nos. PLN250040 and PLN250040-AMD1.
- 9. 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 addition to an existing single-family dwelling 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; and
2. Approve an Amendment to a previously approved Coastal Administrative Permit and Design Approval (PLN250040) that allowed modifications to an existing 2,884 square foot one-story single-family dwelling, including construction of a 357 square foot second-story addition, 363 square feet of second-story terraces, a 140 square foot porch, a 480 square foot patio, and associated site improvements; and a Coastal Administrative Permit to reduce the front setback by 10 percent. This Amendment would allow a 186 square foot main-level addition, a 266 square foot upper-level addition including relocation of the viewing deck, resulting in a 452 square foot reconfiguration of the single-family dwelling, and a conversion of 552 square foot main-level dwelling into an attached 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 May 2026.

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

PLN250040-AMD1

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Amendment to a previously approved Coastal Administrative Permit and Design Approval (PLN250040) that allowed modifications to an existing 2,884 square foot one-story single-family dwelling, including construction of a 357 square foot second-story addition, 363 square feet of second-story terraces, a 140 square foot porch, a 480 square foot patio, and associated site improvements; and a Coastal Administrative Permit to reduce the front setback by 10 percent. This Amendment would allow a 186 square foot main-level addition, a 266 square foot upper-level addition including relocation of the viewing deck, resulting in a 452 square foot reconfiguration of the single-family dwelling, and a conversion of 552 square foot main-level dwelling into an attached Accessory Dwelling Unit. The property is located at 1483 Padre Lane, Pebble Beach (Assessor's Parcel Number 008-441-017-000), 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:
"An Amendment (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Number 008-441-017-000 on May 6, 2026. 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. 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.

5. 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.

6. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)

Responsible Department: Planning

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

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

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by HCD-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to HCD-Building Services.

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

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

PLANNING INFO.

- PROPERTY OWNER:
JAY GILL
1483 PADRE LANE
PEBBLE BEACH, CA 93953
- PROJECT ADDRESS:
1483 PADRE LANE
PEBBLE BEACH, CA 93953
- PROJECT SCOPE:
AMENDMENT TO PLN 250040; NEW ENTRY FOYER;
RECONFIGURE STAIRWELL, DINING ROOM AND KITCHEN;
NEW 551.7 SQ. FT. ADU; UPPER LEVEL ADDITIONS AND
RECONFIGURED UPPER LEVEL VIEW DECK
- OCCUPANCY: R-3, U
- CONST. TYPE: V-B
- A.P.N. 008-441-017
- LEGAL DESC.: LOT: 5 BLOCK:142A
- ZONE: LDR/15-D(CZ)
- STORIES: 2
- MAX BLDG. HT: 30 FT
- GRADING: N/A
- TREE REMOVAL: N/A
- TOPOGRAPHY: SLOPED
- PROJECT CODE COMPLIANCE:
2023 CBC, CMC, CPC, CFC, CEC, CALIFORNIA RESIDENTIAL
CODE, CALIFORNIA GREEN BUILDING CODE & 2023
CALIFORNIA ENERGY CODE

■ LOT AREA: 18,517.36 S.F. (0.4251 Ac.)				
■ F.A.R. CALCULATIONS				
MAIN BUILDING	PLN250040	PROPOSED REMOVAL	PROPOSED ADDITION	PROPOSED TOTAL
MAIN FLOOR	2,415.75	-451.5	185.7	2,149.95
UPPER FLOOR	356.75	0	265.8	622.55
GARAGE	468.00	0	0	468
TOTAL	3,240.5	-451.5	451.5	3,240.5

■ PROPOSED A.D.U. 551.7 SF
■ EXISTING F.A.R. : 2,883.75 SF (15.5%)
■ F.A.R. ALLOWED: 3,240.5 SF (17.5%)
■ F.A.R. PROPOSED: 3,240.5 SF (17.5%)

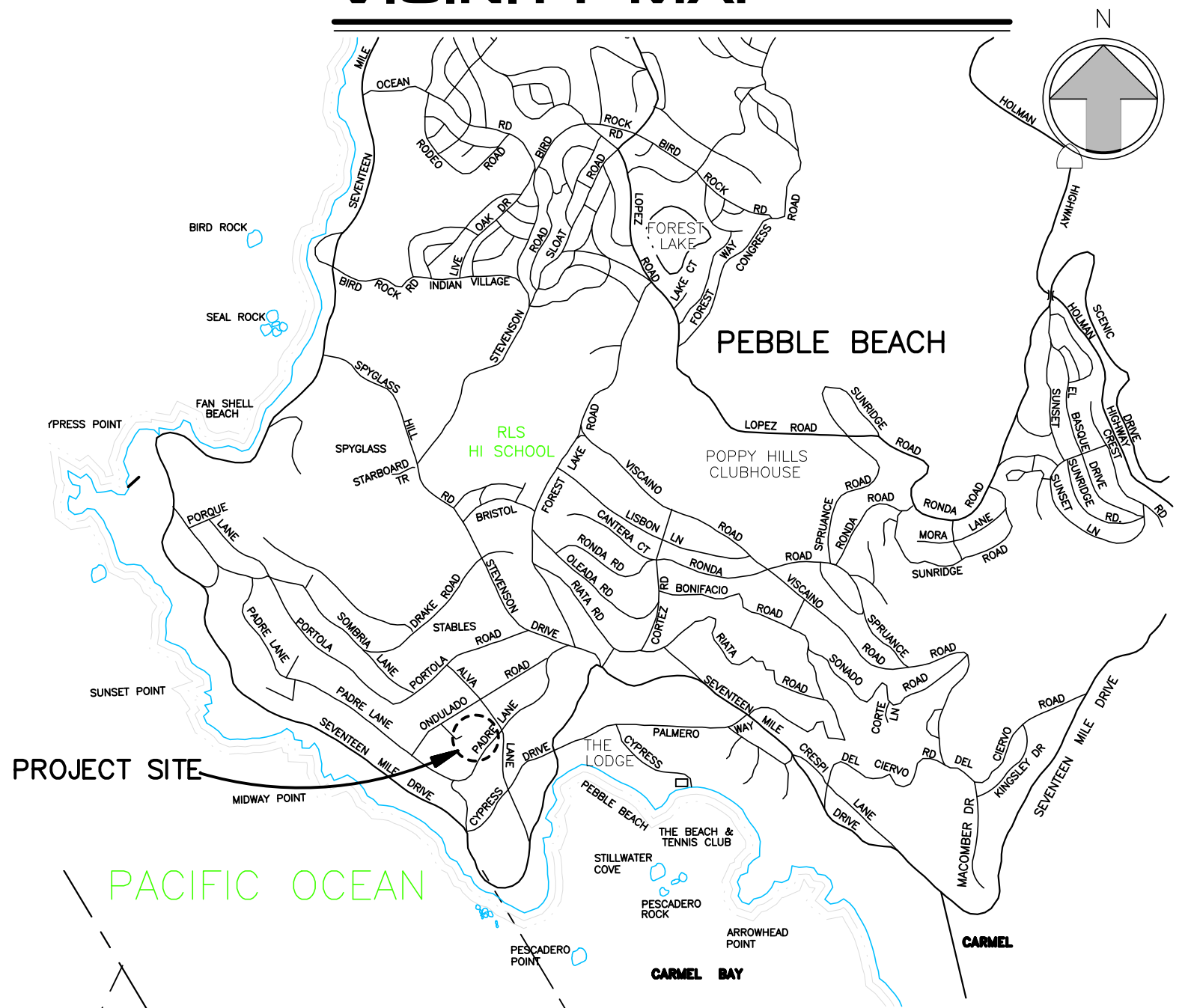
■ COVERAGE CALCULATIONS (BUILDING & IMPERVIOUS):			
PLN250040	PROPOSED REMOVAL	PROPOSED ADDITION	TOTAL
MAIN RESIDENCE *	2,883.75	-451.5	2,778
WOOD TERRACES/ STAIRS	712	-178.1	0
CONCRETE LANDING	10	0	10
STONE ENTRY PORCH	140	-60.5	0
CONCRETE WALKWAYS	219	-20.7	0
OUTDOOR TERRACE	480	0	480
DG WALKWAY	293	0	293
AC DRIVEWAY	2,509	0	2,509

IMPERVIOUS	PERMEABLE
IMPERVIOUS	IMPERVIOUS
PERMEABLE	IMPERVIOUS
IMPERVIOUS	PERMEABLE
PERMEABLE	IMPERVIOUS
IMPERVIOUS	PERMEABLE
IMPERVIOUS	IMPERVIOUS
IMPERVIOUS	IMPERVIOUS

■ PROPOSED A.D.U. 551.7 SF
■ EXISTING BUILDING SITE COVERAGE: 2,883.75 SF (15.5%)
■ BUILDING SITE COVERAGE PROPOSED*: 2,778 SF (15%)

■ PESCADERO COVERAGE CALCULATIONS	
■ EXISTING IMPERVIOUS COVERAGE: 5,621.75 SF IMPERVIOUS	
■ IMPERVIOUS COVERAGE PROPOSED: 5,495.3 SF IMPERVIOUS	
■ IMPERVIOUS COVERAGE ALLOWED: 9,000 SF IMPERVIOUS	

VICINITY MAP



JUN A. SILLANO, AIA



721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH (831) 646-1261
FAX (831) 646-1260
EMAIL idg@idg-inc.net
WEB idg-inc.net

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

STAMPS:

PROJECT/CLIENT:

JAY GILL
RESIDENCE

PROJECT ADDRESS:

1483 PADRE LANE
PEBBLE BEACH
CA 93953

APN: 008-441-017

DATE: MAY 9, 2025

PLANNING SUBMITTAL

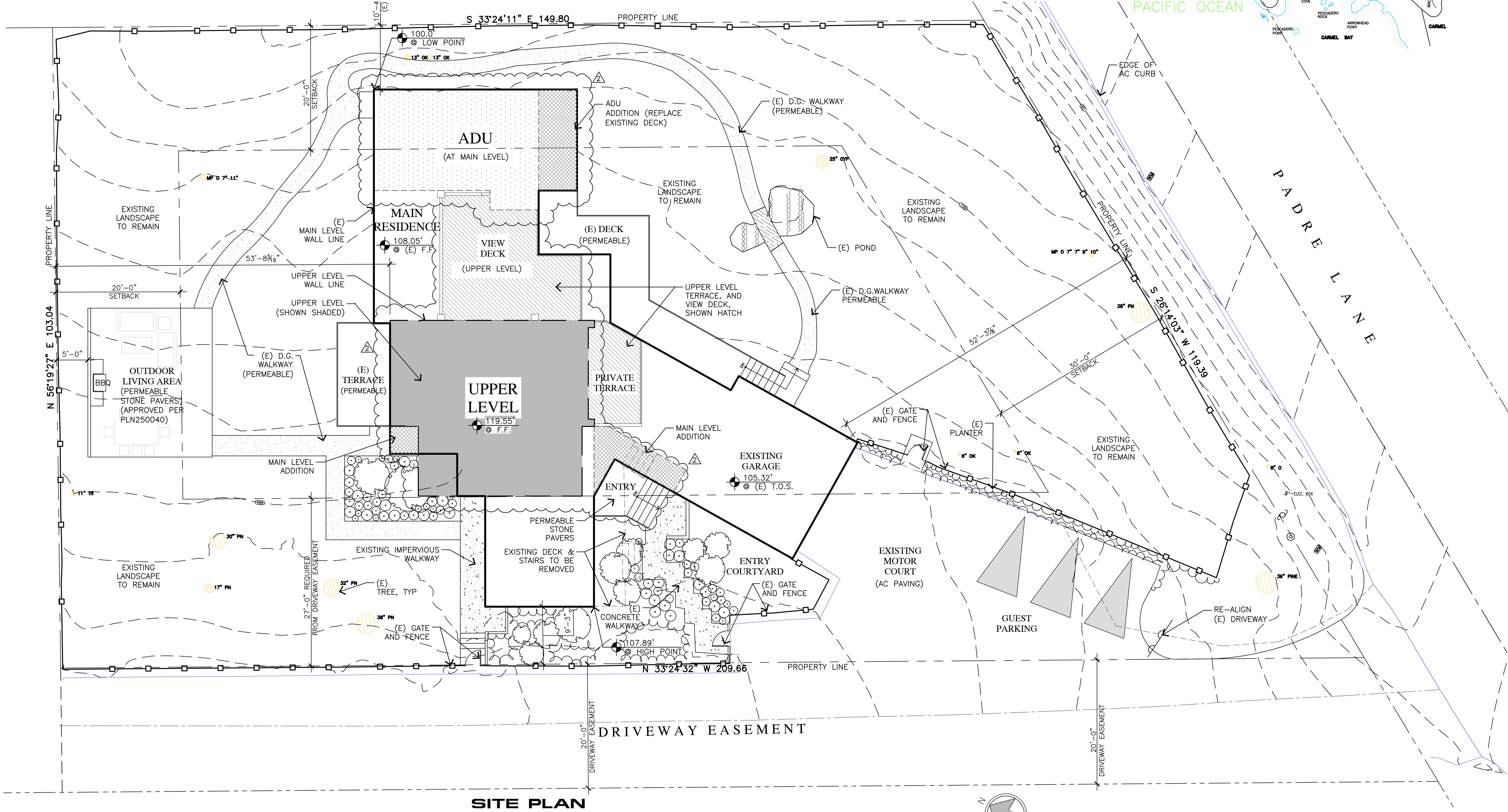
REVISIONS:

- SEPTEMBER 28, 2025
CLARIFICATION
- NOVEMBER 12, 2025
A.D.U. AMENDMENT

SITE
PLAN

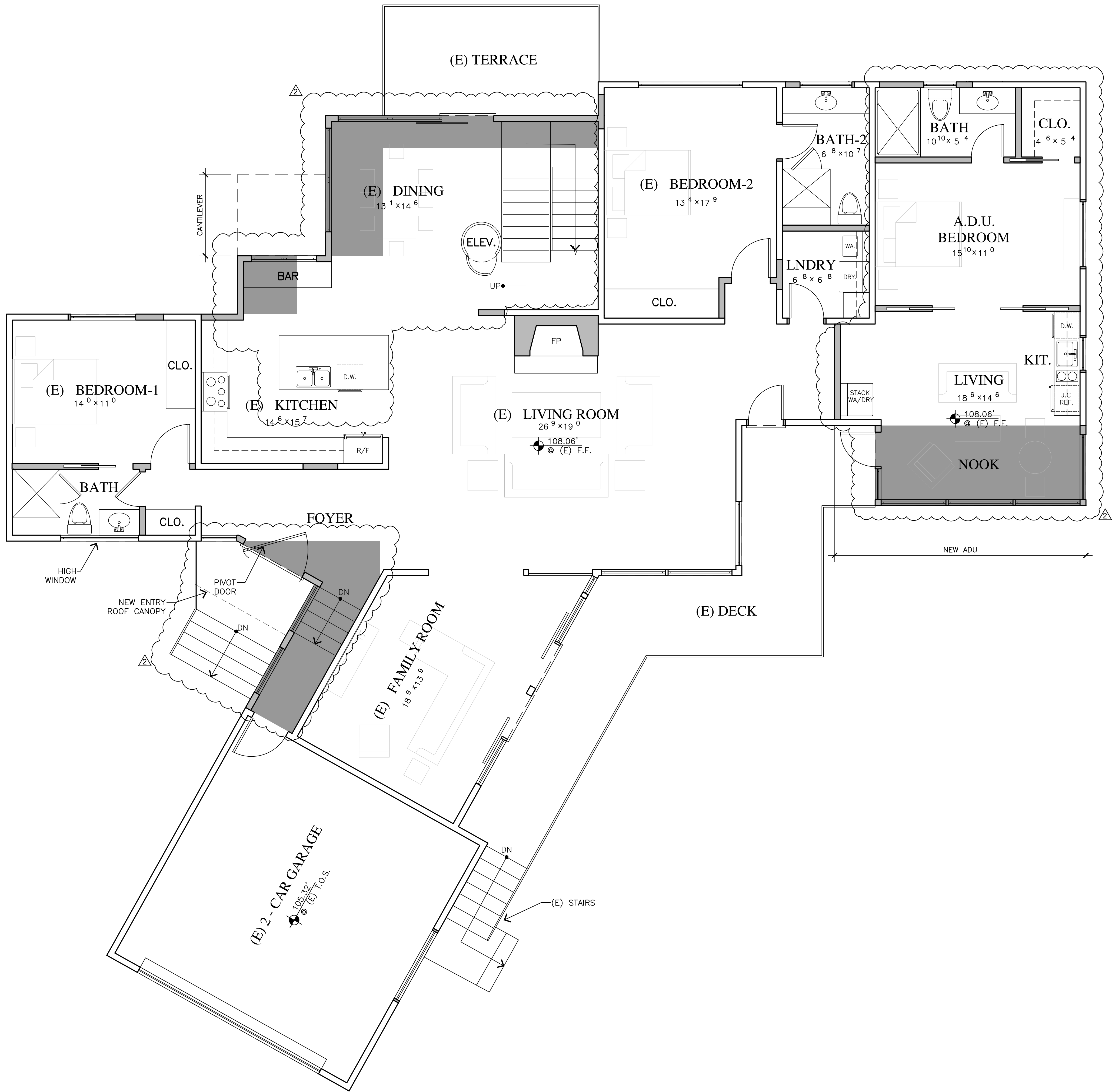
SHEET NO.

A1.0



SITE PLAN

1/8"=1'-0"



PROPOSED MAIN LEVEL PLAN

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
2X6 EXTERIOR STUD FRAMED WALL

JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH (831) 646-1261
FAX (831) 646-1260
EMAIL idg@idg-inc.net
WEB idg-inc.net

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

STAMPS:

PROJECT/CLIENT:

JAY GILL
RESIDENCE

PROJECT ADDRESS:

1483 PADRE LANE
PEBBLE BEACH
CA 93953

APN: 008-441-017

DATE: MAY 9, 2025

PLANNING SUBMITTAL

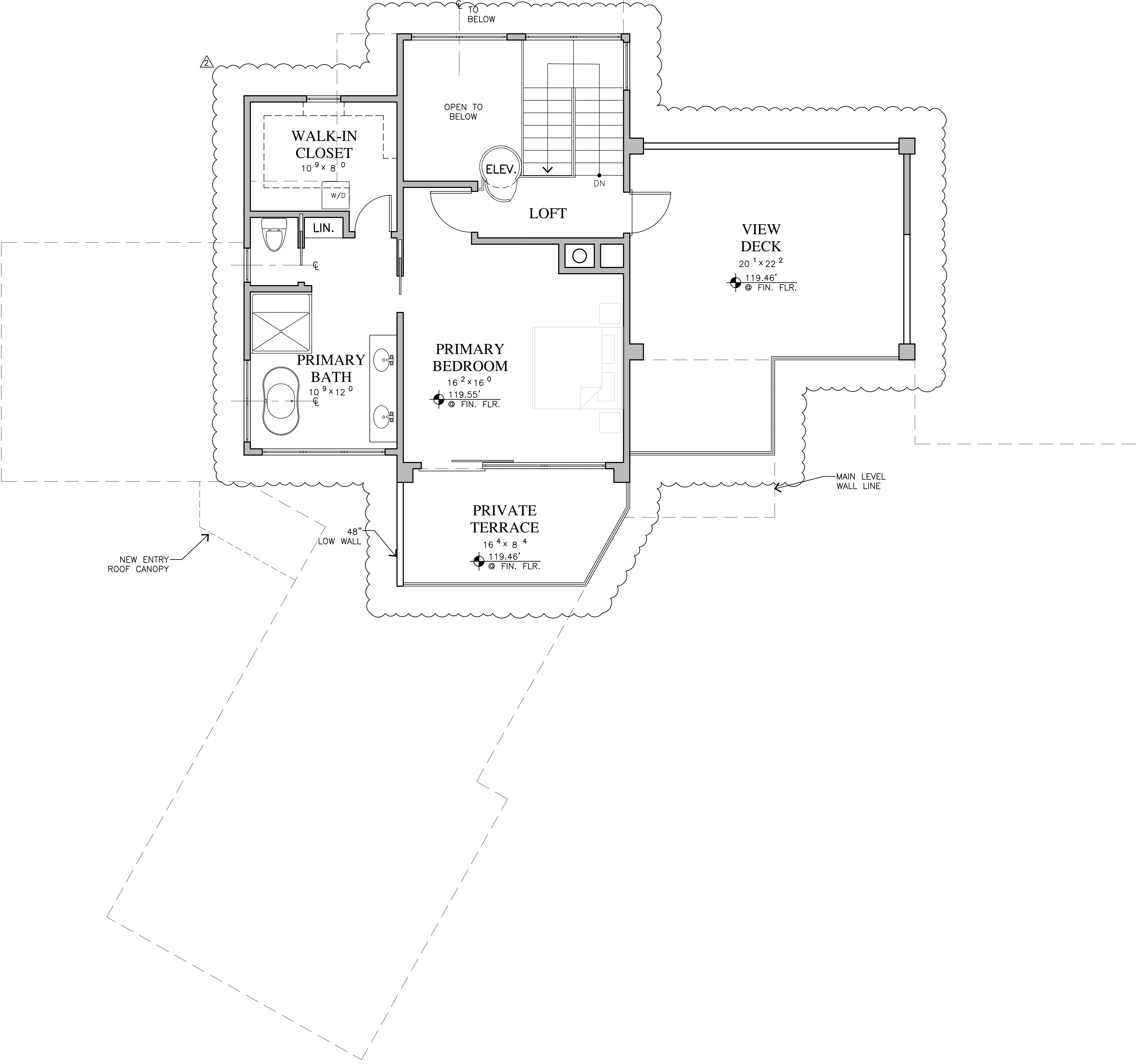
REVISIONS:

- SEPTEMBER 28, 2025
CLARIFICATION
NOVEMBER 12, 2025
A.D.U. AMENDMENT

MAIN LEVEL
PLAN

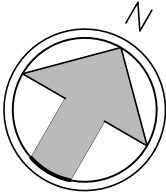
SHEET NO.

A2.0



PROPOSED UPPER LEVEL PLAN

1/4"=1'-0"



WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL

JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH (831) 646-1261
FAX (831) 646-1260
EMAIL idg@idg-inc.net
WEB idg-inc.net

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

STAMPS:

PROJECT/CLIENT:

JAY GILL
RESIDENCE

PROJECT ADDRESS:

1483 PADRE LANE
PEBBLE BEACH
CA 93953

APN: 008-441-017

DATE: MAY 9, 2025

PLANNING SUBMITTAL

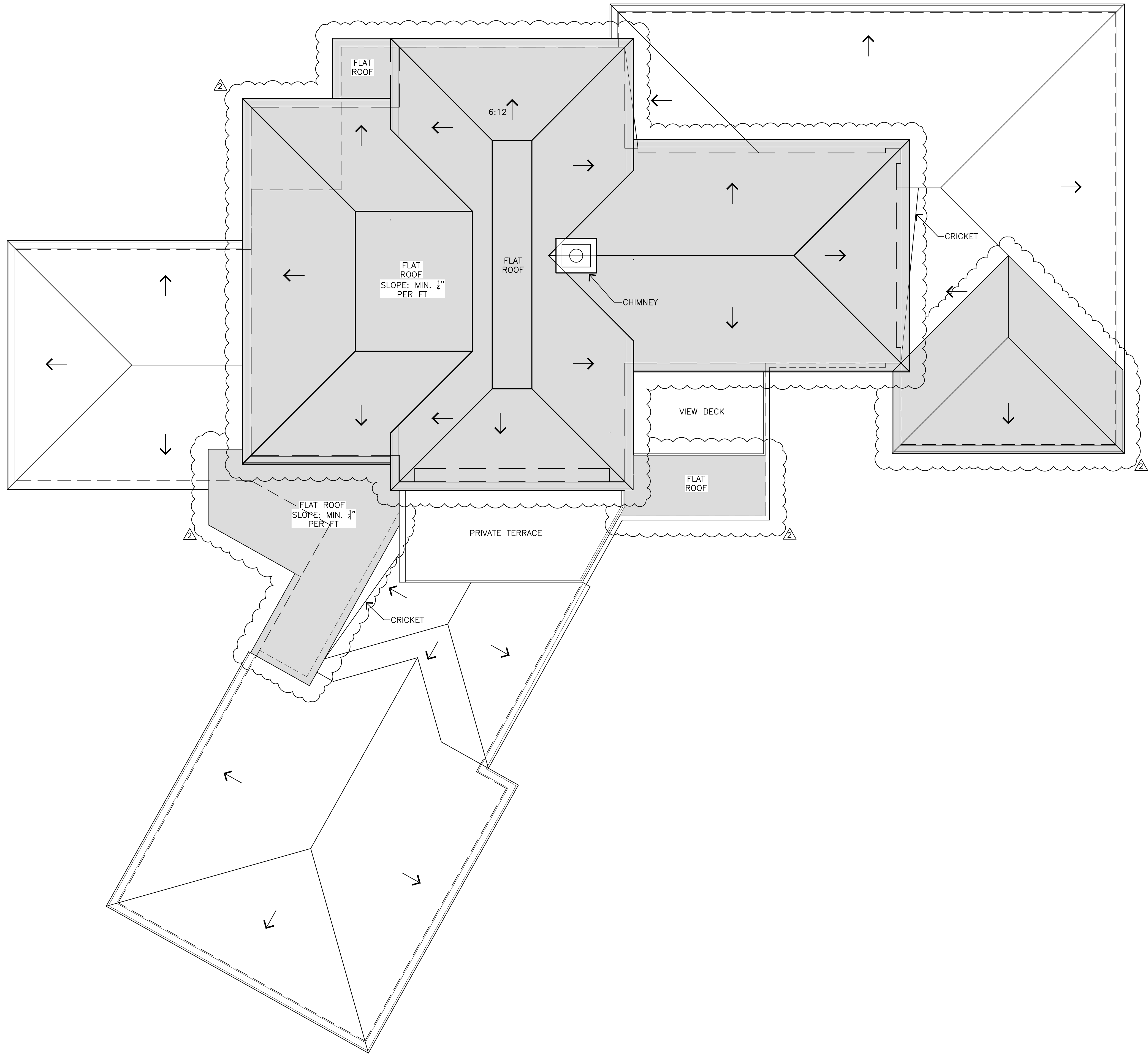
REVISIONS:

- SEPTEMBER 28, 2025
CLARIFICATION
- NOVEMBER 12, 2025
A.D.U. AMENDMENT
-
-
-
-
-

UPPER LEVEL
PLAN

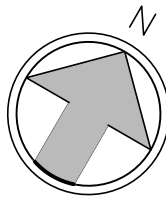
SHEET NO.

A3.0



ROOF PLAN

1/8"=1'-0"



JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

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

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

STAMPS:

PROJECT/CLIENT:

JAY GILL
RESIDENCE

PROJECT ADDRESS:

1483 PADRE LANE
PEBBLE BEACH
CA 93953

APN: 008-441-017

DATE: MAY 9, 2025

PLANNING SUBMITTAL

REVISIONS:

△	SEPTEMBER 28, 2025
	CLARIFICATION
△	NOVEMBER 12, 2025
	A.D.U. AMENDMENT
△	
△	
△	
△	

ROOF
PLAN

SHEET NO.

A5.0

DISCLAIMER:
ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, THIS OFFICE AND WERE CREATED, DEVELOPED AND DESIGNED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF IDG ARCHITECTURE, PLANNING & INTERIOR DESIGN. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

JAY GILL
RESIDENCE

PROJECT ADDRESS:

1483 PADRE LANE
PEBBLE BEACH
CA 93953

APN: 008-441-017

DATE: MAY 9, 2025

PLANNING SUBMITTAL

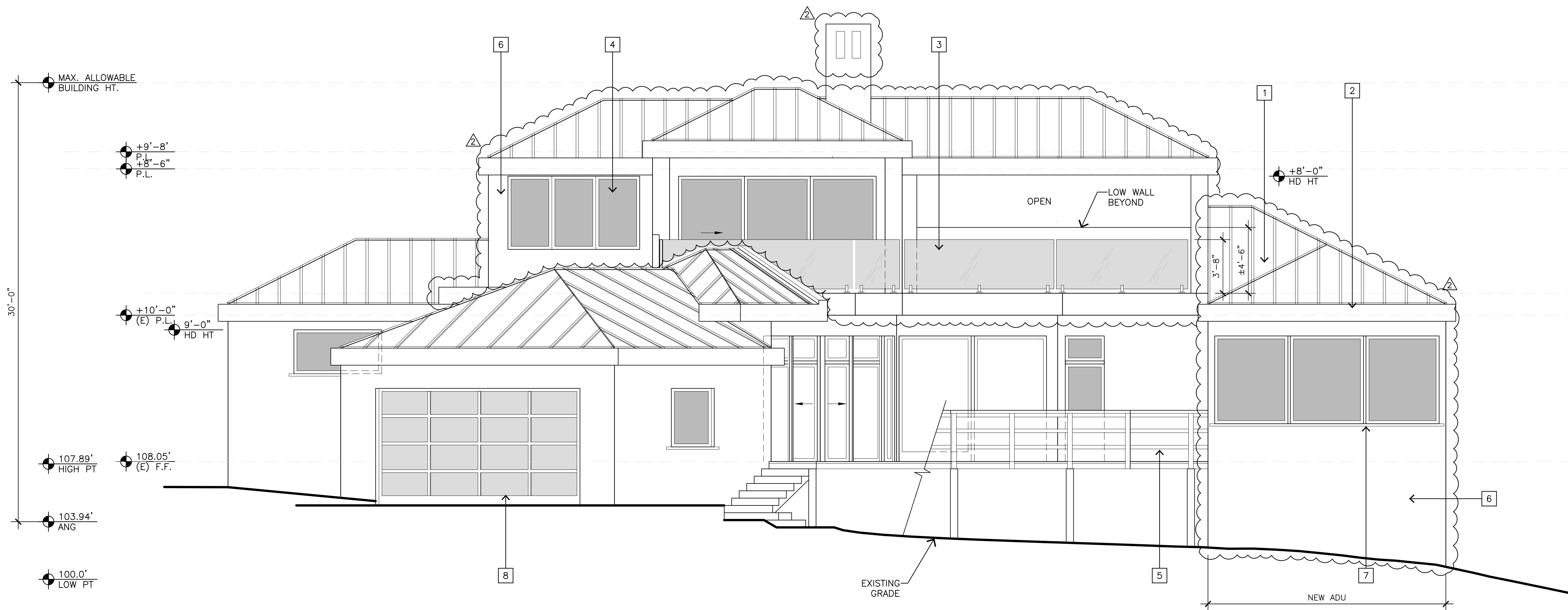
REVISIONS:

△ SEPTEMBER 28, 2025
CLARIFICATION
△ NOVEMBER 12, 2025
A.D.U. AMENDMENT
△
△
△
△

PROPOSED
ELEVATIONS

SHEET NO.

A6.0

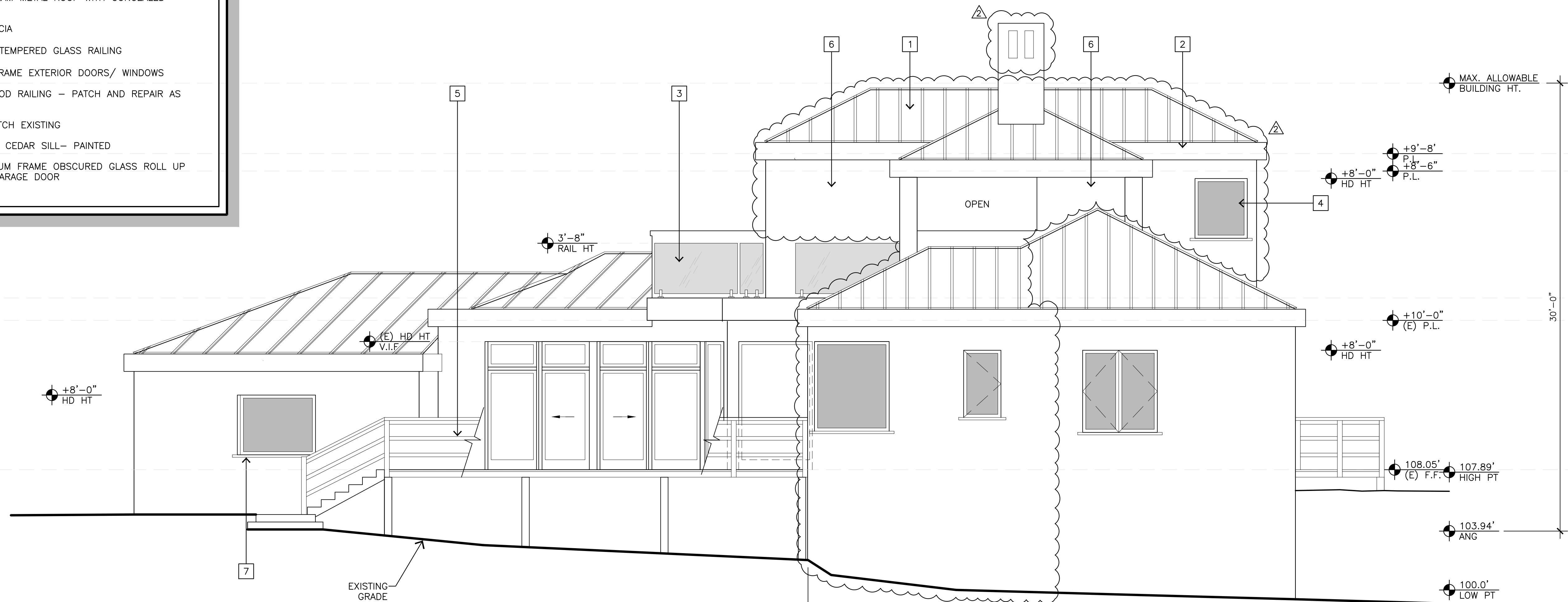


SOUTH ELEVATION - PROPOSED

1/4"=1'-0"

EXTERIOR FINISH LEGEND

- 1 STANDING SEAM METAL ROOF WITH CONCEALED GUTTERS
- 2 STUCCO FASCIA
- 3 1/2" THICK TEMPERED GLASS RAILING
- 4 ALUMINUM FRAME EXTERIOR DOORS/ WINDOWS
- 5 EXISTING WOOD RAILING - PATCH AND REPAIR AS NECESSARY
- 6 STUCCO, MATCH EXISTING
- 7 3X3 SHAPED CEDAR SILL- PAINTED
- 8 NEW ALUMINUM FRAME OBSCURED GLASS ROLL UP OVERHEAD GARAGE DOOR



EAST ELEVATION - PROPOSED

1/4"=1'-0"

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

STAMPS:

PROJECT/CLIENT:

JAY GILL
RESIDENCE

PROJECT ADDRESS:

1483 PADRE LANE
PEBBLE BEACH
CA 93953

APN: 008-441-017

DATE: MAY 9, 2025

PLANNING SUBMITTAL

REVISIONS:

SEPTEMBER 28, 2025
CLARIFICATION
NOVEMBER 12, 2025
A.D.U. AMENDMENT

PROPOSED
ELEVATIONS

SHEET NO.

A6.1

4'-6"
LOW WALL HT

+9'-0"
AT TRANSOM

EXISTING-
DOOR

EXISTING-
GRADE

NORTH ELEVATION - PROPOSED

1/4"=1'-0"

EXTERIOR FINISH LEGEND

- 1 STANDING SEAM METAL ROOF WITH CONCEALED GUTTERS
- 2 STUCCO FASCIA
- 3 1/2" THICK TEMPERED GLASS RAILING
- 4 ALUMINUM FRAME EXTERIOR DOORS/ WINDOWS
- 5 EXISTING WOOD RAILING - PATCH AND REPAIR AS NECESSARY
- 6 STUCCO, MATCH EXISTING
- 7 3X3 SHAPED CEDAR SILL- PAINTED
- 8 NEW ALUMINUM FRAME OBSCURED GLASS ROLL UP OVERHEAD GARAGE DOOR

MAX. ALLOWABLE
BUILDING HT.

+9'-8"
P.L.
+8'-6"
P.L.

+8'-0"
HD HT

+10'-0"
(E) P.L.

107.89'
HIGH PT
108.05'
(E) F.F.

103.94'
ANG

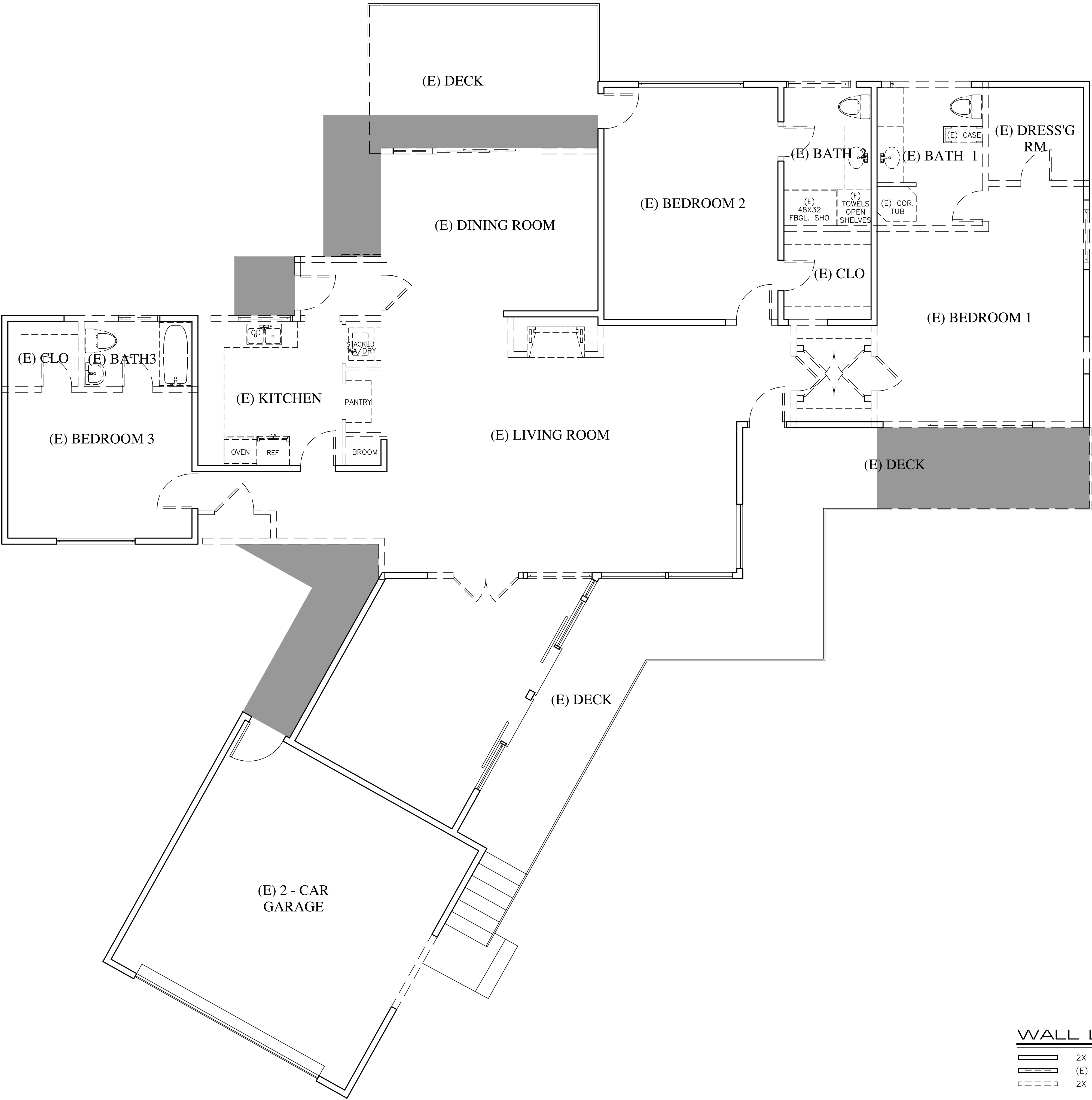
100.0'
LOW PT

WEST ELEVATION - PROPOSED

1/4"=1'-0"

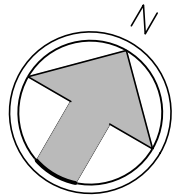
SOUTH ELEVATION - PARTIAL PROPOSED

1/4"=1'-0"



MAIN LEVEL DEMO PLAN

1/4"=1'-0"



WALL LEGEND

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

JUN A. SILLANO, AIA



721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

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

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

STAMPS:

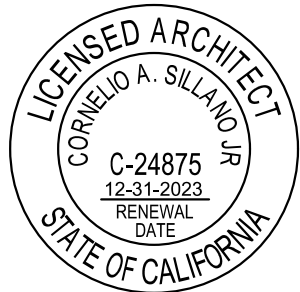
PROJECT/CLIENT:

JAY GILL
RESIDENCE

PROJECT ADDRESS:

1483 PADRE LANE
PEBBLE BEACH
CA 93953

APN: 008-441-017



DATE: MAY 9, 2025
PLANNING SUBMITTAL

REVISIONS:

- SEPTEMBER 28, 2025
CLARIFICATION
- NOVEMBER 12, 2025
A.D.U. AMENDMENT
-
-
-
-
-

MAIN LEVEL
DEMO PLAN

SHEET NO.

D2.0

GILL RESIDENCE
GRADING, DRAINAGE, AND EROSION CONTROL PLAN
APN: 008-441-017
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA

GENERAL NOTES:

- PROJECT DESIGN IS BASED ON INFORMATION OBTAINED FROM THE ARCHITECTURAL PLANS FOR GILL RESIDENCE PREPARED BY IDG, DATED 12/12/2025; AND THE TOPOGRAPHIC MAP FOR THE SITE PREPARED BY LANDSET ENGINEERS, DATED 11/01/2024.
- 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.
- 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.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

GRADING & DRAINAGE NOTES:

- ALL GRADING SHALL CONFORM TO THE LATEST AUTHORITY HAVING JURISDICTION GRADING ORDINANCE AND EROSION CONTROL ORDINANCE; THE RECOMMENDATIONS FOUND IN THE PROJECT'S GEOTECHNICAL REPORT PREPARED BY BUTANO GEOTECHNICAL ENGINEERING, DATED APRIL 2025; THE LATEST VERSION OF THE CALTRANS SPECIFICATIONS; THE GOVERNING PUBLIC AGENCIES; THE LATEST REVISION OF THE CALIFORNIA BUILDING CODE (CBC); AND THESE PLANS.
- 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.
- 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.
- THERE ARE APPROXIMATELY 25 CUBIC YARDS OF CUT AND 40 CUBIC YARDS OF FILL TOTAL WITH A NET DEFICIT OF 15 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.
- EMBANKMENT MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS, MOISTURE CONDITIONED, AND COMPACTED TO 90% MINIMUM RELATIVE COMPACTION. ALL BASECOURSE AND THE UPPER 12" OF SUBGRADE SHALL BE COMPACTED TO 95% MINIMUM RELATIVE COMPACTION.
- ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER. STEEPER SLOPES MAY BE ALLOWED ONLY WITH THE PERMISSION OF THE SOIL ENGINEER.
- PAD ELEVATIONS SHALL BE CERTIFIED TO 0.10' PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. CONTRACTOR SHALL PROVIDE ADEQUATE WATER TO DO SO AND FOR USE IN GRADING OPERATIONS.
- 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.
- 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.
- ROOF DRAINAGE SHALL BE ACCOMPLISHED BY THE USE OF GUTTERS AND DOWNSPOUTS. SEE ARCHITECTURAL PLANS FOR DOWNSPOUT LOCATIONS AND ROOF DRAINAGE DETAILS. THE DOWNSPOUTS IN THE LOCATIONS SPECIFIED ON THE SITE UTILITY PLAN SHALL BE CONNECTED TO RAINWATER LEADERS AND TIED INTO THE STORM DRAIN SYSTEM AS SHOWN ON SAID 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.
- 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. A RAIN GARDEN SHALL ALSO BE INSTALLED ALONG THE DOWNHILL PROPERTY LINE TO MITIGATE RUNOFF ONTO THE ADJACENT PROPERTY.
- 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.
- 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.
- ALL WORK IS SUBJECT TO APPROVAL BY THE AUTHORITY HAVING JURISDICTION PUBLIC WORKS SUPERINTENDENT INSPECTION AND ACCEPTANCE.
- 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.
- THE LOCATION, HEIGHT, AND PLATE HEIGHTS OF THE NEW STRUCTURE MUST BE CERTIFIED BY A SURVEYOR TO BE IN CONFORMANCE WITH THE APPROVED PLANS.
- STOP WORK WITHIN 50 METERS (165') OF UNCOVERED RESOURCE AND CONTACT THE AUTHORITY HAVING JURISDICTION RMA - PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED.

ABBREVIATIONS:

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

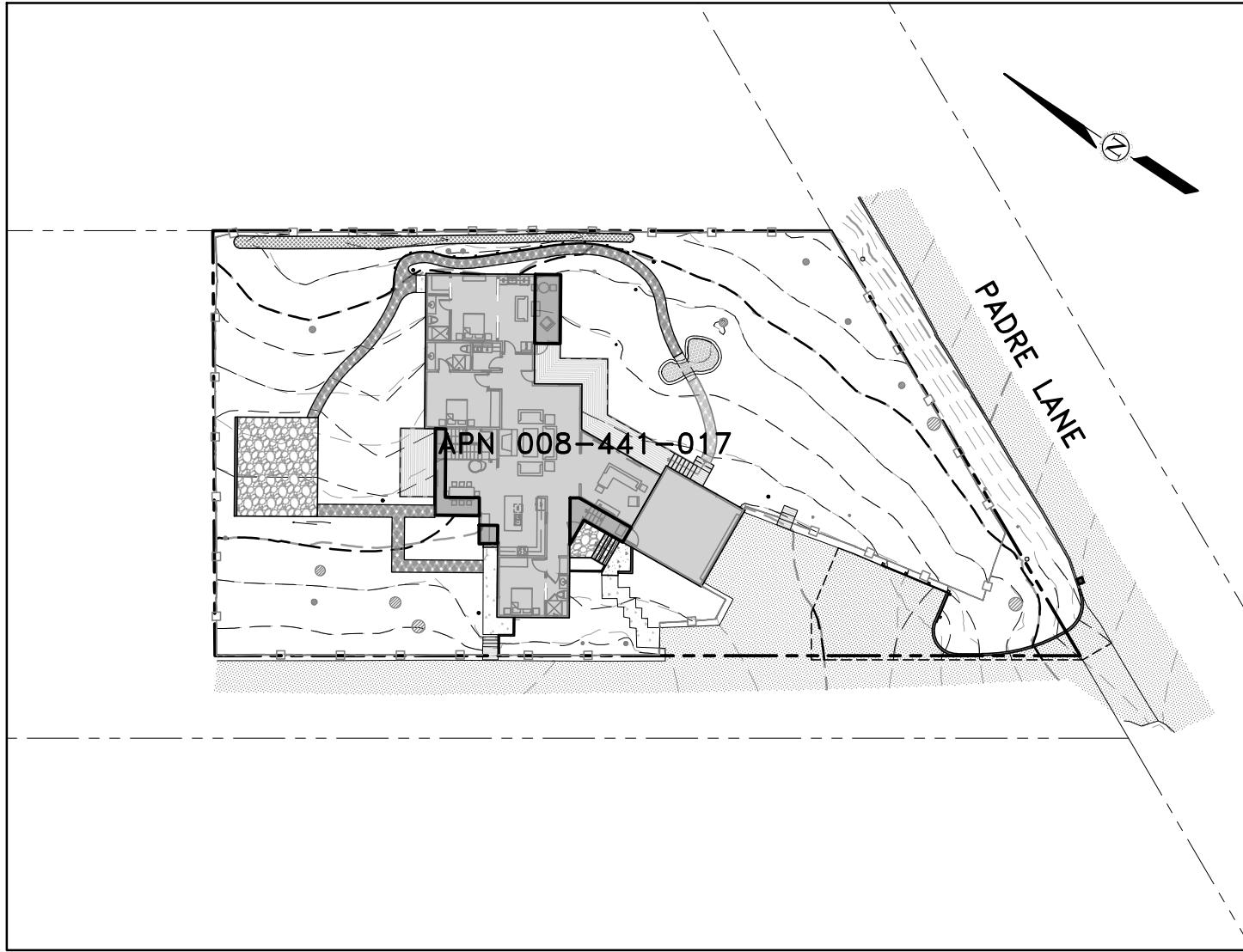
VICINITY MAP

NOT TO SCALE



LOT OVERVIEW

SCALE: 1" = 40'



GEOTECHNICAL INSPECTION SCHEDULE:

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

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

STORMWATER CONTROL NOTES:

- 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-DWG; THEREFORE, THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRs) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.
- THIS PROJECT SHALL IMPLEMENT THE FOLLOWING STRATEGIES: MINIMIZE COMPACTION OF HIGHLY PERMEABLE SOILS; LIMIT CLEARING AND GRADING OF NATIVE VEGETATION; MINIMIZE IMPERVIOUS SURFACES AND LEAVE THE REMAINING LAND IN A NATURAL UNDISTURBED STATE; MINIMIZE STORMWATER RUNOFF BY DIRECTING RUNOFF FROM PATIOS, PORCHES, AND DRIVEWAYS ONTO VEGETATED AREAS AND DIRECTING ROOF RUNOFF INTO AN INFILTRATION SYSTEM SAFELY AWAY FROM BUILDING FOUNDATIONS AND FOOTINGS, CONSISTENT WITH THE CALIFORNIA BUILDING CODE.

LEGEND:

---	PROPERTY BOUNDARY		EXISTING RESIDENCE FOOTPRINT
---	MAJOR CONTOUR (5' INTERVAL)		PROPOSED BUILDING FOOTPRINT
---	MINOR CONTOUR (1' INTERVAL)		ASPHALT CONCRETE
---	RETAINING WALL		CONCRETE
---	SWALE FLOW LINE		DECOMPOSED GRANITE
---	STORM DRAIN		STONE
---	RAINWATER LEADER		WOOD
---	CATCH BASIN		
---	AREA DRAIN		
---	DOWNSPOUT W/ SPLASH BLOCK		
---	DISPERSION TRENCH		
---	ENERGY DISSIPATOR		
---	TREE		
---	TREE TO BE REMOVED		

PROJECT DATA:

SITE LOCATION:

1483 PADRE LN
PEBBLE BEACH, CA 93953

GRADING VOLUMES:

CUT	25 CY
FILL	40 CY
NET	15 CY FILL

SITE AREA:

18,517 SF (0.425 AC)

DISTURBED AREA:

±14,643 SF

IMPERVIOUS LOT COVERAGE:

EXISTING	4,685 SF
REMOVED	- 700 SF
NEW/REPLACED	+1,032 SF
TOTAL	5,017 SF

INDEX TO SHEETS:

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

CONTACT INFORMATION:

PROPERTY OWNER:

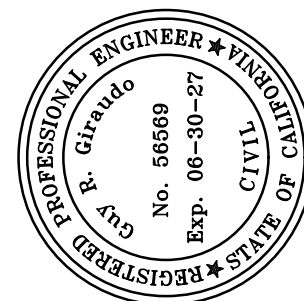
JAY GILL
1483 PADRE AVE
PEBBLE BEACH, CA 93953

ARCHITECT:

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

CIVIL:

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



APPROVED BY:

GUY R. GIRAUDO



COVER SHEET

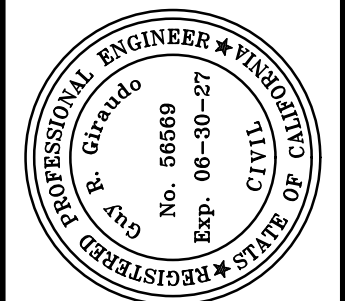
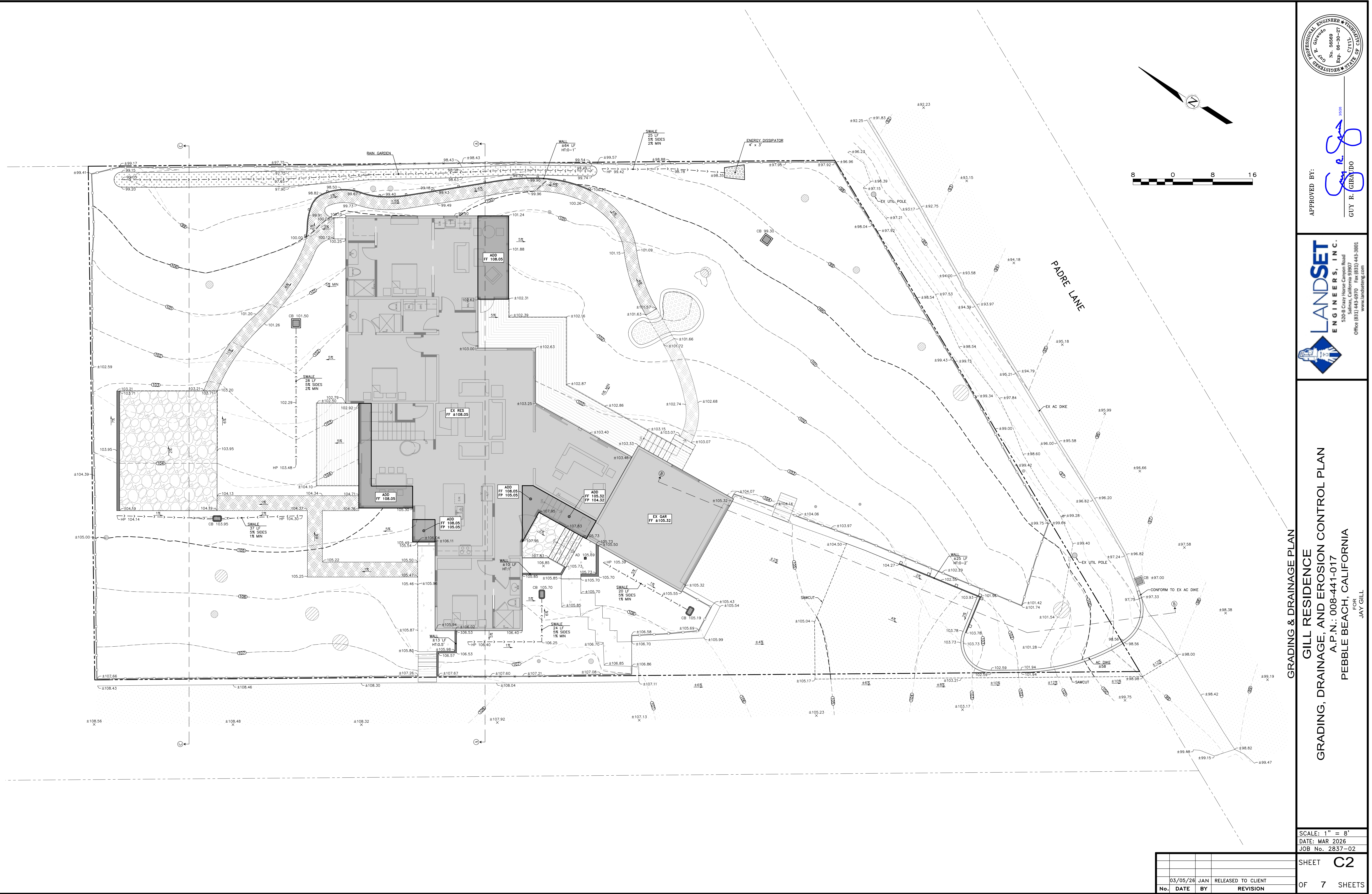
GILL RESIDENCE
GRADING, DRAINAGE, AND EROSION CONTROL PLAN
A.P.N.: 008-441-017
PEBBLE BEACH, CALIFORNIA
FOR
JAY GILL

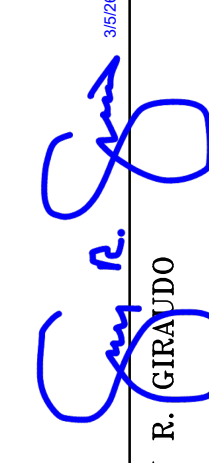
SCALE: AS SHOWN
DATE: MAR 2026
JOB No. 2837-02

SHEET C1

OF 7 SHEETS

	03/05/26	JAN	RELEASED TO CLIENT
No.	DATE	BY	REVISION



APPROVED BY: 
 GUY R. GIRARDO
 CIVIL ENGINEER

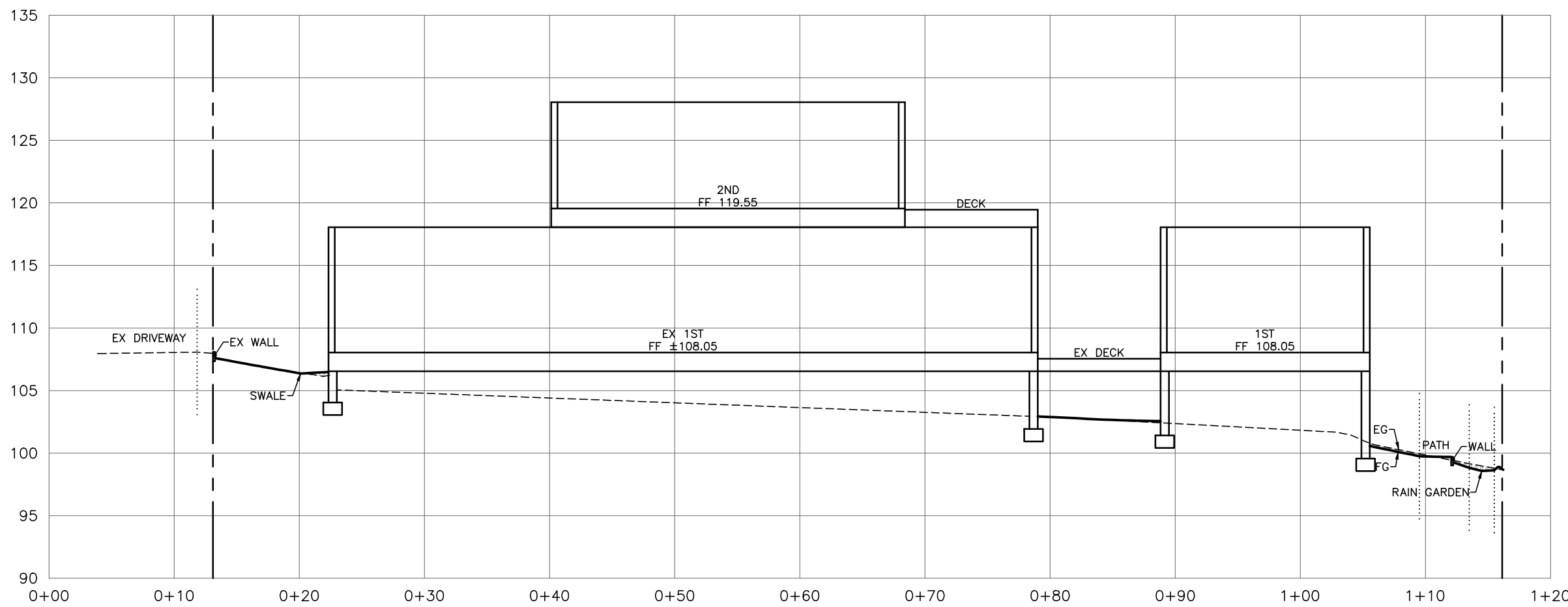


GRADING & DRAINAGE PLAN
GILL RESIDENCE
GRADING, DRAINAGE, AND EROSION CONTROL PLAN
 A.P.N.: 008-441-017
 PEBBLE BEACH, CALIFORNIA
 FOR JAY GILL

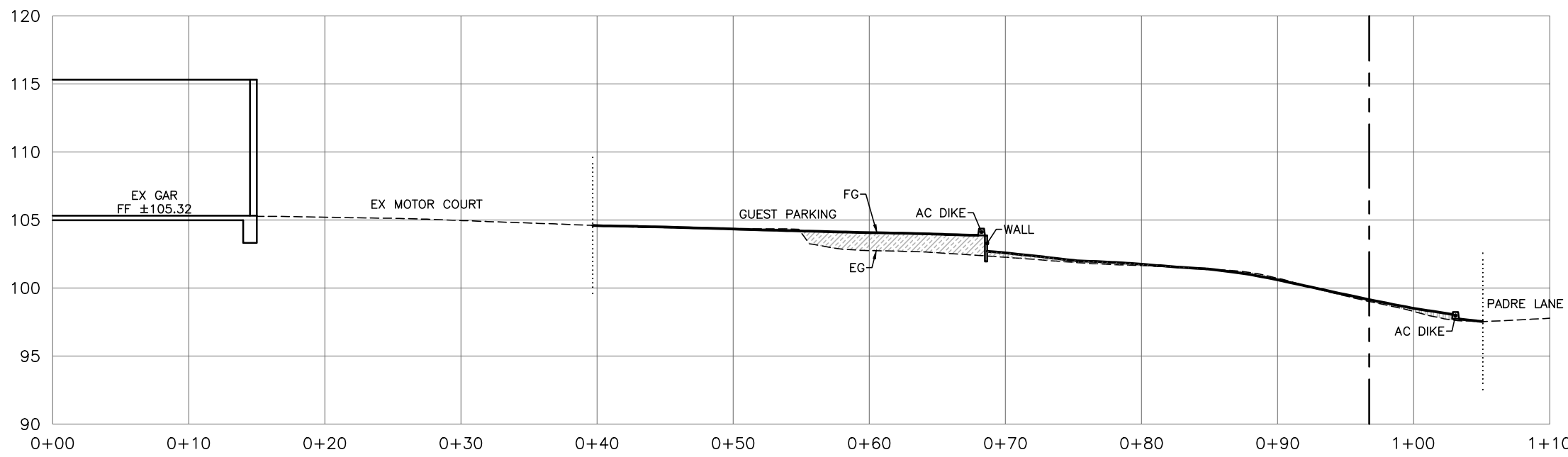
SCALE: 1" = 8'
 DATE: MAR 2026
 JOB No. 2837-02

SHEET **C2**
 OF 7 SHEETS

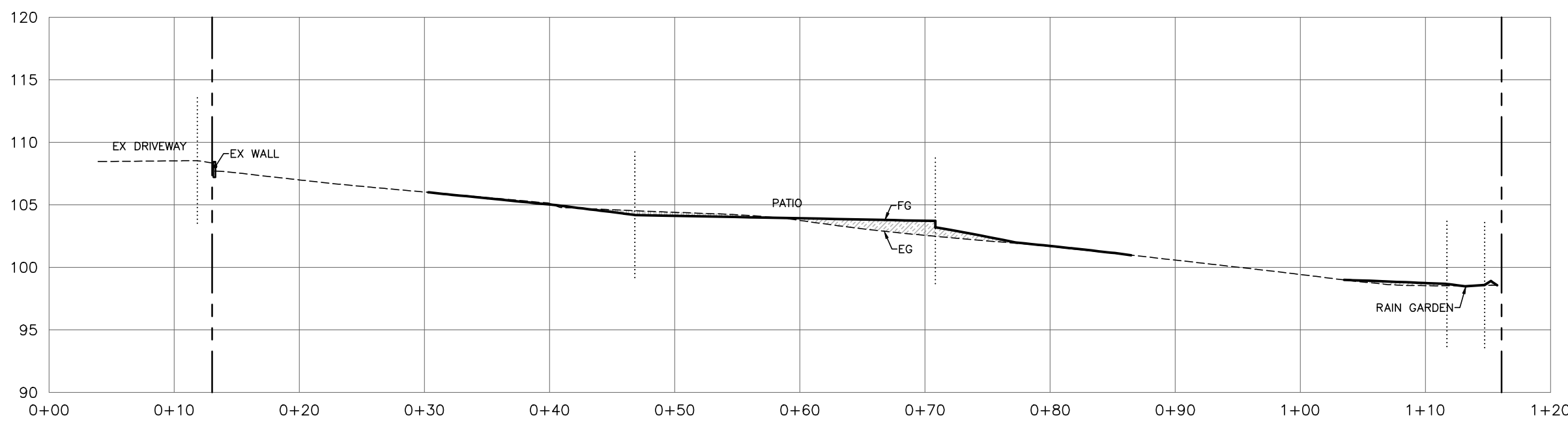
No.	DATE	BY	REVISION
03/05/26	JAN		RELEASED TO CLIENT



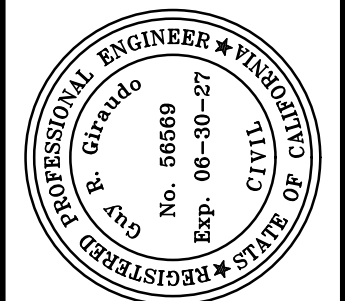
SECTION A-A
SCALE: 1"=10' H&V



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



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



APPROVED BY:

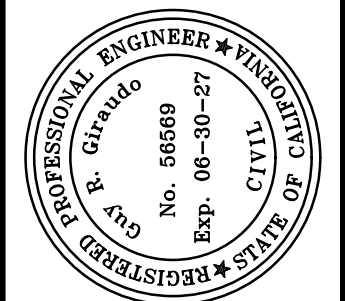
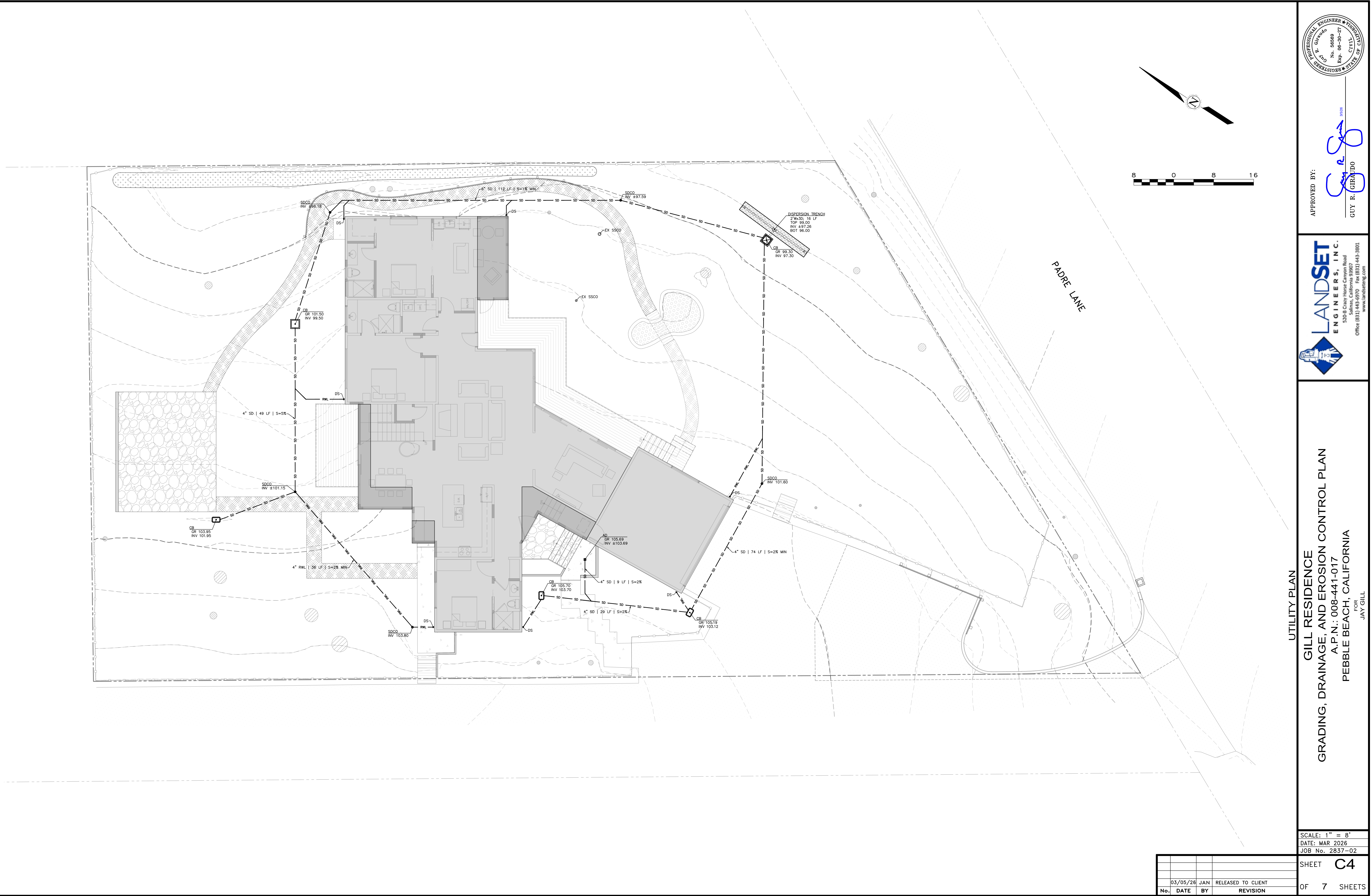
GUY R. GIRARDO



GRADING SECTIONS & DETAILS
GILL RESIDENCE
GRADING, DRAINAGE, AND EROSION CONTROL PLAN
A.P.N.: 008-441-017
PEBBLE BEACH, CALIFORNIA
FOR
JAY GILL

SCALE: AS SHOWN
DATE: MAR 2026
JOB No. 2837-02

SHEET C3			
OF 7 SHEETS			
No.	DATE	BY	REVISION
	03/05/26	JAN	RELEASED TO CLIENT



APPROVED BY:

GUY R. GIRARDO

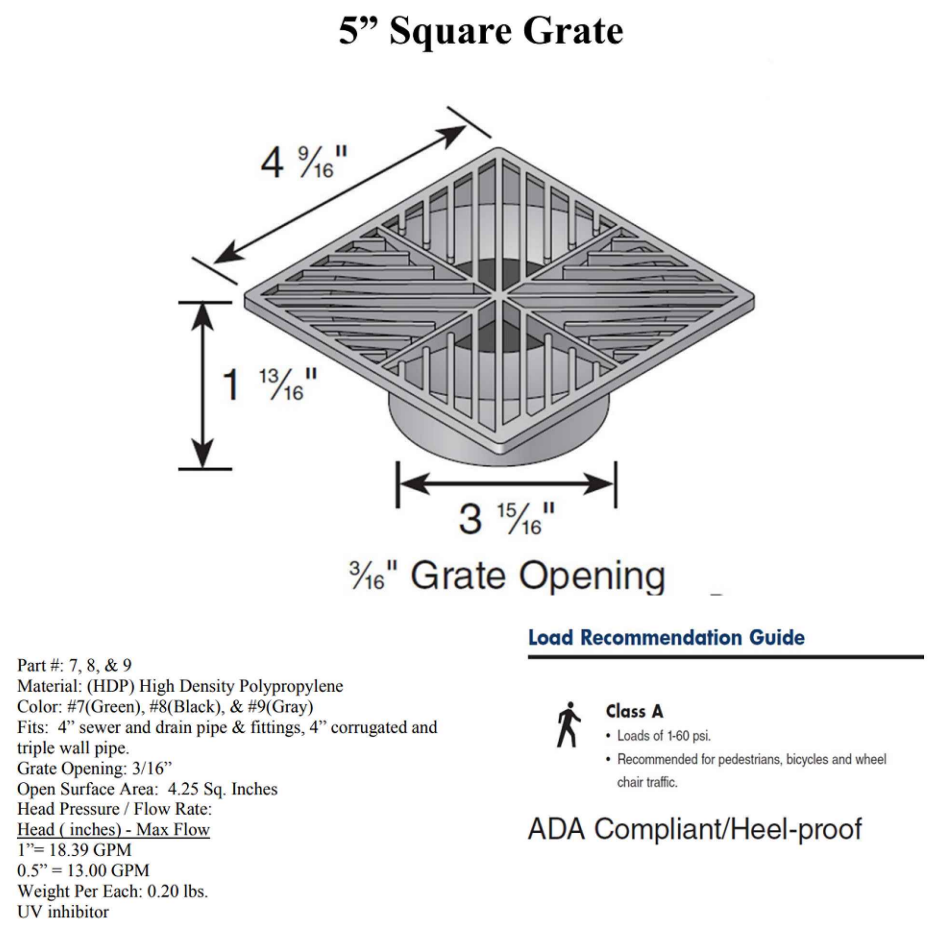


UTILITY PLAN
GILL RESIDENCE
GRADING, DRAINAGE, AND EROSION CONTROL PLAN
A.P.N.: 008-441-017
PEBBLE BEACH, CALIFORNIA
FOR
JAY GILL

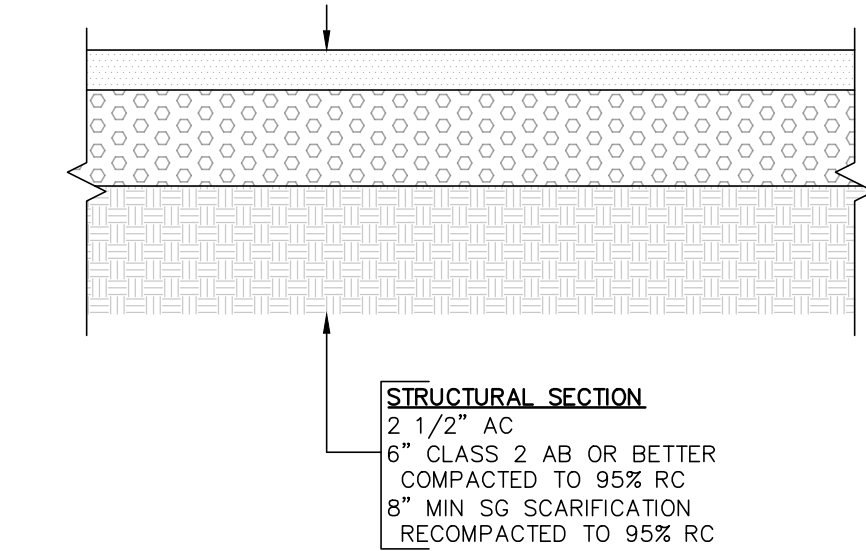
SCALE: 1" = 8'
DATE: MAR 2026
JOB No. 2837-02

SHEET C4
OF 7 SHEETS

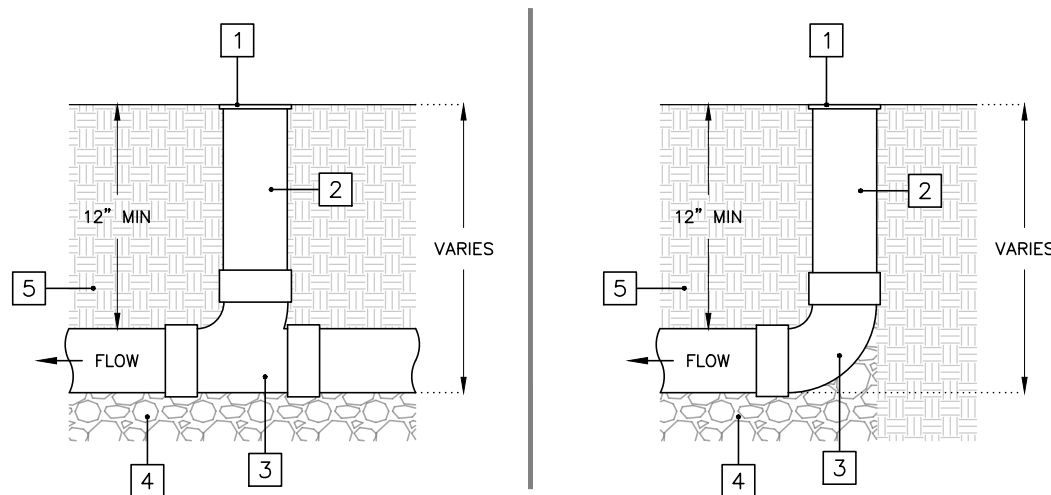
No.	DATE	BY	RELEASED TO CLIENT	REVISION
03/05/26	JAN			



1 NDS 5" SQUARE GRATE

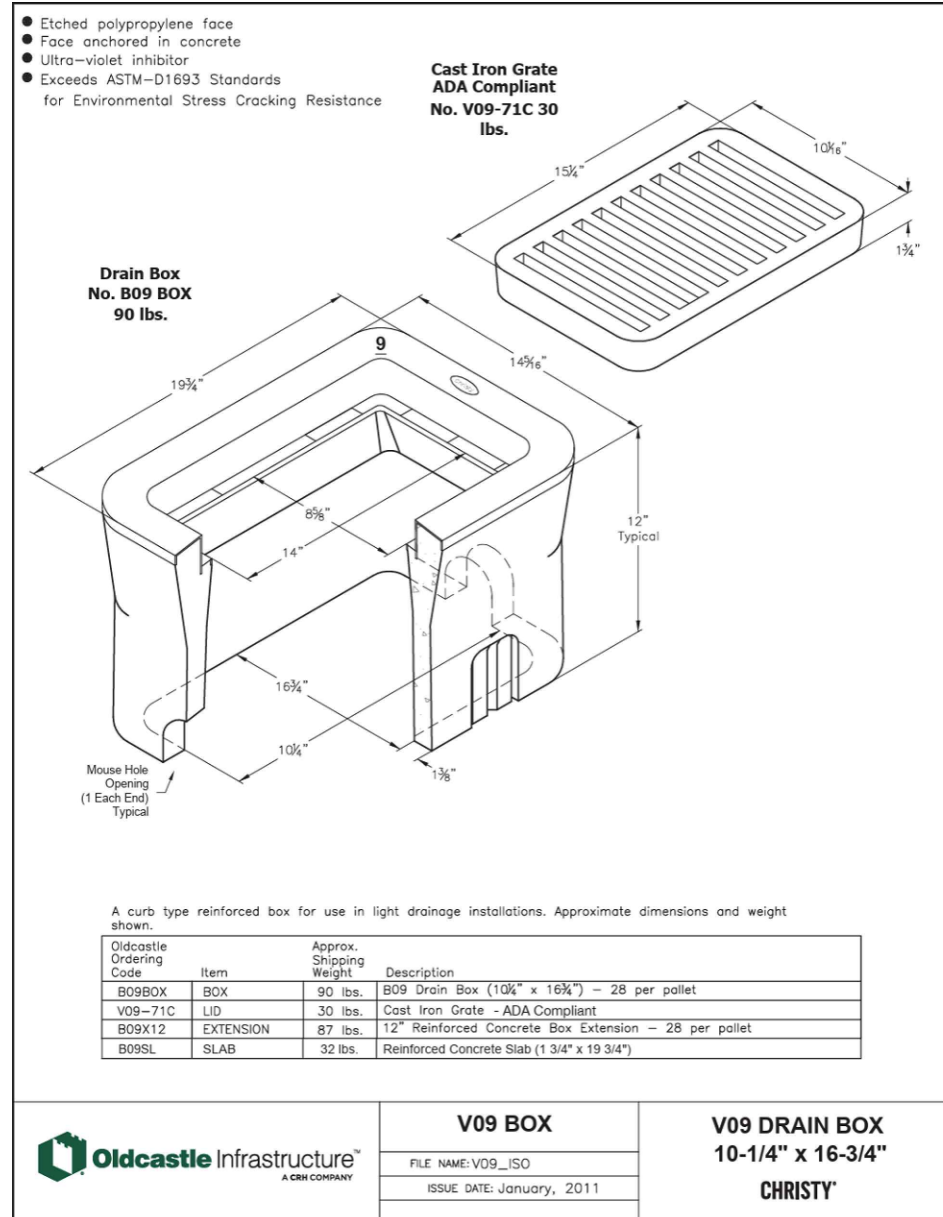


6 PAVEMENT SECTION (ASPHALT)

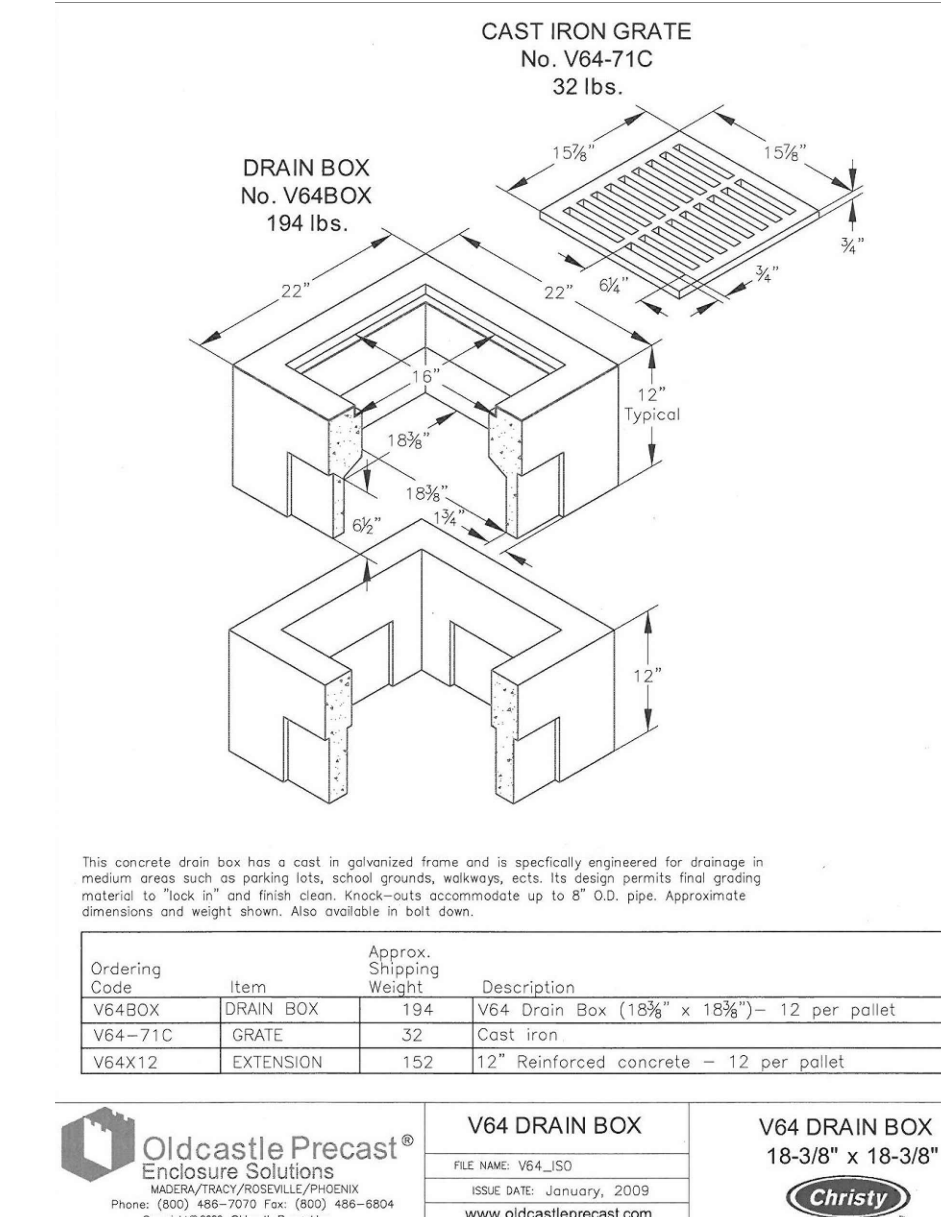


1. NDS GRATE (SHAPE AND SIZE AS INDICATED ON SITE UTILITY PLAN). GRATES SHALL HAVE A LOAD RATING GREATER THAN OR EQUAL TO THE EXPECTED LOAD IN THE INSTALLATION AREA. GRATES SHOULD BE SECURED IN PLACE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
2. 4" PVC RISER PIPE (LENGTH AS REQUIRED).
3. 4" PVC ELBOW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

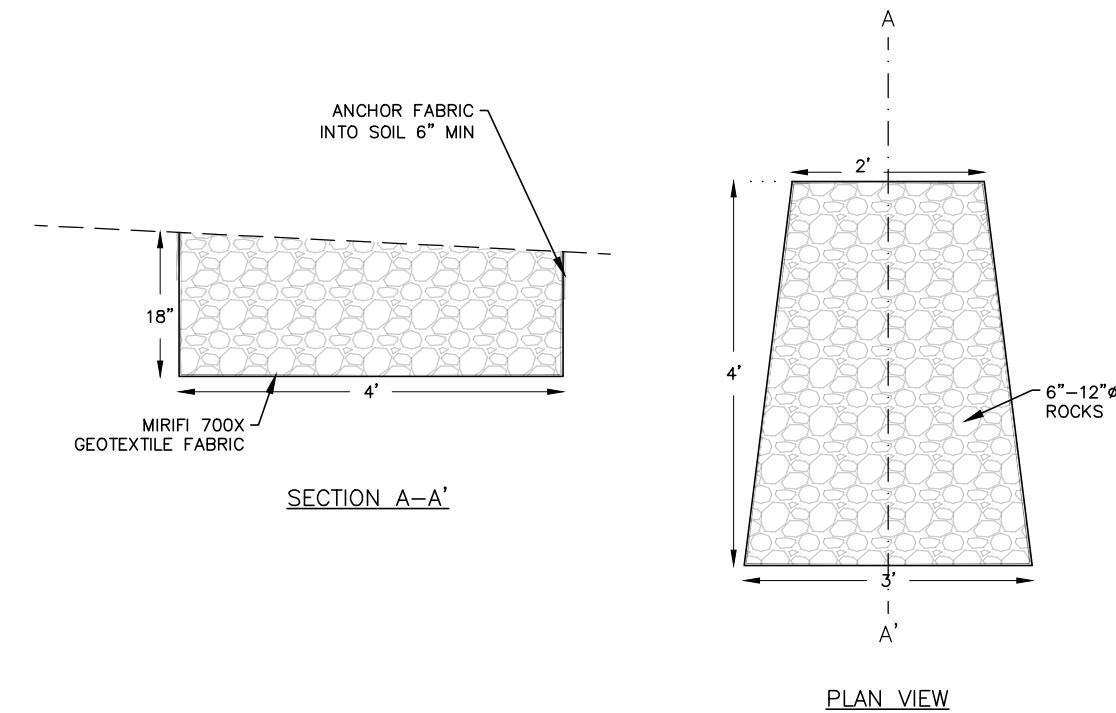
2 AREA DRAIN INSTALLATION



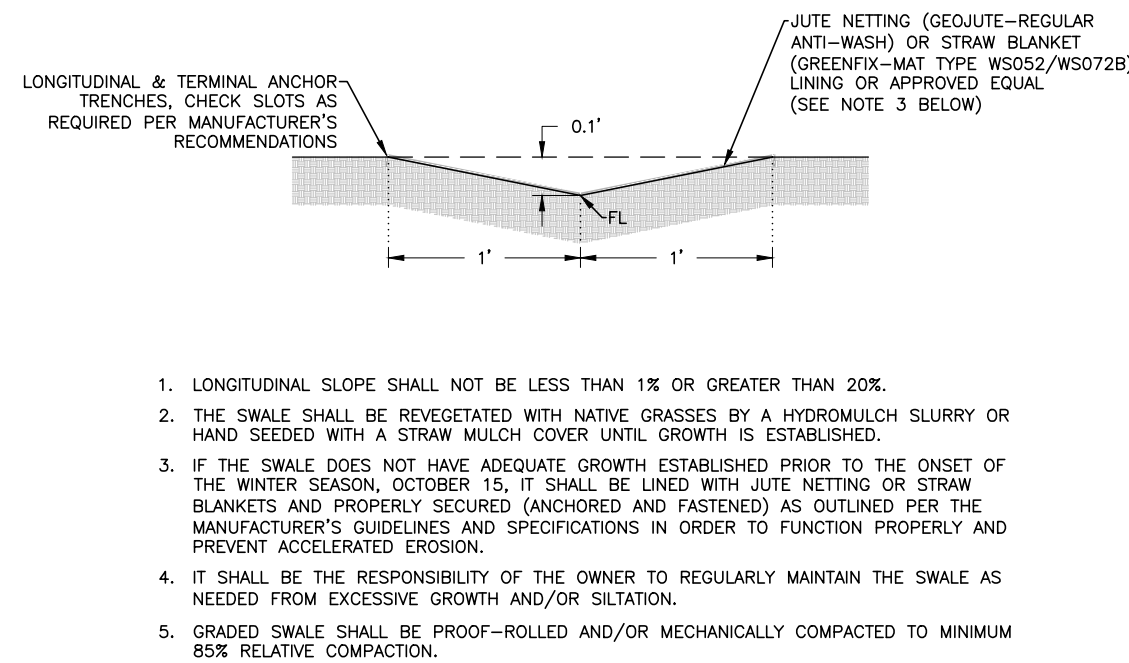
3 CHRISTY V09 CATCH BASIN



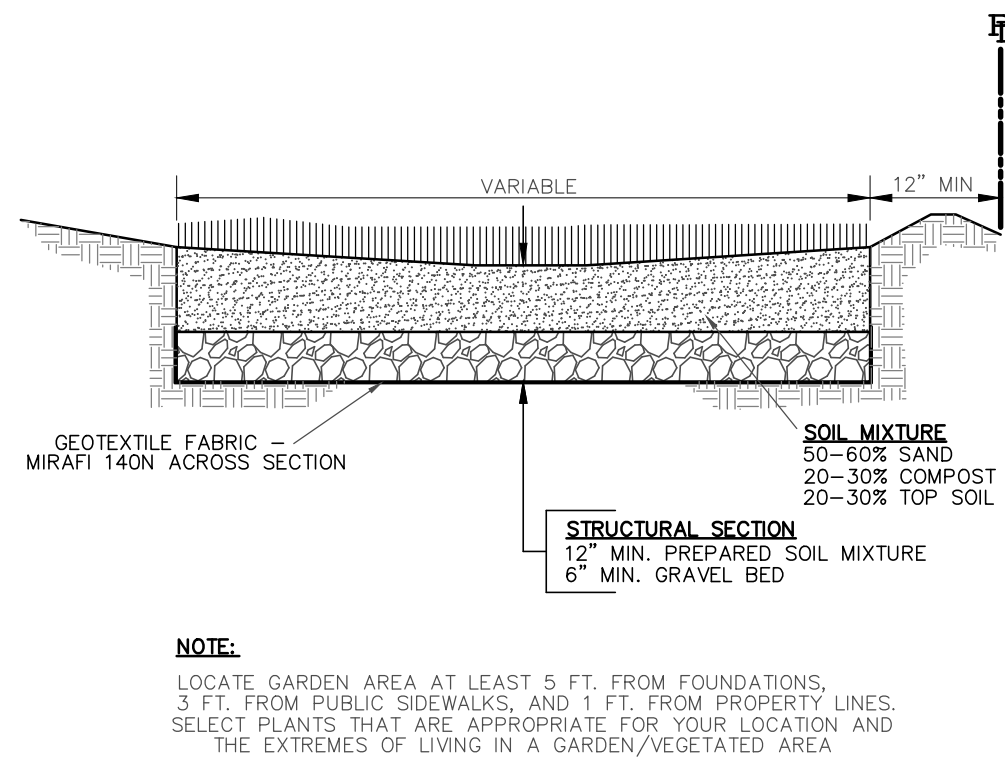
4 CHRISTY V64 CATCH BASIN



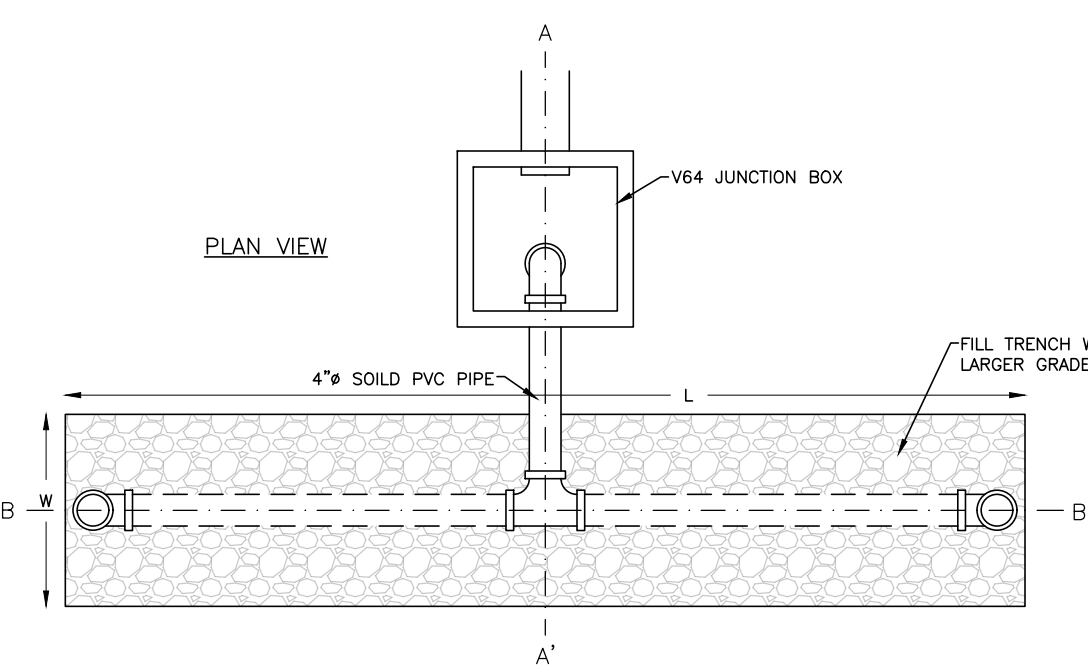
5 ENERGY DISSIPATOR



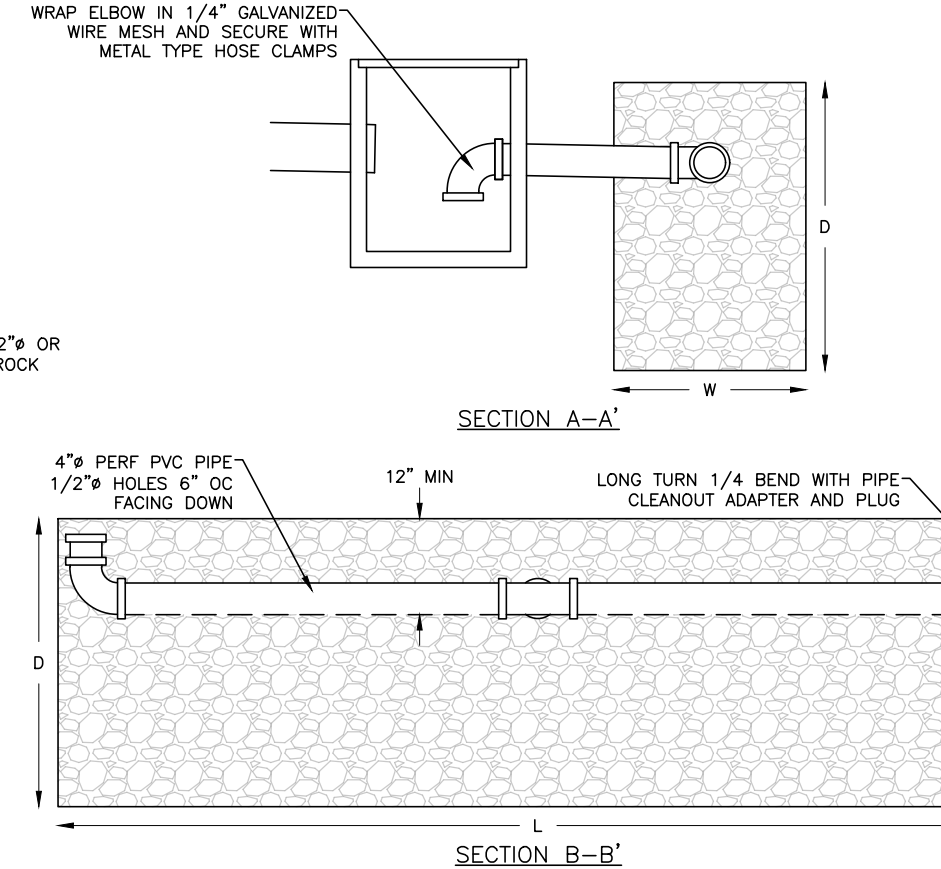
7 EARTH SWALE



8 RAIN GARDEN



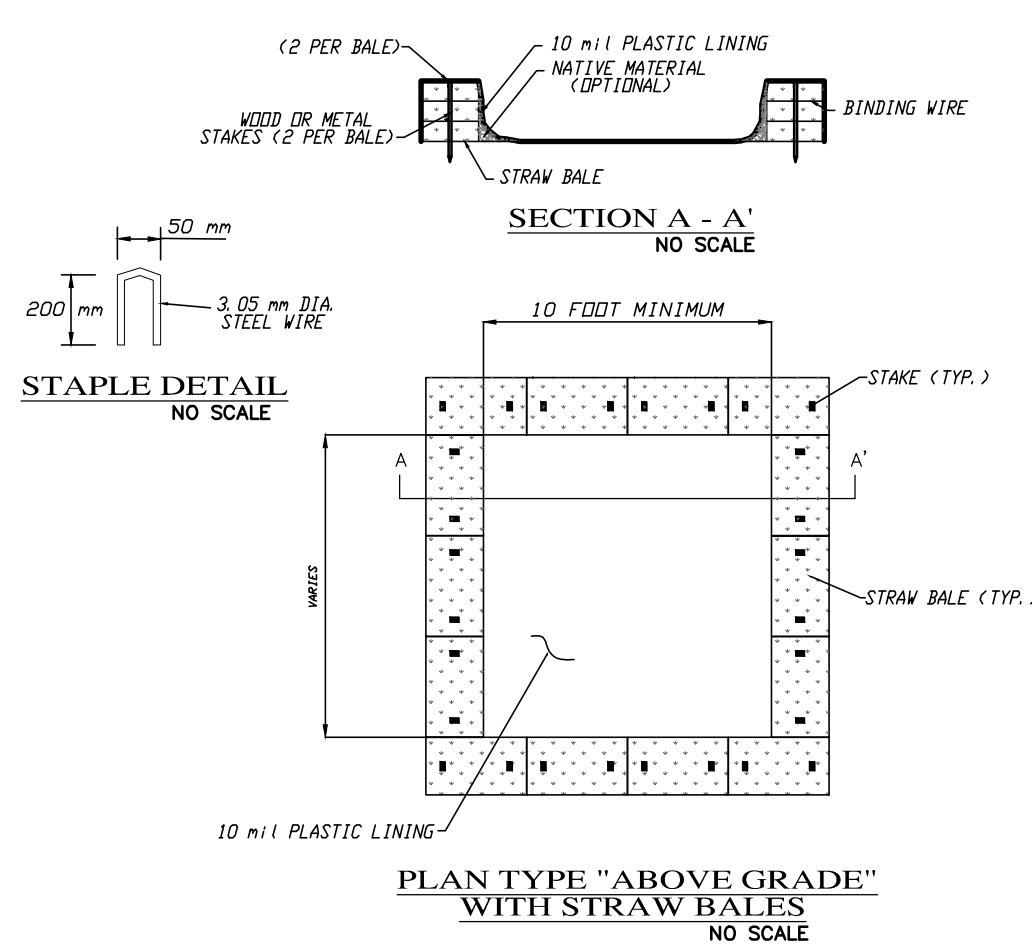
13 DISPERSION TRENCH



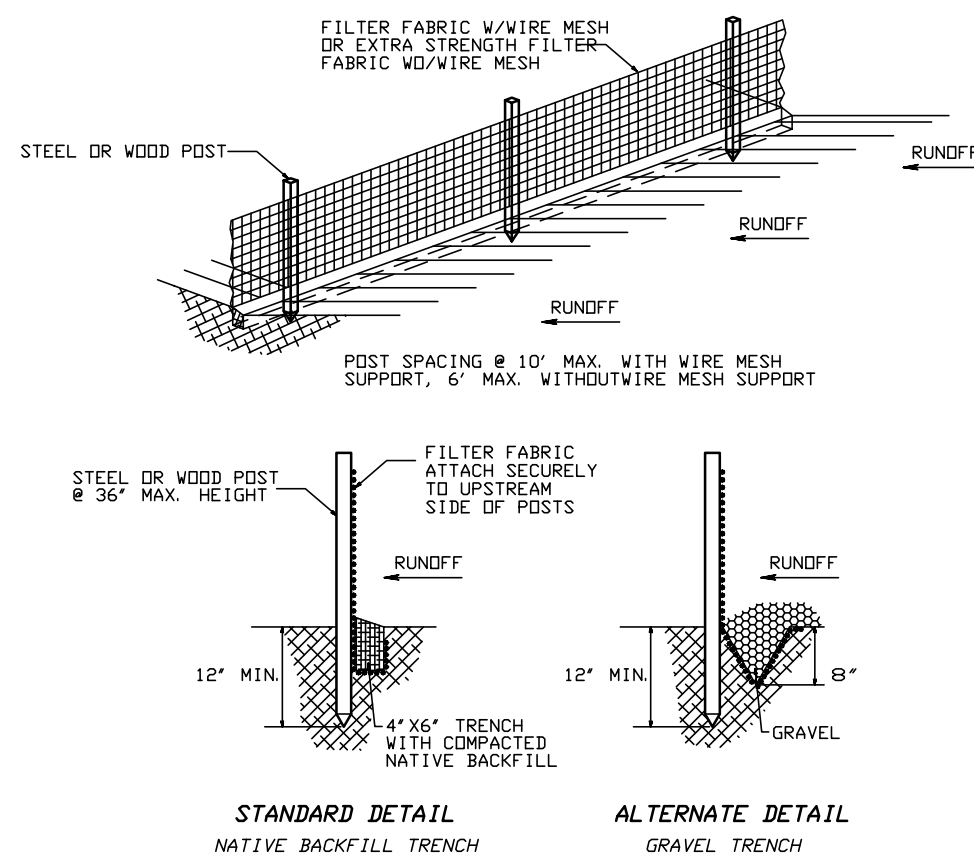
11

12

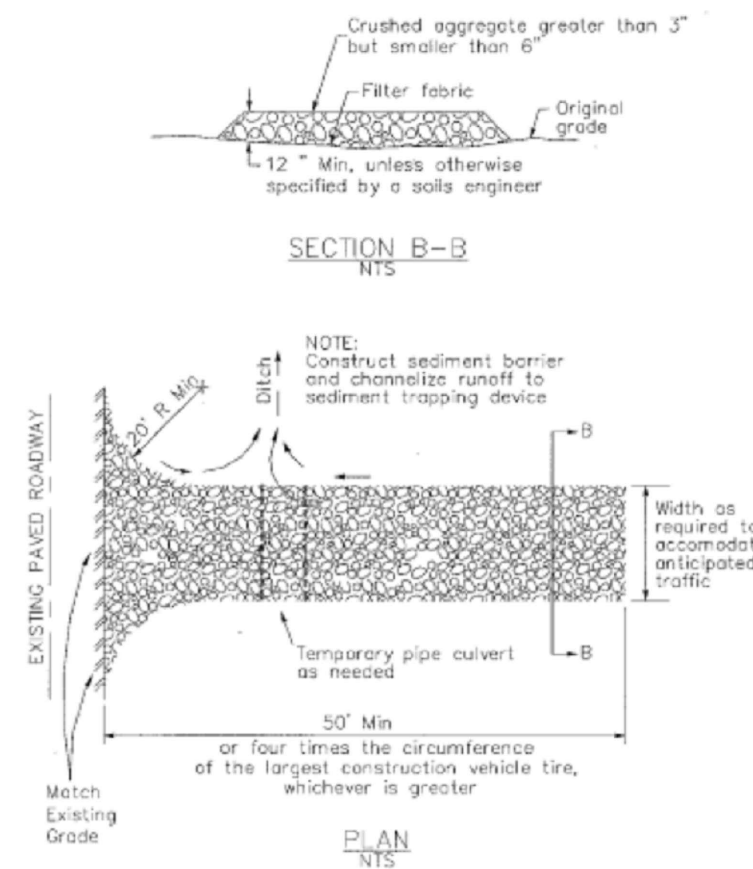
No.	DATE	BY	REVISION
	03/05/26	JAN	RELEASED TO CLIENT



CONCRETE WASHOUT
NOT TO SCALE



SILT FENCE
NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

EROSION & SEDIMENT CONTROL NOTES:

- 1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE AUTHORITY HAVING JURISDICTION EROSION CONTROL ORDINANCE.
- 2) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
- 3) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
- 4) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK. ACCESS ROADS SHALL BE CLEANED DAILY (IF NECESSARY) AND PRIOR TO ANY RAIN EVENT.
- 5) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
- 6) CONTRACTOR SHALL PROVIDE WATERING FOR DUST CONTROL DURING ALL GROUND DISTURBANCE OPERATIONS.
- 7) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDING 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 SEEDING WITH THE FOLLOWING EROSION CONTROL MIX: *BROMUS CARINATUS* (CALIFORNIA BROME), *VULPIA MICROSTACHYS* (NUTTALL'S FESCUE), *ELYMIUS GLAUCUS* (BLUE WILD RYE), *HORDEUM BRACHYANTHERUM* (MEADOW BARLEY), *FESTUCA RUNRMOLATE* BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.
- 10) SEEDING 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 IMMEDIATELY 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
- 2)
- 3)
- 4)
- 5)
- 6)
- 7)
- 8)
- 9)
- 10)
- 11)

FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ON-SITE, 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.

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.

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.

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.

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.

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.

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.

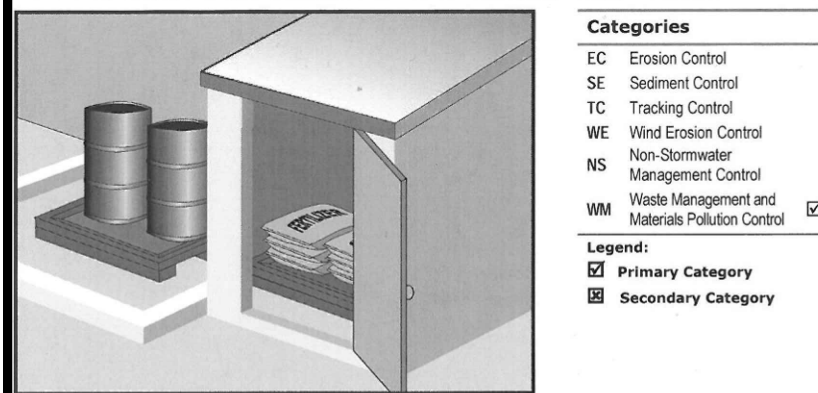
SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEYED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. 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.

GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 40Z/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.

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 ON-SITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.

SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ON-SITE 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.

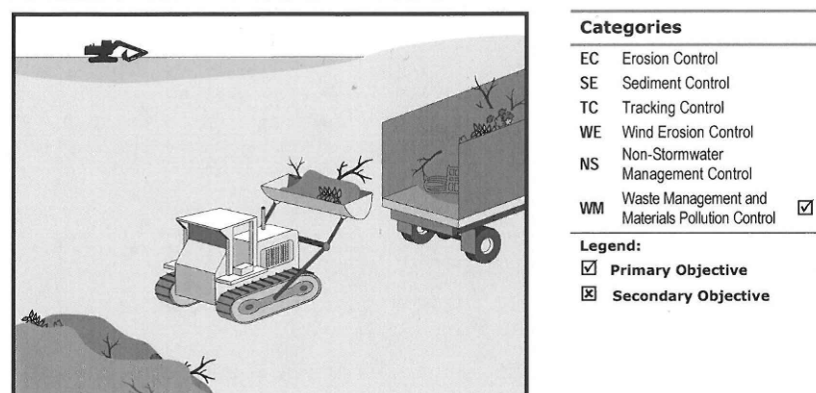
Material Delivery and Storage WM-1



Description and Purpose
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials on-site, 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.

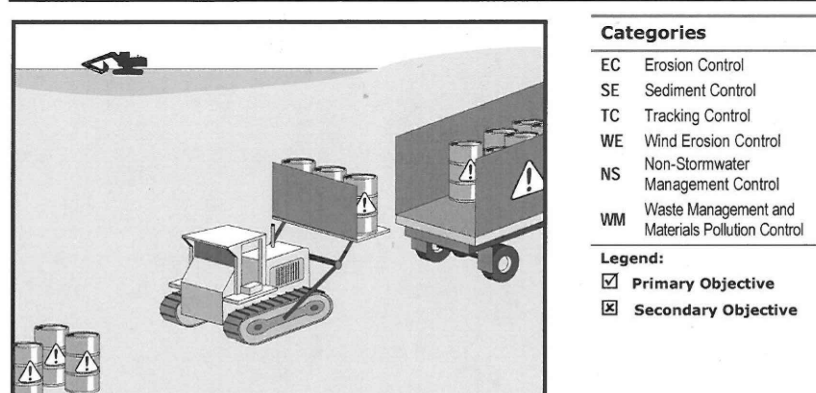
Solid Waste Management WM-5



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.

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.

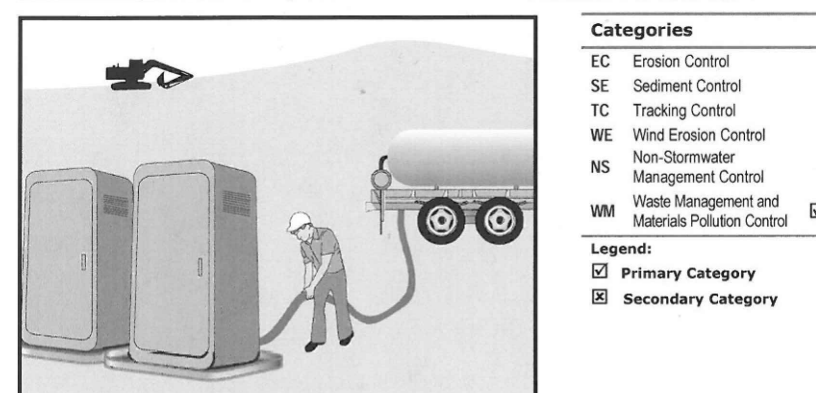
Hazardous Waste Management WM-6



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

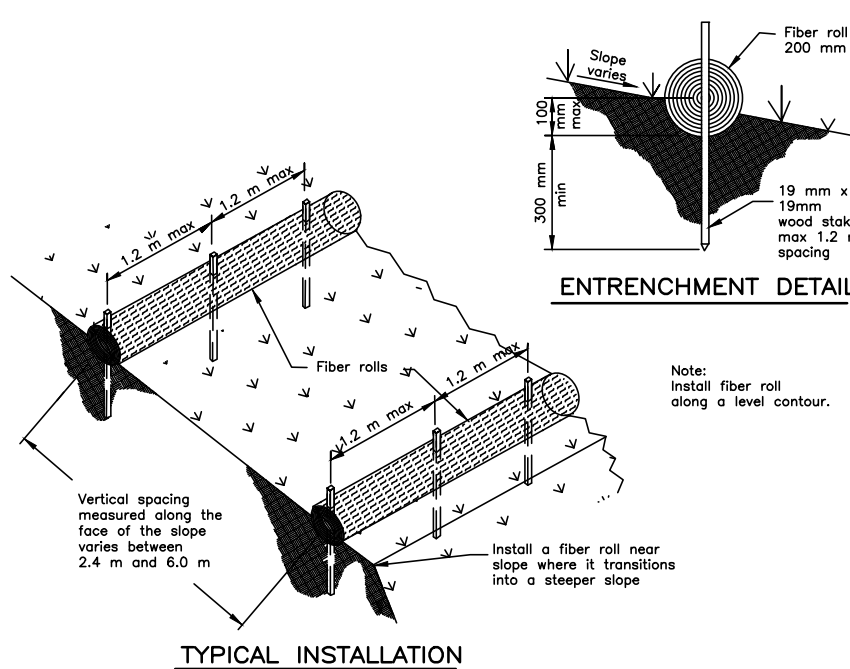
This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMPs in this section.

Sanitary/Septic Waste Management WM-9

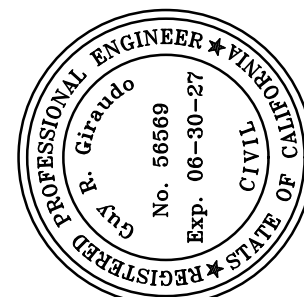


Description and Purpose
Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

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.



FIBER ROLL
NOT TO SCALE



APPROVED BY:

GUY R. GIRARDO
CIVIL ENGINEER



EROSION & SEDIMENT CONTROL PLAN

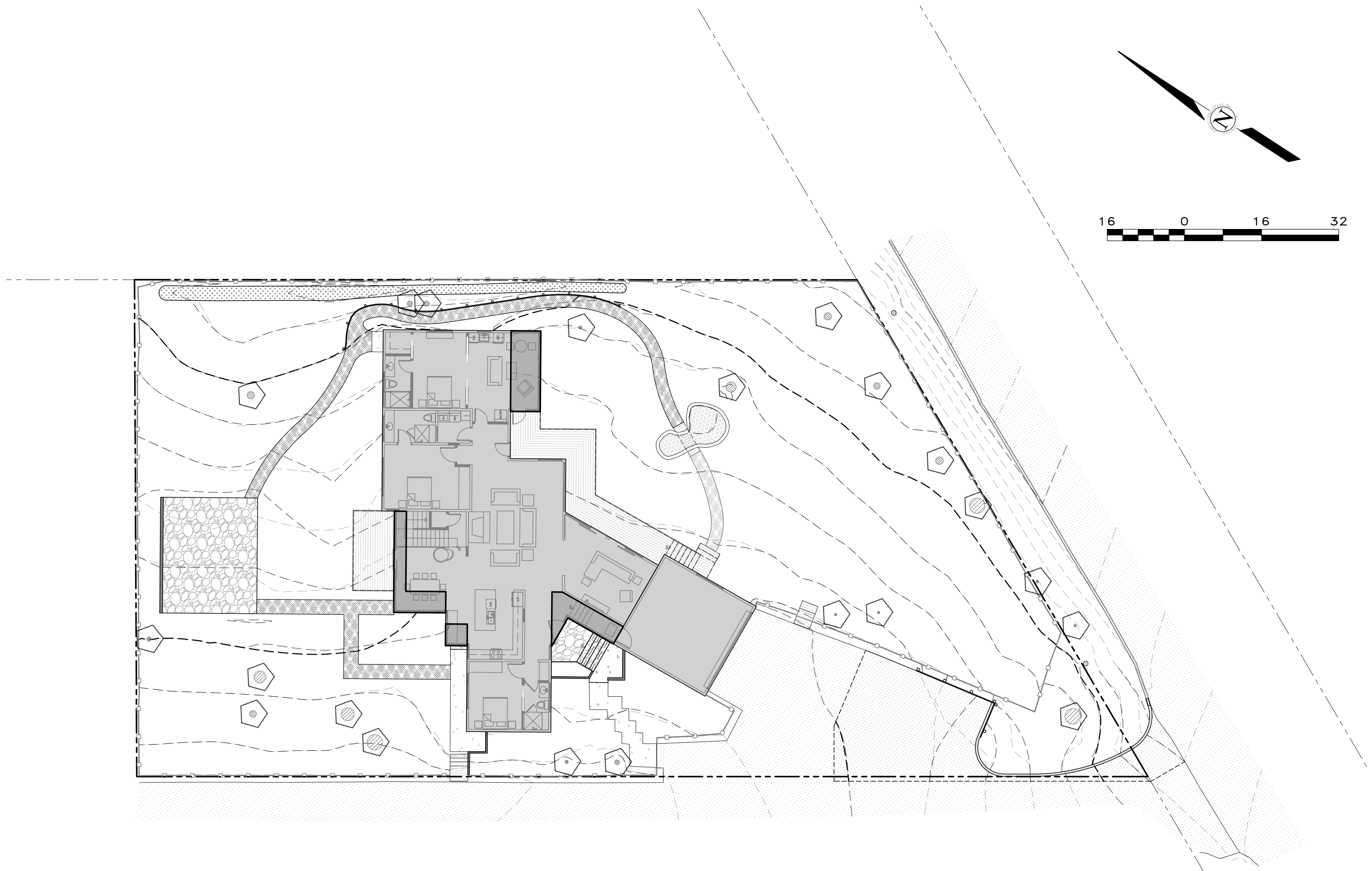
GILL RESIDENCE
GRADING, DRAINAGE, AND EROSION CONTROL PLAN
A.P.N.: 008-441-017
PEBBLE BEACH, CALIFORNIA
FOR
JAY GILL

SCALE: 1" = 16'
DATE: MAR 2026
JOB No. 2837-02

SHEET C6

OF 7 SHEETS

No.	DATE	BY	REVISION
	03/05/26	JAN	RELEASED TO CLIENT



A PLAN
SCALE: 1" = 16'

SITE GRADING:
THE PROPOSED GRADING INCLUDES APPROXIMATELY 25 CY OF CUT & 40 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 PADRE LN. HAUL TRUCKS WILL EXIT THE SITE, HEADING NORTH ON PADRE LN. THEY WILL THEN FOLLOW THE ROUTE SHOWN IN DETAIL B, FROM PADRE LN TO STEVENSON DR TO ONDULADO RD TO PORTOLA RD TO 17 MILE DR TO CA HWY 68 TO CA HWY 1. FLAGGERS SHALL BE STATIONED ON PADRE 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 PADRE 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 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

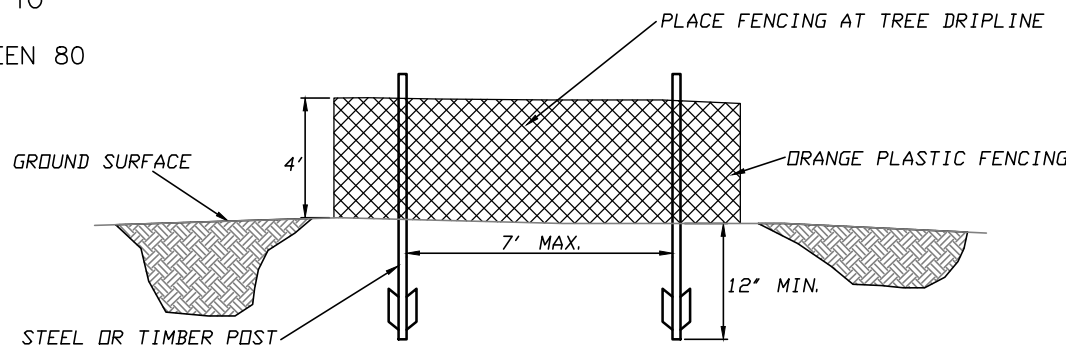
PROJECT SCHEDULING: PROJECTED START DATE IS JANUARY 1, 2027. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

TRUCK TRIP GENERATION CHART:

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

TRUCK TRIP GENERATION NOTES:

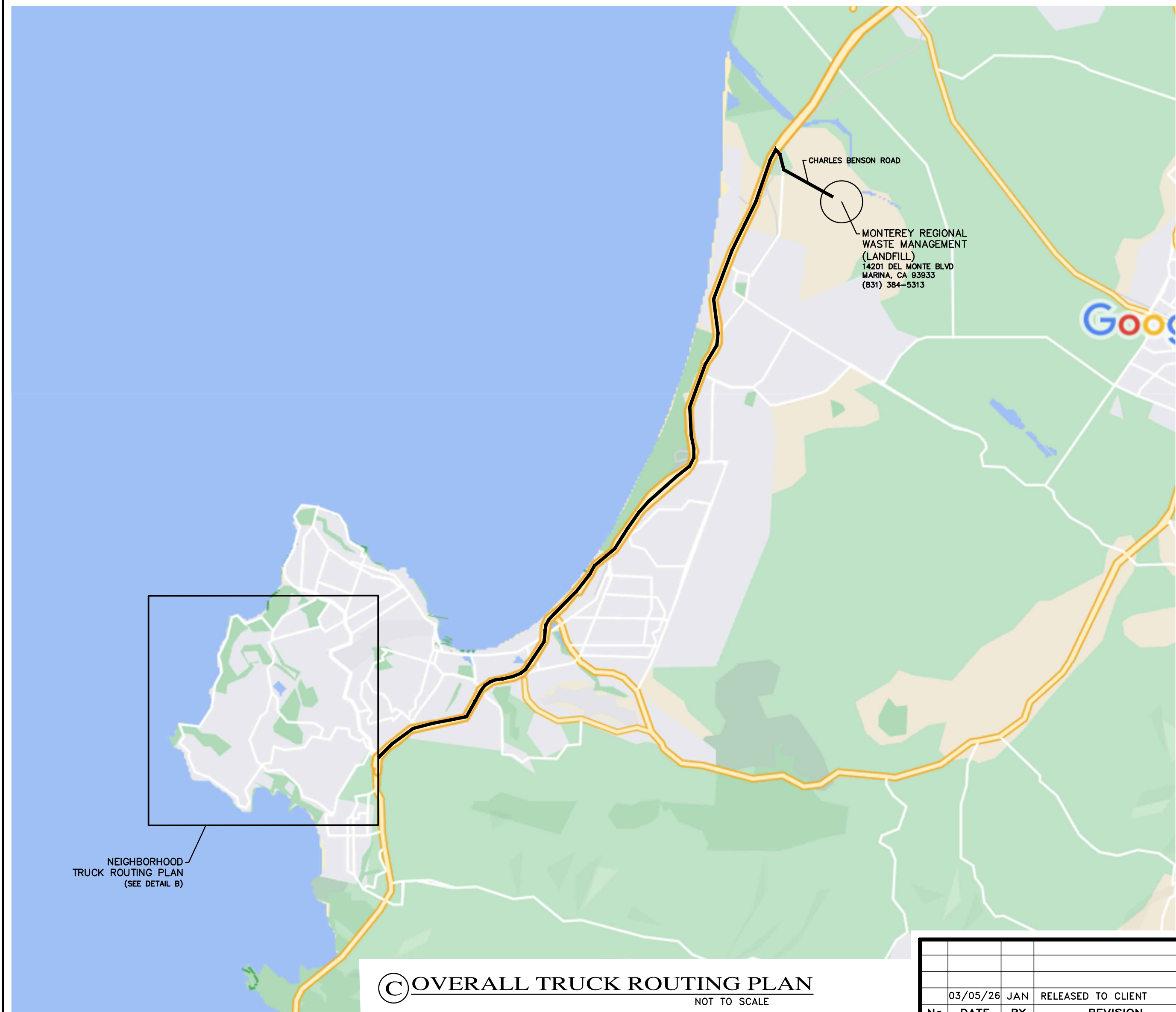
- TRUCK TRIPS FOR THE GRADING/SOIL IMPORT IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 4 TRUCK LOADS PER DAY.
- THERE ARE APPROXIMATELY 15 CUBIC YARDS OF SOIL MATERIAL TO BE IMPORTED TO THE SITE.
- GRADING OPERATIONS SHALL TAKE APPROXIMATELY 6 WORKING DAYS TO COMPLETE.
- THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 100 CUBIC YARDS.



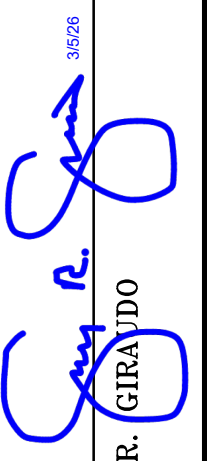
ESA FENCING
NOT TO SCALE



B NEIGHBORHOOD TRUCK ROUTING PLAN
NOT TO SCALE



C OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

APPROVED BY: 
GUY R. GIRARDO
PROFESSIONAL ENGINEER # 86669
No. 06-00-27
CIVIL
PEBBLE BEACH, CALIFORNIA

LANDSET
ENGINEERS, INC.
5309 Gray Horse Canyon Road
Salinas, California 93807
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

CONSTRUCTION MANAGEMENT PLAN
GILL RESIDENCE
GRADING, DRAINAGE, AND EROSION CONTROL PLAN
A.P.N.: 008-441-017
PEBBLE BEACH, CALIFORNIA
FOR
JAY GILL

SCALE: 1" = 16'
DATE: MAR 2026
JOB No. 2837-02

SHEET **C7**
OF 7 SHEETS

No.	DATE	BY	REVISION
03/05/26	JAN	RELEASED TO CLIENT	

**COLOR AND MATERIAL SAMPLES FOR
GILL RESIDENCE
1483 PADRE LANE, PEBBLE BEACH, CA 93953
APN: 008-441-017**

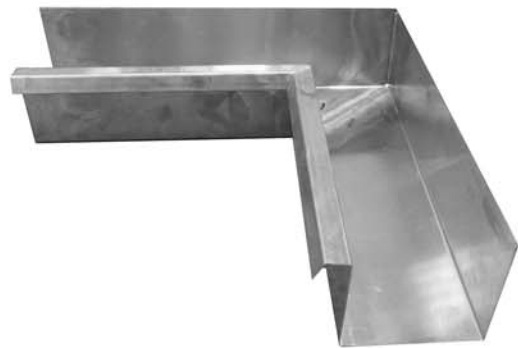
STANDING SEAM METAL ROOF



**EXTERIOR STUCCO -
MATCH EXISTING**



**HIDDEN ALUMINUM
GUTTERS**



**GLASS & STAINLESS
STEEL RAILINGS**



**METAL CLAD WOOD EXTERIOR DOORS
& WINDOWS LOEWEN OR EQUAL, MATCH EXISTING**



This page intentionally left blank