County of Monterey

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

Meeting Agenda - Final

Thursday, August 28, 2025
9:30 AM

County of Monterey Zoning Administrator

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

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

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

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

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

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

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

Enter this Meeting ID number 927 7145 8150 when prompted.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

9:30 A.M - Call to Order

ROLL CALL

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

PUBLIC COMMENT

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

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

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

ACCEPTANCE OF MINUTES

A. Acceptance of the July 10, 2025, and August 14, 2025, County of Monterey Zoning Administrator Meeting minutes.

Attachments: Draft Minutes 07-31-25.pdf
Draft Minutes 08-14-25.pdf

9:30 A.M. - SCHEDULED ITEMS

1. PLN250071 - CASTLEMAN MICHAEL S JR & CAROL K ET AL
Public hearing to consider demolition of a 1,870 square foot single-family dwelling and construction of a 4,705 square foot two-story single-family dwelling with attached garage, and associated site improvements.
Project Location: 1012 San Carlos Road, Pebble Beach
Proposed CEQA Action: Find the project categorically exempt pursuant to Section 15302 of the California Environmental Quality Act Guidelines.

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

2. PLN230172 - California American Water Company (various Owners)
Public hearing to consider action on the removal of one 10,000-gallon water tank, construction of two water tanks (10,000-gallons and 60,000-gallons), modifications to an existing 50,000-gallon water tank, construction of a bypass pipeline with a pressure control valve, relocation of a fire hydrant on slopes in excess of 25%.
Project Location: 6, 7, 10, and 15 Oak Meadow Lane, Carmel Valley
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Carmel Valley LUAC Minutes
Exhibit C - Vicinity Map
Exhibit D - Biological Resources Assessment (LIB240118)
Exhibit E - Preliminary Geological Investigation (LIB250225)

3. PLN240078 - LA FUERZA PROPERTIES LLC
Public hearing to consider after-the-fact construction of a legal non-conforming 1,046 square foot second single-family dwelling with an 80 square foot porch to partially clear Code Enforcement Case No. 00085164.
Project Location: 35 Live Oak Road, Royal Oaks
Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA guidelines section 15301 and no exceptions apply pursuant to section 15300.2.

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

4. PLN200316 - JOHN D. WILKINS AND BUSHRA
Public Hearing to consider action on the construction of an approximately 2,340 square foot single family dwelling and attached 740 square foot garage and 575 square foot Accessory Dwelling Unit with associated improvements; and removal of 25 Monterey Pine trees and 4 Coast Live Oak trees. Development requires 55 cubic yards of grading within 100 feet of environmentally sensitive habitat.
Project Location: 2901 Bird Rock Road, Pebble Beach
Proposed CEQA Action: Adopt a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines.

Attachments:
Staff Report
Exhibit A - Discussion
Exhibit B - Draft Resolution
Exhibit C - Initial Study/Mitigated Negative Declaration
Exhibit D - Greater Monterey Peninsula LUAC Minutes
Exhibit E -Vicinity Map

OTHER MATTERS

ADJOURNMENT

County of Monterey

Board Report

Legistar File Number: MIN 25-058

Item No.A

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

August 28, 2025

Introduced: 8/21/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Minutes

Acceptance of the July 10, 2025, and August 14, 2025, County of Monterey Zoning Administrator Meeting minutes.

County of Monterey

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

Meeting Minutes - Draft

Thursday, July 31, 2025

9:30 AM

County of Monterey Zoning Administrator

9:30 A.M - Call to Order

Mike Novo called the meeting to order at 9:30 am.

ROLL CALL

Mike Novo, Zoning Administrator
Corrine Ow, Environmental Health
Bora Akkaya and Arlen Blanca, Public Works
Jess Barreras, Environmental Services

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Armida R. Estrada stated that she received and distributed correspondence for Item #2 PLN240107, which was distributed via e-mail and hard copies in the meeting.

ACCEPTANCE OF MINUTES

A. Acceptance of the June 12, 2025, June 26, 2025, and July 10, 2025, County of Monterey Zoning Administrator Meeting minutes.

The Zoning Administrator accepted the June 12, 2025, June 26, 2025, and July 10, 2025, County of Monterey Zoning Administrator meeting minutes.

9:30 A.M. - SCHEDULED ITEMS

1. **PLN240034 - 456 PROPERTIES LLC**
Public hearing to consider the construction of a 2,202 square foot single family dwelling with an attached 683 square foot garage, attached 843 square foot accessory dwelling unit, and associated site improvements, removal of three (3) Coast Live Oak trees, and development within 750 feet of a known archaeological resource.
Project Location: 3320 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan
Proposed CEQA action: Find the project qualifies for a Categorical Exemption pursuant to CEQA Guidelines section 15303 and no exceptions pursuant to section 15300.2 can be made.

McKenna Bowling, Project Planner, presented the item. The Zoning Administrator asked if it would be appropriate to add a condition that the trees not be removed until permits are ready to issue.

Public Comment: Eric Miller, Architect

The Zoning Administrator found that the project is exempt pursuant to CEQA Guidelines section 15303 and there are no exceptions pursuant to section 15300.2; and approved a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow construction of a 2,202 square foot single family dwelling with an attached 683 square foot

garage, attached 843 square foot accessory dwelling unit, and associated site improvements; Coastal Development Permit to allow removal of three Coast Live Oak trees; and a Coastal Development Permit to allow development within 750 feet of a known archaeological resource. The Zoning Administrator made non-substantive changes to the resolution and adding a condition to not remove trees until permits are ready.

2. PLN240107 - CHAMISAL FAMILY PARTNERSHIP LTD ET AL

Continued from April 10, 2025 and May 29, 2025- Public hearing to consider a Minor Amendment to a previously approved Use Permit (PC1584) that allowed the establishment of the Chamisal Tennis and Fitness Club consisting of 14 courts, a clubhouse, and a swimming pool. This Amendment would allow for the conversion of two existing tennis courts into eight pickleball courts, the addition of three new pickleball courts, and the future conversion of one existing tennis court into four pickleball courts.

Project Location: 185 Robley Rd, Salinas

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

Joseph Alameda, Project Planner, presented the item.

Public Comment: Luis Reis, applicant; Herman Campos; Kim Burdett; Holger Kappler; Michael Zury. Luis Reis responded to the public testimony.

After taking testimony, the Zoning Administrator continued the hearing for this item to the August 14, 2025, meeting. No additional notice is required and the Zoning Administrator suggesting adding conditions addressing the noise with an acoustic consultant review for noise attenuation, a parking plan for big events, and hours of operation.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 10:13 am

County of Monterey

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

Meeting Minutes - Draft

Thursday, August 14, 2025

9:30 AM

County of Monterey Zoning Administrator

9:30 A.M - CALL TO ORDER

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

ROLL CALL

Mike Novo, Zoning Administrator
Corrine Ow, Environmental Health
Bora Akkaya and Arlen Blanca, Public Works
Jess Barreras, Environmental Services

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Armida R. Estrada stated that she received and distributed correspondence via e-mail and during the meeting to staff and zoning administrator for Item #2 PLN240107.

9:30 A.M. - SCHEDULED ITEMS

2. PLN240107 - CHAMISAL FAMILY PARTNERSHIP LTD ET AL

Continued from April 10, 2025, May 29, 2025, and July31, 2025 - Public hearing to consider a Minor Amendment to a previously approved Use Permit (PC1584) that allowed the establishment of the Chamisal Tennis and Fitness Club consisting of 14 courts, a clubhouse, and a swimming pool. This Amendment would allow for the conversion of two existing tennis courts into eight pickleball courts, the addition of three new pickleball courts, and the future conversion of one existing tennis court into four pickleball courts.

Project Location: 185 Robley Rd, Salinas

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

Jade Mason, Project Planner, presented the item.

Public Comment: Ted Umstead, Architect

The Zoning Administrator found that the project is exempt pursuant to Guidelines section 15303 and there are no exceptions pursuant to section 15300.2; and approved a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow construction of a ground mount photovoltaic system consisting of 57.6 kW and 144 panels; Coastal Development Permit to allow development within 750 feet of known archeological resources; and Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Area.The Zoning Administrator made non-substantive changes to the resolution,

including the deletion of Finding 5, evidence e, and corrected the text in Finding 6, evidence c.

1. PLN240240 - CARMELITE MONASTERY OF CARMEL

Public hearing to consider action on the construction of a ground-mount photovoltaic solar system within 750 feet of known archaeological resources and within 100 feet of Environmentally Sensitive Habitat Areas.

Project Location: 27601 Highway 1, Carmel 93923.

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

Joseph Alameda, Project Planner, presented the item.

Public Comment: Luis Reis, manager; Herman Campos, neighbor

The Zoning Administrator found that the project is exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to 15300.2; and approved a Minor and Trivial Amendment to a previously approved Use Permit (PC01584) that allowed the establishment of the Chamisal Tennis and Fitness Club consisting of 14 courts, a clubhouse, and swimming pool. This Amendment allows the conversion of two tennis courts into eight pickleball courts, the addition of one tennis court, and future conversion of one tennis court into four additional pickleball courts (total of 23 tennis or pickleball courts). The Zoning Administrator made non-substantive changes to the resolution and added sentences to Finding 2, evidence f, referencing a condition that has an acoustic consultant make recommendations on noise-reducing actions. The Zoning Administrator also added text to condition 4 that registration for events shall be limited to the number of participants that can be accommodated by the designated parking areas and that the tennis court along the road cannot be temporary converted for pickleball use.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 9:55 a.m.

Introduced: 8/5/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Zoning Administrator

PLN250071 - CASTLEMAN MICHAEL S JR & CAROL K ET AL
Public hearing to consider demolition of a 1,870 square foot single-family dwelling and construction of a 4,705 square foot two-story single-family dwelling with attached garage, and associated site improvements.
Project Location: 1012 San Carlos Road, Pebble Beach
Proposed CEQA Action: Find the project categorically exempt pursuant to Section 15302 of the California Environmental Quality Act Guidelines.

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

1) Find that the project qualifies as a Class 2 Categorical Exemption pursuant to Section 15302 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and
2) Approve a Design Approval to allow demolition of a 1,870 square foot single-family dwelling and construction of a 4,705 square foot two-story single-family dwelling with attached garage, and associated site improvements.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 7 conditions of approval.

PROJECT INFORMATION
Property Owner: Michael Castleman
Agent: John Moore
APNs: 007-282-004-000
Zoning: Medium Density Residential, with Building Site - 6, Design Control, and Recreational Equipment Storage zoning overlays ("MDR/B-6-D-RES")
Plan Area: Greater Monterey Peninsula Area Plan
Flagged and Staked: Yes

SUMMARY
Staff is recommending approval of a Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use. The decision on this project is appealable to the Planning Commission.

The project was referred to the Del Monte Forest Land Use Advisory Committee for review on August 21, 2025. The LUAC meeting minutes were not available at the time of this staff report; however, the LUAC approved unanimously.

OTHER AGENCY INVOLVEMENT

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

HCD-Engineering Services
HCD-Environmental Services
Environmental Health Bureau
Pebble Beach Community Services District (Fire)

Prepared and Reviewed by: Fionna Jensen, Principal Planner
Approved by: Jacquelyn Nickerson, Principal Planner

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

- Conditions of Approval
- Site Plan, Floor Plans, Elevations, and Colors and Materials

Exhibit B - Vicinity Map

cc: Front Counter Copy; Pebble Beach Community Services District (Fire); Environmental Health Bureau; HCD-Engineering Services; HCD-Environmental Services; Anna Ginette Quenga, AICP, Principal Planner; Craig Spencer, HCD Chief of Planning; Fionna Jensen, Project Planner; Kel Seliger, Owner; John Moore, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Christina McGinnis, Keep Big Sur Wild; Planning File PLN250071.

Introduced: 8/5/2025 **Current Status:** Agenda Ready

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

PLN250071 - CASTLEMAN MICHAEL S JR & CAROL K ET AL

Public hearing to consider demolition of a 1,870 square foot single-family dwelling and construction of a 4,705 square foot two-story single-family dwelling with attached garage, and associated site improvements.

Project Location: 1012 San Carlos Road, Pebble Beach

Proposed CEQA Action: Find the project categorically exempt pursuant to Section 15302 of the California Environmental Quality Act Guidelines.

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution:

1) Find that the project qualifies as a Class 2 Categorical Exemption pursuant to Section 15302 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and
2) Approve a Design Approval to allow demolition of a 1,870 square foot single-family dwelling and construction of a 4,705 square foot two-story single-family dwelling with attached garage, and associated site improvements.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 7 conditions of approval.

PROJECT INFORMATION

Property Owner: Michael Castleman

Agent: John Moore

APNs: 007-282-004-000

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

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: Yes

SUMMARY

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

The project was referred to the Del Monte Forest Land Use Advisory Committee for review on August 21, 2025. The LUAC meeting minutes were not available at the time of this staff report; however, the LUAC approved unanimously.

OTHER AGENCY INVOLVEMENT

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

HCD-Engineering Services
HCD-Environmental Services
Environmental Health Bureau
Pebble Beach Community Services District (Fire)

Prepared and Reviewed by: Fionna Jensen, Principal Planner
Approved by: Jacquelyn Nickerson, Principal Planner

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

- Conditions of Approval
- Site Plan, Floor Plans, Elevations, and Colors and Materials

Exhibit B - Vicinity Map

cc: Front Counter Copy; Pebble Beach Community Services District (Fire); Environmental Health Bureau; HCD-Engineering Services; HCD-Environmental Services; Anna Ginette Quenga, AICP, Principal Planner; Craig Spencer, HCD Chief of Planning; Fionna Jensen, Project Planner; Kel Seliger, Owner; John Moore, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Christina McGinnis, Keep Big Sur Wild; Planning File PLN250071.

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:
CASTLEMAN MICHAEL S JR & CAROL K ET AL (PLN250071)

RESOLUTION NO. 25-

Resolution by the County of Monterey Zoning Administrator:

1) Find that the project qualifies as a Class 2 Categorical Exemption pursuant to Section 15302 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and
2) Approve a Design Approval to allow demolition of a 1,870 square foot single-family dwelling and construction of a 4,705 square foot two-story single-family dwelling with attached garage, and associated site improvements.

1012 San Carlos Road, Pebble Beach, Greater Monterey Peninsula Area Plan (APN: 007-282-004-000)

The CASTLEMAN MICHAEL S JR & CAROL K ET AL application (PLN250071) came on for a public hearing before the County of Monterey Zoning Administrator on August 28, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

RECITALS:

WHEREAS, the proposed project PLN250071, located at 1012 San Carlos Road, Pebble Beach, Greater Monterey Peninsula Area Plan (APN: 007-282-004-000), is consistent with the policies of the Monterey County 2010 General Plan, Greater Monterey Peninsula Area Plan, and the Monterey County Zoning Ordinance (Title 21);

WHEREAS, the subject parcel is zoned Medium Density Residential, with Building Site – 6, Design Control, and Recreational Equipment Storage zoning overlays ("MDR/B-6-D-RES") which allows for the construction of the first single family dwelling on a legal lot of record subject to the granting of a Design Approval;

WHERERAS, as the proposed, the project consists of the demolition of a 1,870 square foot single-family dwelling and construction of a 4,705 square foot two-story single-family dwelling with attached garage, and associated site improvements. Site improvements include an 85 square foot covered entry, 305 square foot covered terrace, rear fire pit/patio area, walkways, internal fences, replacement paver driveway, roof-mounted photovoltaic system, and grading consisting of 75 cubic yards cut and 140 cubic yards of fill.;

WHEREAS, as detailed in the attached plans, the proposed project meets all requirement development standards established in Monterey County Code (MCC) Section 21.12.060 and 2010 General Plan Policy LU-2.33(a);

WHEREAS, the proposed colors and materials, and bulk and mass blend with the surrounding environment, are consistent with the surrounding residential neighborhood character, and other dwellings in the neighborhood;

WHEREAS, as sited, designed, and conditioned, the proposed project is not located in an area of high visual sensitivity, will not result in adverse visual impacts, and the project is consistent with the applicable scenic resource policies of the 2010 General Plan and the Greater Monterey Peninsula Area Plan;

WHEREAS, in accordance with 2010 General Plan Policy and MCC Section 21.66.050, a Phase I Archaeological Report was prepared by Susan Morley, dated February 2022 and January 2023 (County of Monterey Library No. LIB2500057). The developed site has undergone moderate to high use, resulting in moderate to high ground disturbance from at least 1955 to the present. No precontact site indicators were observed within the project area. The project Archaeologist found that "[p]ursuant to public resources code 15064.5(c)(4), the results of the Phase I assessment indicate the proposed Project will have no effect on archaeological resources, resulting in no impact on the environment." Therefore, the potential for inadvertent impacts to cultural resources is limited and will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during demolition or construction;

WHEREAS, the prepared Phase I Historical Report (County of Monterey Library No. LIB250059) found that the existing 1955-circa residence, slated for demolition, does not retain any historical significance;

WHEREAS, the subject property (0.31 acres) is identified as Lot 16 of Block 216 of the Monterey Peninsula Country Club #2, as shown on Page 29, Volume 3 of Cities and Towns, and is therefore recognized by the County as a legal lot of record;

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

WHEREAS, the project was referred to the Del Monte Forest Land Use Advisory Committee pursuant to Board of Supervisors' adopted LUAC Guidelines, at which the LUAC on August 21, 2025 voted unanimously to support the project as proposed;

WHEREAS, California Environmental Quality Act (CEQA) Guidelines Section 15302 categorically exempts replacement or reconstruction of existing structures where the new structure(s) will be located on the same site as the structure(s) replaced and will have substantially the same purpose and capacity as the structure(s) replaced. The project involves the construction of a replacement single family dwelling (same capacity and purpose), and therefore, the proposed development is consistent with CEQA Guidelines Section 15302, and none of the exceptions under CEQA Guidelines Section 15300.2 apply to this project; and

WHEREAS, pursuant to MCC Section 21.80.040.B, the Planning Commission shall consider appeals from the discretionary decisions of the Zoning Administrator and the decision of the Planning Commission would be final and may not be appealed.

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

3) Find that the project qualifies as a Class 2 Categorical Exemption pursuant to Section 15302 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and
4) Approve a Design Approval to allow demolition of a 1,870 square foot single-family dwelling and construction of a 4,705 square foot two-story single-family dwelling with attached garage, and associated site improvements.

PASSED AND ADOPTED this 28th day of August 2023.

_____

Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

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

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

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.
2. Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

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

County of Monterey HCD Planning

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

PLN250071

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Design Approval allows demolition of a 1,870 square foot single family dwelling and construction of a 4,705 square foot two-story single family dwelling with attached garage, and associated site improvements. The property is located at 1012 San Carlos Road, Pebble Beach (Assessor's Parcel Number 007-282-004-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Design Approval (Resolution Number _____) was approved by County of Monterey Zoning Administrator for Assessor's Parcel Number 007-282-004-000 on August 28, 2025. The permit was granted subject to 7 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

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

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

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

4. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

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

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

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

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

5. PD012(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.

6. 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.

7. PD041 - HEIGHT VERIFICATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible 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.

THE CASTLEMAN RESIDENCE

PEBBLE BEACH, CA



GENERAL CONDITIONS

1. Examination of the site and portions thereof which will affect this work shall be made immediately by the contractor, who shall compare it with the drawings and satisfy himself to conditions under which work is to be performed. He shall at such time ascertain and check locations of the existing structures and equipment which may affect his work.
2. Contractor shall provide a complete cost breakdown and schedule of construction for this project for owner approval prior to commencement of work.
3. Contractor shall be responsible to obtain and all necessary permits inspections, certificates, lien releases, final inspections, etc. Contractor to coordinate payment of permits with owner.
4. Contractor shall protect owner's area, new and/or existing materials and finishes from damage which may occur from construction, demolition, dust, water, etc., and shall provide and maintain temporary barricades, closure walls, etc., as required to protect the public and owner during the period of construction. Damage to new and existing materials, finishes, structures, and equipment shall be repaired or replaced. Contractor shall coordinate temporary barricades with owner prior to commencement of work as necessary.
5. Materials that are specified by their brand names establish standards of quality and performance. any request for substitution shall be submitted to Moore Design llc and owner for review for equal quality and performance and shall not be purchased or installed without their written approval. All non-specified products shall conform to requirements set forth by code compliance or industry standards and contractor shall submit a list of products and manufacturers being used for review by the designer prior to purchase or installation.
6. All construction work, architectural, mechanical, plumbing, electrical, etc., as may be required, shall conform to the latest edition of the California Building Code/ California Residential Code and the latest edition of all governing codes and regulations as adopted by the governing jurisdiction. All work shall be done in a thorough, workmanlike manner and equal to the best standards of the practice.
7. All dimensions on constructions drawings are face of stud (f.o.s.), face of cmu, unless otherwise noted to be the center line of mullion, partition, or column, etc.
8. All dimensions take precedence over scale. Any discrepancies shall be brought immediately to the attention of Moore Design. Contractors shall not scale drawings. Questions regarding dimensions shall be brought to the designer or owner prior to any start of work.
9. All construction documents are complementary, and what is called for by any will be binding as if called for by all. Any work shown or referred to on any construction documents shall be provided as though on all related documents. Discrepancies shall be brought immediately to the attention of the designer for clarification.
10. All work listed, shown or implied on any construction document shall be supplied and installed by the contractor except where noted. The contractor shall closely coordinate his work with that of other contractors or vendors to assure that all schedules are met and that all work is done in conformance with manufacturer's requirements. Work required under this contract shall include all labor, materials, equipment, etc. necessary to complete this project. All materials shall be new and unused, unless specifically noted and be a quality acceptable by industry standards.
11. The use of the word 'provide' in connection with any item specified is intended to mean that such shall be furnished, installed, and connected where so required, except as noted.
12. The contractor shall submit shop drawings for fabricated items, cut sheets of all fixtures and equipment, and samples of all finishes called for by the designer and owner for approval prior to construction and/or installation.
13. The contractor shall maintain a current and complete set of construction documents on the job site during all phases of construction for use of all trades and shall provide all subcontractors with current construction documents as required. The contractor, in assuming responsibility for the work indicated, shall comply with the spirit as well as with the letter in which they were drawn.
14. The contractor shall remove all rubbish and waste materials of all subcontractors and trades on a regular basis, and shall exercise strict control over job cleaning to prevent any dirt, debris or dust from affecting, in any way, finished areas in or outside the job site.
15. The construction documents are provided to illustrate the design and general type of construction desired and imply the finest quality of construction, material and workmanship throughout.
16. All electrical, mechanical, and plumbing work and materials shall be in full accordance with the latest rules and regulations of the national board of fire underwriters, the state fire marshall, the safety orders of the division of industrial safety, and any applicable state or local laws and ordinances. Nothing on these drawings is to be construed to permit work not conforming to these codes.
17. Work which is obviously required to be performed in order to provide a completely operable installation within the limits and scope of work, but which may not be specifically included in the plans, shall be performed by contractor and included in his bid.
18. All work shall be guaranteed against defects in design, installation and material for a minimum period of one year from date of completion.
19. Contractor shall personally supervise and direct the work or shall keep a competent employee, authorized to receive instructions and act on the contractor's behalf, continuously on site during working hours.
20. Trees adjacent to structures and over driveways shall be trimmed to clear structures and provide 15' clearance over drives. Protect other trees during construction (see forest mgt. plan). No tree shall be removed unless called for in the plans and a permit is first issued by the local jurisdiction.

ABBREVIATIONS AND SYMBOLS

APPROX.	APPROXIMATE	O.C.	ON CENTER
BLK.	BLOCK	O.D.	OUTSIDE DIAMETER
CLO.	CLOSET	PLYWD	PLYWOOD
CONC.	CONCRETE	REF	REFRIGERATOR
CONT.	CONTINUOUS	R.O.	ROUGH OPENING
DS	DOWNSPOUT	SHWR	SHOWER
DW	DISHWASHER	SIM	SIMILAR
(E)	EXISTING	SL	SKYLIGHT
F.O.C.	FACE OF CONCRETE	T&G	TONGUE AND GROOVE
F.O.S.	FACE OF STUD	T.O.P.	TOP OF PLATE
GALV.	GALVANIZED	TYP.	TYPICAL
GYP.	GYPSUM	U.O.N.	UNLESS OTHERWISE
G.W.B.	GYPSUM WALLBOARD	NOTED	
FLR	FLOOR	WP	WATERPROOF
HDWD	HARDWOOD	W/	WITH
N.I.C.	NOT IN CONTRACT	W/O	WITHOUT
N.T.S.	NOT TO SCALE	W.I.C.	WALK IN CLOSET

WALL LINE
NUMBERS VERTICAL
LETTERS HORIZONTAL

DOORS SYMBOL NUMBERS

WINDOW TYPE-NUMBERS

DETAIL NUMBER
SHEET WHERE DETAIL IS LOCATED

SHEET NOTE

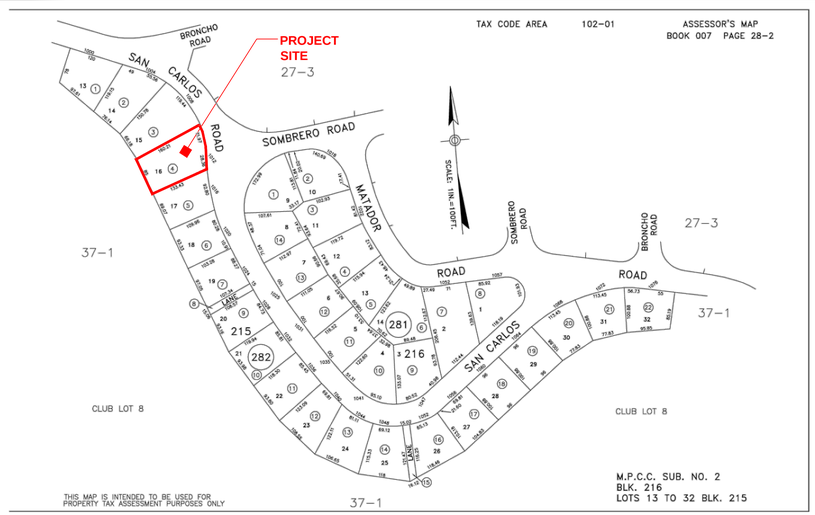
SECTION
SECTION IDENTIFICATION
SHEET WHERE SECTION IS DRAWN

ELEVATION
ELEVATION IDENTIFICATION
SHEET WHERE ELEVATION IS DRAWN

REVISIONS-NUMBERS
CLOUD AROUND REVISION OPTIONAL

+8'-0" CEILING HEIGHT

VICINITY MAP



SHEET INDEX

ARCHITECTURAL	
A0.1	COVER SHEET
A1.1	SITE PLAN
L.1	LANDSCAPE PLAN
L.2	FUEL MANAGEMENT PLAN
C1	GRADING DRAINAGE & UTILITY PLAN
C2	GRADING SECTIONS
C3	EROSION & SEDIMENT CONTROL PLAN
C4	CONSTRUCTION MANAGEMENT PLAN
A2.1	MAIN FLOOR PLAN
A2.2	UPPER FLOOR PLAN
A2.3	ROOF PLAN
A4.0	COLOR RENDERINGS
A4.1	EXTERIOR ELEVATIONS
A4.2	EXTERIOR ELEVATIONS

CAL GREEN NOTES

1. Irrigation Controllers- Automatic irrigation controllers installed at the time of final inspection shall be weathered-based. CGBC 4.304.1
2. Rodent Proofing- Protect annular spaces around pipes, electrical cables, conduits or other openings at exterior walls against passage of rodents. CGBC 4.406.1
3. Construction Waste Management- Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with the CGBC Sec. 4.408.1
4. Covering of Mechanical Equipment & Ducts- Cover duct openings and other air related air distribution component openings during storage, construction and until final start up with tape, plastic, or other acceptable method. CGBC 4.504.1
5. Adhesives, sealants and caulks- Adhesives, sealants and caulks used on the project shall be compliant with VOC and other toxic compound limits. CGBC 4.504.2.1
6. Paint and Coatings- Paint, stains and other coatings used on the project shall be compliant with VOC limits. CGBC 4.504.2.2
7. Aerosol paints and coatings- Aerosol paints and coatings used on the project shall be compliant with product weighted MIR limits for ROC and other toxic compounds. Documentation shall be provided to verify compliant VOC limit finish materials have been used. CGBC 4.504.2.3. Verification of compliance shall be provided.
8. Carpet Systems- All carpet and carpet systems installed shall be compliant with VOC limits. CGBC 4.504.3
9. Resilient Floor Systems- 80% of the floor area receiving resilient floorings shall comply with the VOC emission limits defined in the Collaborative for High Performance Schools (CHPS) low-emitting materials list or be certified under the Resilient Floor Covering Institute (RFCI) FloorScore program. CGBC 4.504.4
10. Composite Wood Products- Particleboard, Medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards. CGBC 4.504.5
11. Foundation: Capillary Break- A 4" thick of 1/2" or larger clean aggregate shall be installed with a vapor retarder in direct contact with concrete. CGBC 4.505.2.1
12. Moisture Content of Building Materials- Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. CGBC 4.505.3
13. Bathroom Exhaust Fans- Each bathroom shall be mechanically ventilated with an Energy Star exhaust fan and the fan must be controlled by a humidstat capable of adjustment between a relative humidity range of <50% to a maximum of 80%. CGBC 4.506.1
14. Heating and Air-Conditioning System Design- HVAC systems shall be sized, designed and their equipment sized per CGBC 4.507.2. HVAC system installer must be trained and certified and special inspectors employed by the enforcing agency must be qualified.

PLANNING CONDITIONS

PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT
If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County RMA - planning 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.

PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN
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 RMA - Planning, prior to the issuance of building permits.
(RMA - PLANNING)

PROJECT DIRECTORY

OWNER:	MIKE & CAROL CASTLEMAN 1012 SAN CARLOS ROAD PEBBLE BEACH,CA 93953 512-699-7581
DESIGNER:	MOORE DESIGN INC. CONTACT: JOHN MOORE 550 FIGUEROA STREET, SUITE B MONTEREY, CA. 93940 OFFICE (831) 642-9732 CELL (831) 238-6868 EMAIL: john@mooredesign.org
INTERIOR DESIGNER:	KRISTEN PENA INTERIORS CONTACT: KRISTEN PENA 4071 24TH STREET SAN FRANCISCO, CA. 94114 OFFICE (415) 896-4204 CELL (415) 244-1411 EMAIL: KRISTEN@KINTERIORS.COM
LANDSCAPE DESIGNER:	NINA CAPRIOLA LANDSCAPE DESIGN CONTACT: NINA CAPRIOLA TEL (831) 595-7053 EMAIL: ninacapriola@gmail.com
GENERAL CONTRACTOR:	MONTERRA CONSTRUCTION CONTACT: CRAIG FURMAN 7132 OAK TREE PLACE MONTEREY, CA 93940 TEL (831) 760-0218 LIC. # 772807 MONTERRACONSTRUCTION@COMCAST.NET
GEOTECHNICAL ENGINEER:	BUTANO GEOTECHNICAL ENGINEERING, INC. CONTACT: GREG BLOOM 404 WESTRIDGE DRIVE WATSONVILLE, CA 95076 TEL (831) 724-2612 EMAIL: GREG@BUTANOGEOTECH.COM
STRUCTURAL ENGINEER:	T.B.D.
SURVEYOR:	LANDSET ENGINEERS, INC. CONTACT: GUY GIRAUDO 520 CRAZY HORSE RD. SALINAS, CA 93907 TEL (831) 443-6970 FAX (831) 443-3801 EMAIL: GGIRAUDO@LANDSETENG.COM
TITLE 24 CONSULTANT:	MONTEREY ENERGY GROUP CONTACT: DAVID KNIGHT 26465 CARMEL RANCHO BLVD., SUITE 8 CARMEL, CA. 93923 TEL (831) 250-0314 EMAIL: cad@meg4.com

BUILDING DEPARTMENT NOTES

1. No person may tap into any fire hydrant other than fire suppression or emergency aid, without first obtaining written approval from the water purveyor supplying water to the hydrant and from the monterey county health department.
2. All hoses used in connection with any construction activities shall be equipped with a nozzle shut-off. when an automatic shut-off nozzle can be purchased or otherwise obtained for the size or type of hose in use, the nozzle shall be an automatic shut-off nozzle.
3. No potable water may be used for compaction or dust control purposes in construction activities where there is a reasonably available source of reclaimed or other sub-potable water approved by the monterey county health department and appropriate for such use.
4. The use of solders containing more than 2/10ths of 1% lead in making joints on private or public water supply systems is prohibited (SB 164).
5. Provide non-removable backflow devices at all hosebibs.

PROJECT INFORMATION

■	PROJECT ADDRESS:	1012 SAN CARLOS ROAD PEBBLE BEACH, CA 93953
■	A.P.N.	007-282-004-000
■	PROJECT SCOPE:	DEMOLISH EXISTING RESIDENCE & GARAGE (1,870 SF), NEW 2 STORY RESIDENCE WITH ATTACHED 2-CAR GARAGE (4,705 SF), NEW COVERED ENTRY (85 SF) AND REAR COVERED TERRACE (305 SF), NEW PHOTOVOLTAIC SYSTEM, NEW FENCES
■	PROJECT VALUATION:	$1,850,000
■	RELATED PERMIT	NONE
■	PROJECT CODE COMPLIANCE:	2022 - Title 24, California Residential Code (CRC), California Building Code (CBC), California Mechanical Code (CMC), California Plumbing Code (CPC), California Electrical Code (CEC), California Energy Code (CEnC), California Green Building Standards Code (CALGREEN), California Fire Code (CFC), Monterey Co. Code Local Amendments
■	ZONE:	MDR/B-6-D
■	YEAR CONSTRUCTED:	1955
■	MAX BLDG. HT:	26'-7" (27'-0" ALLOWED)
■	CONSTR. TYPE:	TYPE V-B
■	OCCUPANCY:	R-3 (RESIDENTIAL), U
■	FIRE SPRINKLERS	REQUIRED NFPA-13D
■	WATER SYSTEM:	CAL AM
■	SEWER SYSTEM:	PBCSD
■	TREE REMOVAL:	NONE
■	TOPOGRAPHY:	FLAT
■	GRADING:	T.B.D
■	LOT SIZE:	.31 ACRES / 13,529 SF

LOT COVERAGE	EXISTING	DEMO	NEW	PROPOSED
RESIDENCE	1,383	-1,383	2,703	2,703
GARAGE	487	-487	779	779
SECOND FLOOR VIEWING DECK	0	0	310	310
SUB-TOTAL	1,870 SF	-1,870 SF	3,792 SF	3,792 SF
	ALLOWED 35% = 4,735 SF		PROPOSED 28% = 3,792 SF	

■ FLOOR AREA CALCS: ALLOWED (35%) = 4,735 SF — PROPOSED (34.8%) 4,705 SF

	EXISTING	DEMO	ADDITIONS	TOTAL
MAIN FLOOR	1,383	-1,383	2,703	2,703
UPPER FLOOR	0	0	1,223	1,223
GARAGE	487	-487	779	779
TOTAL	1,870 SF	-1,870 SF	4,705 SF	4,705 SF

PROJECT NAME:

CASTLEMAN RESIDENCE

1012 SAN CARLOS ROAD
PEBBLE BEACH, CA 93953
APN: 007-282-004-000

MOORE DESIGN Inc.
RESIDENTIAL PLANNING & CONSTRUCTION ADMINISTRATION

550 FIGUEROA STREET, SUITE B
MONTEREY CA. 93940
831.642.9732 FAX 831.401.3292
john@mooredesign.org

DRAWING RECORD

DESCRIPTION	ISSUED
PLN SUBMIT	3/12/2025
PLN RE-SUBMIT	5/14/2025

PRINT DATE: 5/14/2025

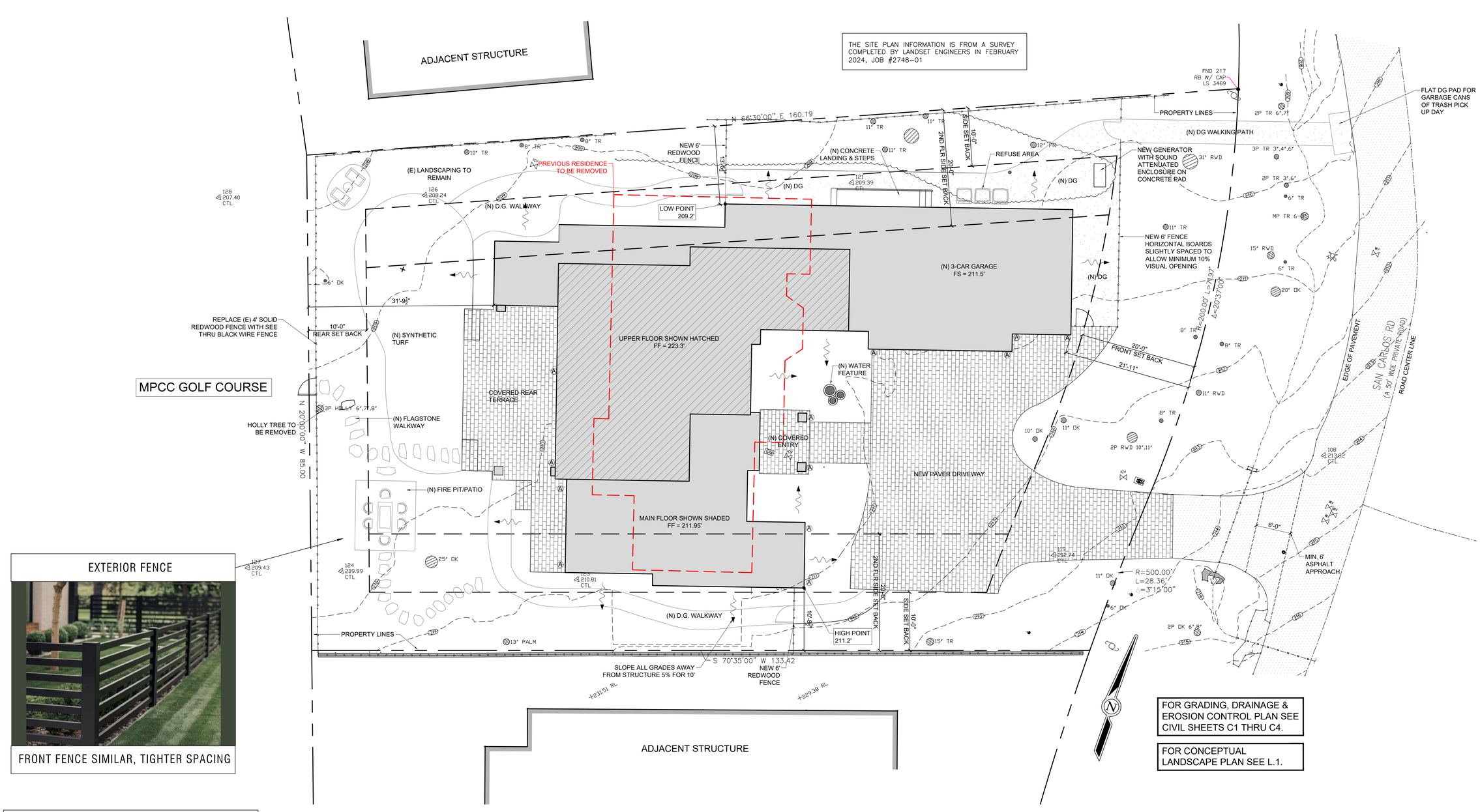
MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

All ideas, designs, arrangements and plans indicated by this drawing are owned by, and the property of MOORE DESIGN Inc. The use of these plans and specifications is restricted to the original site for which they were prepared, and publication thereof is expressly limited to such use. Re-use, reproduction or publication by any method in whole or in part is prohibited. Title to the plans and specifications remains with MOORE DESIGN Inc., and visual contact with them constitutes prima facie evidence of the acceptance of the restrictions.

Drawings are not to be scaled. Written dimensions on these drawings shall have precedence over scale dimensions.

SHEET TITLE:
COVER SHEET / PROJECT INFO

SHEET NUMBER:
A0.1



EXTERIOR FENCE

FRONT FENCE SIMILAR, TIGHTER SPACING

EXTERIOR FIXTURE Ⓐ

HINKLEY
EXTRA LARGE WALL MOUNT LANTERN
ROOK 1788SK-LL

-SATIN BLACK
-MATERIAL: ALUMINUM
-WIDTH: 5.75"
-HEIGHT: 20"
-GLASS: CLEAR SEEDY
-LIGHT SOURCE: SOCKETED
-LED NAME: GU10LED-3K
-LUMENS: 500



BELGARD CATALINA GRANA PAVER VICTORIAN



PROPOSED SITE PLAN

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

SITE NOTES

1. No person may tap into any fire hydrant other than fire suppression or emergency aid, without first obtaining written approval from the water purveyor supplying water to the hydrant and from the mounterey county health department.
2. All hoses used in connection with any construction activities shall be equipped with a nozzle shut-off. when an automatic shut-off nozzle can be purchased or otherwise obtained for the size or type of hose in use, the nozzle shall be an automatic shut-off nozzle.
3. No potable water may be used for compaction ordust control purposes in construction activities where there is a reasonbly available source of reclaimed or other sub-potable water approved by the monterey county health department and appropriate for such use.
4. The use of solders containing more than 2/10ths of 1% lead in making joints on private or public water supply systems is prohibited (SB 164).
5. Provide non-removable backflow devices at all hosebibs.
6. Slope all grades away from the structure for a min 5% for 10'-0".
7. Contractor is to verify the location and height of the nearest upstream manhole cover. If the flood level rims are less then 2' above this elevation, the sewer system shall be protected with an approved sewer relief valve.

PROJECT NAME:

CASTLEMAN RESIDENCE

1012 SAN CARLOS ROAD
PEBBLE BEACH, CA 93953
APN: 007-282-004-000

MOORE DESIGN Inc.
RESIDENTIAL PLANNING & CONSTRUCTION ADMINISTRATION
550 FIGUEROA STREET, SUITE B
MONTEREY CA. 93940
831.642.9732 FAX 831.401.3292
john@mooredesign.org

DRAWING RECORD

DESCRIPTION	ISSUED
PLN SUBMIT	3/12/2025
PLN RE-SUBMIT	5/14/2025

PRINT DATE: 5/14/2025

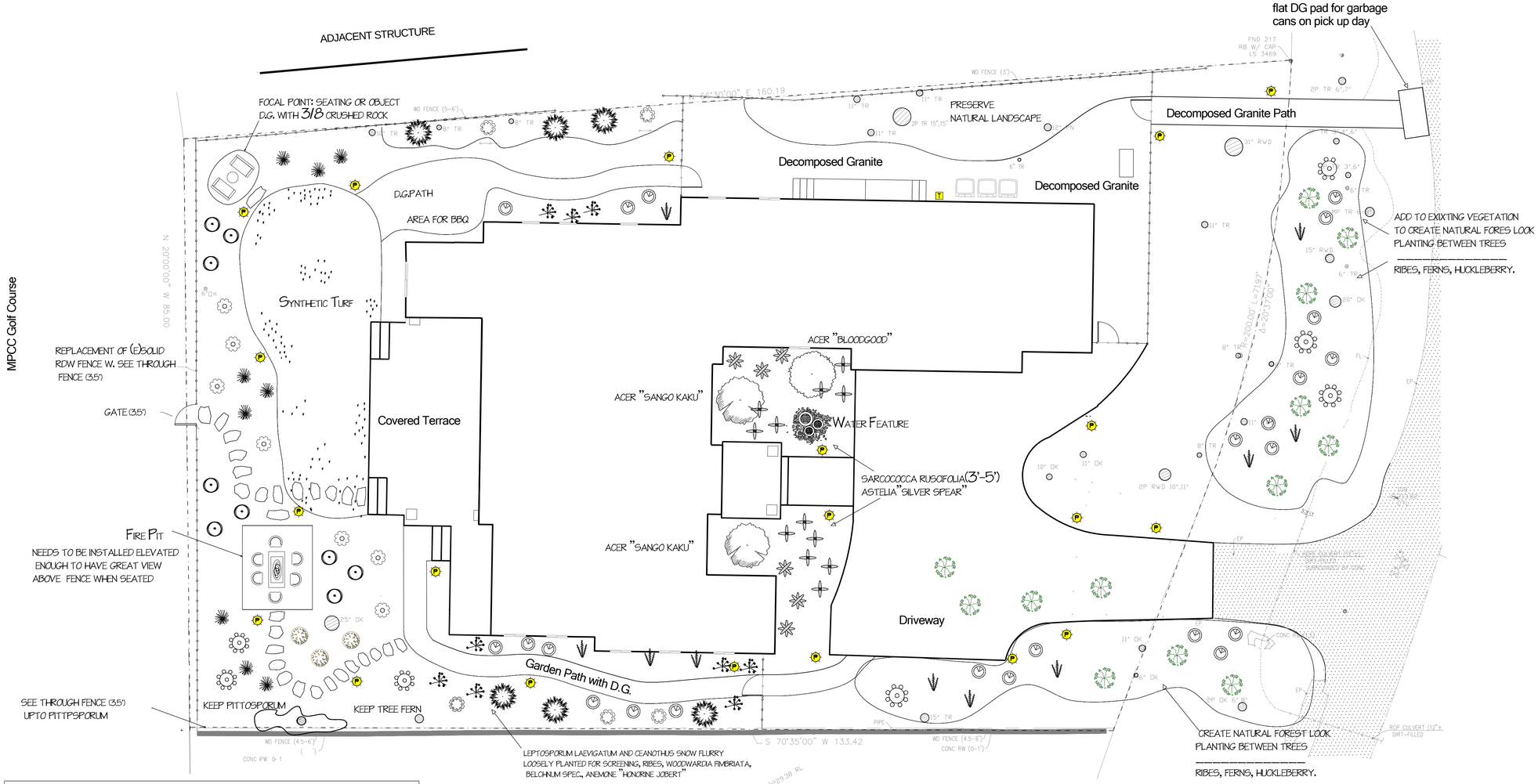
MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

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Drawings are not to be scaled. Written dimensions on these drawings shall have precedence over scale dimensions.

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A1.1



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
	Acer Sango Kaku	Coral Bark Japanese Maple
	Acer palmatum Bloodgood	Bloodgood Japanese Maple
	Anemone j. Horine Jobert	White Japanese Anemone
	Astelia Silver Spear	Silver Spear Astelia
	Blechnum spicant	Deer Fern
	Carex divulsa	Berkeley Sedge
	Ceanothus Centennial	Centennial Ceanothus
	Ceanothus Snow Flurry	White California Lilac
	Leptospermum laevigatum	Costal Tea Tree
	Muhlenbergia rigens	Deer Grass
	Ribes sanguineum	Red flowering Currant
	Rhododendron Anah Kruschke	Purple Rododendron
	Sarccococa confusa	Sweet Box
	Vaccinuim ovatum	Evergreen Huckleberry
	Woodwardia fimbriata	Giant Chain Fern

LOW VOLTAGE LIGHTING LEGEND

SYMBOL	DESCRIPTION	QUANTITY
	Path light by FX Luminaire , SP-A-LED-20-W12R-BZ	20
T	Transformer, FX Luminaire EX 150	1



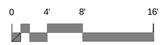
SP/SP-A Path Light SPECIFICATIONS

Output	LED20W
Total Lumens	315
Input Voltage	11 to 15V
Input Power (W):	1.2
VA	1.7
Efficacy (Lumens/Watt)	30
Color Rendering Index (CRI)	80+
Dimming	Phase*
Luxor Compatibility	
ZD Option	Use Luxor Cube (LCM-LV)
Minimum Rated Life (L70)	33,000 Hrs

IRRIGATION NOTES

1. IRRIGATION SHALL HAVE AUTOMATIC CONTROLLERS AND MUST USE EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA AND UTILIZE A RAIN SENSOR
2. IRRIGATION CONTROLLERS SHALL BE OF TYPE WHICH DOES NOT LOSE PROGRAMMING DATA IN THE EVENT THE PRIMARY POWER SOURCE IS INTERRUPTED
3. PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE THE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURERS RECOMMENDATION PRESSURE RANGE.
4. MANUAL SHUT-OFF VALVES SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION TO THE WATER SUPPLY.
5. ALL IRRIGATION EMISSION DEVICES MUST MEET THE REQUIREMENTS SET IN THE ANSI STANDARD, ASABE/ICC 802-2014 " LANDSCAPE IRRIGATION SPRINKLER AND EMITTER STANDARD". ALL SPRINKLER HEADS INSTALLED IN THE LANDSCAPE MUST DOCUMENT A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65 OR HIGHER USING THE PROTOCOL DEFINED IN ASABE/ICC 802-2014.
6. AREAS LESS THAN TEN FEET (10') IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY.





CAPRIOLA & MITCHELL
LANDSCAPE DESIGN SERVICES

NINA CAPRIOLA
831.595.7053
NINACAPRIOLADESIGN.COM

DORIS MITCHELL
831.595.5205
CSCL # 1117798

Client/Project :

Castleman Residence

Landscaping

Project address :

1012 San Carlos Road

Pebble Beach

CA, 93953

APN: 007-282-004-000

Sheet Title:

Landscape/
Lighting Plan

Sheet Number: L.1

Date: 05/12/2025

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

Drawn by: NC, DM

FIRE PROTECTION NOTES:

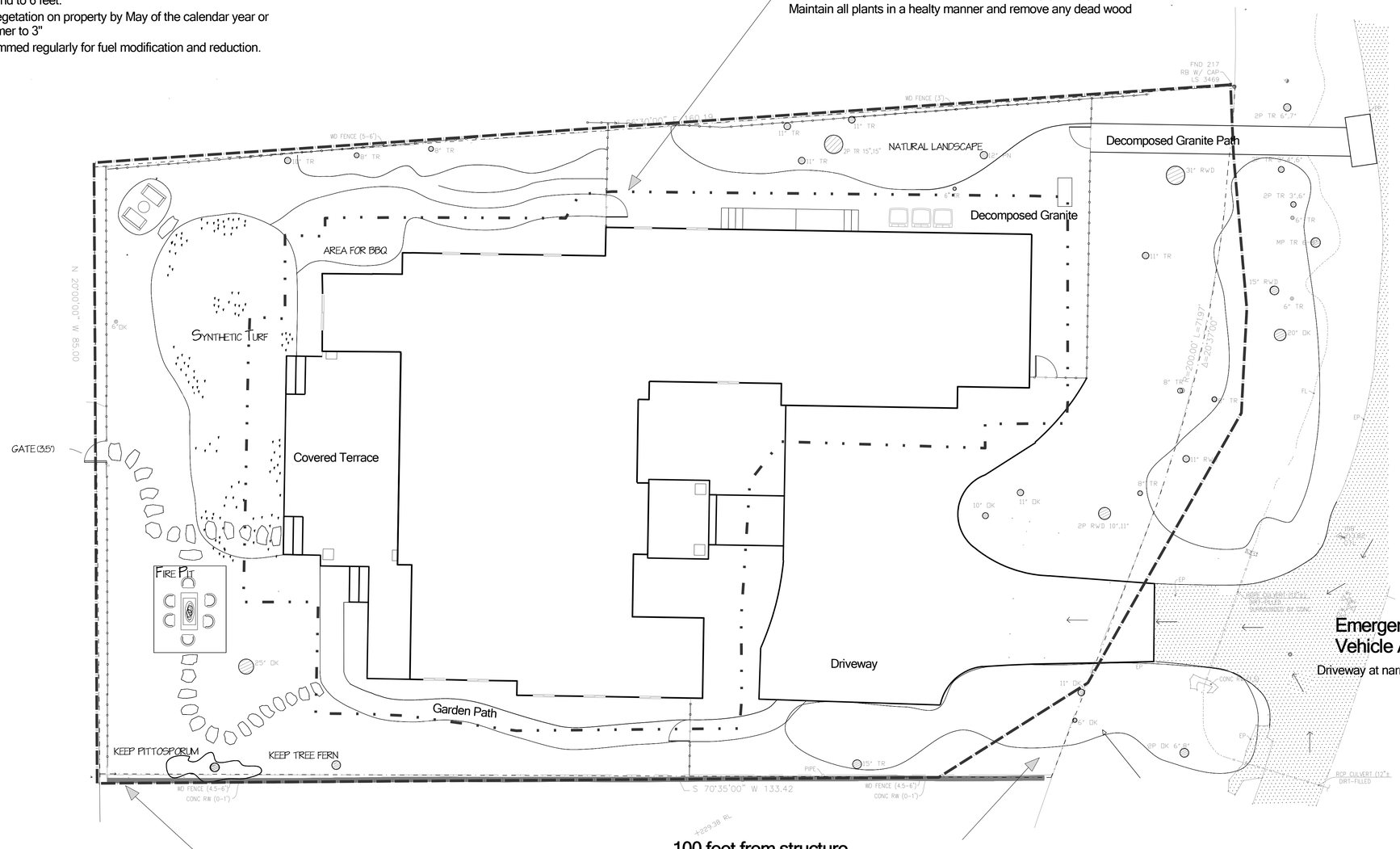
Maintain a defensable space of 100 feet around structures (PRC 4291)

1. No flamable materials within 5 feet of the building (Zone 0)
2. Remove flamable vegetation within 30 feet of building.
   Maintain all plants in a healty manner and remove any dead wood
3. All lower tree branches of trees within 100' of the building
   to be removed from ground to 6 feet.
4. Remove any seasonal vegetation on property by May of the calendar year or
   cut down with a line trimmer to 3"

Plant material shall be trimmed regularly for fuel modification and reduction.

30 feet permimeter line

5 feet permimeter line



30 feet from structure

Remove flamable vegetation within 30 feet of building.
Maintain all plants in a healty manner and remove any dead wood
Singel speciments of trees or other vegetation may be retained,
provided they are well spaced and well pruned.

100 feet from structure

All lower tree branches of trees within 100' of the building
to be removed from ground to 6 feet.

Plant material shall be trimmed regularly for fuel modification and reduction.

Remove any seasonal vegetation on property by May of the calendar year or
cut down with a line trimmer to 3"

N

0 4' 8' 16'

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

Existing Trees (No trees will be removed)

Symbol	Name
DK	Coast Live Oak (Quercus agrifolia)
TR	Monterey Pine (Pinus radiata)

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APN: 007-282-004-000

Sheet Title:

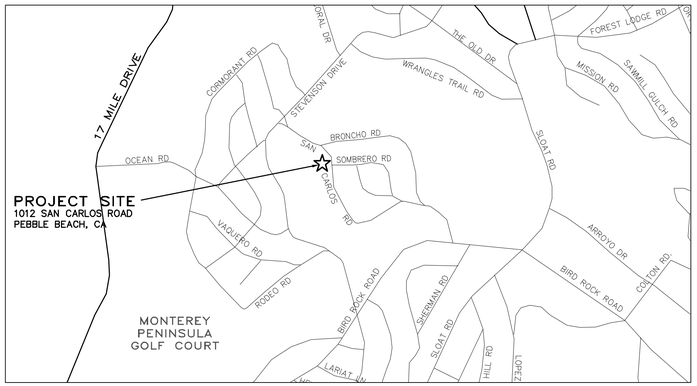
Fuel Management Plan

Sheet Number: L.2

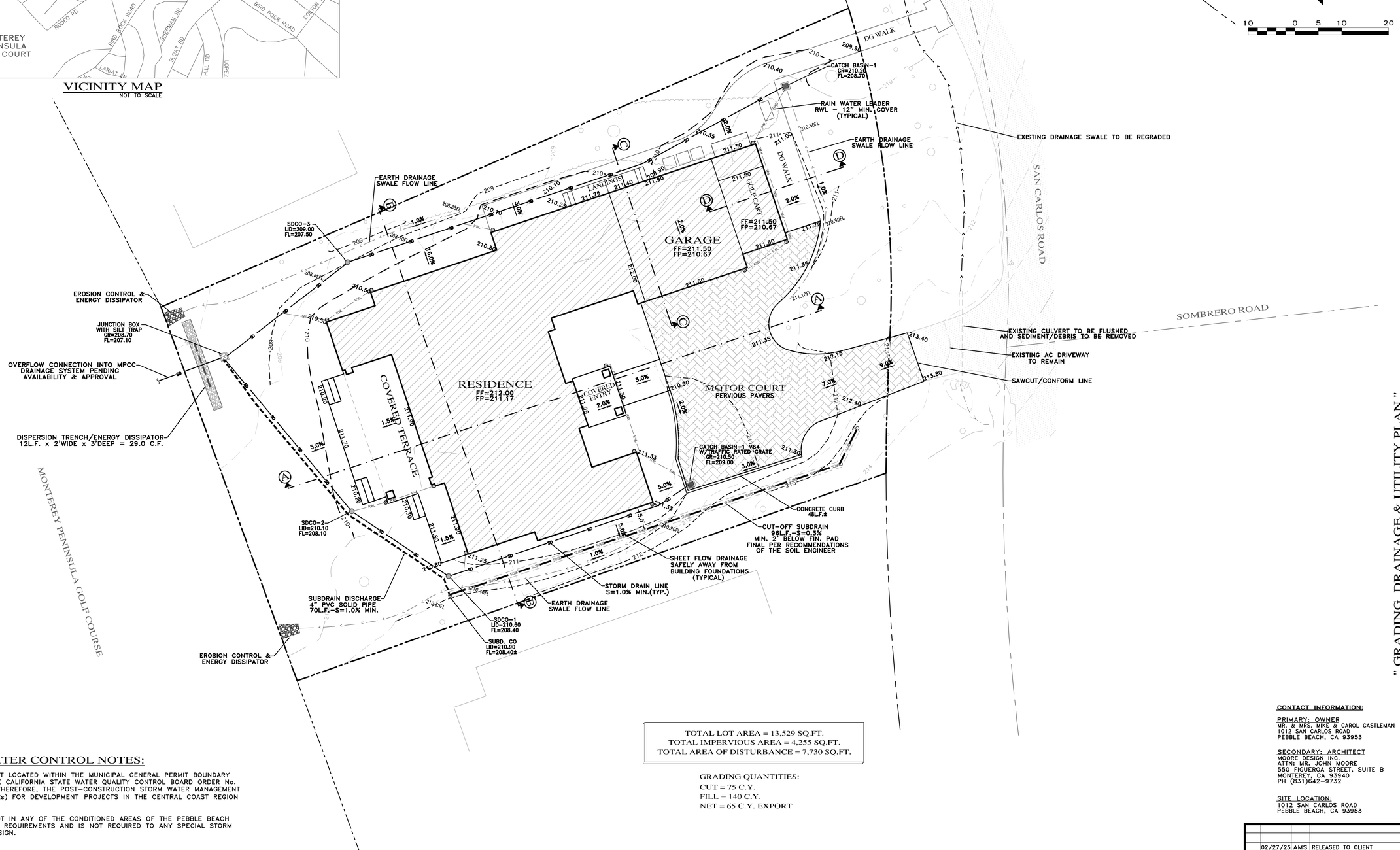
Date: 05/10/2025

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

Drawn by: DM



VICINITY MAP
NOT TO SCALE



TOTAL LOT AREA = 13,529 SQ.FT.
TOTAL IMPERVIOUS AREA = 4,255 SQ.FT.
TOTAL AREA OF DISTURBANCE = 7,730 SQ.FT.

GRADING QUANTITIES:
CUT = 75 C.Y.
FILL = 140 C.Y.
NET = 65 C.Y. EXPORT

STORM WATER CONTROL NOTES:

1) THE PROJECT IS NOT LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER No. 2013-0001-DWQ; THEREFORE, THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRs) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.

2) THE PROJECT IS NOT IN ANY OF THE CONDITIONED AREAS OF THE PEBBLE BEACH COMPANY DRAINAGE REQUIREMENTS AND IS NOT REQUIRED TO ANY SPECIAL STORM WATER FACILITY DESIGN.

REGISTERED PROFESSIONAL ENGINEER * GUY R. GIRAUDO * No. 58569 * Exp. 06-30-25 * CIVIL * STATE OF CALIFORNIA

APPROVED BY:
GUY R. GIRAUDO

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

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

CASTLEMAN RESIDENCE
A.P.N.: 007-282-004
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
FOR
MR. & MRS. MIKE & CAROL CASTLEMAN

" GRADING, DRAINAGE & UTILITY PLAN "

CONTACT INFORMATION:

PRIMARY: OWNER
MR. & MRS. MIKE & CAROL CASTLEMAN
1012 SAN CARLOS ROAD
PEBBLE BEACH, CA 93953

SECONDARY: ARCHITECT
MOORE DESIGN INC.
ATTN: MR. JOHN MOORE
550 FIGUEROA STREET, SUITE B
MONTEREY, CA 93940
PH (831)642-9732

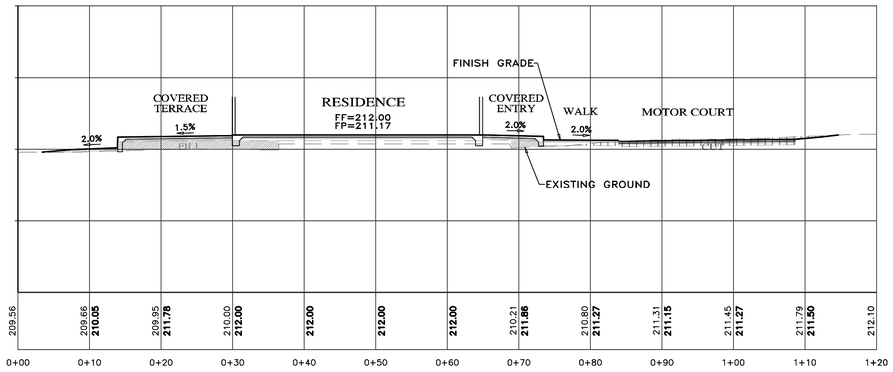
SITE LOCATION:
1012 SAN CARLOS ROAD
PEBBLE BEACH, CA 93953

SCALE: 1"=10'
DATE: FEBRUARY 2025
JOB NO. 2748-02

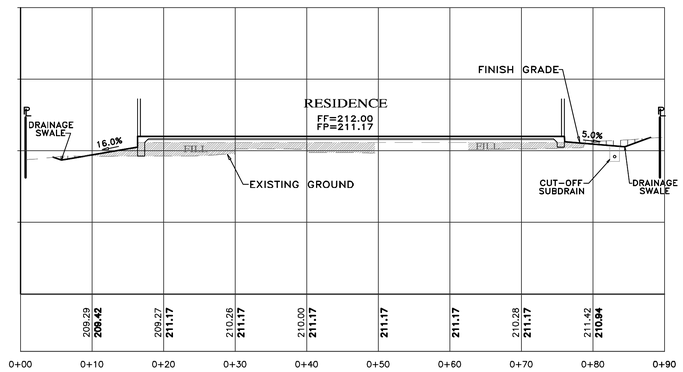
No.	DATE	BY	REVISION
	02/27/25	AMS	RELEASED TO CLIENT
	02/14/25	AMS	RELEASED TO CLIENT

SHEET C1
OF 4 SHEETS

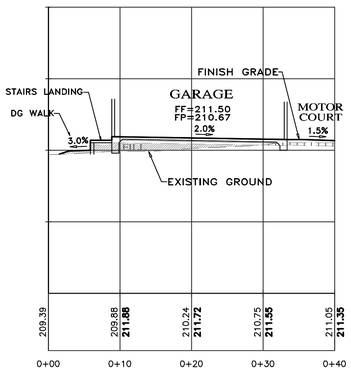
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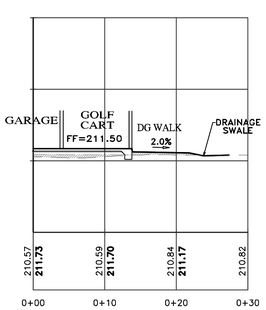
SECTION A-A
SCALE: 1"=10' H&V



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



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



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

NOTES:

- ALL FILL MATERIAL SHALL BE STRUCTURAL FILL PER SOIL'S ENGINEERING INVESTIGATION REPORT
- SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR LAYOUT OF FOUNDATION COMPONENTS.
- OVEREXCAVATION ON BUILDING AREAS PER SOILS ENGINEERING INVESTIGATION REPORT
- FOR SECTION LOCATIONS, SEE SHEET C3 "GRADING, DRAINAGE & UTILITY PLAN".

" GRADING SECTIONS "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

CASTLEMAN RESIDENCE

A.P.N.: 007-282-004

PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA

FOR

MR. & MRS. MIKE & CAROL CASTLEMAN

APPROVED BY:

GUY R. GIRARDO

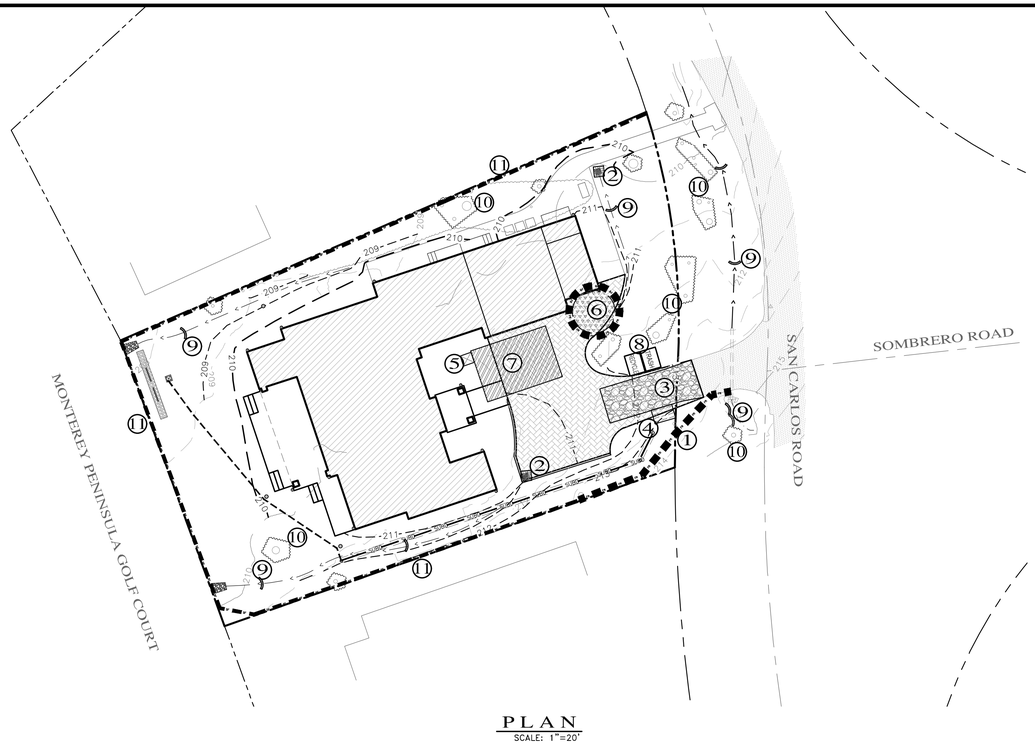
LANDSET ENGINEERS, INC.
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No.	DATE	BY	REVISION
	02/27/25	AMS	RELEASED TO CLIENT
	02/14/25	AMS	RELEASED TO CLIENT

SCALE: 1"=10' H&V
DATE: FEBRUARY 2025
JOB NO. 2748-02

SHEET C2
OF 4 SHEETS

LSPROJ\2748-CASTLEMAN\2748-CIVIL\DWG\2748-GDECP.DWG/24x36C4



PLAN
SCALE: 1"=20'

EROSION & SEDIMENT CONTROL NOTES:

1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE COUNTY OF MONTEREY EROSION CONTROL ORDINANCE.

2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.

3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.

4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.

6) EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.

7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

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

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

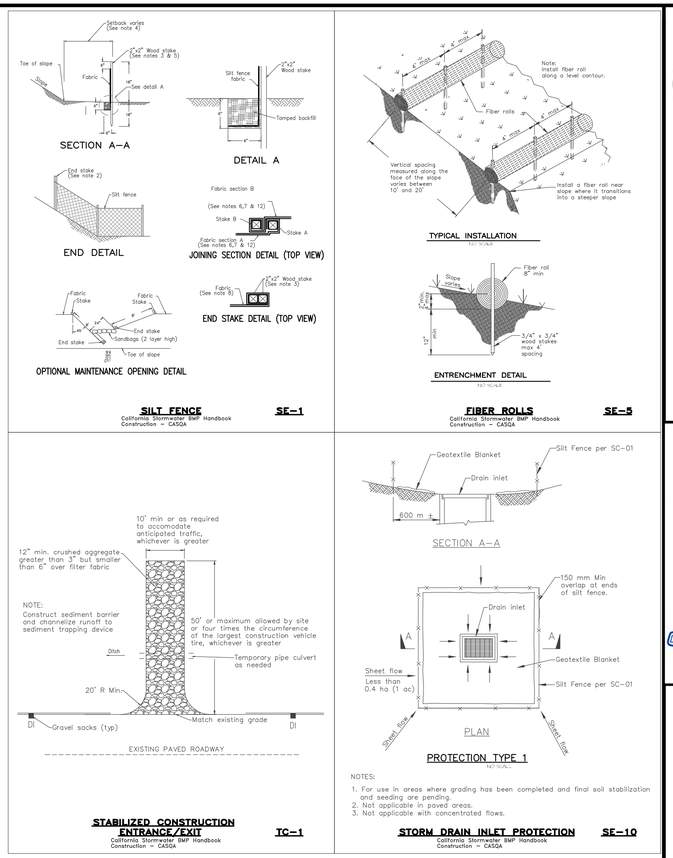
10) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.

11) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.

12) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDED WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRA'MOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.

13) THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

14) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO COUNTY RMA-ENVIRONMENTAL SERVICES PRIOR TO BEG. WORK.



LEGEND:

1. FR — FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER), SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.
2. DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER – SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.
3. STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP-DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.
4. CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.
5. SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE
6. STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM.
7. CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.
8. TRASH / RECYCLE — WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATERTIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ONSITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.
9. GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 4OZ/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH ½" – 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.
10. TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BE A LICENSED AND CERTIFIED ARBORIST.
11. SF — SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEYED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. Verify material below shallow foundations are adequate to achieve the design bearing capacity	--	X
2. Verify excavations are extended to proper depth and have reached proper material	--	X
3. Perform classification and testing of compacted fill materials	--	X
4. Verify use of proper materials, densities and lift sicknesses during placement and compaction of compacted fill.	X	--
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	--	X

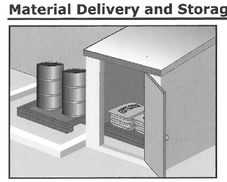
CONSTRUCTION INSPECTION REQUIREMENTS

A-PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.

B-DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP's INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.

C-PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

Material Delivery and Storage WM-1



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

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

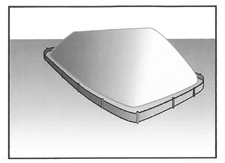
Categories	
EC	Erosion Control
SE	Sediment Control
TC	Tracking Control
WE	Wind Erosion Control
NS	Non-Stormwater Management Control
WM	Waste Management and Materials Pollution Control ☑

Legend: ☑ Primary Category ☒ Secondary Category

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

Potential Alternatives: None

Stockpile Management WM-3



Description and Purpose
Stockpile management procedures and practices are designed to reduce or eliminate air and stormwater pollution from stockpiles of soil, soil amendments, sand, paving materials such as portland cement concrete (PCC) rubble, asphalt concrete (AC), asphalt concrete rubble, aggregate base, aggregate sub base or pre-mixed aggregate, asphalt minder (so called "cold mix" asphalt), and pressure treated wood.

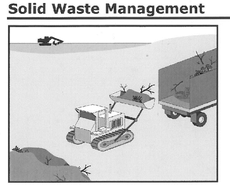
Categories	
EC	Erosion Control
SE	Sediment Control
TC	Tracking Control
WE	Wind Erosion Control
NS	Non-Stormwater Management Control ☑
WM	Waste Management and Materials Pollution Control ☑

Legend: ☑ Primary Category ☒ Secondary Category

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

Potential Alternatives: None

Solid Waste Management WM-5



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

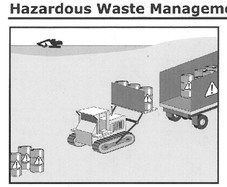
Categories	
EC	Erosion Control
SE	Sediment Control
TC	Tracking Control
WE	Wind Erosion Control
NS	Non-Stormwater Management Control
WM	Waste Management and Materials Pollution Control ☑

Legend: ☑ Primary Objective ☒ Secondary Objective

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

Potential Alternatives: None

Hazardous Waste Management WM-6



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

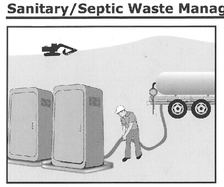
Categories	
EC	Erosion Control
SE	Sediment Control
TC	Tracking Control
WE	Wind Erosion Control
NS	Non-Stormwater Management Control
WM	Waste Management and Materials Pollution Control ☑

Legend: ☑ Primary Objective ☒ Secondary Objective

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

Potential Alternatives: None

Sanitary/Septic Waste Management WM-9



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

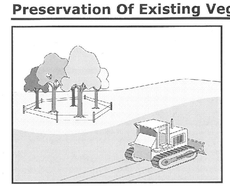
Categories	
EC	Erosion Control
SE	Sediment Control
TC	Tracking Control
WE	Wind Erosion Control
NS	Non-Stormwater Management Control
WM	Waste Management and Materials Pollution Control ☑

Legend: ☑ Primary Category ☒ Secondary Category

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

Potential Alternatives: None

Preservation Of Existing Vegetation EC-2



Description and Purpose
Carefully planned preservation of existing vegetation minimizes the potential of removing or injuring existing trees, vines, shrubs, and grasses that protect soil from erosion.

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

Legend: ☑ Primary Objective ☒ Secondary Objective

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

Potential Alternatives: None

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REGISTERED PROFESSIONAL ENGINEER
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GRADING, DRAINAGE & EROSION CONTROL PLAN "EROSION & SEDIMENT CONTROL PLAN"

OF

CASTLEMAN RESIDENCE

A.P.N.: 007-282-004

PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA

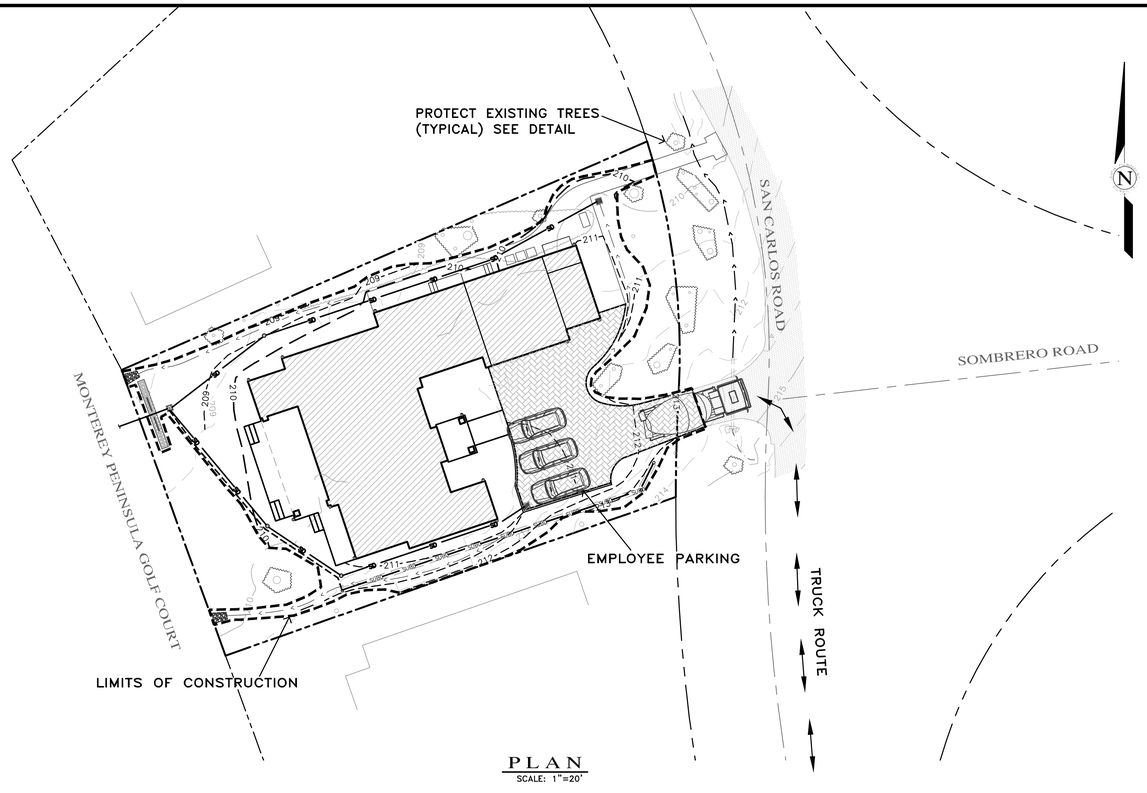
FOR

MR. & MRS. MIKE & CAROL CASTLEMAN

SCALE: AS SHOWN
DATE: FEBRUARY 2025
JOB NO. 2748-02

No.	DATE	BY	REVISION
	02/27/25	AMS	RELEASED TO CLIENT
	02/14/25	AMS	RELEASED TO CLIENT

SHEET C3
OF 4 SHEETS



PLAN
SCALE: 1"=20'

FENCING (ESA) DETAIL
Scale: NTS

EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:
75 CY CUT
140 CY FILL

CONSTRUCTION STAGING:
DEMOLISH EXISTING HARDSCAPE AND OFFHAUL DEBRIS: EXISTING DRIVEWAY TO BE USED FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA.

PERFORM GRADING, CONSTRUCT STRUCTURES, AND INSTALL UNDERGROUND UTILITIES: PROPOSED NEW MOTOR COURT AREA TO BE USED FOR MATERIAL AND EQUIPMENT STAGING.

INSTALL NEW PERVIOUS PAVERS DRIVEWAY AND LANDSCAPING.

SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES. CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STAGED ON SAN CARLOS ROAD AT ANY TIME DURING CONSTRUCTION. MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY, AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY.

HAUL ROUTES:
THE HAUL ROUTE TO THE SITE IS FROM HIGHWAY 68 TO MORSE DRIVE TO CONGRESS ROAD TO BIRD ROCK ROAD TO STEVENSON ROAD TO SAN CARLOS ROAD. (HAUL TRUCKS EXIT IN THE SAME FASHION.) VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE (IF NECESSARY) ON SAN CARLOS ROAD. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

MATERIAL DELIVERIES:
IN THE EVENT THAT MATERIAL DELIVERIES CAUSE ANY STREETS ALONG THE HAUL ROUTE TO BE PARTIALLY BLOCKED BY DELIVERY TRUCKS OR LOADING/UNLOADING OPERATIONS, A FLAGMAN SHALL BE PRESENT TO DIRECT TRAFFIC AROUND THE LANE OBSTRUCTION. THE FLAGMAN SHALL BE PRESENT AT ALL TIMES DURING WHICH DELIVERY/ CONSTRUCTION OPERATIONS MAY IMPACT TRAFFIC ON THE HAUL ROUTE AND SURROUNDING STREETS.

EMPLOYEE PARKING:
LIMITED EMPLOYEE PARKING ON-SITE. EMPLOYEES SHALL USE PUBLIC PARKING LOTS AND CARPOOL TO JOBSITE IF POSSIBLE. ON-SITE PARKING SHALL BE IN PROPOSED NEW MOTOR COURT AREA AND IN LEGAL SPACES ALONG SAN CARLOS ROAD, OBEYING ALL PARKING LAWS. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

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

TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION/CLKEARING	3	2
GRADING & SOIL REMOVAL (EXPORT)	1	1
ENGINEERING MATERIALS (IMPORT)	4	2
TOTALS	8	5

TRUCK TRIP GENERATION NOTES:

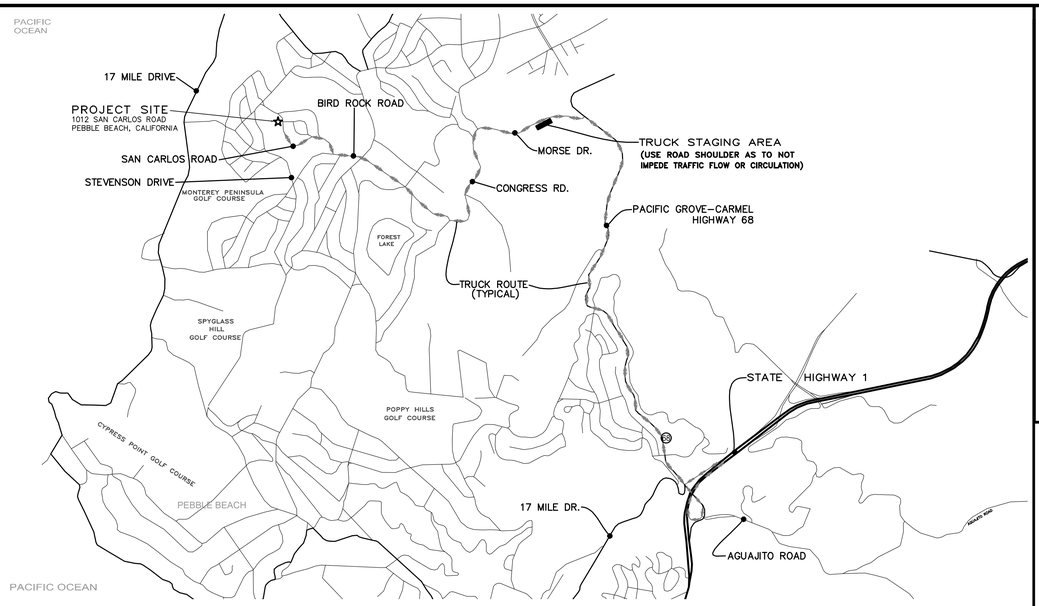
1. TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 5 TRUCK LOADS PER DAY.
2. THERE ARE 65 C.Y. OF SOIL MATERIAL THAT WILL BE IMPORTED TO THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 5 WORKING DAYS TO COMPLETE.
4. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 120 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 6-10

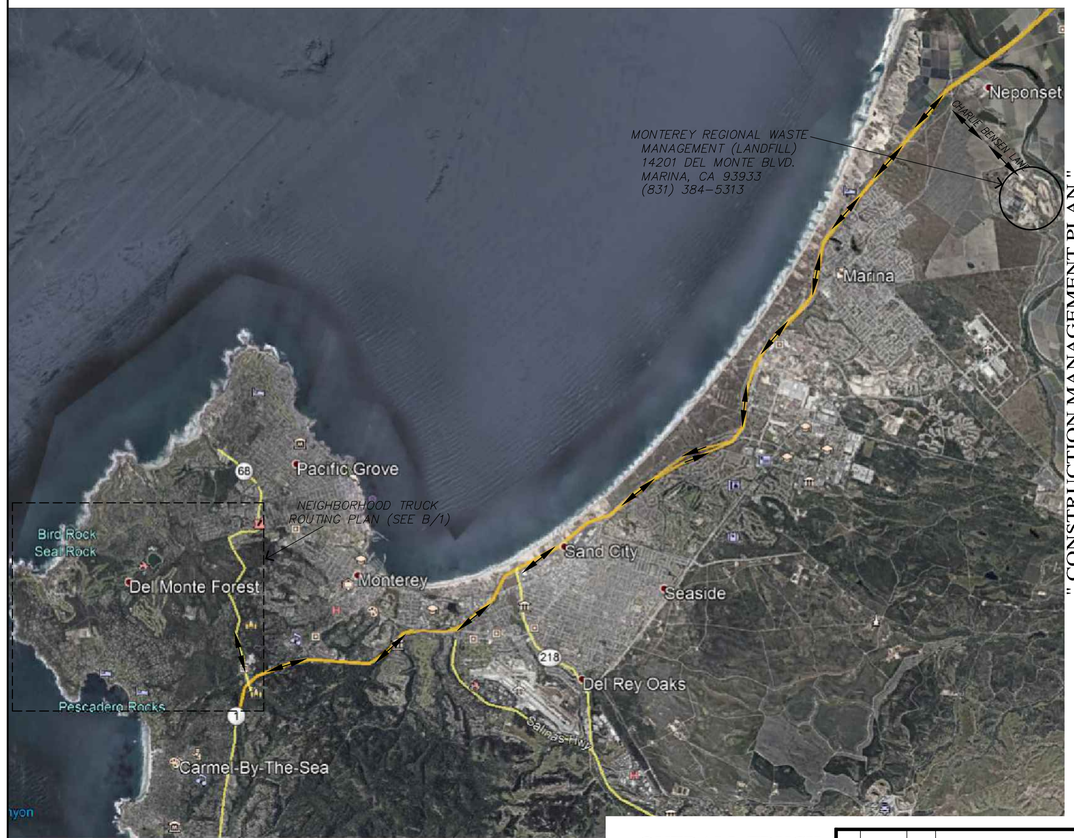
HOURS OF OPERATION/DAY: 8

PROJECT SCHEDULING: PROJECTED START DATE 18 MARCH 2025, 5 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

A CONSTRUCTION STAGING PLAN



B NEIGHBORHOOD TRUCK ROUTING PLAN



C OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

" CONSTRUCTION MANAGEMENT PLAN "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

CASTLEMAN RESIDENCE
A.P.N.: 007-282-004
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
FOR
MR. & MRS. MIKE & CAROL CASTLEMAN

APPROVED BY:
GUY R. GIRARDO

REGISTERED PROFESSIONAL ENGINEER
GUY R. GIRARDO
No. 56589
Exp. 06-30-25
CIVIL
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www.landseteng.com

SCALE: AS SHOWN
DATE: FEBRUARY 2025
JOB NO. 2748-02

No.	DATE	BY	REVISION
	02/27/25	AMS	RELEASED TO CLIENT
	02/14/25	AMS	RELEASED TO CLIENT

SHEET C4
OF 4 SHEETS



PROPOSED MAIN FLOOR PLAN

1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

WALL LEGEND

NEW 2x6 WALLS

1. EXTERIOR WALLS- 2x6 STUDS @ 16" OC U.O.N. CEMENT PLASTER ON EXTERIOR FACE WITH 5/8" TYPE 'X' GWB ON THE INTERIOR.
2. INTERIOR WALL- 2x4 STUDS @ 16" OC WITH 5/8" TYPE 'X' GWB ON BOTH SIDES.
3. SHOWER AND TUB WALLS SHALL HAVE FLOOR TO CEILING GLASS MAT GYPSUM PANELS, FIBER-REINFORCED GYPSUM PANELS, NON-ASBESTOS FIBER-CEMENT BACKER BOARD, OR NON-ASBESTOS FIBER-CEMENT REINFORCED CEMENTITIOUS BACKER UNITS INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS[R702.4.2]
4. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
5. CONTRACTOR TO SEE ARCHITECTURTAL & STRUCTURAL WALL DETAILS FOR ADDITIONAL NOTES REGARDING INSULATION, SHEAR, SOUND, ETC.
6. SEE BUILDING SECTIONS SHEET FOR INSULATION SCHEDULE.
7. PROVIDE BLOCKING AND/OR BACKING AT ALL TOWEL BAR LOCATIONS.

AGING-IN-PLACE DESIGN & FALL PREVENTION

IN NEW CONSTRUCTION

1. PROVIDE REINFORCING FOR FUTURE GRAB BARS IN AT LEAST ONE RESTROOM ON THE ENTRY LEVEL. [R327.1.1] REINFORCEMENT SHALL BE NOT LESS THAN 2X8 BLOCKING LOCATED BETWEEN 32" AND 39-1/4" ABOVE FINISHED FLOOR, FLUSH WITH THE WALL FRAMING. [R327.1.1 #2]
2. ALL RECEPTACLE OUTLET, SWITCH AND CONTROL HEIGHTS SHALL BE NO MORE THAN 48" ABOVE FINISHED FLOOR AND NO LESS THAN 15" ABOVE FINISHED FLOOR. [R327.1.2]
3. AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A NET CLEAR OPENING OF NOT LESS THAN 32" MEASURED WITH THE DOOR POSITION AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION.
4. DOORBELL BUTTONS, WHEN INSTALLED, SHALL EXCEED MORE THAN 48" ABOVE THE EXTERIOR FLOOR OR LANDING. [R327.1.4]

PROJECT NAME:

CASTLEMAN RESIDENCE

1012 SAN CARLOS ROAD
PEBBLE BEACH, CA
93953
APN: 007-282-004-000

MOORE DESIGN Inc.
RESIDENTIAL PLANNING & CONSTRUCTION ADMINISTRATION
550 FIGUEROA STREET, SUITE B
MONTEREY CA. 93940
831.642.9732 FAX 831.401.3292
john@mooredesign.org

DRAWING RECORD

DESCRIPTION	ISSUED
PLN SUBMIT	3/12/2025
PLN RE-SUBMIT	5/14/2025

PRINT DATE: 5/14/2025

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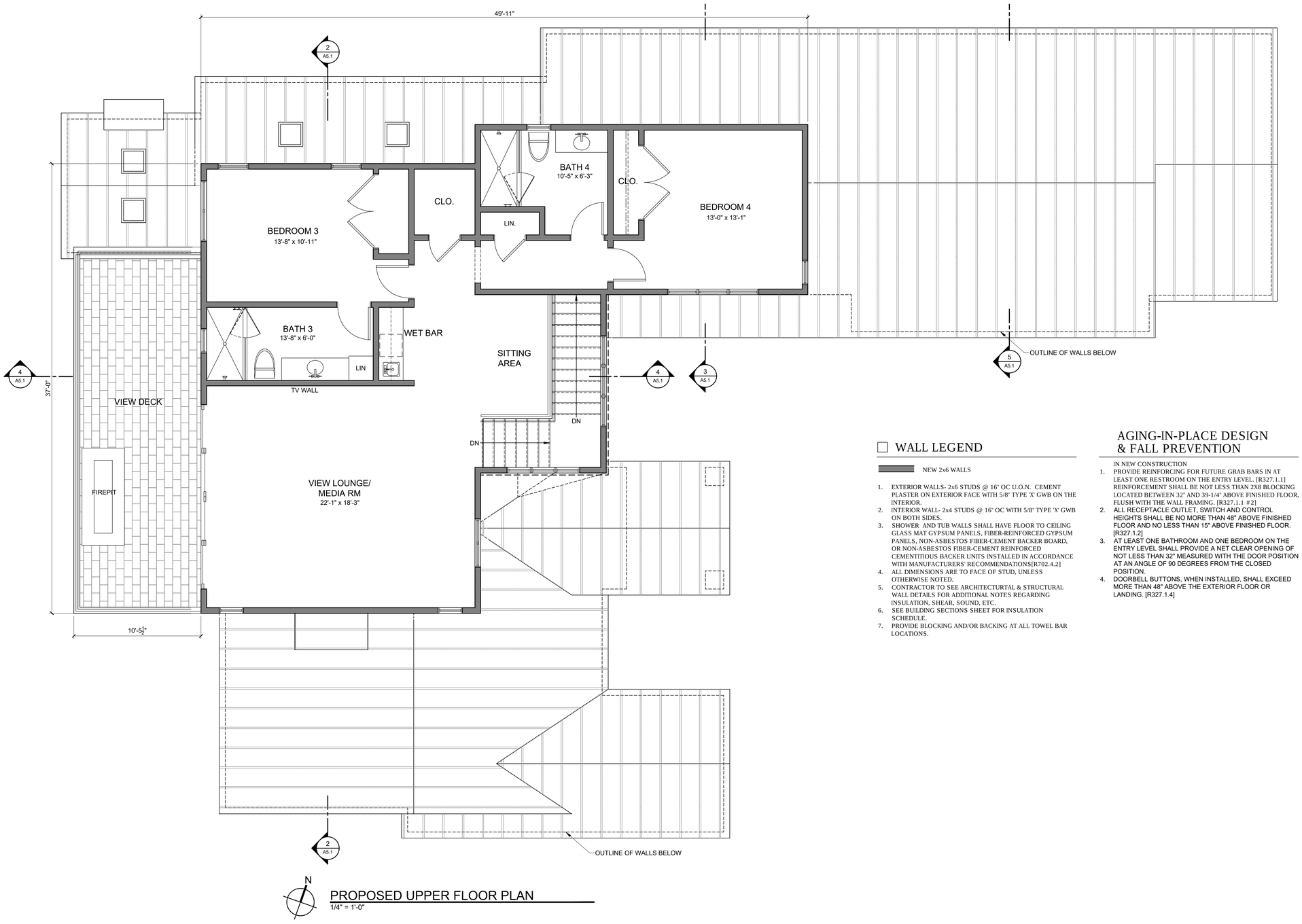
Drawings are not to be scaled. Written dimensions on these drawings shall have precedence over scale dimensions.

SHEET TITLE:

MAIN FLOOR PLAN

SHEET NUMBER:

A2.1



PROPOSED UPPER FLOOR PLAN

1/4" = 1'-0"

☐ WALL LEGEND

NEW 2x6 WALLS

1. EXTERIOR WALLS- 2x6 STUDS @ 16" OC U.O.N. CEMENT PLASTER ON EXTERIOR FACE WITH 5/8" TYPE 'X' GWB ON THE INTERIOR.
2. INTERIOR WALL- 2x4 STUDS @ 16" OC WITH 5/8" TYPE 'X' GWB ON BOTH SIDES.
3. SHOWER AND TUB WALLS SHALL HAVE FLOOR TO CEILING GLASS MAT GYPSUM PANELS, FIBER-REINFORCED GYPSUM PANELS, NON-ASBESTOS FIBER-CEMENT BACKER BOARD, OR NON-ASBESTOS FIBER-CEMENT REINFORCED CEMENTITIOUS BACKER UNITS INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS[R702.4.2]
4. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
5. CONTRACTOR TO SEE ARCHITECTURTAL & STRUCTURAL WALL DETAILS FOR ADDITIONAL NOTES REGARDING INSULATION, SHEAR, SOUND, ETC.
6. SEE BUILDING SECTIONS SHEET FOR INSULATION SCHEDULE.
7. PROVIDE BLOCKING AND/OR BACKING AT ALL TOWEL BAR LOCATIONS.

AGING-IN-PLACE DESIGN & FALL PREVENTION

IN NEW CONSTRUCTION

1. PROVIDE REINFORCING FOR FUTURE GRAB BARS IN AT LEAST ONE RESTROOM ON THE ENTRY LEVEL. [R327.1.1] REINFORCEMENT SHALL BE NOT LESS THAN 2X8 BLOCKING LOCATED BETWEEN 32" AND 39-1/4" ABOVE FINISHED FLOOR, FLUSH WITH THE WALL FRAMING. [R327.1.1 #2]
2. ALL RECEPTACLE OUTLET, SWITCH AND CONTROL HEIGHTS SHALL BE NO MORE THAN 48" ABOVE FINISHED FLOOR AND NO LESS THAN 15" ABOVE FINISHED FLOOR. [R327.1.2]
3. AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A NET CLEAR OPENING OF NOT LESS THAN 32" MEASURED WITH THE DOOR POSITION AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION.
4. DOORBELL BUTTONS, WHEN INSTALLED, SHALL EXCEED MORE THAN 48" ABOVE THE EXTERIOR FLOOR OR LANDING. [R327.1.4]

PROJECT NAME:

CASTLEMAN RESIDENCE

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PEBBLE BEACH, CA 93953
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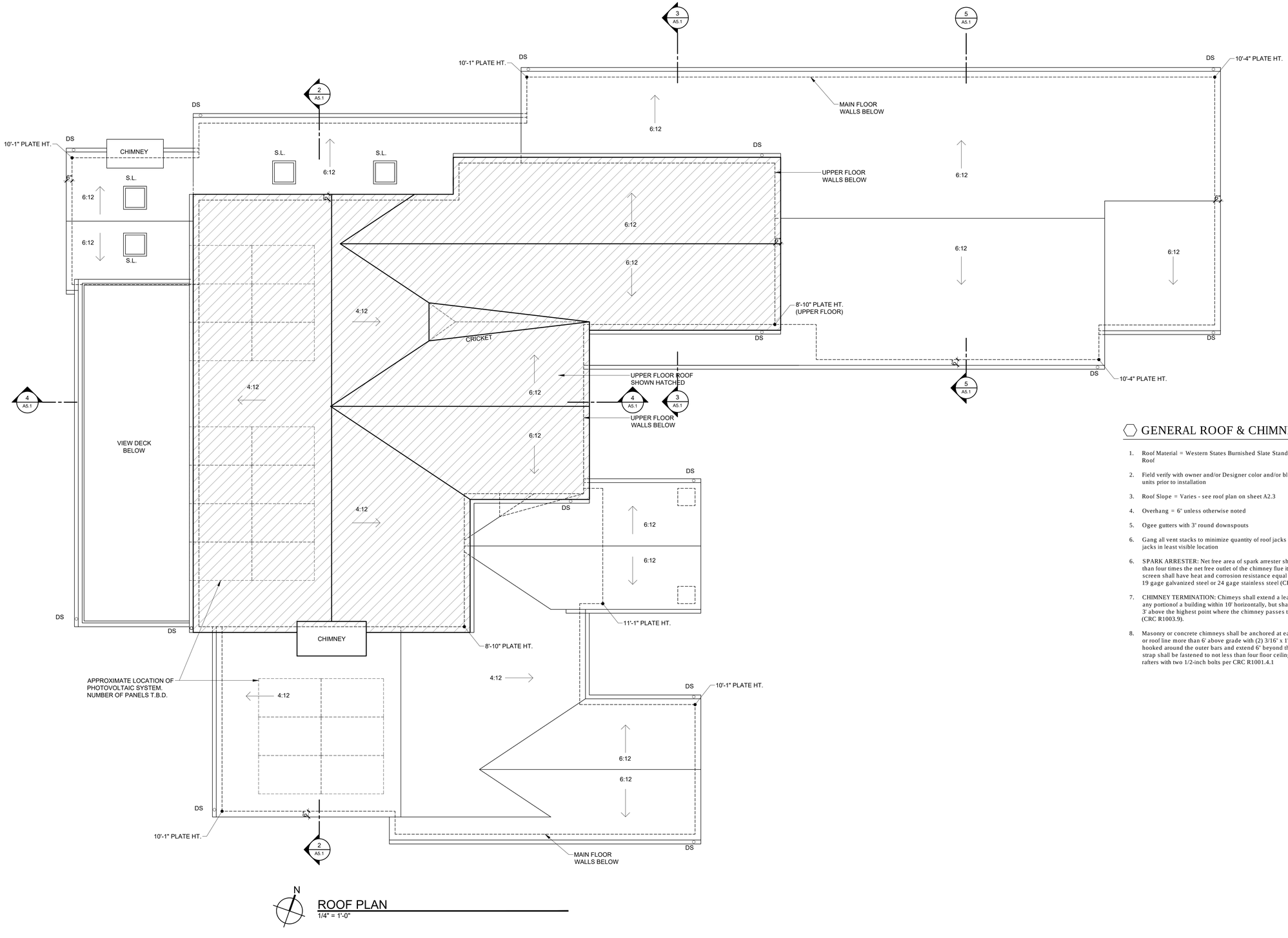
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SHEET TITLE:

UPPER FLOOR PLAN

SHEET NUMBER:

A2.2



ROOF PLAN
1/4" = 1'-0"

GENERAL ROOF & CHIMNEY NOTES

1. Roof Material = Western States Burnished Slate Standing Seam Metal Roof
2. Field verify with owner and/or Designer color and/or blend of roofing units prior to installation
3. Roof Slope = Varies - see roof plan on sheet A2.3
4. Overhang = 6" unless otherwise noted
5. Ogee gutters with 3" round downspouts
6. Gang all vent stacks to minimize quantity of roof jacks and locate roof jacks in least visible location
6. SPARK ARRESTER: Net free area of spark arrester shall not be less than four times the net free outlet of the chimney flue it serves. arresstor screen shall have heat and corrosion resistance equal to 12 gage wire, 19 gage galvanized steel or 24 gage stainless steel (CRC R1003.9.1).
7. CHIMNEY TERMINATION: Chimeys shall extend a least 2' higher than any portionof a building within 10' horizontally, but shall not be less than 3' above the highest point where the chimney passes through the roof (CRC R1003.9).
8. Masonry or concrete chimneys shall be anchored at each floor, ceiling or roof line more than 6' above grade with (2) 3/16" x 1" metal straps hooked around the outer bars and extend 6" beyond the bend. Each strap shall be fastened to not less than four floor ceiling or floor joists or rafters with two 1/2-inch bolts per CRC R1001.4.1

PROJECT NAME:

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SHEET TITLE:
ROOF PLAN

SHEET NUMBER:
A2.3



CONCEPTUAL FRONT ELEVATION



CONCEPTUAL REAR ELEVATION

PROJECT NAME:

CASTLEMAN RESIDENCE

1012 SAN CARLOS ROAD
PEBBLE BEACH, CA 93953
APN: 007-282-004-000

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SHEET TITLE:

COLOR RENDERINGS

SHEET NUMBER:

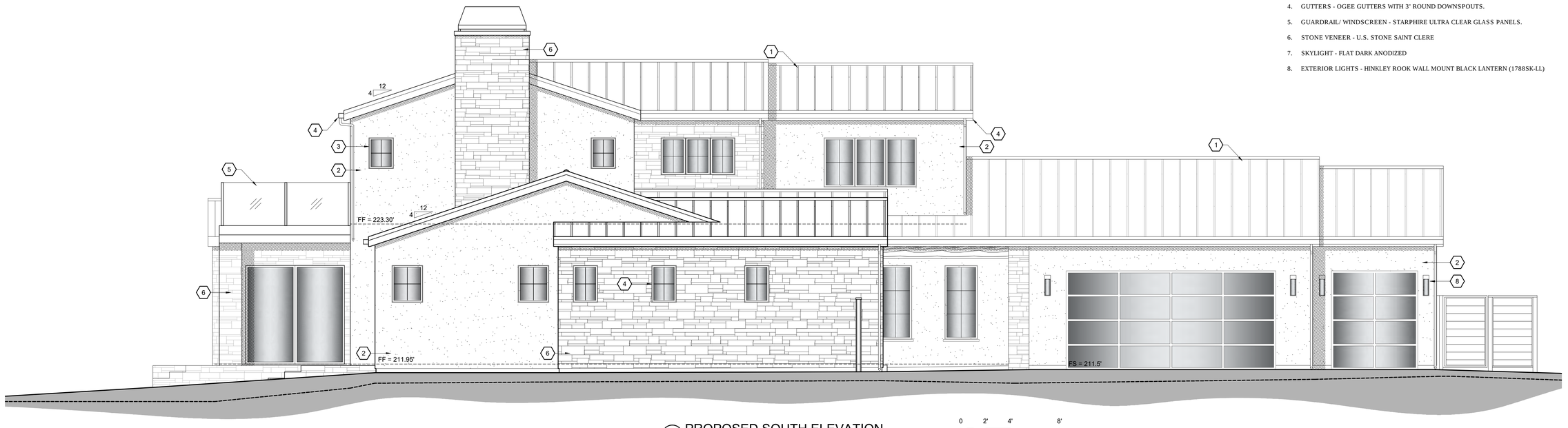
A4.0



1 PROPOSED EAST ELEVATION
1/4" = 1'-0"

0 2' 4' 8'

SCALE: 1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

0 2' 4' 8'

SCALE: 1/4" = 1'-0"

SHEET NOTES

1. ROOF - WESTERN STATES BURNISHED SLATE STANDING SEAM METAL ROOF
2. WALLS - TWO COATS EXTERIOR PAINT (BODY COLOR - SHERWIN WILLIAMS USEFUL GRAY SW7050), (TRIM COLOR - SHERWIN WILLIAMS SEALSKIN SW7675) OVER 7/8" CEM. PLASTER W/ EXP. METAL LATH & PLASTESIZER ADDITIVE (3 COAT PER CBC 2508.1) 0/2 LAYERS GRADE 'D' BLDG. PAPER.
3. WINDOWS - QUARTZ NEW DARK BRONZE WOOD CLAD DOUBLE PANE WINDOWS.
4. GUTTERS - OGEE GUTTERS WITH 3" ROUND DOWNSPOUTS.
5. GUARDRAIL/ WINDSCREEN - STARPHIRE ULTRA CLEAR GLASS PANELS.
6. STONE VENEER - U.S. STONE SAINT CLERE
7. SKYLIGHT - FLAT DARK ANODIZED
8. EXTERIOR LIGHTS - HINKLEY ROOK WALL MOUNT BLACK LANTERN (1788SK-LL)

PROJECT NAME:

CASTLEMAN RESIDENCE

1012 SAN CARLOS ROAD
PEBBLE BEACH, CA 93953
APN: 007-282-004-000

MOORE DESIGN Inc.
RESIDENTIAL PLANNING & CONSTRUCTION ADMINISTRATION

550 FIGUEROA STREET, SUITE B
MONTEREY CA. 93940
831.642.9732 FAX 831.401.3292
john@mooredesign.org

DRAWING RECORD

DESCRIPTION	ISSUED
PLN SUBMIT	3/12/2025
PLN RE-SUBMIT	5/14/2025

PRINT DATE: 5/14/2025

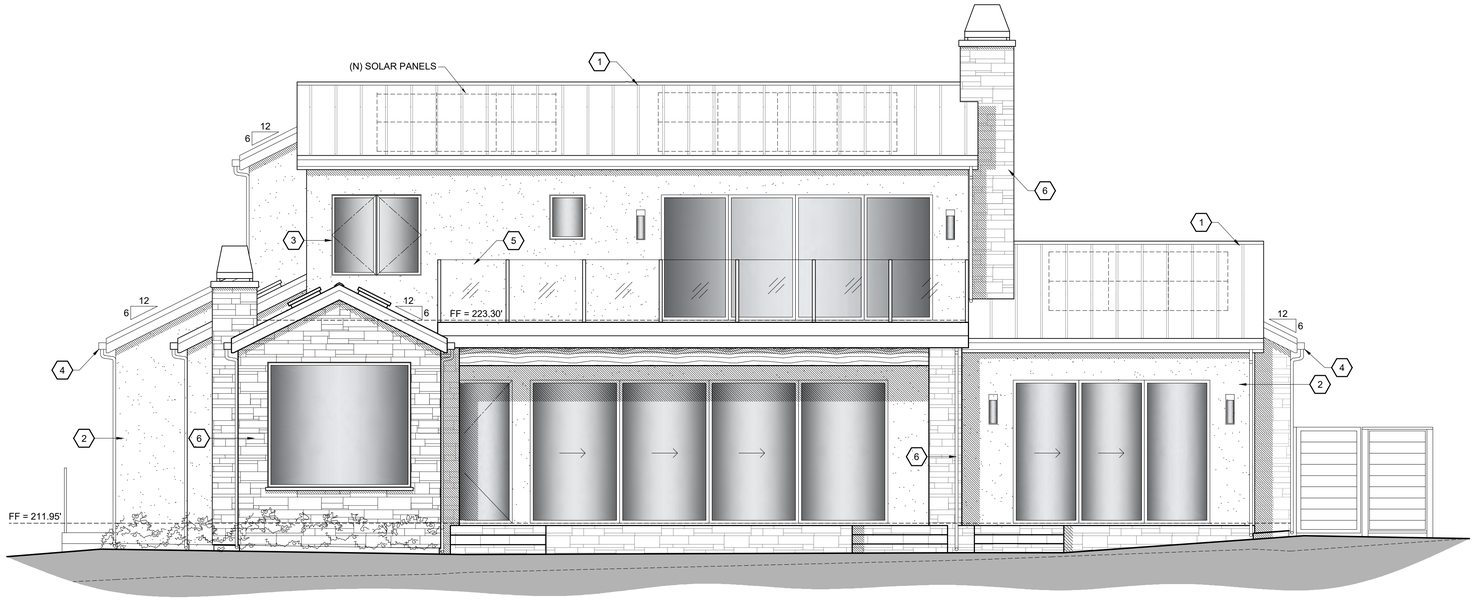
MEMBER
AIBD
AMERICAN INSTITUTE of BUILDING DESIGN

All ideas, designs, arrangements and plans indicated by this drawing are owned by, and the property of MOORE DESIGN Inc. The use of these plans and specifications is restricted to the original site for which they were prepared, and publication thereof is expressly limited to such use. Re-use, reproduction or publication by any method in whole or in part is prohibited. Title to the plans and specifications remains with MOORE DESIGN Inc., and visual contact with them constitutes prima facie evidence of the acceptance of the restrictions.

Drawings are not to be scaled. Written dimensions on these drawings shall have precedence over scale dimensions.

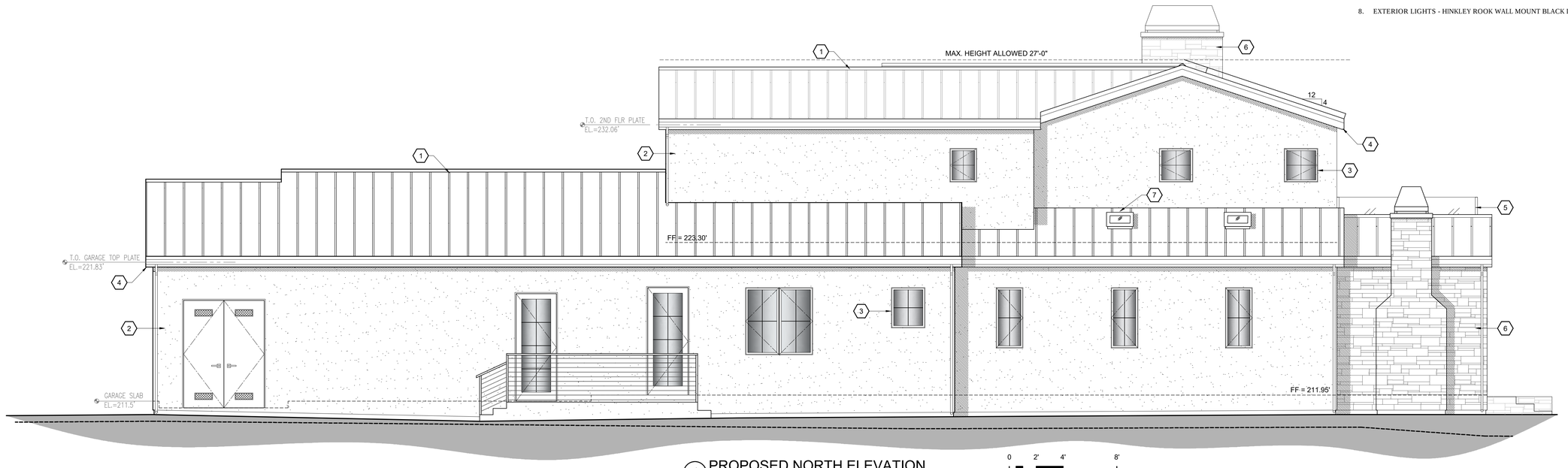
SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A4.1



3 PROPOSED WEST ELEVATION
1/4" = 1'-0"

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



4 PROPOSED NORTH ELEVATION
1/4" = 1'-0"

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

SHEET NOTES

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2. WALLS - TWO COATS EXTERIOR PAINT (BODY COLOR - SHERWIN WILLIAMS USEFUL GRAY SW7050), (TRIM COLOR - SHERWIN WILLIAMS SEALSKIN SW7675) OVER 7/8" CEM. PLASTER W/ EXP. METAL LATH & PLASTESIZER ADDITIVE (3 COAT PER CBC 2508.1) 0/2 LAYERS GRADE 'D' BLDG. PAPER.
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PROJECT NAME:

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DRAWING RECORD

DESCRIPTION	ISSUED
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PRINT DATE: 5/14/2025

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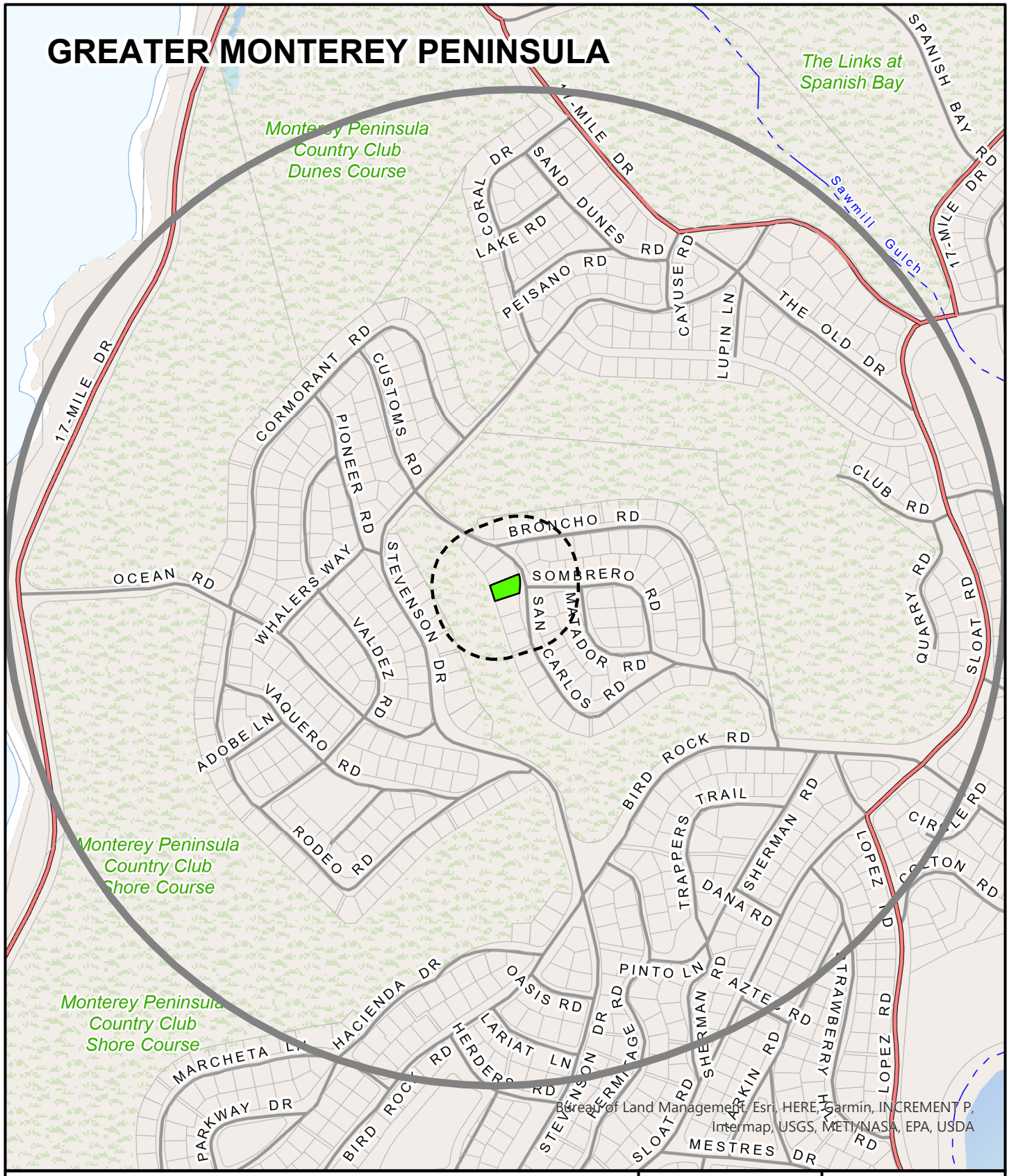
Drawings are not to be scaled. Written dimensions on these drawings shall have precedence over scale dimensions.

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A4.2

Exhibit B

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APPLICANT: CASTLEMAN

APN: 007282004000 **FILE #** PLN250071

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: H. HONORATO

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Introduced: 8/18/2025 **Current Status:** Agenda Ready

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

PLN230172 - California American Water Company (various Owners)
Public hearing to consider action on the removal of one 10,000-gallon water tank, construction of two water tanks (10,000-gallons and 60,000-gallons), modifications to an existing 50,000-gallon water tank, construction of a bypass pipeline with a pressure control valve, relocation of a fire hydrant on slopes in excess of 25%.
Project Location: 6, 7, 10, and 15 Oak Meadow Lane, Carmel Valley
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

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

a. Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and that none of the exceptions to these exemptions set forth in CQA Guidelines section 15300.2 apply; and
b. Approve a Combined Development Permit consisting of: 1) Administrative Permit and Design Approval for the removal of one 10,000-gallon water tank, construction of two water tanks (10,000 gallons and 60,000-gallons), modifications to an existing 50,000 gallon water tank, construction of a bypass pipeline with a pressure control valve, and relocation of a fire hydrant; and 2) Use permit to allow development on slopes in excess of 25%.

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

PROJECT INFORMATION

Agent: Conor O'Toole, Denise Duffy & Associates, Inc.
Property Owners: Carvell John Randall TR and Bellis Carole Hutchins TR, Hoch Stephen & Tschirgi Judith E, Murray Constance TR, and Scott Linda Sue & Tagg Terryl M TRS
APNs: 187-031-020-000, 187-031-023-000, 187-031-025-000 and 187-031-027-000
Parcel Sizes:
Zoning: Low Density Residential, 5 acres per unit with a Design Control, Site Plan Review and Residential Allocation Zoning Overlay districts, or "LDR/5-D-S-RAZ" and Low Density Residential with Building Site Zoning-6, Design Control, Site Plan Review and Residential Allocation Zoning Overlay districts, or "LDR/B-6-D-S-RAZ"
Plan Area: Carmel Valley Master Plan
Flagged and Staked: No
Project Planner: Hya Honorato, Assistant Planner

honoratoh@countyofmonterey.gov, 831-755-5173

SUMMARY/DESCRIPTION

The proposed development is located within the Rancho Fiesta subdivision in Carmel Valley. The proposed project includes two different sites, the Upper Rancho Fiesta Tank site and the Lower Rancho Fiesta tank site, as well as the relocation of one fire hydrant and the construction of a bypass pipeline and pressure control valve. The Lower Rancho Fiesta Tank site is contained within an existing easement that was established at the same time as the subdivision and contains one existing 10,000-gallon water tank. The existing water tank does not meet seismic standards and needs to be replaced and upgraded in order to meet standards. In order to remove the existing water tank, a new water tank needs to be installed to ensure service is not disrupted. The new 10,000-gallon water tank proposed to be constructed will be at the same Tank site, east of the existing water infrastructure, partially buried and installed prior to the demolition of the existing water tank. The Upper Rancho Fiesta Tank site is also contained with an existing easement that was established at the time of the creation of the subdivision and contains one existing 50,000-gallon water tank. The proposed development includes modifications to this existing 50,000-gallon water tank to increase the capacity to 60,000 gallons and construct a second water tank with a capacity of 60,000 gallons. The easement and the proposed work are within an area that is sloped greater than 25%. The project includes grading of approximately 2,675 cubic yards.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 2010 Monterey County General Plan (General Plan), Carmel Valley Master Plan (CVMP) and applicable sections of the Monterey County Inland zoning ordinance (Title 21).

Site Development Standards

The subject parcels are zoned as Low Density Residential with Building Site Zoning-6, Design Control, Site Plan Review and Residential Allocation Zoning Overlay districts, or "LDR/B-6-D-S-RAZ" and as Low Density Residential, 5 acres per unit with a Design Control, Site Plan Review and Residential Allocation Zoning Overlay districts, or "LDR/5-D-S-RAZ". Pursuant to Title 21 section 21.14.030, both proposed project sites are within established easements for the water tanks and water system facilities including storage tanks and no increase in service connections is created, and is therefore an allowed use.

Biological Resources

A Biological Resources Assessment (see **Attachment D**) identified the project parcels as having three natural habitat communities throughout the area and that there were no special status plant or animal species observed around the proposed development areas. The report noted that two special status species, the burrowing owl and the Crotch bumble bee, have the potential for being within the project site as well as raptors and other avian species have the potential to nest in trees and shrubs within or adjacent to the project site. It was also noted in the report that the California Red-legged Frog is mapped within the Lower Rancho Fiesta Tank project site but has a low potential to occur within the project site. Recommendations were made within the report to include minimizing potential environmental impacts to special status species as well as protecting trees during construction. Consistent with General Plan Policy OS-5.4, the project has been sited in an area to avoid any

potential impacts to special status species that may occur on site. The proposed project will be sited adjacent to existing infrastructure and areas previously disturbed for the construction of the existing water tanks and associated water pipes. The County's standard conditions for the notice of report, tree and root protection, and a pre-construction nesting survey will be applied to the project (See **Exhibit A**).

Geological Hazards
The Monterey County GIS records identified a fault in proximity to the proposed well location. Further investigation has been reported (see **Attachment E**) and confirmed that the fault, identified as the Pfeiffer Fault, is no longer active and does not pose a hazard or threat to the proposed project or surrounding area.

Development on Slopes
Pursuant to General Plan Policy OS-3.5, development on slopes that exceed 25% is prohibited unless a Use Permit is obtained and the appropriate authority finds that there is no feasible alternative that would allow development to occur on slopes less than 25%, and/or the proposed development better achieves the goals, policies, and objectives of the Monterey County General Plan and applicable land use plan than other development alternatives.

The proposed project involves approximately 6,990 square feet of development on slopes in excess of 25 %. In this case, there is no alternative that would provide access to the two proposed 60,000 water tanks. The site is within an existing water tank easement that was established at the same time as the subdivision that the water tanks are designated for. The location is ideal as it is at the uppermost section of the neighborhood and relies on gravity feed to help maintain the proper water pressure for the Lower Rancho Fiesta Tank as well as the fire hydrant. Other sites were assessed and no other feasible alternatives were identified for the proposed water tanks. Additionally, the proposed water tanks would connect to existing infrastructure, thereby reducing the amount of additional ground disturbance and impacts to slopes greater than 25%. The GIS records show that the Rancho Fiesta neighborhood is within a very high fire hazard zone and the placement of the water tanks are essential to minimize loss of life and maintain the safety of the neighborhood inhabitants. Therefore, the proposed development better achieves the goals, policies, and objectives of the County of Monterey General Plan and Carmel Valley Master Plan.

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

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

LAND USE ADVISORY COMMITTEE
The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) at a duly noticed meeting on April 7, 2025. The LUAC unanimously voted to support the project as proposed.

CEQA

California Environmental Quality Act (CEQA) Guidelines section 15301 categorically exempts maintenance or minor alterations of existing private facilities and equipment that involve no expansion of use. The project consists of the alteration and maintenance to two existing water tanks as well as two additional water tanks that does not result in any new water connections, and moving the location of a fire hydrant within previously disturbed areas. The water tanks will remain located within an already established water tank easement within a residential neighborhood. Therefore, the project qualifies for a Class 1 categorical exemption. None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.

Prepared by: Hya Honorato, Assistant Planner, x5173
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

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

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Exhibit B - Carmel Valley LUAC Minutes
Exhibit C - Vicinity Map
Exhibit D - Biological Resources Assessment (LIB240118)
Exhibit E - Preliminary Geological Investigation (LIB250225)

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Hya Honorato, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; California American Water Company, Property Owners; Conor O'Toole (Denise Duffy and Associates, Inc.) Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN230172

Introduced: 8/18/2025 **Current Status:** Agenda Ready

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

PLN230172 - California American Water Company (various Owners)
Public hearing to consider action on the removal of one 10,000-gallon water tank, construction of two water tanks (10,000-gallons and 60,000-gallons), modifications to an existing 50,000-gallon water tank, construction of a bypass pipeline with a pressure control valve, relocation of a fire hydrant on slopes in excess of 25%.
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Property Owners: Carvell John Randall TR and Bellis Carole Hutchins TR, Hoch Stephen & Tschirgi Judith E, Murray Constance TR, and Scott Linda Sue & Tagg Terryl M TRS
APNs: 187-031-020-000, 187-031-023-000, 187-031-025-000 and 187-031-027-000
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Plan Area: Carmel Valley Master Plan
Flagged and Staked: No
Project Planner: Hya Honorato, Assistant Planner

honoratoh@countyofmonterey.gov, 831-755-5173

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HCD-Environmental Services
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Prepared by: Hya Honorato, Assistant Planner, x5173
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

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Exhibit E - Preliminary Geological Investigation (LIB250225)

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Hya Honorato, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; California American Water Company, Property Owners; Conor O'Toole (Denise Duffy and Associates, Inc.) Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN230172

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:
CALIFORNIA AMERICAN WATER COMPANY (Various Owners) / (PLN230172)

RESOLUTION NO. 25--

Resolution by the County of Monterey Zoning Administrator:

1) Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301 and that none of the exceptions set forth in CEQA Guidelines section 15300.2 apply; and
2) Approving a Combined Development Permit consisting of: 1) Administrative Permit and Design Approval for the removal of one 10,000-gallon water tank, construction of two water tanks (10,000 gallons and 60,000 gallons), modifications to a 50,000-gallon water tank, construction of a bypass pipeline with a pressure control valve, and relocation of a fire hydrant; and 2) Use permit to allow development on slopes in excess of 25%.

[PLN230172 CALIFORNIA AMERICAN WATER COMPANY AND VARIOUS OWNERS: CARVELL JOHN RANDALL TR & BELLIS CAROLE HUTCHINS TR, 7 OAK MEADOW LN, CARMEL VALLEY (APN: 187-031-020-000); HOCH STEPHEN & TSCHIRGI JUDITH E, 15 OAK MEADOW LN, CARMEL VALLEY (APN: 187-031-023-000); MURRAY CONSTANCE TR, 10 OAK MEADOW LN, CARMEL VALLEY (APN: 187-031-025-000); AND SCOTT LINDA SUE & TAGG TERRYL M TRS, 6 OAK MEADOW LN, CARMEL VALLEY (187-031-027-000), CARMEL VALLEY MASTER PLAN]

The CALIFORNIA AMERICAN WATER COMPANY application (PLN230172) came on for a public hearing before the Zoning Administrator on August 28, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Zoning Administrator finds and decides as follows:

FINDINGS

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

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

- the 2010 Monterey County General Plan;
- Carmel Valley Master Plan (CVMP); and
- Monterey County Zoning Ordinance (Title 21).

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

b) Project. The proposed development includes two different sites, the Upper Rancho Fiesta Tank site and the Lower Rancho Fiesta tank site. Both sites consist of improvements to the existing water supply infrastructure that is owned and operated by the California American Water Company (CalAm) as a part of the Rancho Fiesta Subdivision water system, as well as the relocation of one fire hydrant and the construction of a bypass pipeline and pressure control valve. The Lower Rancho Fiesta Tank site is contained within an existing easement that was established at the same time as the subdivision and contains one existing 10,000-gallon water tank. The existing water tank does not meet seismic standards and needs to be replaced and upgraded in order to meet standards. A new 10,000-gallon water tank shall be installed prior to the removal of the existing water tank to ensure service is not disrupted and will be located within the same Tank site, east of the existing water infrastructure, partially buried and installed prior to the demolition of the existing water tank. The Upper Rancho Fiesta Tank site is also contained with an existing easement that was established at the time of the creation of the subdivision and contains one existing 50,000-gallon water tank. The proposed development includes modifications to this existing 50,000-gallon water tank to increase the capacity to 60,000 gallons and construct a second water tank with a capacity of 60,000 gallons. The easement and the proposed work are within an area that is sloped greater than 25%. The project includes grading of approximately 2,675 cubic yards.

c) Allowed Use. The properties are located at 6, 7, 10, and 15 Oak Meadow Lane, Carmel Valley, within the Carmel Valley Master Plan. The properties at 6 Oak Meadow Lane [APN: 187-031-027-000] and 10 Oak Meadow Lane [APN: 187-031-025-000] are zoned as Low Density Residential with Building Site Zoning-6, Design Control, Site Plan Review and Residential Allocation Zoning Overlay districts, or "LDR/B-6-D-S-RAZ". The properties at 7 Oak Meadow Lane [APN: 187-031-020-000] and 15 Oak Meadow Lane [APN:187-031-023-000] are zoned as Low Density Residential, 5 acres per unit with a Design Control, Site Plan Review and Residential Allocation Zoning Overlay districts, or "LDR/5-D-S-RAZ". Pursuant to Title 21 section 21.14.030, LDR zoning allows water system storage tanks and replacement of water tanks where no increase in service connections is created. As proposed, both project sites are within established easements for the water tanks and water system facilities including storage tanks and no

increase in service connections is created. The properties are all subject to the Site Plan Review "S" Zoning district pursuant to Title 21 Chapter 21.45, which provides regulations for development, with by reason of its location, has the potential to adversely affect or be adversely affected by natural resources or site constraints and requires an Administrative Permit pursuant to these regulations. A biological resources report was included in the application which included measures to minimize potential impacts to biological resources. The applicants provided a grading and erosion control plan and geologic hazards to demonstrate the feasibility of their proposed project. No other hazards or impacts to resources were identified during staff's review of the project (See Findings 2 and 3 and supporting evidence). Therefore, the project is an allowed land use for this site.

d) Lot Legality. Two parcels (APNs 187-031-025-000 and 187-031-027-000) are shown in their current size and configuration as Lot 4 and Lot 6, respectively, within the Rancho del Sol Subdivision (Tract No 907) in Volume 14 page 42, Cities and Towns Map. The remaining two parcels (APNs 187-031-020-000 and 187-031-023-000) are shown in their current size and configuration as Lot 1 and Lot 4, respectively, within Volume 14 page 25, Parcel Map (MS-77-227). Therefore, the County recognizes all four parcels as a legal lots of record.

e) Design/Development Standards. The existing water tank locations are within water tank easements that were established during the creation of the subdivision. Both water tank locations are within the easement boundaries. The Upper Rancho Fiesta Tank site easement is located at 15 Oak Meadow Lane (APN: 187-031-023-000) and adjacent work is contained within an existing 15 foot wide utility easement. The proposed development at this site includes modifications to an existing 50,000-gallon water tank to increase the water capacity to 60,000 gallons with associated site improves and construct a new 60,000-gallon water tank that will be partially buried and installed adjacent to the existing tank. The Lower Rancho Fiesta Tank site easement is located at 10 Oak Meadow Lane (APN:187-031-025-000). There is an existing 10,000-gallon water tank that is partially buried and will remain in place until the new 10,000-gallon water tank has been installed. The existing tank will be demolished at that time.

   Pursuant to Title 21, Chapter 21.44, the project site and surrounding area are subject to the Design Control District overlay, which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The water tanks at both Tank sites will be painted a tan color to help them blend in with the surrounding areas. The existing vegetation used to screen the tanks is proposed for removal, however, new vegetation shall be planted to screen the new water tanks and shall be implemented through the County's standard water tank approval condition. Therefore, the project, as designed and conditioned, is consistent with the applicable design control regulations.

f) Biological Resources. Pursuant to Title 21 section 21.66.202, a Biological Resources Report (LIB240118 – see Finding 2, Evidence

"b") has been provided by Denise Duffy and Associates, Inc. (DD&A) with the application. A site visit was conducted and three natural communities were observed around the proposed development areas, however, no special status plant or animal species were observed during the site visit. The report noted that two special status species, the burrowing owl and the Crotch bumble bee, have the potential for being within the project site as well as raptors and other avian species have the potential to nest in trees and shrubs within or adjacent to the project site. It was also noted in the report that the California Red-legged Frog is mapped within the Lower Rancho Fiesta Tank project site but has a low potential to occur within the project site. Consistent with General Plan Policy OS-5.4, the project has been sited in an area to avoid any potential impacts to special status species that may occur on the site. The proposed project will be sited adjacent to existing infrastructure and areas previously disturbed for the construction of the existing water tanks and associated water pipes. The report recommends the following specific measure to be incorporated into the project, and therefore minimizing impacts: a preconstruction meeting with the biologist to educate the construction crew to identify special-status species, tree and root protection, implementing erosion control measures for all grading, excavation and other ground-disturbing activities, all food-related trash to be fully enclosed and disposed of at least once per week to avoid attracting wildlife, and all temporarily disturbed areas shall be returned to pre-project contours and revegetated with a native seed mix. Additionally, the biologist recommended for construction activities to be scheduled between October 31 and February 1 to avoid disturbing the Crotch bumble bee's lifecycle, a pre-construction survey for active burrowing owl nests within 250 feet of the project site, and for construction activities to be scheduled between September 15 and February 1 to avoid raptor and bird nesting activities; and will be implemented through the County's standard conditions for notice of report and tree and root protection. In accordance with the Migratory Bird Treaty Act, a pre-construction nesting survey will be required through implementation of the County's standard condition.

g) Development on Slopes in Excess of 25%. The proposed project includes approximately 2,675 cubic yards of cut, which includes 6,990 square feet of development on slopes in excess of 25%. Pursuant to General Plan OS-3.5, development on slopes in excess of 25% may be allowed pursuant to a Use Permit. Therefore, the project is subject to the granting of a Use Permit. The project meets the required findings to allow existing and proposed development on slopes in excess of 25%, as demonstrated in Finding No. 5 and supporting evidence.

h) Cultural Resources. According to Monterey County Geographic Information System (GIS) records, the subject parcel has a moderate archaeological sensitivity, is not within 250 feet of a known archaeological resource, and is Categorically Exempt from CEQA review, see Finding No. 6 and supporting evidence. Therefore, no archaeological assessment was prepared for the project pursuant to Title 21 Section 21.66.050.C. The potential for inadvertent impacts to cultural resources is limited and will be controlled by use of the County's

standard condition, which requires the contractor to stop work if previously unidentified resources are discovered during construction

i) Geologic Hazards. The Monterey County GIS records identified a fault in proximity to the proposed well location. Further investigation has been reported (LIB250225) and confirmed that the fault, identified as the Pfeiffer Fault, is no longer active and does not pose a hazard or threat to the proposed project or surrounding area. (see Finding 1, evidence "c")

j) Land Use Advisory Committee (LUAC) Review. County staff referred the project to the Carmel Valley Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly noticed public meeting on April 7, 2025. The Rancho Fiesta Subdivision Homeowners Association (HOA) were in attendance at the meeting and brought up concerns that the private road upon which CalAm will be using to gain access to the water tank locations might be damaged during construction. Since the road is privately owned, all repairs to the road are paid by the HOA directly. County Staff took the comment into consideration and recommended that the HOA pursue an agreement with CalAm privately to address any potential damages and repairs that may occur during construction. The LUAC brought up visual impacts of the water tanks and recommended for vegetative screening to reduce visual impacts. The project has been conditioned to ensure the appropriate screening is applied and thus being subordinate to the surrounding environment (see evidence "e"). The LUAC voted 6-0 to support the project with recommendations.

k) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230172.

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

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

b) Staff identified potential impacts to biological resources, geological hazards and soil/slope impacts. The following reports have been prepared:

- "Biological Resources Report" (LIB240118) prepared by Denise Duffy & Associates, Inc., Monterey, CA, November 2023.
- "Geotechnical Investigation" (LIB240119) prepared by Pacific Crest Engineering, Inc., Watsonville, CA, July 11, 2023.
- "Preliminary Geological Investigation" (LIB250225) prepared by Pacific Crest Engineering, Inc., Watsonville, CA, November 15, 2024.

County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.

c) Geological Hazards – In accordance with Title 21 section 21.66.040, a geologic report shall be required if the project site is in any area of known or suspected geologic hazards. The GIS records show that the Laureles Fault is within proximity of the project sites. A Geological Investigation Report (LIB250225 – see Finding 2, Evidence "b") confirmed that the fault is not active and there is no presence of ground water that would interfere with the underground tanks, and does not pose a threat to the proposed development.

d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230172.

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

EVIDENCE:

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

b) Potable Water is provided by CalAm within the Racho Fiesta Subdivision; however, the purpose of the water storage tanks is for fire suppression and will not be used as potable water. The Environmental Health Bureau (EHB) reviewed the application and is requiring the water system improvement to be reviewed and accepted by the State Water Resources Control Board and shall be implemented through a special condition.

c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230172.

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

EVIDENCE:

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

b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230172.

5. FINDING: **DEVELOPMENT ON SLOPES IN EXCESS OF 25% -** The Proposed Project is located in the most feasible location, minimizes development on slopes in excess of 25 percent, and better measures the resource protection goals and policies of the 2010 General Plan and Carmel Valley Master Plan.

EVIDENCE:

a) The project consists of grading approximately 2,675 cubic yards of cut to accommodate the removal of one existing 10,000-gallon water tanks, construction of two water tanks (10,000-gallons and 60,000 gallons), and modifications to an existing 50,000 water tank. The proposed two water tanks will be partially submerged into the ground. The area known as the Upper Rancho Fiesta Tank easement is heavily sloped and the proposed development includes approximately 6,990 square feet of grading and excavation that will occur on slopes in excess of 25%.

b) As proposed, a portion of work designated at the Upper Rancho Fiesta Tank is within slopes in excess of 25%. The site is within an existing water tank easement that was established at the same time as the subdivision that the water tanks are designated for. The water tanks will hold a total of 130,000 gallons that will only be used as fire suppression in the event of a fire hazard. The location is ideal as it is at the uppermost section of the neighborhood and relies on gravity feed to help maintain the proper water pressure for the Lower Rancho Fiesta Tank as well as the fire hydrant. Other sites were assessed and no other feasible alternatives were identified for the proposed water tanks. Additionally, the proposed water tanks would connect to existing infrastructure, thereby reducing the amount of additional ground disturbance and impacts to slopes greater than 25%.

c) Carmel Valley Master Plan Policy CV-3.22 states that non-agricultural development on slopes in excess of 25% that is not on highly erodible soils shall be subject to the General Plan Policy 3.5(1). A geotechnical Investigation Report (LIB240119) confirmed that the soils at each proposed development location is not highly erodible and therefore Policy 3.5(1) would apply.

d) The proposed development includes a total of two new water tanks and modifications to an existing water tank, capable of holding up to 130,000 gallons of water combined are solely designated for fire suppression. The GIS records show that the Rancho Fiesta neighborhood is within a very high fire hazard zone and the placement of the water tanks are essential to minimize loss of life and maintain safety of the neighborhood inhabitants in the event of a fire. Therefore, the proposed development better achieves the goals, policies, and objectives of the County of Monterey General Plan and Carmel Valley Master Plan.

e) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN230172.

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

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines Section 15301, categorically exempts maintenance or minor alterations of

existing private facilities and equipment that involve no expansion of use.

b) The project consists of the alteration and maintenance to two existing water tanks as well as two additional water tanks that does not result in any new water connections, and moving the location of a fire hydrant within previously disturbed areas. The water tanks will remain located within an already established water tank easement within a residential neighborhood.

c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. A Biological Assessment was provided with the project application concluding that there are no significant impacts to ESHA (see Finding 1, Evidence "f"). No adverse environmental effects were identified during staff review of the development application. Therefore, there is no significant effect on the environment due to unusual circumstances. There are no successive projects of similar size and location would not contribute to a cumulative impact and no new land use is proposed.

d) The project does not propose to remove any scenic resources such as trees. The closest scenic roads are Laureles Grade, which is approximately 0.36 miles east of the site and Carmel Valley Road, which is approximately 0.6 miles south of the site. No development from this project will be visible from the scenic roads.

e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230172.

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

EVIDENCE: Pursuant to Title 21 Section 21.80.040, the project is subject to appeal to the Planning Commission because it requires the Zoning Administrator to make a discretionary decision.

DECISION

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

1. Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301 and that none of the exceptions set forth in CEQA Guidelines section 15300.2 apply; and
2. Approve a Combined Development Permit consisting of: 1) Administrative Permit and Design Approval for the removal of one 10,000-gallon water tank, construction of two water tanks (10,000 gallons and 60,000 gallons), modifications to a 50,000-gallon water

tank, construction of a bypass pipeline with a pressure control valve, and relocation of a fire hydrant; and 2) Use permit to allow development on slopes in excess of 25%.All of which are in general conformance with the attached sketch and subject to the attached conditions**,** all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 28th day of August, 2025.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

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

NOTES

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

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

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

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

Form Rev. 1-27-2021

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Exhibit A

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County of Monterey HCD Planning

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

PLN230172

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN230172) allows the removal of one 10,000-gallon water tank, construction of two water tanks (10,000-gallons and 60,000-gallons), modifications to an existing 50,000-gallon water tank, construction of a bypass pipeline with a pressure control valve, relocation of a fire hydrant on slopes in excess of 25%. The property is located at 6, 7, 10, and 15 Oak Meadow Lane, Carmel Valley (Assessor's Parcel Numbers 187-031-020-000, 187-031-023-000, 187-031-025-000, 187-031-027-000), Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Numbers 187-031-020-000, 187-031-023-000, 187-031-025-000, and 187-031-027-000 on August 28, 2025. The permit was granted subject to 10 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

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

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

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

4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

5. PD016 - NOTICE OF REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:
"A(n) [the Name of the report] (Library No. LIB***), was prepared by [report preparer Name] on [Date of the report] and is on file in Monterey County HCD - Planning. All development shall be in accordance with this report."
(HCD - Planning)

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

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

6. PD038 - WATER TANK APPROVAL

Responsible Department: Planning

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

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

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

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

7. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (HCD - Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to HCD -Planning a nest survey prepare by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

8. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

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

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

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

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

9. EHSP01 –DESIGN WATER SYSTEM IMPROVEMENTS (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The water system improvement design shall be reviewed and accepted by the State Water Resources Control Board, Division of Drinking Water prior to construction, as specified by California Code of Regulations, Title 22, Section 64585, Subsection (b)). (Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permit, the applicant shall submit evidence to the Environmental Health Bureau that the water system improvement design has been accepted by the State Water Resources Co0ntrol Board, Division of Drinking Water.

10. CALIFORNIA CONSTRUCTION GENERAL PERMIT

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The proposed project would disturb greater than one or more acres of soil, and therefore, is required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity Construction General Permit Order 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility.

If the project is exempt from obtaining coverage under the California Construction General Permit, the applicant shall provide a letter of exemption or erosivity waiver, with a valid waiver identification number, from the Central Coast Regional Water Quality Control Board to HCD-Environmental Services for review and approval.

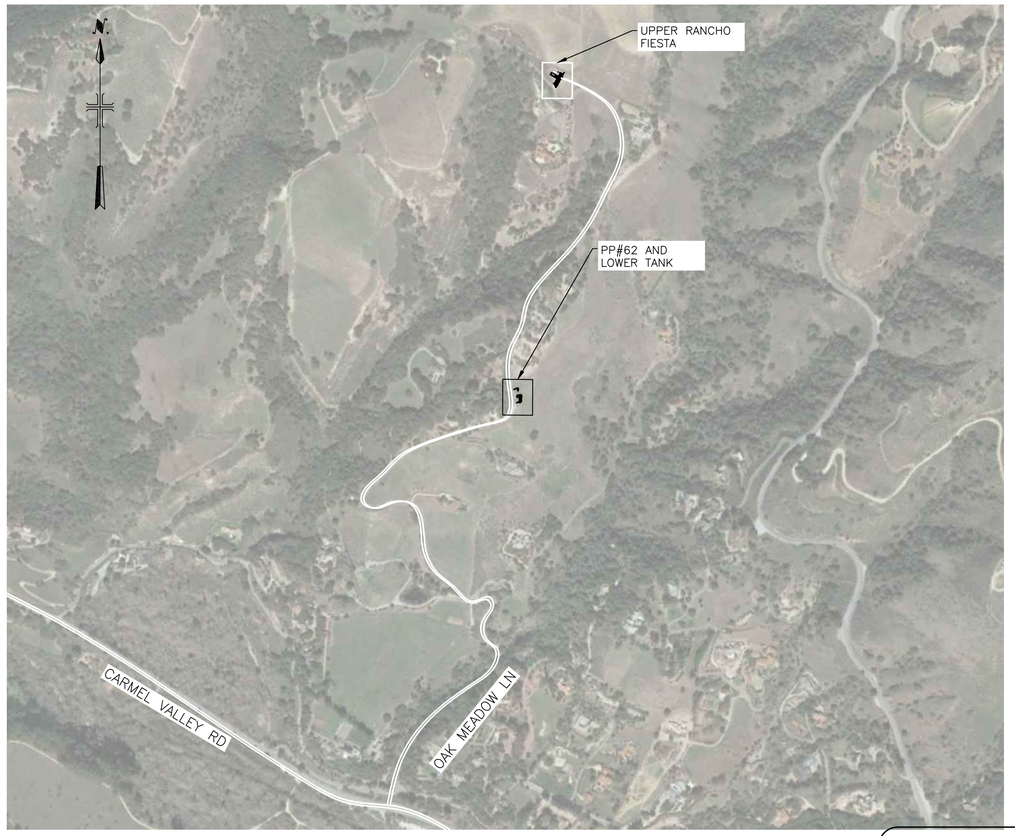
Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or construction permits, the applicant shall submit a SWPPP including the WDID number certifying the project is covered under the California Construction General Permit or a letter of exemption from the Central Coast Regional Water Quality Control Board.

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RANCHO FIESTA STORAGE IMPROVEMENTS
MONTEREY COUNTY, CALIFORNIA
CALIFORNIA AMERICAN WATER
OCTOBER 2023



VICINITY MAP
NTS



RANCHO FIESTA PROJECT LOCATION MAP
NTS

Underground Service Alert of Northern California
Call: TOLL FREE 1–800 227–2600
TWO WORKING DAYS BEFORE YOU DIG

CALIFORNIA AMERICAN WATER

REVISIONS		REVISIONS	
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VALENTINE
Environmental Engineers, LLC
200 Clock Tower Pl Building B, Suite B200
Carmel, California 93923-8723
Phone: (831) 200 - 9093 Fax: (480) 283 - 0082
Website: http://www.valentineengineers.com

T.VALENTINE
REGISTERED PROFESSIONAL ENGINEER
TERESA A. VALENTINE
C 83580
Exp. 3-31-23
CIVIL
STATE OF CALIFORNIA
CA LICENSED PROFESSIONAL ENGINEER NO. C 83580 DATE: –

VALENTINE ENVIRONMENTAL ENGINEERS, LLC
200 CLOCK TOWER PL BUILDING B, SUITE B200
CARMEL, CA 93923–8723
CALIFORNIA AMERICAN WATER

DRAWN BY R.OMALIA
PROJECT ENG'R T.VALENTINE

DATE OCTOBER 2023

PROJECT ----

RANCHO FIESTA STORAGE IMPROVEMENTS
GENERAL
COVER

CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED
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CALIFORNIA AMERICAN WATER

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PROJECT ENG'R T.VALENTINE

DATE OCTOBER 2023

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RANCHO FIESTA STORAGE IMPROVEMENTS
GENERAL
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GENERAL ABBREVIATIONS

	304SS	TYPE 304/304L STAINLESS STEEL
	316SS	TYPE 316/316L STAINLESS STEEL
A	AB	ANCHOR BOLT
	ABAN	ABANDONED
	ABC	AGGREGATE BASE COURSE
	AC	ASPHALTIC CONCRETE OR ASPHALT
	ADH	ADHESIVE
	AFF	ABOVE FINISHED FLOOR
	AG	ABOVE GRADE
	AHS	AIR HOSE STATION
	ALT	ALTERNATE
	AMT	AMOUNT
	AP	ACCESS PANEL
	APPROX	APPROXIMATE
	AR	AIR RELEASE VALVE
	ARCH	ARCHITECTURAL
	ARRGT	ARRANGEMENT
	ARV	AIR RELEASE VALVE OR COMBINATION AIR/VAC VALVE
	ASSY	ASSEMBLY
	ASTM	AMERICAN INSTITUTE OF TESTING & MATERIALS
	AT	AIR TIGHT
	AUTO	AUTOMATIC
	AUX	AUXILIARY
	AVAR, AV/AR	AIR VACUUM RELIEF/AIR RELEASE VALVE
	AVE	AVENUE
	AVG	AVERAGE
	AWWA	AMERICAN WATER WORKS ASSOCIATION
B	BF	BLIND FLANGE
	BFV	BUTTERFLY VALVE
	BGS	BELOW GRADE SURFACE
	BLDG	BUILDING
	BLVD	BOULEVARD
	BM	BENCH MARK
	BO	BLOW OFF
	BOT	BOTTOM
	BRG	BEARING
	BRK	BRICK
	BS	BOTTOM SLUDGE
	BWS	BACKWASH SUPPLY
	BWW	BACKWASH WASTE
	BYP	BYPASS
C	CAL/OSHA	CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ASSOCIATION
	CAT	CATALOG
	CB	CATCH BASIN
	CEM	CEMENT
	CENT	CENTRIFUGAL
	CFM	CUBIC FEET PER MINUTE
	CFS	CUBIC FEET PER SECOND
	CG	CENTER OF GRAVITY
	CHAM	CHAMFER
	CHEM	CHEMICAL
	CIR	CIRCLE
	℄	CENTER LINE
	CLG	CEILING
	CLR	CLEARANCE
	CM	CENTIMETER
	CO	CLEAN OUT
	COL	COLUMN
	COMB	COMBINATION
	COMP	COMPANION
	CONC	CONCRETE
	COND	CONDENSATE
	CONN	CONNECTION
	CONST	CONSTRUCTION
	CONT	CONTINUOUS, CONTINUE
	CONTR	CONTRACTOR OR CONTRACT
	COORD	COORDINATE
	COR	CORRUGATED
	CORR	CORRIDOR
	CP	CONTROL POINT
	CPLG	COUPLING
	CPVC	CHLORINATED POLYVINYL CHLORIDE PIPE
	CRE	CORROSION RESISTANT
	CS	CHLORINE SOLUTION
	CTR	CENTER
	CV	CHECK VALVE
D	D/S	DOWNSTREAM
	D	DRAIN
	DBL	DOUBLE
	DEF	DEFLECTION
	DEMO	DEMOLITION
	DEPT	DEPARTMENT
	DET	DETAIL
	DIA	DIAMETER
	DIAG	DIAGONAL
	DIAP	DIAPHRAGM
	DIM	DIMENSION
	DIP	DUCTILE IRON PIPE
	DIPS	DUCTILE IRON PIPE SIZE
	DIR	DIRECTION
	DISCH	DISCHARGE
	DIST	DISTANCE, DISTRIBUTION
	DS	DIGESTER SLUDGE
	DWG	DRAWING
E	E	EAST, EASTERLY, EASTING
	EA	EACH
	ECC	ECCENTRIC
	EF	EACH FACE
	EG	EXISTING GRADE
	ELEC	ELECTRICAL
	ELEV	ELEVATION
	ELL	ELBOW
	EMERG	EMERGENCY
	ENG	ENGINEER
	EOP	EDGE OF PAVEMENT
	EQ	EQUAL
	EQUIP	EQUIPMENT
	EW	EACH WAY
	EXH	EXHAUST
	EXIST	EXISTING
	EXP	EXPANSION
	EXT	EXTERNAL
F	F	FAHRENHEIT
	FA	FLANGE ADAPTER, FOUL AIR
	FAB	FABRICATED
	FC	FLEXIBLE COUPLING OR CONNECTION, FERRIC CHLORIDE
	FCA	FLANGE COUPLING ADAPTER
	FCV	AUTOMATIC CONTROL VALVE
	FD	FLOOR DRAIN
	FDN	FOUNDATION
	FE	FLOW ELEMENT
	FF	FINISH FLOOR
	FG	FINISHED GRADE
	FH	FIRE HYDRANT
	FHV	FIRE HOSE VALVE
	FIN	FINISHED
	FIT	FLOW INDICATING TRANSMITTER
	FL	FLUSH
	FLG	FLANGE
	FLEX	FLEXIBLE
	FLR	FLOOR
	FLG	FLANGED
	FLV	FLAP VALVE
	FPM	FEET PER MINUTE
	FPS	FEET PER SECOND
	FRP	FIBERGLASS REINFORCED PLASTIC OR PIPE
	FS	FLOW SWITCH, FINISHED SURFACE
	FSW	FIRE SUPPLY WATER
	FT	FEET
	FV	AUTOMATIC VALVE
	FW	FILTERED WATER
G	G	GROUND, GAS
	GA	GAUGE, GAGE
	GAL	GALLON
	GALV	GALVANIZE, GALVANIZED (HOT DIPPED)
	GEN	GENERATOR
	GLV	GLOBE VALVE
	GPM	GALLONS PER MINUTE
	GR	GRADE, GRIT
	GRTG	GRATING
	GV	GATE VALVE
	GVL	GRAVEL
H	H	HIGH
	HB	HOSE BIBB
	HD	HEAVY DUTY
	HDPE	HIGH DENSITY POLYETHYLENE PIPE
	HDR	HEADER
	HDW	HARDWARE
	HEV	HOSE END VALVE
	HGL	HYDRAULIC GRADE LINE
	HGR	HANGER
	HGT	HEIGHT
	HH	HANDHOLE
	HORIZ	HORIZONTAL
	HP	HORSEPOWER
	HRT	HIGH POINT
	HRL	HANDRAIL
	HS	HIGH STRENGTH
	HV	HAND VALVE
	HVAC	HEATING, VENTILATING AND AIR CONDITIONING
	HVY	HEAVY
	HW	HOT WATER
	HWL	HIGH WATER LEVEL
	HYD	HYDRAULIC
	HZ	HERTZ
I	ID	INTERNAL DIAMETER
	IE	INVERT ELEVATION
	IM	IRON AND MANGANESE
	IN	INCH
	INF	FILTER INFLUENT
	INS	INSULATION, INSULATE
	INSTA	INSTANTANEOUS
	INSTR	INSTRUMENTATION, INSTRUMENT
	INT	INTERIOR
	INV	INVERT
	IPS	IRON PIPE SIZE
	IRR / IRRIG	IRRIGATION WATER
	IW	INDUSTRIAL WATER
J	JT	JOINT
L	L	LITER, LENGTH, LEFT
	LAB	LABORATORY
	LAT	LATERAL
	LF	LINEAR FEET
	LB	POUND
	LG	LONG
	LH	LEFT HAND
	LLWL	LOW LOW WATER LEVEL
	LO	LUBE OIL
	LONG	LONGITUDINAL
	LPT	LOW POINT
	LR	LONG RADIUS
	LRF	LOWER RANCHO FIESTA
	LWL	LOW WATER LEVEL
M	M	MOTOR
	MAN	MANUAL
	MAS	MASONRY
	MATL	MATERIAL
	MAX	MAXIMUM
	MCC	MOTOR CONTROL CENTER
	MECH	MECHANICAL
	MED	MEDIUM
	MFR	MANUFACTURER
	MGD	MILLION GALLONS PER DAY
	MH	MANHOLE
	MIN	MINIMUM
	MISC	MISCELLANEOUS
	MJ	MECHANICAL JOINT
	MO	MASONRY OPENING
	MTD	MOUNTED
	MTL	METAL
N	N	NORTH, NORTHERLY, NORTHING
	NAD83	NORTH AMERICAN DATUM 1983
	NAT	NATURAL
	NAVD29	NORTH AMERICAN VERTICAL DATUM 1929
	NC	AMERICAN NATIONAL COARSE THREAD
	NC	NORMALLY CLOSED
	ND	NOT DETECTED
	NF	AMERICAN NATIONAL FINE THREAD
	NO.	NUMBER
	NO	NORMALLY OPEN
	NOM	NOMINAL
	NPDES	NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
	NPSF	AMERICAN NATIONAL STRAIGHT PIPE THREADS FOR DRY SEAL PRESSURE JOINTS
	NTS	NOT TO SCALE
O	O TO O	OUT TO OUT
	O/C	ON CENTER
	OD	OUTSIDE DIAMETER
	OED	OPEN END OR OPEN EQUIPMENT DRAIN
	OF	OUTSIDE FACE, OVERFLOW
	OFF	OFFSET
	OPNG	OPENING
	OPP	OPPOSITE
	OR	OUTSIDE RADIUS
	OS&Y	OUTSIDE STEM AND YOKE
	OSHA	OCCUPATIONAL SAFETY AND HEATH ASSOCIATION
	OVHD	OVERHEAD
P	P	PUMP, PUMPING, PROPANE
	P&ID	PROCESS AND INSTRUMENTATION DIAGRAM
	PB	PULLBOX
	PC	POINT OF CURVATURE
	PCC	PORTLAND CEMENT CONCRETE
	PCHV	PINCH VALVE
	PD	PROCESS DRAIN
	PE	PRESSURE ELEMENT, POLYETHYLENE, PRIMARY EFFLUENT
	PFP	PLATE AND FRAME PRESS
	PH	POTHOLE
	PI	PRESSURE INDICATOR, POINT OF INTERSECTION, PRIMARY INFLUENT
	PIT	PRESSURE INDICATING TRANSMITTER
	PL	PLATE, PROPERTY LINE
	PLMG	PLUMBING
	PV	PLUG VALVE
	PLYWD	PLYWOOD
	PN	PNEUMATIC
	POL	POLYMER
	POTW	POTABLE WATER
	PP	POWER POLE, POLYPROPYLENE PIPE
	PPM	PARTS PER MILLION
	PR	PAIR
	PRV	PRESSURE REGULATING VALVE
	PS	PRESSURE SWITCH, PIPE SUPPORT, PRIMARY SLUDGE
	PSF	POUNDS PER SQ. FOOT
	PSI	POUNDS PER SQUARE INCH
	PSV	PRESSURE SAFETY VALVE
	PTD	PAINTED
	PVC	POLYVINYL CHLORIDE PIPE
	PVMT	PAVEMENT
	PW	PLANT WATER
Q	Q	FLOW
	QTY	QUANTITY
R	R	RESTRAINED
	R/RT	RIGHT
	R&R	REMOVE AND RECONSTRUCT
	RAD	RADIUS
	RD	ROAD, ROOF DRAIN
	REC	RECIRCULATION
	RED	REDUCER
	REF	REFERENCE
	REHAB	REHABILITATION
	REINF	REINFORCING
	REQ'D	REQUIRED
	RH	RIGHT HAND
	RJ	RESTRAINED JOINT
	RLG	RAILING
	RM	ROOM
	RND	ROUND
	ROW	RIGHT OF WAY
	RPBP	REDUCED PRESSURE BACK FLOW PREVENTER
	RPM	REVOLUTION PER MINUTE
	RST	REINFORCING STEEL
	RUB	RUBBER
	RW	RECLAIMED WATER
S	S	SOUTH, SLOPE, SCUM
	SAM	SAMPLE
	SCE	SOUTHERN CALIFORNIA EDISON
	SCH	SCHEDULE
	SCR	SCREW
	SD	SANITARY DRAIN
	SEC	SECONDARY, SECONDS, SECTION
	SEW	SEWER
	SF	SQUARE FEET
	SG	SLIDE GATE
	SHT	SHEET
	SIM	SIMILAR
	SLNT	SEALANT
	SLV	SLEEVE
	SM	SHEET METAL
	SP	STATIC PRESSURE, STAND PIPE
	SPEC	SPECIFICATION, SPECIFIED
	SPPWC	STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION
	SPR	SPRINKLER
	SQ	SQUARE
	SR	SHORT RADIUS
	SSK	SERVICE SINK
	SSPWC	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION
	ST	STREET
	STA	STATION
	STD	STANDARD
	STG	STORAGE
	STL	STEEL, GENERAL
	STL/L	STEEL PIPE, LINED
	STR	STRAIGHT
	STRUCT	STRUCTURE, STRUCTURAL
	SUB	SUBMERGED
	SUC	SUCTION
	SUPT	SUPERINTENDENT
	SURF	SURFACE
	SUSP	SUSPENDED
	SW	SOCKET WELDED, SEAL WATER
	SYM	SYMMETRICAL
T	T	TREADS
	TDH	TOTAL DYNAMIC HEAD
	TEL	TELEPHONE
	TEMP	TEMPERATURE
	TES	THROUGH EXISTING SLAB
	TEW	THROUGH EXISTING WALL
	TF	TOP FACE
	THK	THICK
	THRD	THREADED, THREAD
	TI	TEMPERATURE INDICATOR
	TIT	TEMPERATURE INDICATING TRANSMITTER
	TK	TANK
	TOC	TOP OF CONCRETE
	TOS	TOP OF STEEL, TOP OF SWALE
	TOW	TOP OF WALL
	TPG	TOPPING
	TW	TREATED WATER
	TYP	TYPICAL
U	U/S	UNDERSIDE, UPSTREAM
	UG	UNDERGROUND, MICROGRAM
	UM	MICROMETER
	UNK	UNKNOWN
	UNO	UNLESS NOTED OTHERWISE
	uPVC	UV RESISTANT PVC PIPE (PAINTED OR WITH UV RESISTANT RESIN)
	URF	UPPER RANCHO FIESTA
	US/USA	UNITED STATES, UNDERGROUND SERVICE ALERT
	USC&GS	UNITED STATES COAST AND GEODETIC SURVEY
	USC	UNDER SEPARATE CONTRACT
	UTIL	UTILITY
V	V	VALVE, VOLTS
	VAC	VACUUM
	VB	VALVE BOX
	VERT	VERTICAL
	VF	VACUUM FILTER
	VFD	VARIABLE FREQUENCY DRIVE
	VOL	VOLUME
	VTR	VENT THROUGH ROOF
	VT	VENT
W	W	WATER, WEST, WIDE
	W/	WITH
	W/A	WHERE APPLICABLE
	W/O	WITHOUT
	WATCH	WORK AREA TRAFFIC CONTROL HANDBOOK
	WC	WATER CLOSET
	WD	WOOD
	WGT	WEIGHT
	WH	WALL HYDRANT
	WHS	WASH HOSE STATION
	WL	WATER LEVEL
	WP	WEATHER PROOF
	WS	WATER SURFACE, WATER STOP
	WT	WATERTIGHT, WEIGHT
	WV	WATER VALVE
X	X HVY	EXTRA HEAVY
	X STR	EXTRA STRONG
	XP	EXPLOSION PROOF
Y	YH	YARD HYDRANT
	ø	DIAMETER
	@	AT
	△	DELTA

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DRAWN BY R.OMALIA
PROJECT ENG'R T.VALENTINE

DATE OCTOBER 2023

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GENERAL
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USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% DESIGN	G2.0

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SYMBOL LEGEND

- WELL PUMP
- SOLENOID VALVE
- PRESSURE REDUCING VALVE
- BALL VALVE
- GATE VALVE
- GLOBE VALVE
- SWING CHECK VALVE
- FLAPPER CHECK VALVE
- RESTRAINED FLANGED COUPLING ADAPTER
- CONCENTRIC REDUCER
- BUILDING/STRUCTURE
- APN NO. 123-456-78 ASSESSOR'S PARCEL NUMBER
- WM EXISTING IRRIGATION VALVE BOX
- DEMOLISH AND REMOVE
- PUMP
- GATE VALVE
- 90° BEND (DOWN)
- 45° BEND (DOWN)
- M FLOW METER
- SAMPLE PORT
- PS PRESSURE SWITCH
- LIT LEVEL INDICATING TRANSMITTER
- CAP
- PG PRESSURE GAUGE
- FLOW DIRECTION
- COMBINATION AIR/VACUUM VALVE
- PUMP TO WASTE CONTROL VALVE
- FS FLOW SWITCH
- FLAPPER CHECK VALVE
- BACKFLOW PREVENTER
- WM WATER SERVICE METER

LEGEND

- LIGHT GRAY, CONTINUOUS = EXISTING, ABOVE GROUND
- LIGHT GRAY, DASHED = EXISTING, BELOW GROUND
- BOLD, CONTINUOUS = NEW, ABOVE GROUND
- BOLD, DASHED = NEW, BELOW GROUND
- E ELECTRICAL
- G GAS
- W WATER
- SS SANITARY SEWER
- SD STORM DRAIN
- COMM COMMUNICATION
- OH ELECTRICAL OVERHEAD WIRE
- CURB LINE, EDGE OF PAVEMENT
- CHAIN LINK FENCE
- WIRE FENCE
- 445 CONTOUR LINE, NEW GRADE
- 445 CONTOUR LINE, EXISTING GRADE
- X 447.6 EXISTING SPOT ELEVATION
- -TOS- TOP OF SLOPE/ TOE OF SLOPE
- EXISTING EASEMENT
- PROPERTY LINE
- R/W R/W RIGHT OF WAY
- CENTERLINE
- 00+00 10+00 PLAN AND PROFILE STATIONING

MECHANICAL LEGEND

FLANGED FITTINGS

- CROSS
- TEE
- TEE UP
- TEE DOWN
- REDUCING TEE
- REDUCING TEE UP
- LATERAL
- LATERAL DOWN
- LATERAL UP
- 22.5° ELBOW
- 45° ELBOW
- 45° ELBOW DOWN
- 45° ELBOW UP
- 90° ELBOW
- 90° ELBOW UP
- 90° ELBOW DOWN
- REDUCING ELBOW
- CONCENTRIC REDUCER
- FLEXIBLE COUPLING

MECHANICAL JOINT FITTINGS

- CROSS
- TEE
- TEE UP
- TEE DOWN
- REDUCING TEE
- REDUCING TEE UP
- LATERAL
- LATERAL DOWN
- LATERAL UP
- 22.5° ELBOW
- 45° ELBOW
- 45° ELBOW DOWN
- 45° ELBOW UP
- 90° ELBOW
- 90° ELBOW UP
- 90° ELBOW DOWN
- REDUCER
- ENDJOINT

SINGLE LINE FITTINGS

- TEE
- TEE UP
- TEE DOWN
- LATERAL
- 90° ELBOW
- 45° ELBOW
- 90° ELBOW DOWN
- 90° ELBOW UP
- UNION
- CONCENTRIC REDUCER
- ECCENTRIC REDUCER
- CAP PLUG

CONCRETE FITTINGS

- TEE
- 45° ELBOW
- 90° ELBOW
- CONCENTRIC REDUCER

SECTION KEY

1 / X-1 — SECTION NUMBER; SHEET ON WHICH SECTION IS LOCATED

DETAIL KEY

A / X-1 — DETAIL LETTER; SHEET ON WHICH DETAIL IS REFERENCED

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CALIFORNIA AMERICAN WATER

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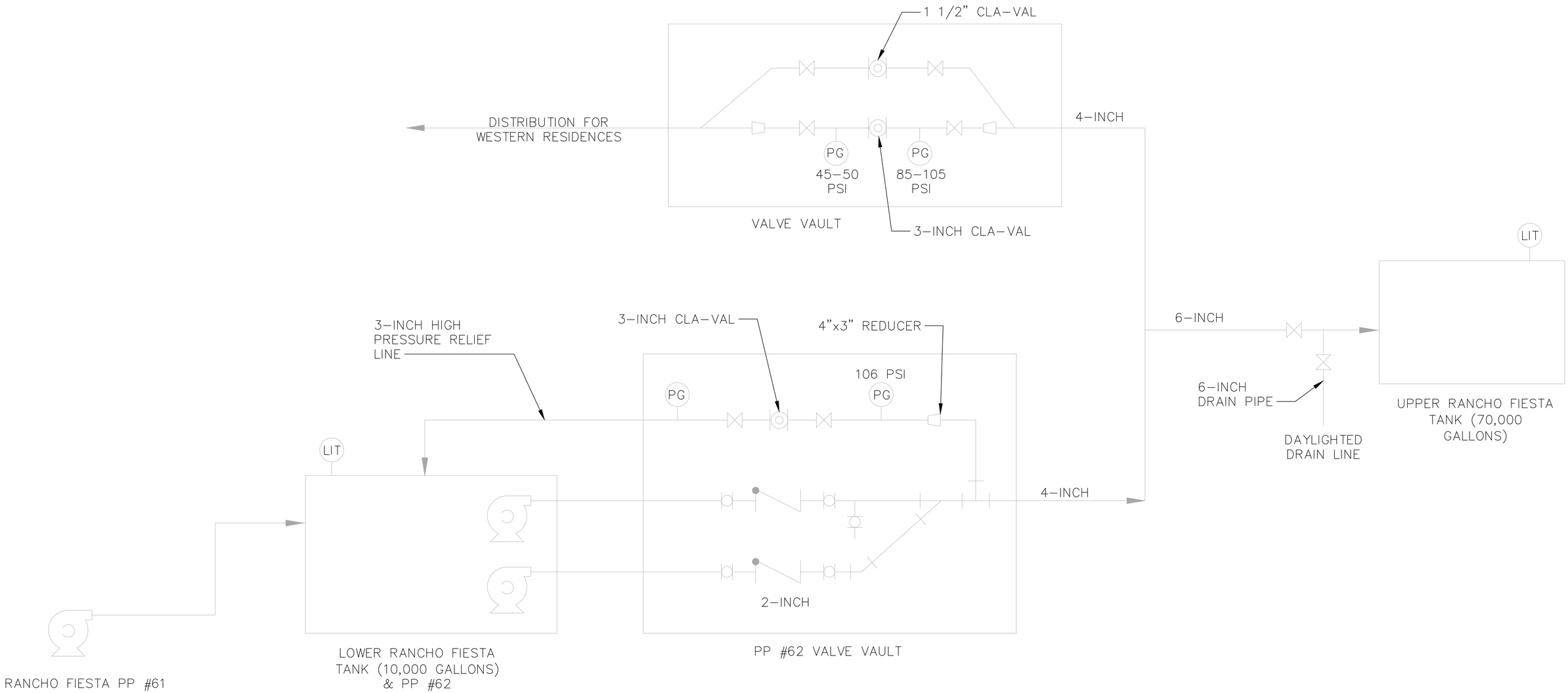
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ABBREVIATIONS AND LEGEND

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EXISTING PROCESS FLOW DIAGRAM

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CARMEL, CA 93923-8723
CALIFORNIA AMERICAN WATER

DRAWN BY R.OMALIA
PROJECT ENG'R T.VALENTINE

DATE OCTOBER 2023

PROJECT ----

RANCHO FIESTA STORAGE IMPROVEMENTS
GENERAL
RANCHO FIESTA EXISTING PROCESS FLOW DIAGRAM

CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% DESIGN	G4.0

G4.0.DWG

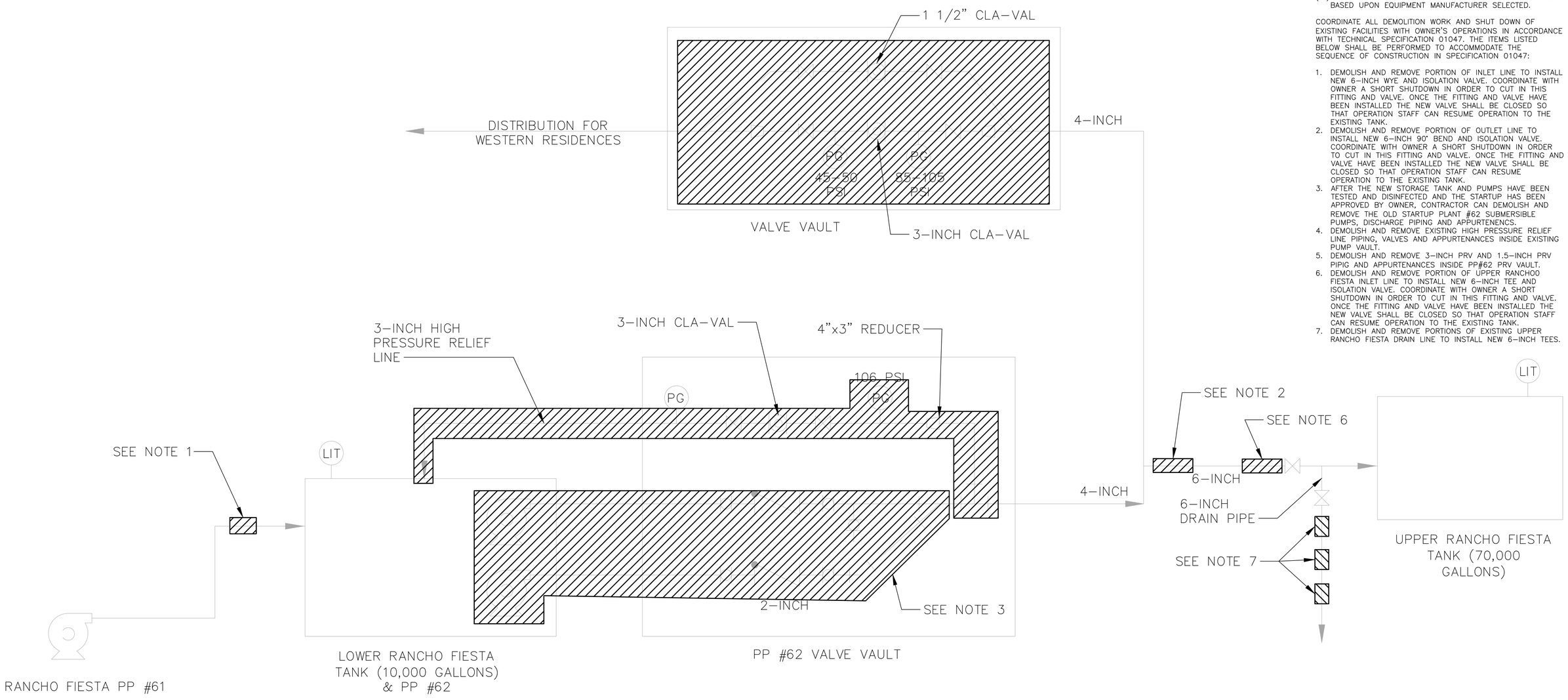
DEMOLITION NOTES:

(*) INDICATES DIMENSIONS, DISTANCES, COORDINATES OR ELEVATIONS TO BE SURVEYED AND FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING ANY OF THE WORK.

(**) INDICATES DIMENSIONS OR ELEVATIONS TO BE DETERMINED BASED UPON EQUIPMENT MANUFACTURER SELECTED.

COORDINATE ALL DEMOLITION WORK AND SHUT DOWN OF EXISTING FACILITIES WITH OWNER'S OPERATIONS IN ACCORDANCE WITH TECHNICAL SPECIFICATION 01047. THE ITEMS LISTED BELOW SHALL BE PERFORMED TO ACCOMMODATE THE SEQUENCE OF CONSTRUCTION IN SPECIFICATION 01047:

1. DEMOLISH AND REMOVE PORTION OF INLET LINE TO INSTALL NEW 6–INCH WYE AND ISOLATION VALVE. COORDINATE WITH OWNER A SHORT SHUTDOWN IN ORDER TO CUT IN THIS FITTING AND VALVE. ONCE THE FITTING AND VALVE HAVE BEEN INSTALLED THE NEW VALVE SHALL BE CLOSED SO THAT OPERATION STAFF CAN RESUME OPERATION TO THE EXISTING TANK.
2. DEMOLISH AND REMOVE PORTION OF OUTLET LINE TO INSTALL NEW 6–INCH 90° BEND AND ISOLATION VALVE. COORDINATE WITH OWNER A SHORT SHUTDOWN IN ORDER TO CUT IN THIS FITTING AND VALVE. ONCE THE FITTING AND VALVE HAVE BEEN INSTALLED THE NEW VALVE SHALL BE CLOSED SO THAT OPERATION STAFF CAN RESUME OPERATION TO THE EXISTING TANK.
3. AFTER THE NEW STORAGE TANK AND PUMPS HAVE BEEN TESTED AND DISINFECTED AND THE STARTUP HAS BEEN APPROVED BY OWNER, CONTRACTOR CAN DEMOLISH AND REMOVE THE OLD STARTUP PLANT #62 SUBMERSIBLE PUMPS, DISCHARGE PIPING AND APPURTENENCS.
4. DEMOLISH AND REMOVE EXISTING HIGH PRESSURE RELIEF LINE PIPING, VALVES AND APPURTENANCES INSIDE EXISTING PUMP VAULT.
5. DEMOLISH AND REMOVE 3–INCH PRV AND 1.5–INCH PRV PIPIG AND APPURTENANCES INSIDE PP#62 PRV VAULT.
6. DEMOLISH AND REMOVE PORTION OF UPPER RANCHOO FIESTA INLET LINE TO INSTALL NEW 6–INCH TEE AND ISOLATION VALVE. COORDINATE WITH OWNER A SHORT SHUTDOWN IN ORDER TO CUT IN THIS FITTING AND VALVE. ONCE THE FITTING AND VALVE HAVE BEEN INSTALLED THE NEW VALVE SHALL BE CLOSED SO THAT OPERATION STAFF CAN RESUME OPERATION TO THE EXISTING TANK.
7. DEMOLISH AND REMOVE PORTIONS OF EXISTING UPPER RANCHO FIESTA DRAIN LINE TO INSTALL NEW 6–INCH TEES.



DEMOLITION PROCESS FLOW DIAGRAM

LEGEND

DEMOLISH AND REMOVE

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TWO WORKING DAYS BEFORE YOU DIG

CALIFORNIA AMERICAN WATER

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VALENTINE Environmental Engineers, LLC
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Website: http://www.valentineengineers.com

T.VALENTINE
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TERESA A. VALENTINE
C 83580
Exp. 3-31-23
CIVIL
STATE OF CALIFORNIA
CA LICENSED PROFESSIONAL ENGINEER NO. C 83580

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CALIFORNIA AMERICAN WATER

DRAWN BY R.OMALIA
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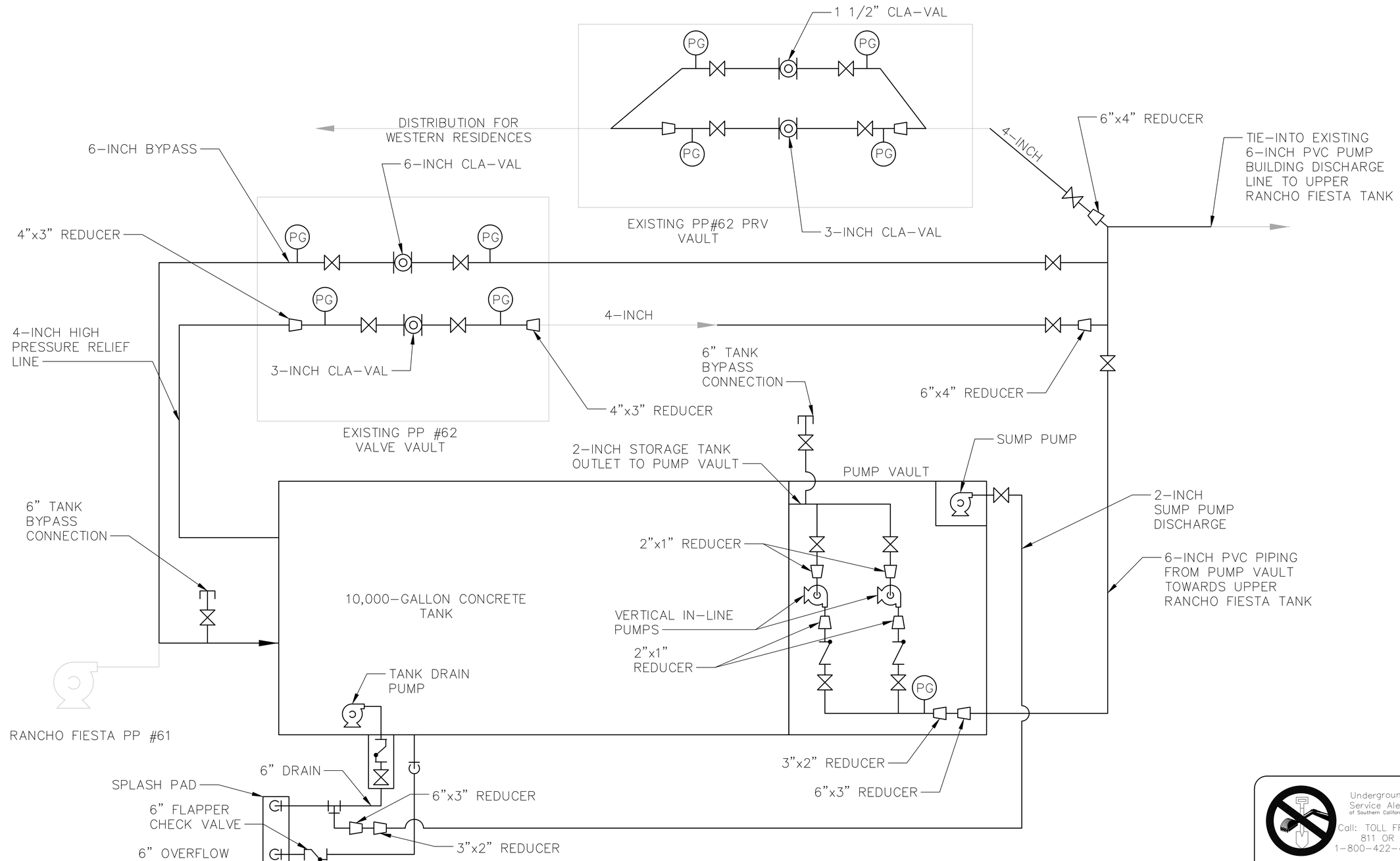
DATE OCTOBER 2023

PROJECT ----

RANCHO FIESTA STORAGE IMPROVEMENTS
GENERAL
PP#62 AND LOWER TANK DEMOLITION PROCESS FLOW DIAGRAM

CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% DESIGN	G5.0

G5.0.DWG



PP#62 AND LOWER TANK IMPROVEMENTS PROCESS FLOW DIAGRAM

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CALIFORNIA AMERICAN WATER

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CALIFORNIA AMERICAN WATER

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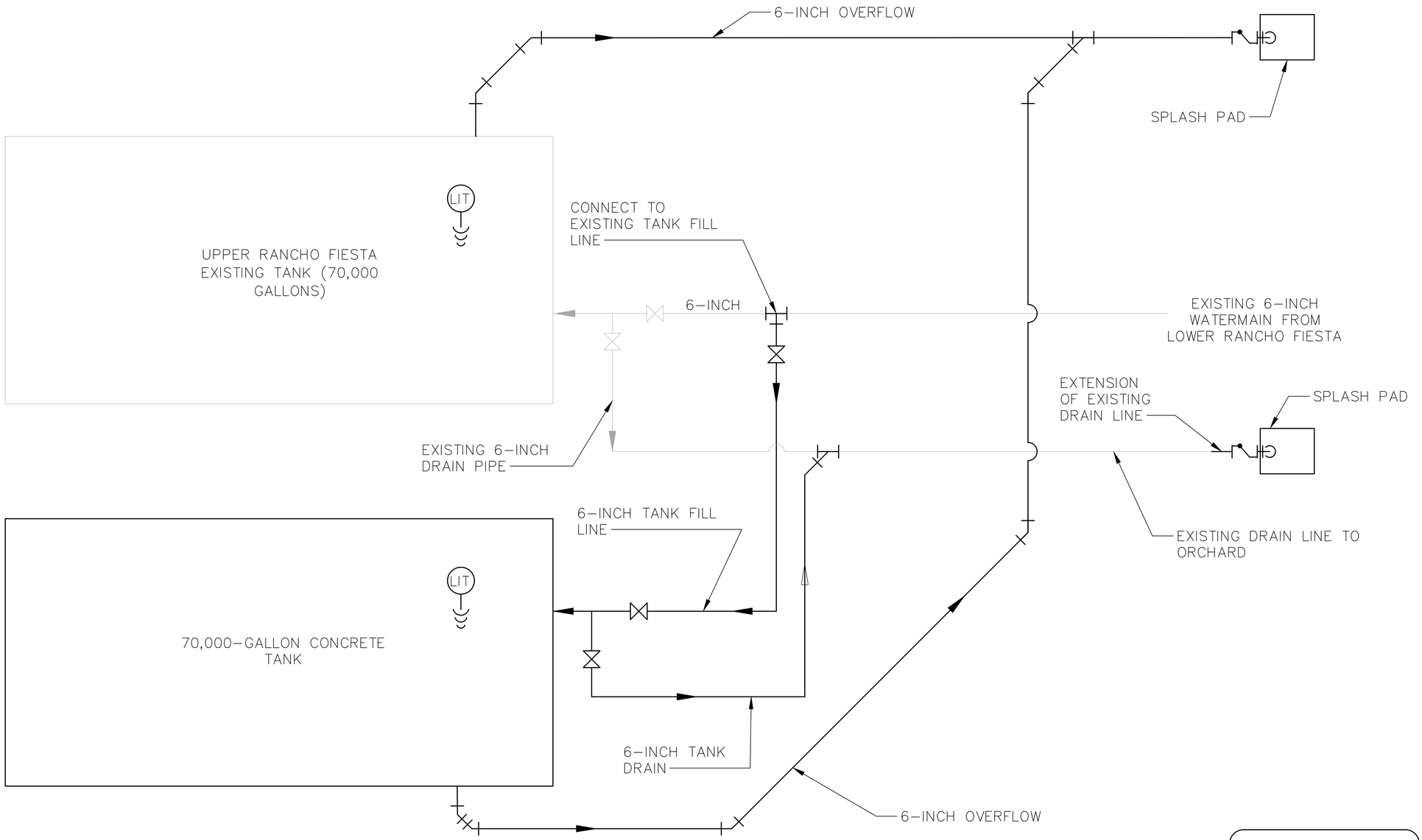
DATE OCTOBER 2023

PROJECT ----

RANCHO FIESTA STORAGE IMPROVEMENTS
GENERAL
PP#62 AND LOWER TANK SITE IMPROVEMENTS PFD
PROCESS FLOW DIAGRAM

CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% DESIGN	G6.0

G6.0.DWG



UPPER TANK SITE PROCESS FLOW DIAGRAM

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CALIFORNIA AMERICAN WATER

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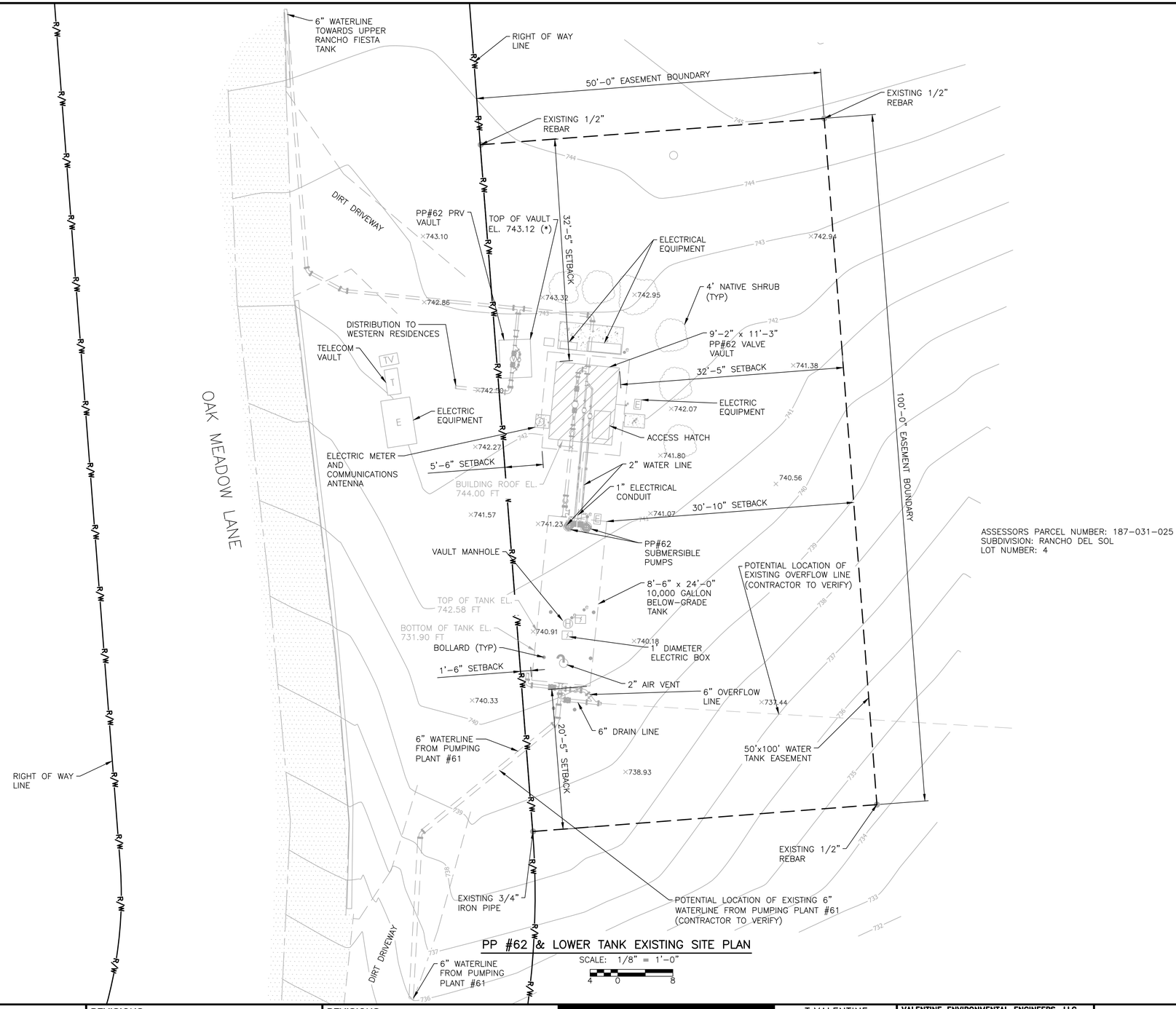
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RANCHO FIESTA STORAGE IMPROVEMENTS
GENERAL
UPPER TANK SITE IMPROVEMENTS PROCESS FLOW DIAGRAM

CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% DESIGN	G7.0

G7.0.DWG



PP #62 & LOWER TANK EXISTING SITE PLAN

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

4 0 8

ASSESSORS PARCEL NUMBER: 187-031-025
SUBDIVISION: RANCHO DEL SOL
LOT NUMBER: 4

GENERAL NOTES:

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N.C.- NORMALLY CLOSED

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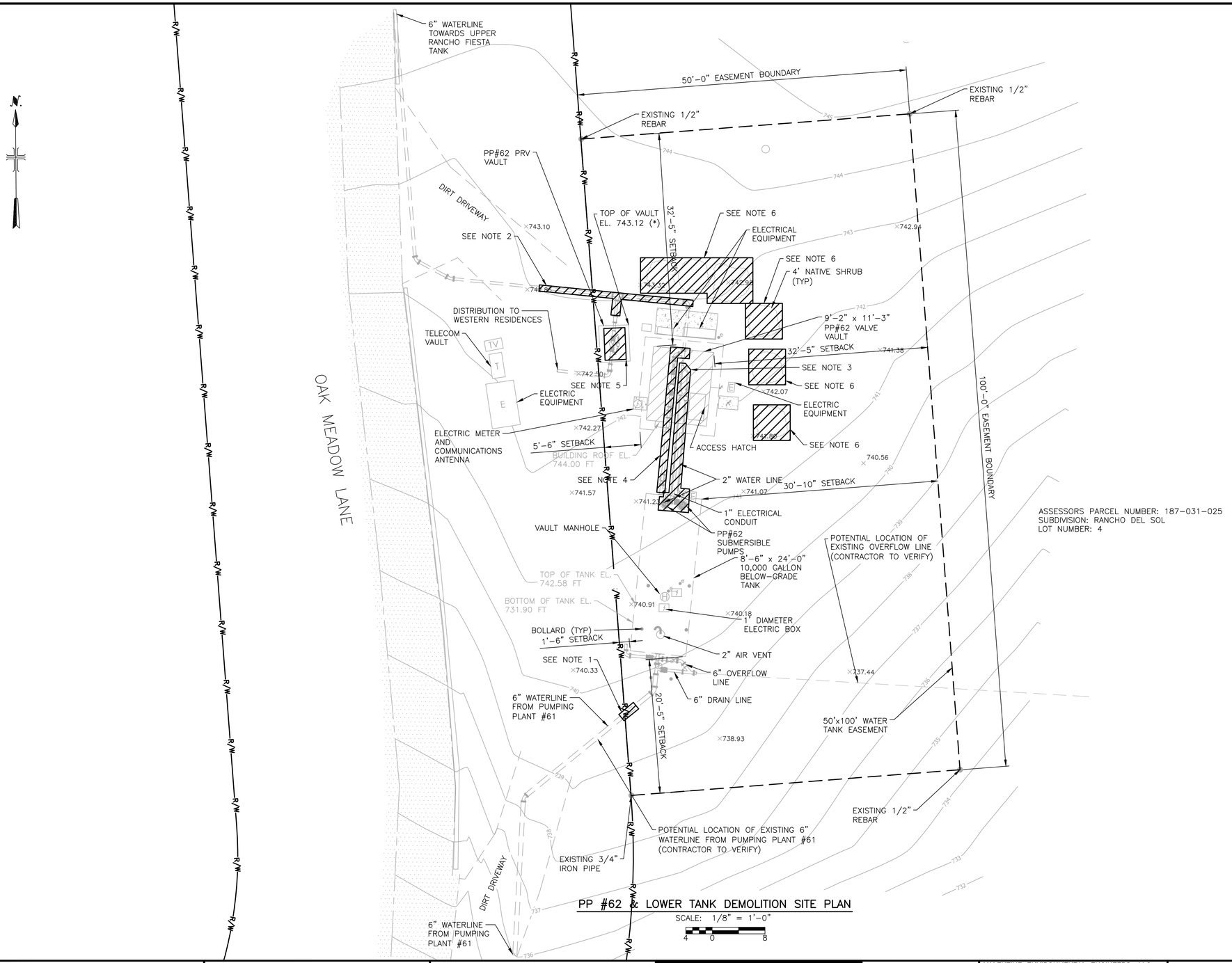
DATE OCTOBER 2023

PROJECT ----

RANCHO FIESTA STORAGE IMPROVEMENTS
CIVIL
PP62 AND LOWER TANK EXISTING SITE PLAN

CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% DESIGN	C1.0

C1.0.DWG



PP #62 & LOWER TANK DEMOLITION SITE PLAN

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

4 0 8

ASSESSORS PARCEL NUMBER: 187-031-025
SUBDIVISION: RANCHO DEL SOL
LOT NUMBER: 4

DEMOLITION NOTES:

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1. DEMOLISH AND REMOVE PORTION OF INLET LINE TO INSTALL NEW 6-INCH WYE AND ISOLATION VALVE. COORDINATE WITH OWNER A SHORT SHUTDOWN IN ORDER TO CUT IN THIS FITTING AND VALVE. ONCE THE FITTING AND VALVE HAVE BEEN INSTALLED THE NEW VALVE SHALL BE CLOSED SO THAT OPERATION STAFF CAN RESUME OPERATION TO THE EXISTING TANK.
2. DEMOLISH AND REMOVE PORTION OF OUTLET LINE TO INSTALL A NEW PUMP STATION DISCHARGE LINE. COORDINATE WITH OWNER A SHORT SHUTDOWN IN ORDER TO CUT IN THESE FITTINGS AND VALVES. ONCE THE FITTINGS AND VALVES HAVE BEEN INSTALLED THE NEW ISOLATION VALVES SHALL BE CLOSED SO THAT OPERATION STAFF CAN RESUME OPERATION TO THE EXISTING TANK.
3. AFTER THE NEW STORAGE TANK AND PUMPS HAVE BEEN TESTED AND DISINFECTED AND THE STARTUP HAS BEEN APPROVED BY OWNER, CONTRACTOR CAN DEMOLISH AND REMOVE THE OLD STARTUP PLANT #62 SUBMERSIBLE PUMPS, DISCHARGE PIPING AND APPURTENENCS.
4. DEMOLISH AND REMOVE EXISTING HIGH PRESSURE RELIEF LINE PIPING, VALVES AND APPURTENANCES INSIDE EXISTING PUMP VAULT.
5. DEMOLISH AND REMOVE 3-INCH PRV AND 1.5-INCH PRV PIPING AND APPURTENANCES INSIDE PP#62 PRV VAULT.
6. DEMOLISH AND REMOVE ALL (6) EXISTING 4' NATIVE SHRUBS.

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CALIFORNIA AMERICAN WATER

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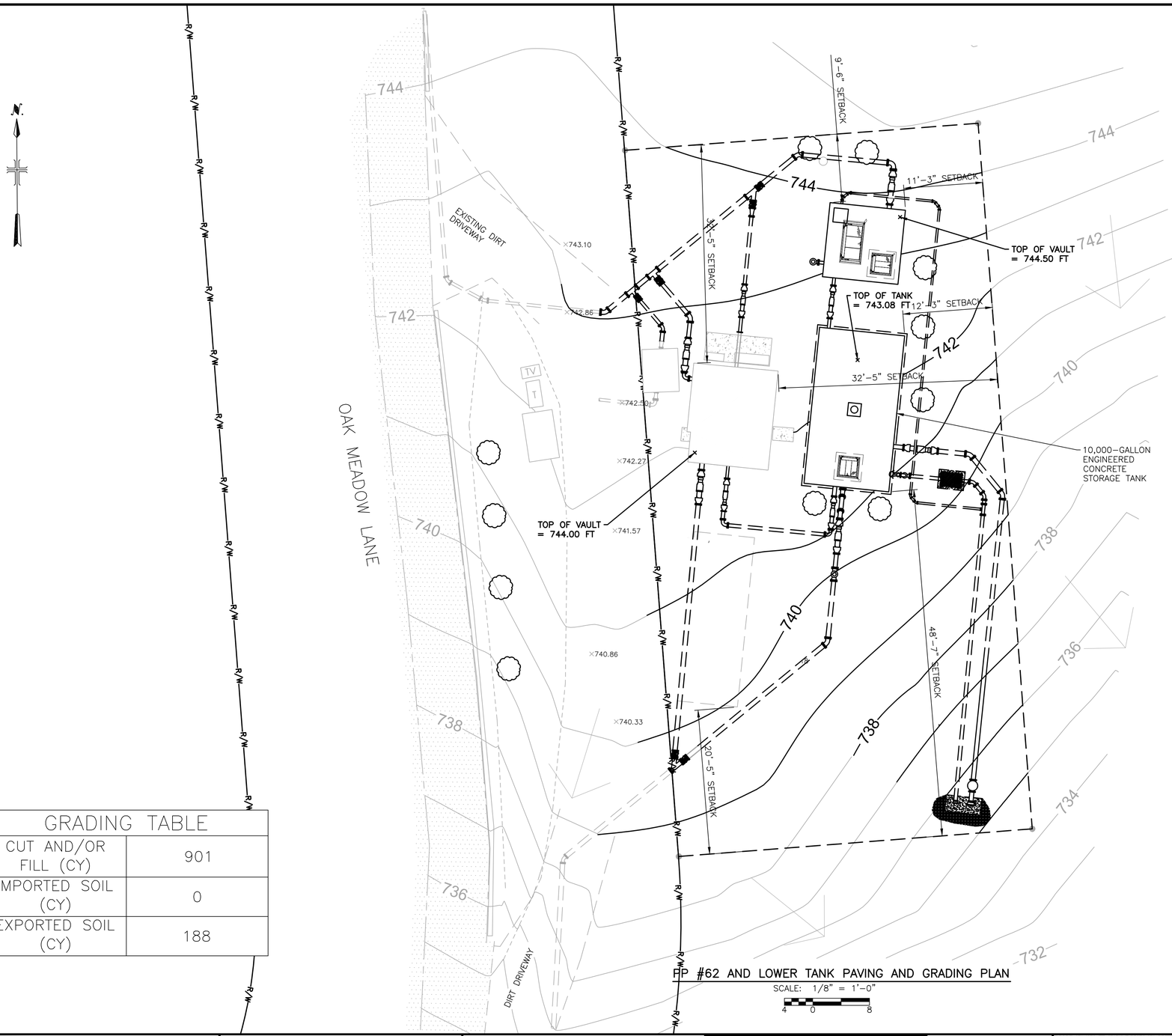
CALIFORNIA AMERICAN WATER

DRAWN BY R.OMALIA
PROJECT ENG'R T.VALENTINE

RANCHO FIESTA STORAGE IMPROVEMENTS
CIVIL
PP62 AND LOWER TANK DEMOLITION PLAN

DATE OCTOBER 2023	CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED
PROJECT ----	USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% DESIGN	C2.0

C1.0.DWG



PP #62 AND LOWER TANK PAVING AND GRADING PLAN

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

4 0 8

GRADING TABLE	
CUT AND/OR FILL (CY)	901
IMPORTED SOIL (CY)	0
EXPORTED SOIL (CY)	188

GENERAL NOTES:

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N.C.– NORMALLY CLOSED

1. CONTRACTOR SHALL LOCATE EXISTING YARD PIPING TO DETERMINE LOCATION DEPTH AND PIPE MATERIAL. CONTRACTPR SHALL COORDINATE APPROPRIATE PIE CONNECTION AND SUBIT FOR APPROVAL.

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CALIFORNIA AMERICAN WATER

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CALIFORNIA AMERICAN WATER

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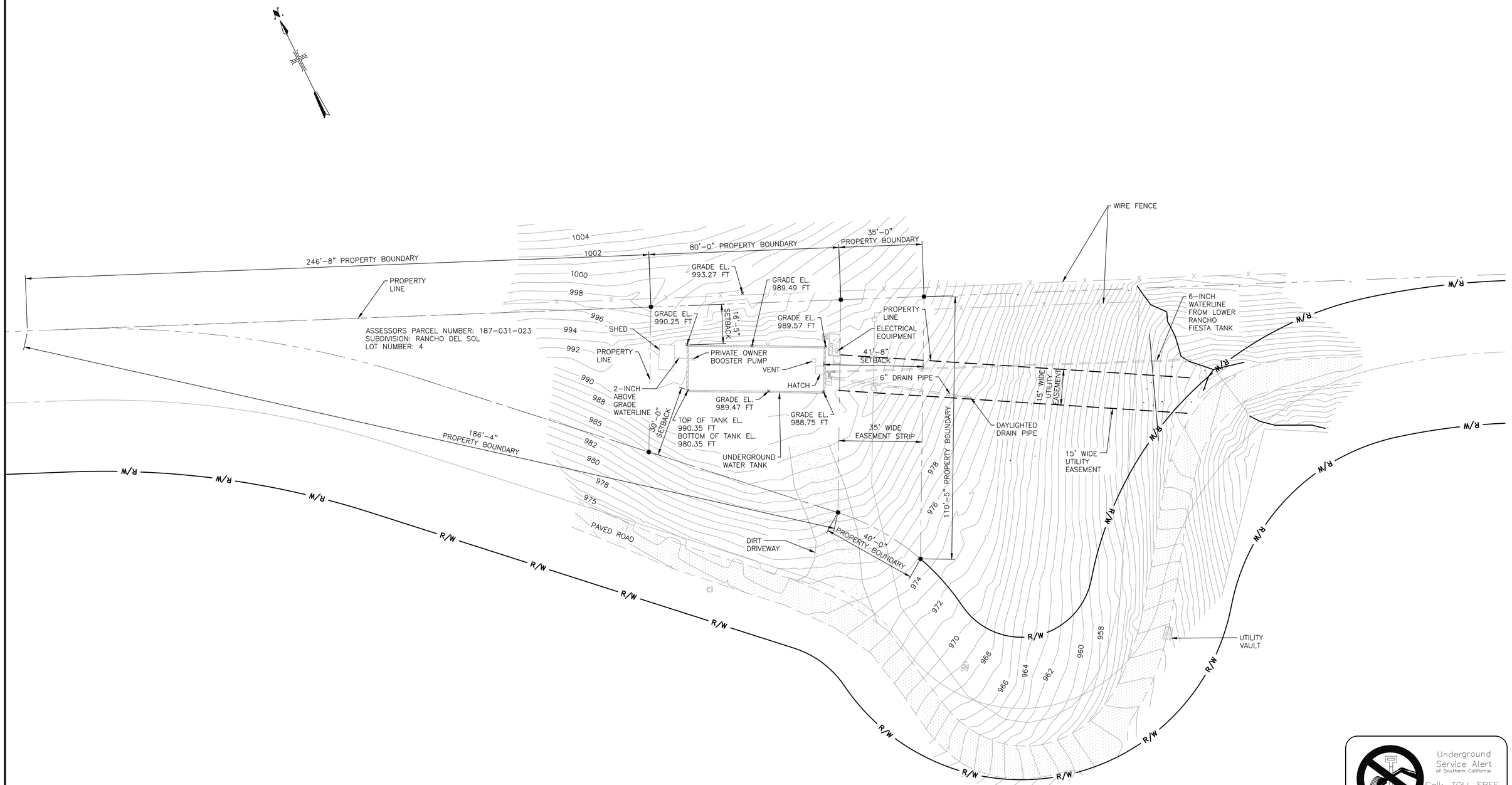
DATE OCTOBER 2023

PROJECT ----

RANCHO FIESTA STORAGE IMPROVEMENTS
CIVIL
PP#62 AND LOWER TANK PAVING AND GRADING PLAN

CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% DESIGN	C3.0

C3.0.DWG



UPPER TANK EXISTING SITE PLAN

SCALE: 1/20" = 1'–0"

10 0 20

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CALIFORNIA AMERICAN WATER

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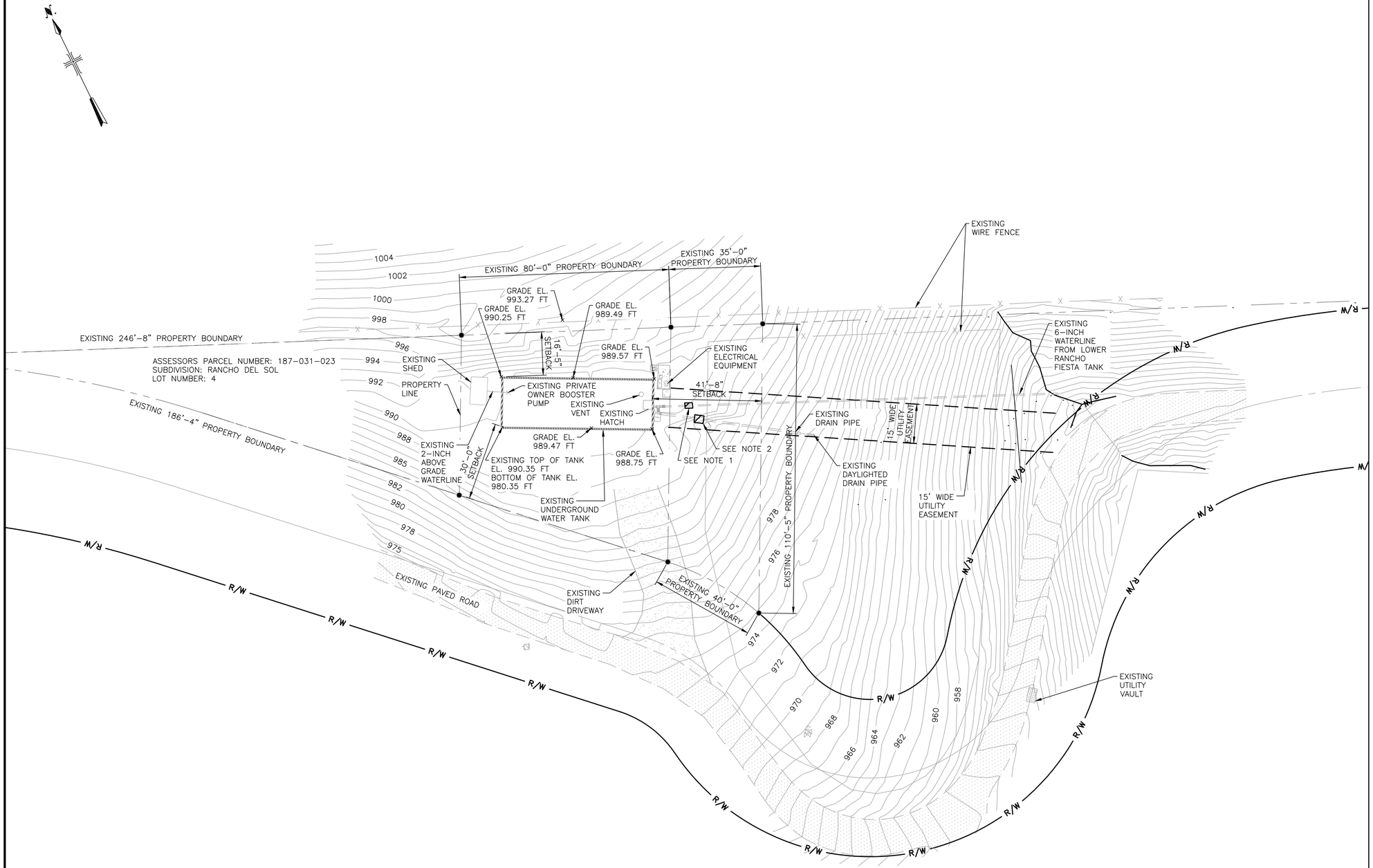
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RANCHO FIESTA STORAGE IMPROVEMENTS
CIVIL
UPPER TANK EXISTING SITE PLAN

CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% DESIGN	C4.0

C5.0.DWG



UPPER TANK DEMOLITION SITE PLAN

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

4 0 8

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1. DEMOLISH AND REMOVE PORTION OF INLET LINE TO INSTALL NEW 6-INCH TEE AND ISOLATION VALVE. COORDINATE WITH OWNER A SHORT SHUTDOWN IN ORDER TO CUT IN THIS FITTING AND VALVE. ONCE THE FITTING AND VALVE HAVE BEEN INSTALLED THE NEW VALVE SHALL BE CLOSED SO THAT OPERATION STAFF CAN RESUME OPERATION TO THE EXISTING TANK.
2. DEMOLISH AND REMOVE PORTION OF EXISTING DRAIN LINE TO INSTALL NEW 6-INCH TEE.

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TWO WORKING DAYS BEFORE YOU DIG

CALIFORNIA AMERICAN WATER

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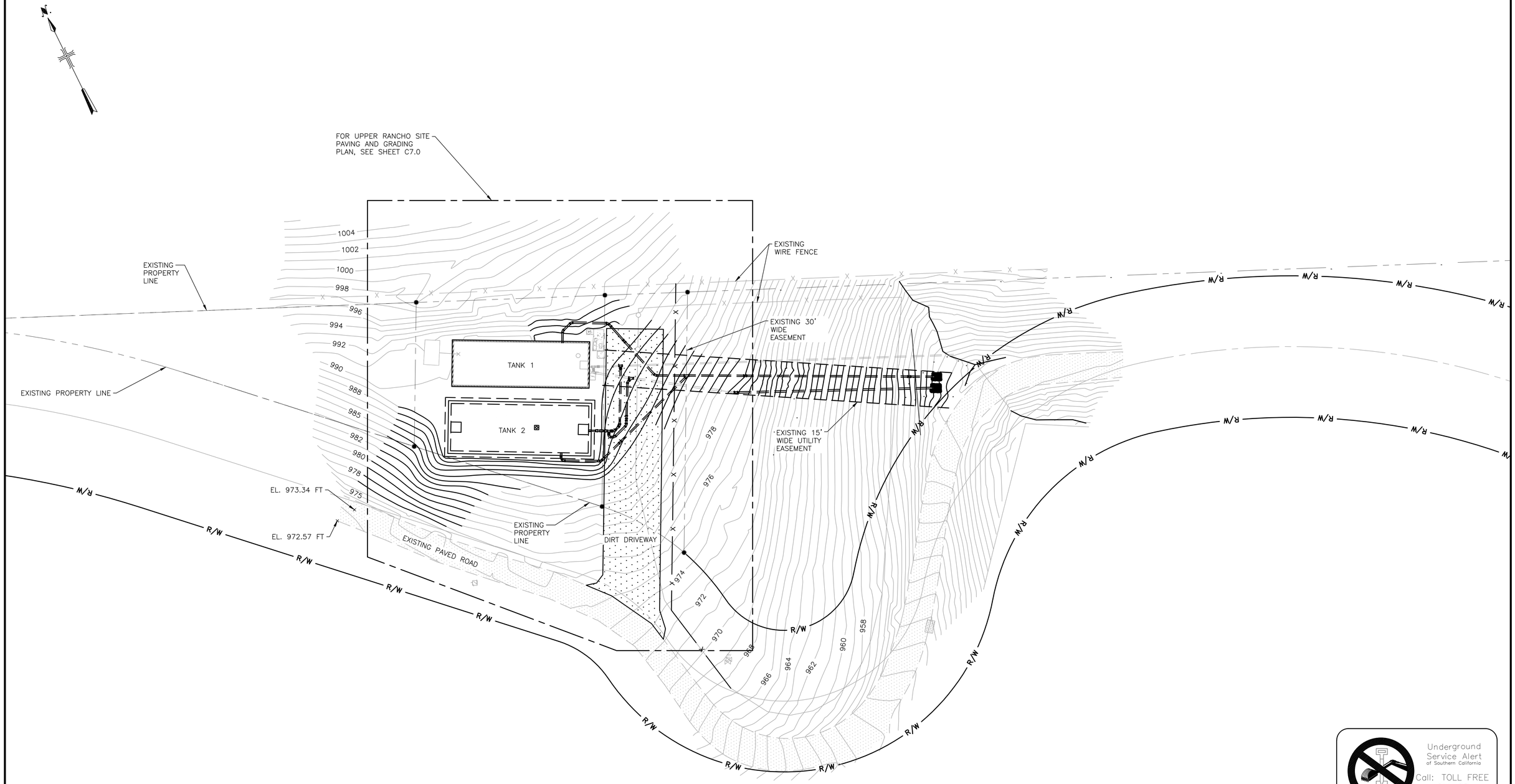
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RANCHO FIESTA STORAGE IMPROVEMENTS
CIVIL
UPPER TANK DEMOLITION SITE PLAN

CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% DESIGN	C5.0

C5.0.DWG



UPPER RANCHO FIESTA OVERALL SITE PLAN

SCALE: 1/20" = 1'-0"

10 0 20

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CALIFORNIA AMERICAN WATER

REVISIONS		REVISIONS	
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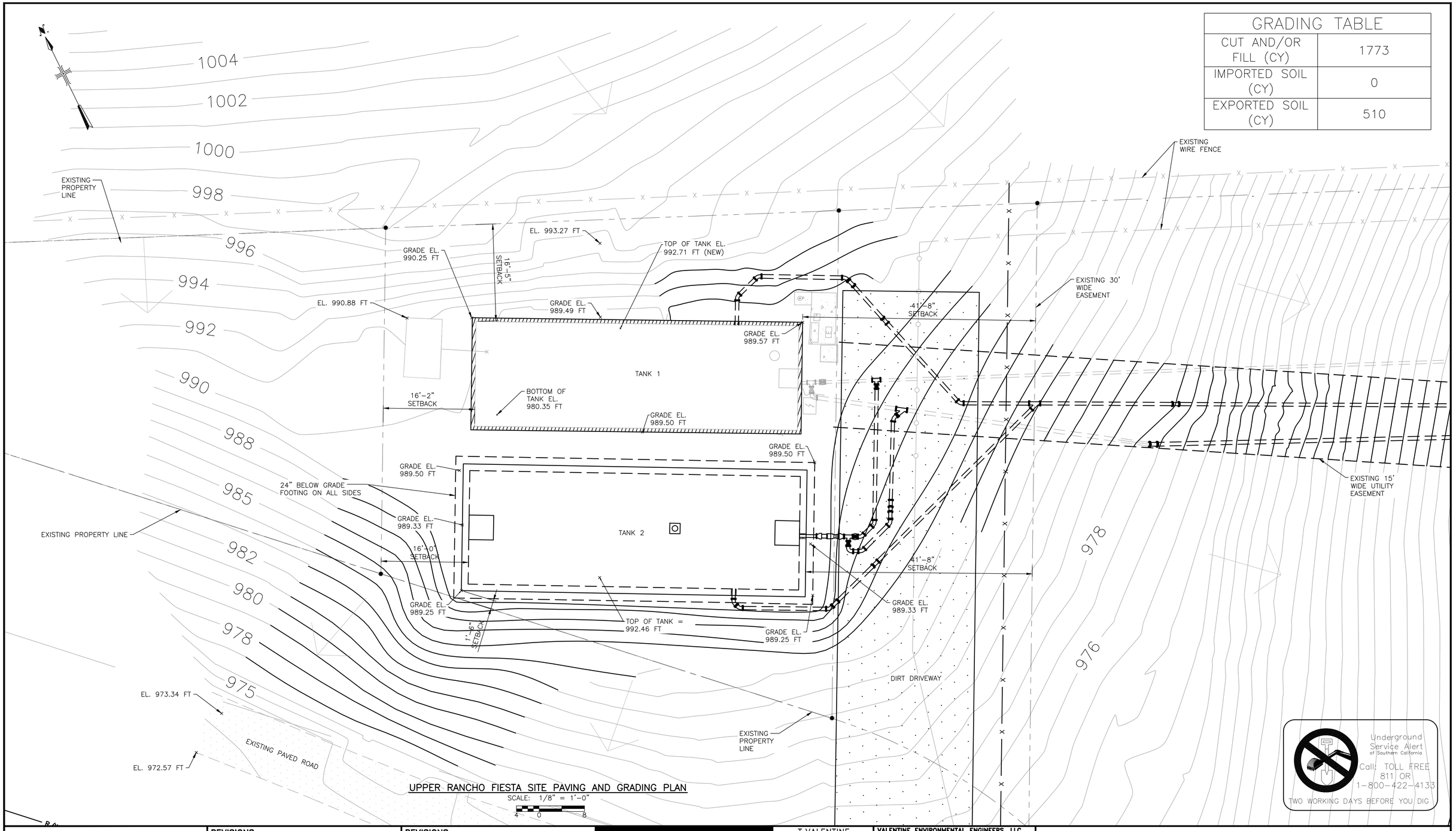
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RANCHO FIESTA STORAGE IMPROVEMENTS
CIVIL
UPPER RANCHO FIESTA OVERALL SITE PLAN

CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% DESIGN	C6.0

C5.0.DWG

GRADING TABLE	
CUT AND/OR FILL (CY)	1773
IMPORTED SOIL (CY)	0
EXPORTED SOIL (CY)	510



UPPER RANCHO FIESTA SITE PAVING AND GRADING PLAN

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

4 0 8

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Exp. 3-31-23
CIVIL
STATE OF CALIFORNIA
CA LICENSED PROFESSIONAL ENGINEER NO. C 83580

VALENTINE ENVIRONMENTAL ENGINEERS, LLC
200 CLOCK TOWER PL BUILDING B, SUITE B200
CARMEL, CA 93923-8723

CALIFORNIA AMERICAN WATER

DRAWN BY R.OMALIA
PROJECT ENG'R T.VALENTINE

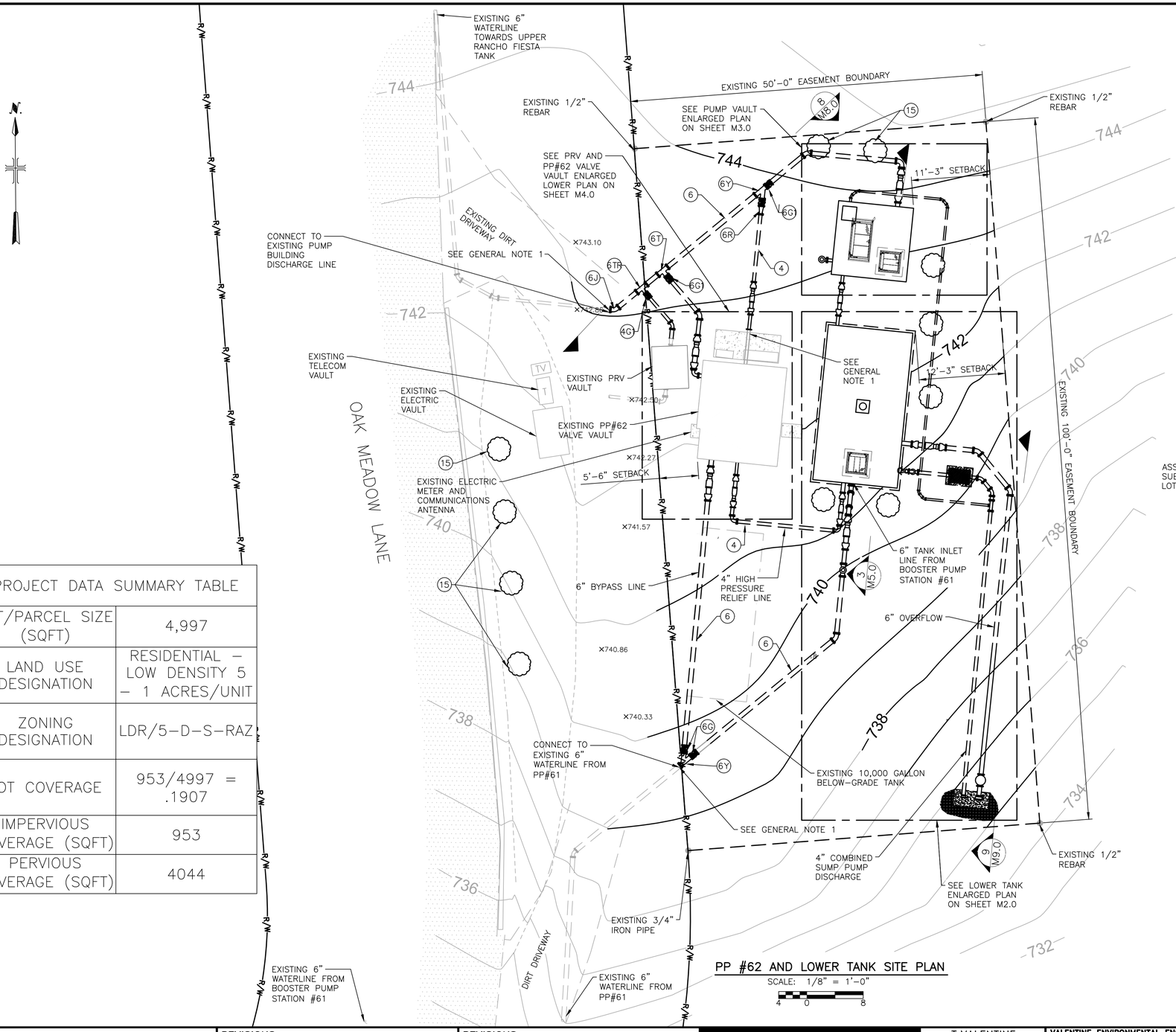
DATE OCTOBER 2023

PROJECT ----

RANCHO FIESTA STORAGE IMPROVEMENTS
CIVIL
UPPER RANCHO FIESTA SITE PAVING AND GRADING PLAN

CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% DESIGN	C7.0

C5.0.DWG



PP #62 AND LOWER TANK SITE PLAN

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

4 0 8

ASSESSORS PARCEL NUMBER: 187-031-025
SUBDIVISION: RANCHO DEL SOL
LOT NUMBER: 4

PROJECT DATA SUMMARY TABLE	
LOT/PARCEL SIZE (SQFT)	4,997
LAND USE DESIGNATION	RESIDENTIAL – LOW DENSITY 5 – 1 ACRES/UNIT
ZONING DESIGNATION	LDR/5-D-S-RAZ
LOT COVERAGE	953/4997 = .1907
IMPERVIOUS COVERAGE (SQFT)	953
PERVIOUS COVERAGE (SQFT)	4044

CONSTRUCTION NOTES:

(4) PROVIDE 4" DUCTILE IRON WATERLINE
(4E) PROVIDE 4" 90° BEND (MJxMJ)
(4G) PROVIDE 4" GATE VALVE (MJxMJ) W/FRAME AND COVER PER DETAIL X ON SHEET X
(4X) PROVIDE 4" FORCE BALANCED FLEXIBLE EXPANSION JOINT (MJxMJ)
(6) PROVIDE 6" DUCTILE IRON WATERLINE
(6G) PROVIDE 6" GATE VALVE (MJxMJ) W/FRAME AND COVER PER DETAIL X ON SHEET X
(6J) PROVIDE 6" 45° BEND (MJxMJ)
(6R) PROVIDE 6"x4" REDUCER (MJxMJ)
(6T) PROVIDE 6"x6"x6" TEE (MJxMJxMJ)
(6TR) PROVIDE 6"x6"x4" REDUCING TEE (MJxMJxMJ)
(6X) PROVIDE 6" FORCE BALANCED FLEXIBLE EXPANSION JOINT (MJxMJ)
(6Y) PROVIDE 6"x6"x6" WYE (MJxMJxMJ)
(15) PROVIDE BUSH

GENERAL NOTES:

(*) INDICATES DIMENSIONS, DISTANCES, COORDINATES OR ELEVATIONS TO BE SURVEYED AND FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING ANY OF THE WORK.
(**) INDICATES DIMENSIONS OR ELEVATIONS TO BE DETERMINED BASED UPON EQUIPMENT MANUFACTURER SELECTED.

N.C.– NORMALLY CLOSED

1. CONTRACTOR SHALL LOCATE EXISTING YARD PIPING TO DETERMINE LOCATION DEPTH AND PIPE MATERIAL. CONTRACTPR SHALL COORDINATE APPROPRIATE PIPE CONNECTION AND SUBMIT FOR APPROVAL.

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PROJECT ENG'R T.VALENTINE

RANCHO FIESTA STORAGE IMPROVEMENTS
CIVIL
PP62 AND LOWER TANK SITE PLAN

DATE OCTOBER 2023	CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED
PROJECT ----	USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% DESIGN	M1.0

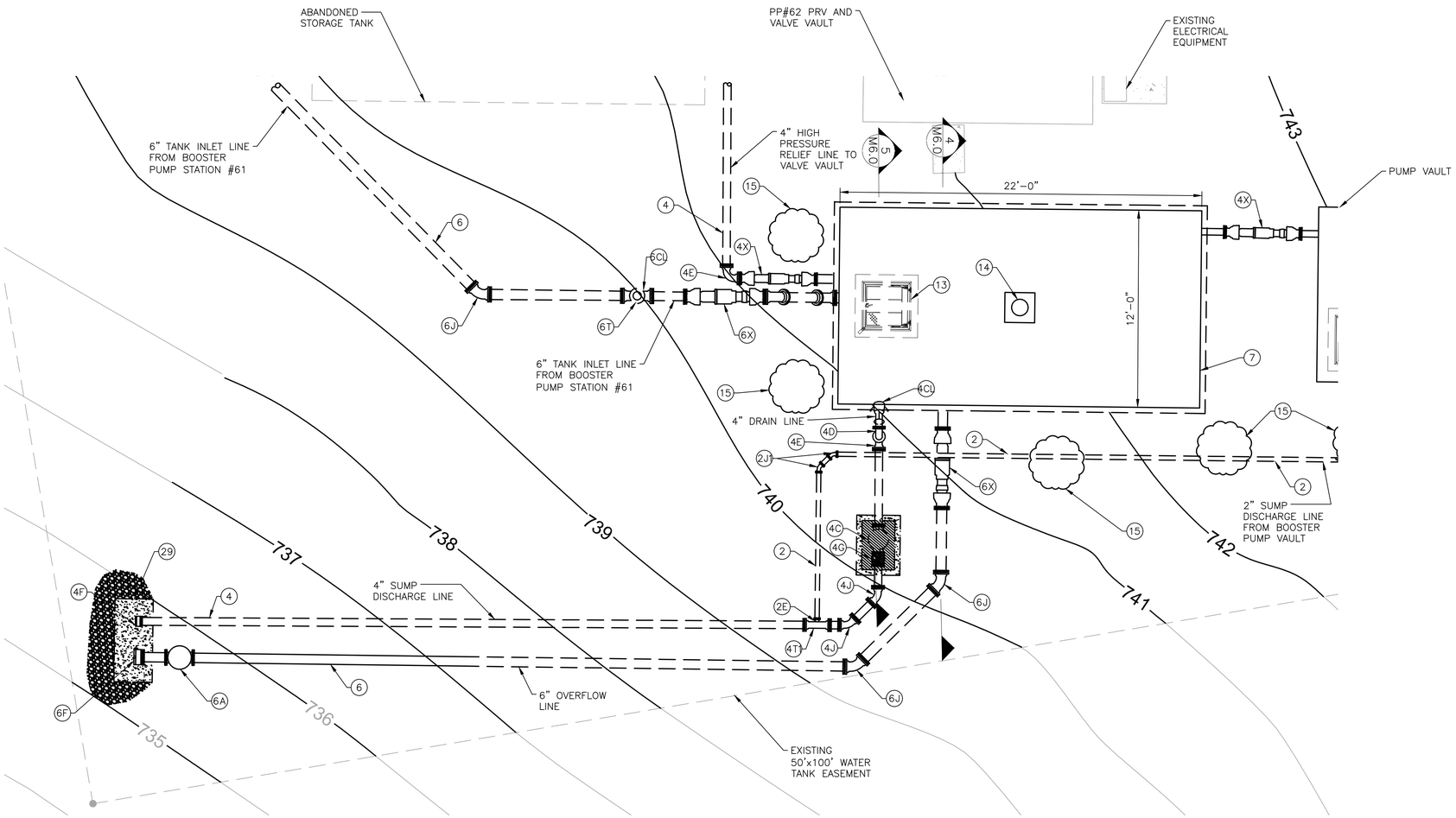
M1.0.DWG

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N.C.– NORMALLY CLOSED



LOWER TANK ENLARGED PLAN

SCALE: 1/4" = 1'–0"

2 0 4

CONSTRUCTION NOTES:

(2) PROVIDE 2" PIPE
(2E) PROVIDE 2" 90° BEND (MJxMJ)
(2J) PROVIDE 2" 45° BEND (MJxMJ)
(4) PROVIDE 4" PIPE
(4C) PROVIDE 4" CHECK VALVE
(4CL) PROVIDE 4" CAM LOCK
(4D) PROVIDE 4" 90° BEND (FLGxFLG)
(4E) PROVIDE 4" 90° BEND (MJxMJ)
(4F) PROVIDE 4" FLAPPER CHECK VALVE
(4G) PROVIDE 4" GATE VALVE
(4J) PROVIDE 4" 45° BEND (MJxMJ)
(4T) PROVIDE 4"x4"x2" REDUCING TEE (MJxMJxMJ)
(4X) PROVIDE 4" FORCE BALANCED FLEXIBLE EXPANSION JOINT (MJxMJ)
(6) PROVIDE 6" PIPE
(6A) PROVIDE 6" CHECK VALVE
(6CL) PROVIDE 6" CAM LOCK
(6E) PROVIDE 6" 90° BEND (MJxMJ)
(6F) PROVIDE 6" FLAPPER CHECK VALVE
(6J) PROVIDE 6" 45° BEND (MJxMJ)
(6T) PROVIDE 6"x6"x6" TEE (MJxMJxMJ)
(6X) PROVIDE 6" FORCE BALANCED FLEXIBLE EXPANSION JOINT (MJxMJ)
(7) PROVIDE 10,000–GALLON ENGINEERED CONCRETE TANK
(13) PROVIDE 36"x36" BILCO ACCESS HATCH
(14) PROVIDE 12" VENT
(29) PROVIDE SPLASH PAD

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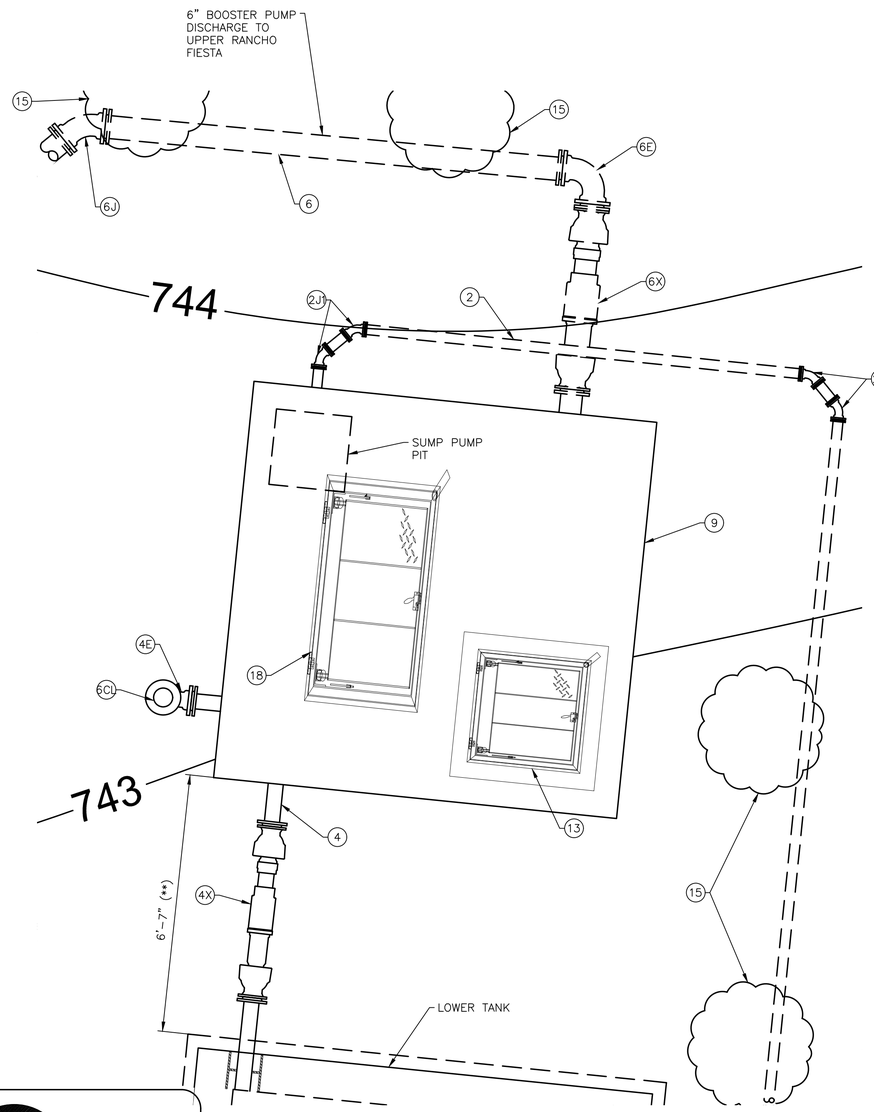
DATE OCTOBER 2023

PROJECT ----

RANCHO FIESTA STORAGE IMPROVEMENTS
MECHANICAL
LOWER TANK ENLARGED PLAN

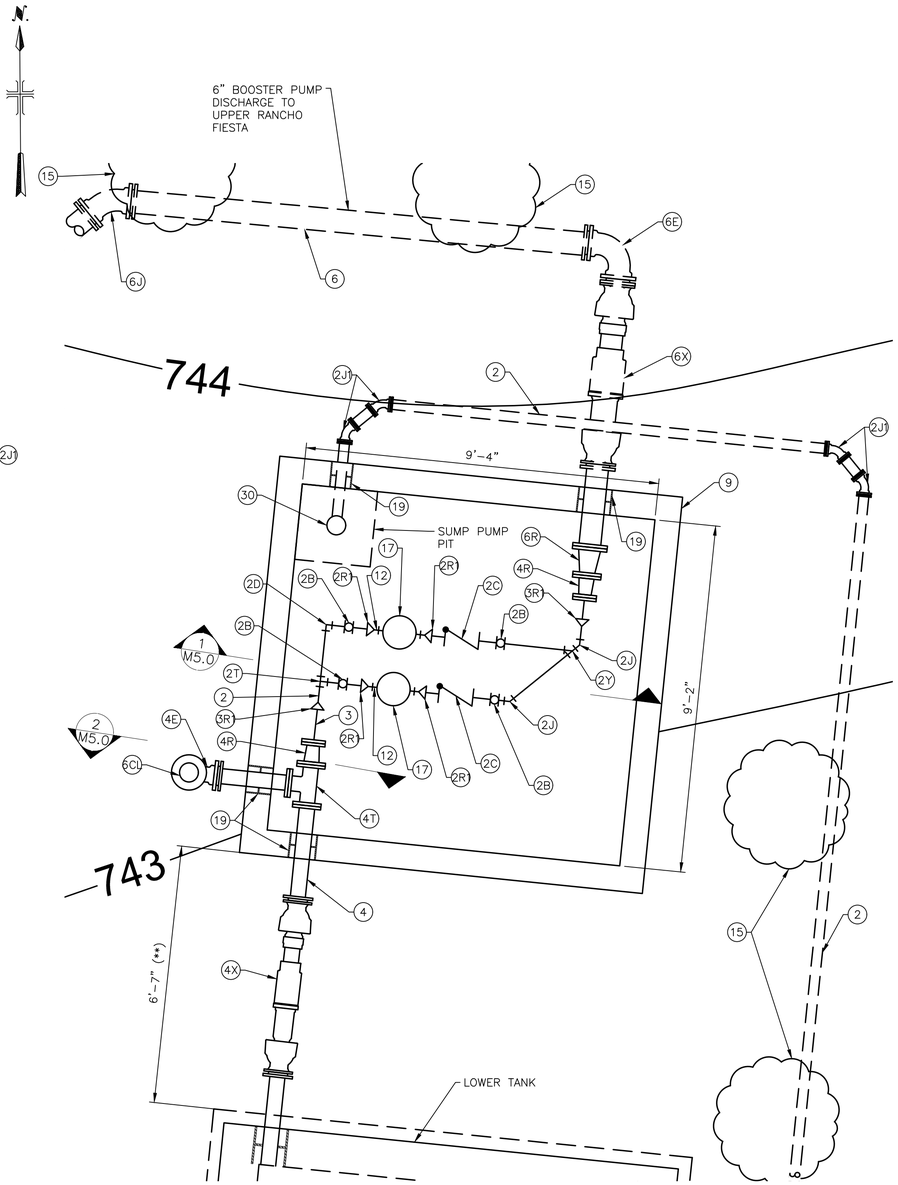
CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% DESIGN	M2.0

M2.0.DWG



PUMP VAULT UPPER ENLARGED PLAN

SCALE: 1/2" = 1'-0"



PUMP VAULT LOWER ENLARGED PLAN

SCALE: 1/2" = 1'-0"

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CONSTRUCTION NOTES:

(2) PROVIDE 2" PIPE (THREADED)
(2B) PROVIDE 2" BALL VALVE (THREADED)
(2C) PROVIDE 2" CHECK VALVE (THREADED)
(2D) PROVIDE 2" 90° BEND (THREADED)
(2J) PROVIDE 2" 45° BEND (THREADED)
(2JF) PROVIDE 2" 45° BEND (MJxMJ)
(2R) PROVIDE 2"X1.25" REDUCER
(2T) PROVIDE 2"x2"x2" TEE (FLGxFLGxFLG)
(2Y) PROVIDE 2"x2"x2" WYE (THREADED)
(3) PROVIDE 3" PIPE
(3R) PROVIDE 3"x2" REDUCER (THREADED)
(4) PROVIDE 4" PIPE
(4E) PROVIDE 4" 90° BEND (MJxMJ)
(4R) PROVIDE 4"x3" REDUCER (FLGxFLG)
(4T) PROVIDE 4"x4"x4" TEE (FLGxFLGxFLG)
(4X) PROVIDE 4" FORCE BALANCED FLEXIBLE EXPANSION JOINT (MJxMJ)
(6) PROVIDE 6" PIPE
(6CL) PROVIDE 6" CAM LOCK
(6E) PROVIDE 6" 90° BEND (MJxMJ)
(6J) PROVIDE 6" 45° BEND (MJxMJ)
(6R) PROVIDE 6"x3" REDUCER (FLGxFLG)
(6X) PROVIDE 6" FORCE BALANCED FLEXIBLE EXPANSION JOINT (MJxMJ)
(9) PROVIDE PRECAST CONCRETE BOOSTER PUMP VAULT
(12) PROVIDE 1.25" PIPE
(13) PROVIDE 36"x36" BILCO ACCESS HATCH
(17) PROVIDE GRUNDFOS BOOSTER PUMP, SEE TECHNICAL SPECIFICATION 11550
(18) PROVIDE 30"x30" BILCO ACCESS HATCH
(19) PROVIDE LINK SEAL SYSTEM, SUBMIT FOR APPROVAL
(30) PROVIDE SUMP PUMP, SEE DETAIL X ON SHEET X

GENERAL NOTES:

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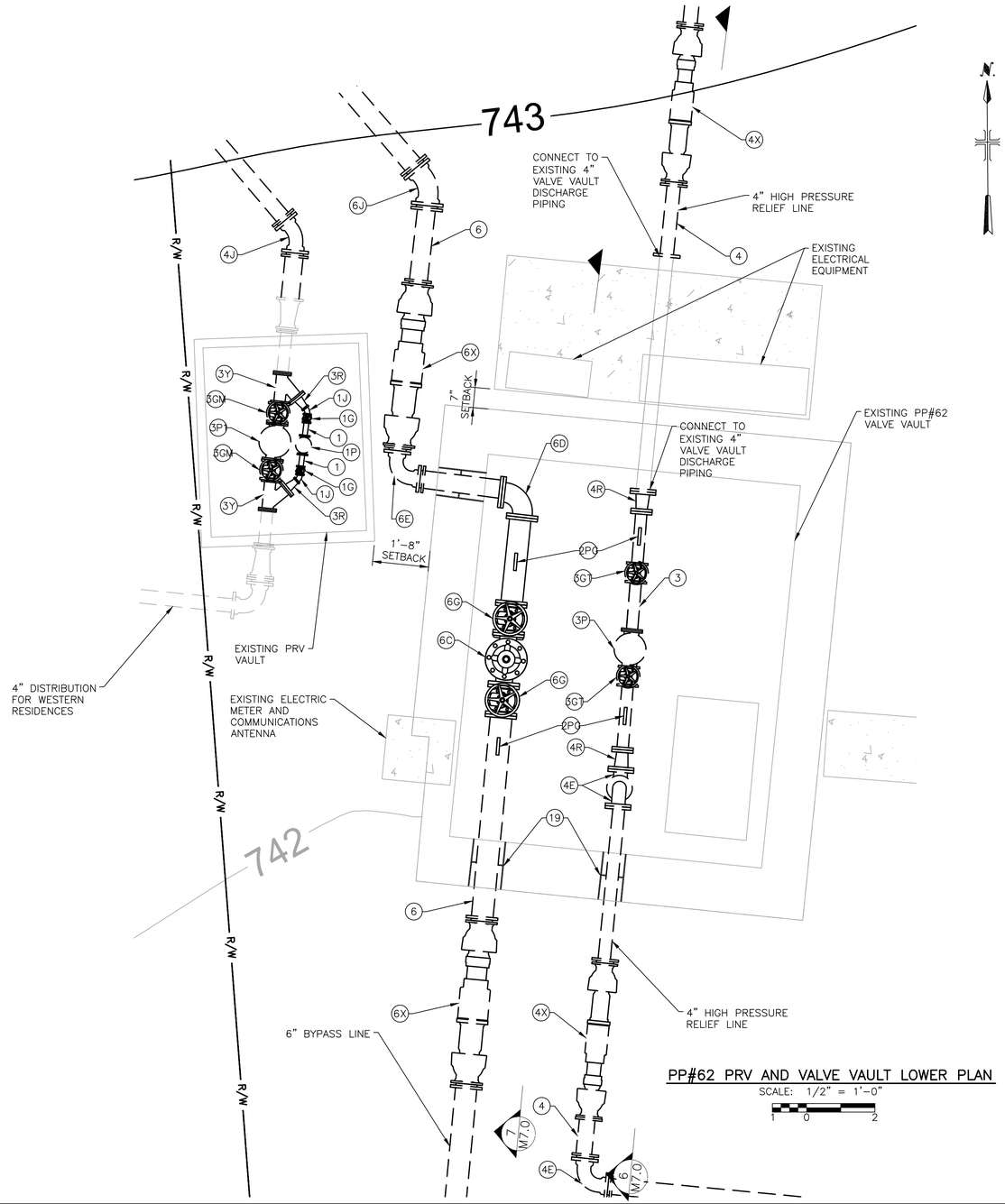
DATE OCTOBER 2023

PROJECT ----

RANCHO FIESTA STORAGE IMPROVEMENTS
MECHANICAL
PUMP VAULT ENLARGED PLANS

CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% DESIGN	M3.0

M3.0.DWG



PP#62 PRV AND VALVE VAULT LOWER PLAN

SCALE: 1/2" = 1'-0"

1 0 2

CONSTRUCTION NOTES:

(1) PROVIDE 1.5" PIPE
(1J) PROVIDE 1.5" 90° BEND (THREADED)
(1C) PROVIDE 1.5" GATE VALVE
(1P) PROVIDE 1.5" CLA-VAL PRESSURE REDUCING VALVE MODEL 90-01
(2PG) PROVIDE 2" PRESSURE GAUGE
(3) PROVIDE 3" PIPE
(3GM) PROVIDE 3" GATE VALVE (MJxMJ)
(3GT) PROVIDE 3" GATE VALVE (THREADED)
(3P) PROVIDE 3" CLA-VAL MODEL 50-01 PRESSURE RELIEF AND PRESSURE SUSTAINING VALVE
(3PT) PROVIDE 3" CLA-VAL PRESSURE REDUCING VALVE MODEL 90-01
(3R) PROVIDE 3"x1.5" REDUCER (FLGxFLG)
(3R) PROVIDE 3"x2" REDUCER (THREADED)
(3Y) PROVIDE 3"x3"x3" WYE (FLGxFLGxFLG)
(4) PROVIDE 4" PIPE
(4E) PROVIDE 4" 90° BEND (MJxMJ)
(4J) PROVIDE 4" 45° BEND (MJxMJ)
(4R) PROVIDE 4"x3" REDUCER (FLGxFLG)
(4X) PROVIDE 4" FORCE BALANCED FLEXIBLE EXPANSION JOINT (MJxMJ)
(6) PROVIDE 6" PIPE
(6C) PROVIDE 6" CLA-VAL COMBINATION PRESSURE REDUCING & PRESSURE SUSTAINING VALVE MODEL 92-01
(6D) PROVIDE 6" 90° BEND (FLGxFLG)
(6E) PROVIDE 6" 90° BEND (MJxMJ)
(6G) PROVIDE 6" GATE VALVE (FLGxFLG)
(6J) PROVIDE 6" 45° BEND (MJxMJ)
(6X) PROVIDE 6" FORCE BALANCED FLEXIBLE EXPANSION JOINT (MJxMJ)
(19) PROVIDE LINK SEAL SYSTEM, SUBMIT FOR APPROVAL

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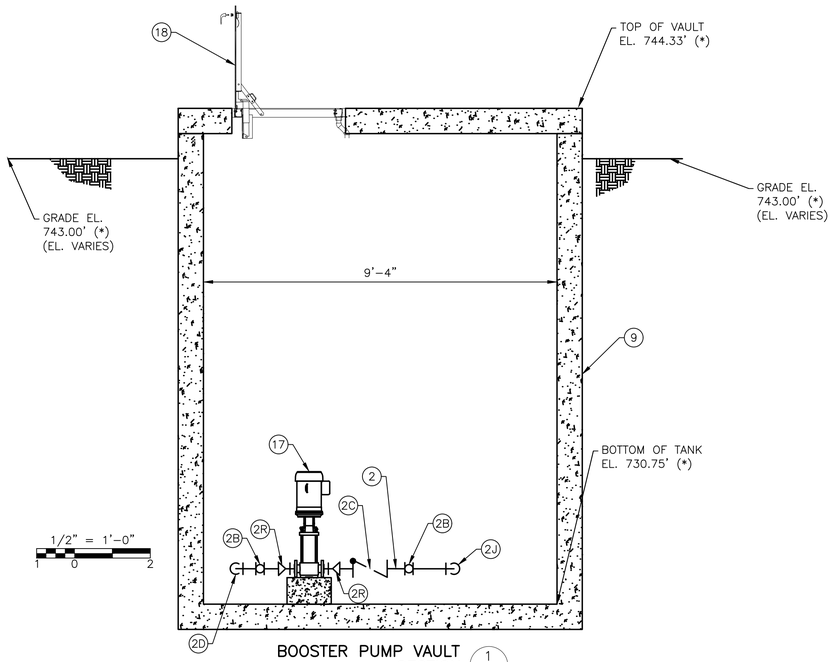
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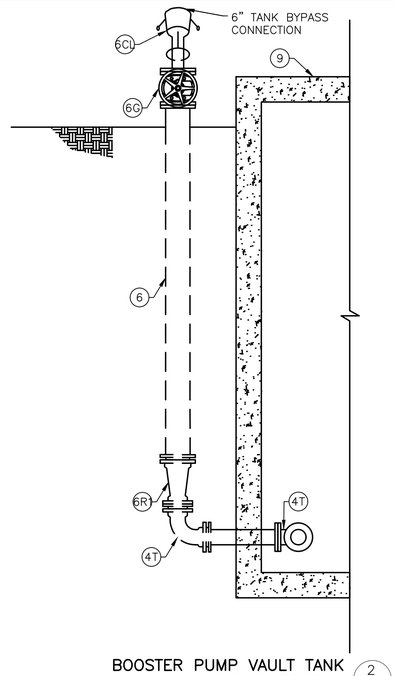
RANCHO FIESTA STORAGE IMPROVEMENTS
MECHANICAL
PP#62 PRV AND VALVE VAULT ENLARGED LOWER PLAN

DATE OCTOBER 2023	CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED
PROJECT ----	USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% DESIGN	M4.0

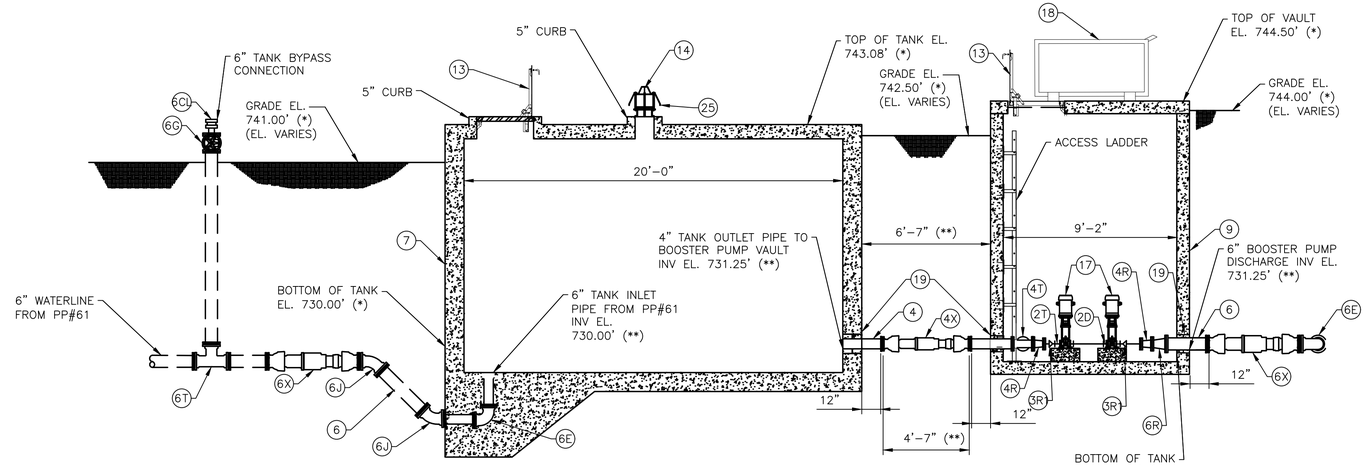
M4.0.DWG



BOOSTER PUMP VAULT SECTION (1 / M3.0)
SCALE: 1/2" = 1'-0"



BOOSTER PUMP VAULT TANK BYPASS SECTION (2 / M3.0)
SCALE: 1/2" = 1'-0"



LOWER STORAGE TANK AND BOOSTER PUMP VAULT SECTION (3 / M1.0)
SCALE: 1/4" = 1'-0"

1/4" = 1'-0"
2 0 4

CONSTRUCTION NOTES:

(2) PROVIDE 2" DUCTILE IRON PIPE
(2B) PROVIDE 2" BALL VALVE (THREADED)
(2C) PROVIDE 2" CHECK VALVE
(2D) PROVIDE 2" 90° BEND (THREADED)
(2G) PROVIDE 2" GATE VALVE
(2J) PROVIDE 2" 45° BEND (FLGxFLG)
(2R) PROVIDE 2"x1.25" REDUCER (FLGxFLG)
(2T) PROVIDE 2"x2"x2" TEE (FLGxFLGxFLG)
(2Y) PROVIDE 2"x2"x2" WYE (FLGxFLGxFLG)
(3R) PROVIDE 3"x2" REDUCER (THREADED)
(4) PROVIDE 4" DUCTILE IRON PIPE
(4E) PROVIDE 4" 90° BEND (MJxMJ)
(4R) PROVIDE 4"x3" REDUCER (FLGxFLG)
(4T) PROVIDE 4"x4"x4" TEE (FLGxFLGxFLG)
(4X) PROVIDE 4" FORCE BALANCED FLEXIBLE EXPANSION JOINT (MJxMJ)
(6) PROVIDE 6" DUCTILE IRON PIPE
(6CL) PROVIDE 6" CAM LOCK
(6E) PROVIDE 6" 90° BEND (MJxMJ)
(6G) PROVIDE 6" GATE VALVE
(6J) PROVIDE 6" 45° BEND (MJxMJ)
(6R) PROVIDE 6"x3" REDUCER (MJxMJ)
(6R) PROVIDE 6"x4" REDUCER (MJxMJ)
(6T) PROVIDE 6"x6"x6" TEE (MJxMJxMJ)
(6X) PROVIDE 6" FORCE BALANCED FLEXIBLE EXPANSION JOINT (MJxMJ)
(7) PROVIDE 10,000-GALLON ENGINEERED CONCRETE TANK
(9) PROVIDE PRECAST CONCRETE BOOSTER PUMP VAULT
(13) PROVIDE 36"x36" BILCO ACCESS HATCH
(14) PROVIDE 12" VENT
(17) PROVIDE BOOSTER PUMP, SEE TECHNICAL SPECIFICATION 11550
(18) PROVIDE 30"x60" BILCO ACCESS HATCH
(19) PROVIDE LINK SEAL SYSTEM, SUBMIT FOR APPROVAL
(25) PROVIDE 16 MESH 316 STAINLESS STEEL INSECT SCREEN

GENERAL NOTES:

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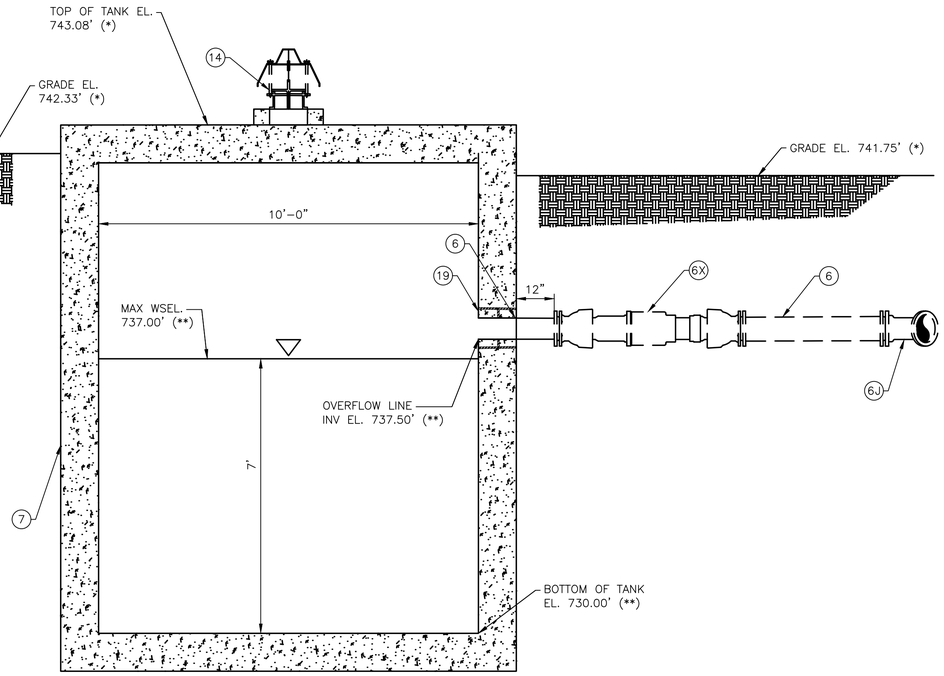
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PROJECT ENG'R T.VALENTINE

DATE OCTOBER 2023
PROJECT ----

RANCHO FIESTA STORAGE IMPROVEMENTS
MECHANICAL
LOWER TANK AND PP#62 VAULT SECTIONS I

CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% DESIGN	M5.0

M5.0.DWG

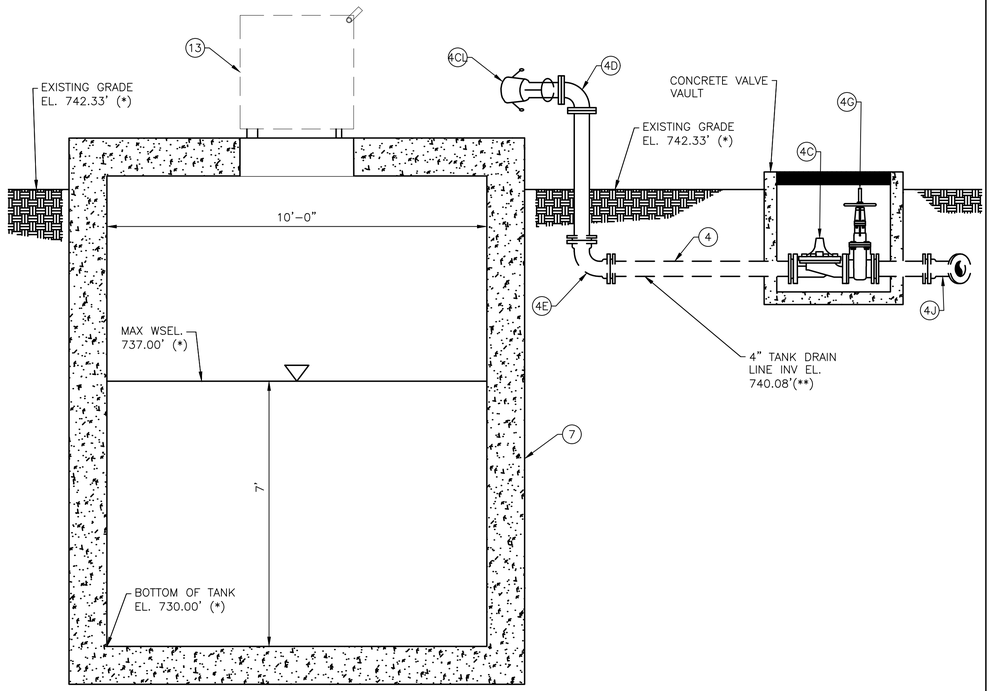


LOWER STORAGE TANK SECTION I (4 / M2.0)

SCALE: 1/2" = 1'-0"

1/2" = 1'-0"

1 0 2



LOWER STORAGE TANK SECTION II (5 / M2.0)

SCALE: 1/2" = 1'-0"

1/2" = 1'-0"

1 0 2

CONSTRUCTION NOTES:

(4) PROVIDE 4" DUCTILE IRON WATERLINE

(4C) PROVIDE 4" CHECK VALVE

(4CL) PROVIDE 4" CAM LOCK

(4D) PROVIDE 4" 90° BEND (FLGxFLG)

(4E) PROVIDE 4" 90° BEND (MJxMJ)

(4G) PROVIDE 4" GATE VALVE

(4J) PROVIDE 4" 45° BEND (MJxMJ)

(6) PROVIDE 6" DUCTILE IRON WATERLINE

(6J) PROVIDE 6" 45° BEND (MJxMJ)

(6X) PROVIDE 6" FORCE BALANCED FLEXIBLE EXPANSION JOINT (MJxMJ)

(7) PROVIDE 10,000-GALLON ENGINEERED CONCRETE TANK

(13) PROVIDE 36"x36" BILCO ACCESS HATCH

(14) PROVIDE 12" VENT

(19) PROVIDE LINK SEAL SYSTEM, SUBMIT FOR APPROVAL

GENERAL NOTES:

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STATE OF CALIFORNIA
CA LICENSED PROFESSIONAL ENGINEER
NO. C 83580

VALENTINE ENVIRONMENTAL ENGINEERS, LLC
200 CLOCK TOWER PL BUILDING B, SUITE B200
CARMEL, CA 93923-8723

CALIFORNIA AMERICAN WATER

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PROJECT ENG'R T.VALENTINE

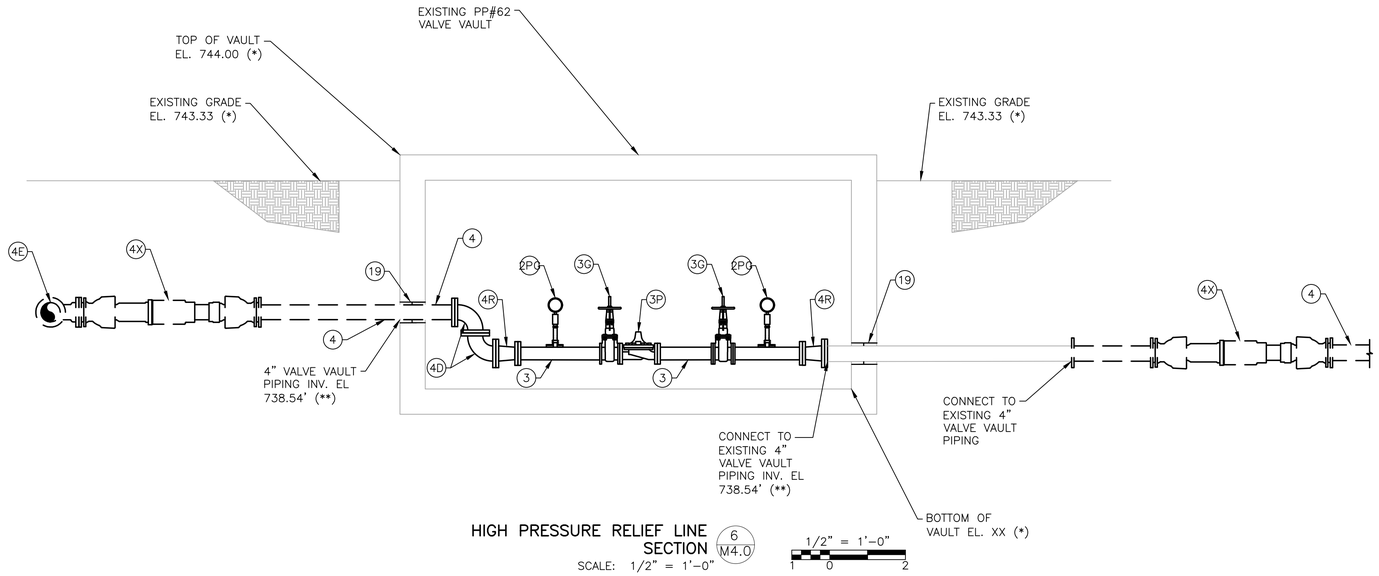
DATE OCTOBER 2023

PROJECT ----

RANCHO FIESTA STORAGE IMPROVEMENTS
MECHANICAL
LOWER TANK AND PP#62 VAULT SECTIONS II

CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% DESIGN	M6.0

M6.0.DWG

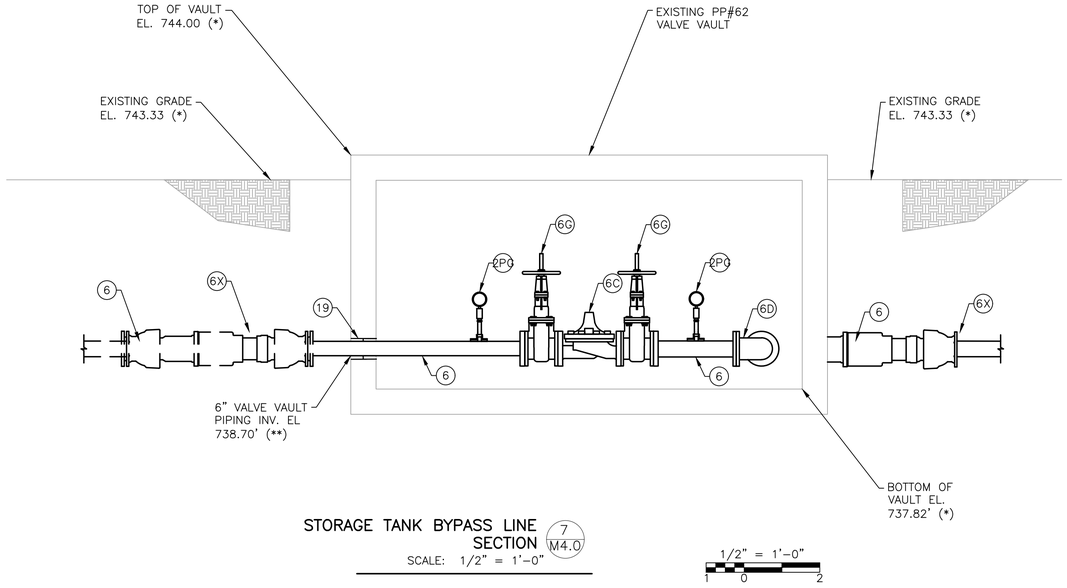


HIGH PRESSURE RELIEF LINE SECTION (6 / M4.0)

SCALE: 1/2" = 1'-0"

1/2" = 1'-0"

1 0 2



STORAGE TANK BYPASS LINE SECTION (7 / M4.0)

SCALE: 1/2" = 1'-0"

1/2" = 1'-0"

1 0 2

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CONSTRUCTION NOTES:

- (2PG) PROVIDE 2" PRESSURE GAUGE
- (3) PROVIDE 3" DUCTILE IRON WATERLINE
- (3G) PROVIDE 3" GATE VALVE
- (3P) PROVIDE 3" CLA-VAL MODEL 50-01 PRESSURE RELIEF AND PRESSURE SUSTAINING VALVE
- (4) PROVIDE 4" DUCTILE IRON WATERLINE
- (4D) PROVIDE 4" 90° BEND (FLGxFLG)
- (4E) PROVIDE 4" 90° BEND (MJxMJ)
- (4R) PROVIDE 4"x3" REDUCER (MJxMJ)
- (4X) PROVIDE 4" FORCE BALANCED FLEXIBLE EXPANSION JOINT (MJxMJ)
- (6) PROVIDE 6" DUCTILE IRON WATERLINE
- (6C) PROVIDE 6" CLA-VAL COMBINATION PRESSURE REDUCING & PRESSURE SUSTAINING VALVE MODEL 92-01
- (6D) PROVIDE 6" 90° BEND (FLGxFLG)
- (6G) PROVIDE 6" GATE VALVE
- (6X) PROVIDE 6" FORCE BALANCED FLEXIBLE EXPANSION JOINT (MJxMJ)
- (19) PROVIDE LINK SEAL SYSTEM, SUBMIT FOR APPROVAL

GENERAL NOTES:

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(**) INDICATES DIMENSIONS OR ELEVATIONS TO BE DETERMINED BASED UPON EQUIPMENT MANUFACTURER SELECTED.

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CALIFORNIA AMERICAN WATER

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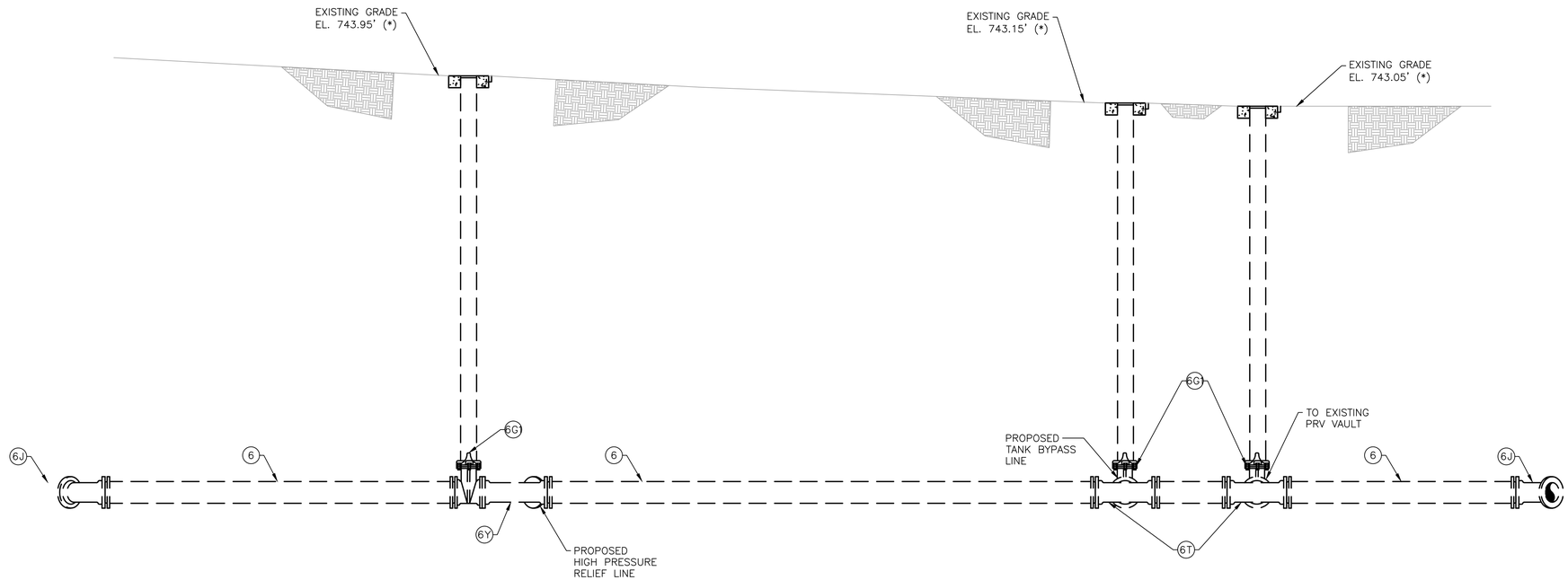
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PROJECT ----

RANCHO FIESTA STORAGE IMPROVEMENTS
MECHANICAL
LOWER TANK AND PP#62 VAULT SECTIONS III

CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% DESIGN	M7.0

M7.0.DWG



NEW BOOSTER PUMP DISCHARGE LINE SECTION (8 / M1.0)

SCALE: 1/2" = 1'-0"

1/2" = 1'-0"

1 0 2

CONSTRUCTION NOTES:

(6) PROVIDE 6" DUCTILE IRON WATERLINE

(6G) PROVIDE 6" GATE VALVE (MJxMJ) W/FRAME AND COVER PER DETAIL X ON SHEET X

(6J) PROVIDE 6" 45° BEND (MJxMJ)

(6T) PROVIDE 6" x 6" x 6" TEE (MJxMJxMJ)

(6Y) PROVIDE 6"x6"x6" WYE (MJxMJxMJ)

GENERAL NOTES:

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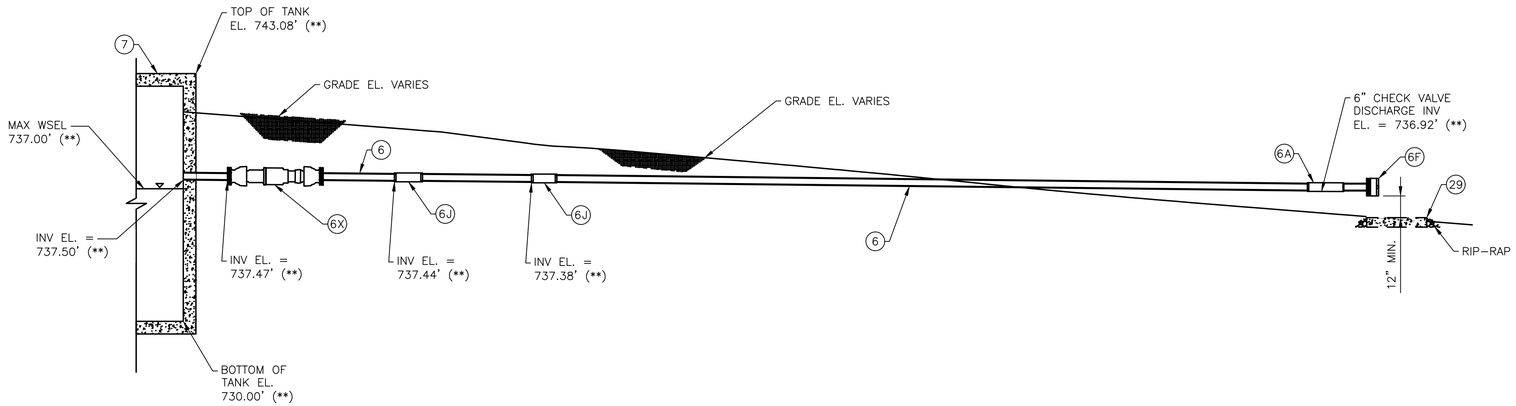
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PROJECT ----

RANCHO FIESTA STORAGE IMPROVEMENTS
MECHANICAL
LOWER TANK AND PP#62 VAULT SECTIONS IV

CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% DESIGN	M8.0

M8.0.DWG



LOWER TANK OVERFLOW SECTION (9 / M1.0)

SCALE: 1/2" = 1'-0"

1/2" = 1'-0"

1 0 2

CONSTRUCTION NOTES:

(6) PROVIDE 6" DUCTILE IRON WATERLINE

(6A) PROVIDE 6" CHECK VALVE

(6D) PROVIDE 6" 90° BEND (FLGxFLG)

(6F) PROVIDE 6" FLAPPER CHECK VALVE

(6J) PROVIDE 6" 45° BEND (MJxMJ)

(6X) PROVIDE 6" FORCE BALANCED FLEXIBLE EXPANSION JOINT (MJxMJ)

(7) PROVIDE 10,000-GALLON ENGINEERED CONCRETE TANK

(29) PROVIDE 18"x30" SPLASH PAD

GENERAL NOTES:

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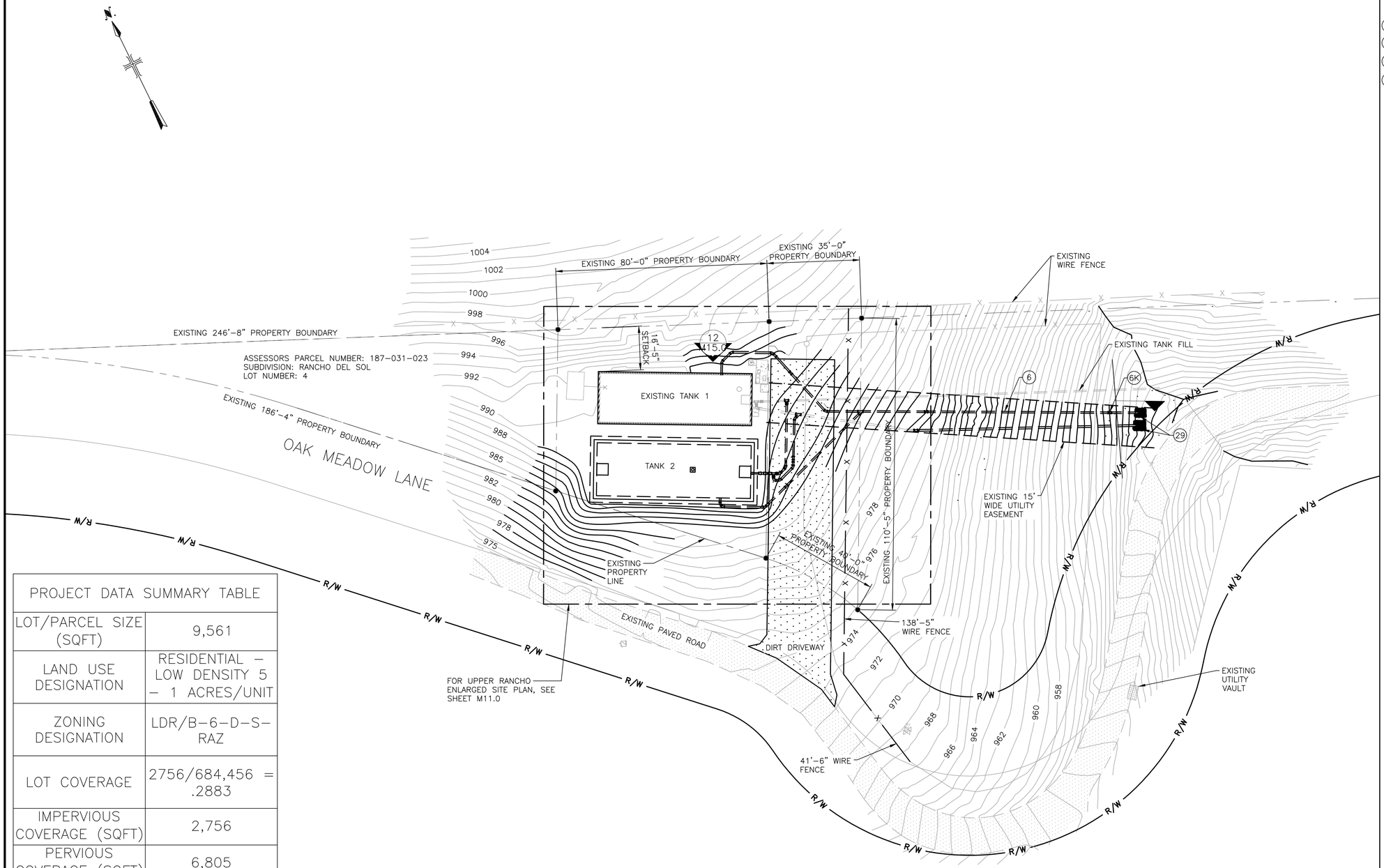
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PROJECT ----

RANCHO FIESTA STORAGE IMPROVEMENTS
MECHANICAL
LOWER TANK OVERFLOW SECTION

CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% DESIGN	M9.0

M9.0.DWG



PROJECT DATA SUMMARY TABLE	
LOT/PARCEL SIZE (SQFT)	9,561
LAND USE DESIGNATION	RESIDENTIAL – LOW DENSITY 5 – 1 ACRES/UNIT
ZONING DESIGNATION	LDR/B-6-D-S-RAZ
LOT COVERAGE	2756/684,456 = .2883
IMPERVIOUS COVERAGE (SQFT)	2,756
PERVIOUS COVERAGE (SQFT)	6,805

UPPER RANCHO FIESTA OVERALL SITE PLAN

SCALE: 1/20" = 1'-0"

10 0 20

CONSTRUCTION NOTES:

(6) PROVIDE 6" DUCTILE IRON WATERLINE

(6F) PROVIDE 6" FLAPPER CHECK VALVE

(6K) PROVIDE 6" 22.5° BEND (MJxMJ)

(29) PROVIDE SPLASH PAD

GENERAL NOTES:

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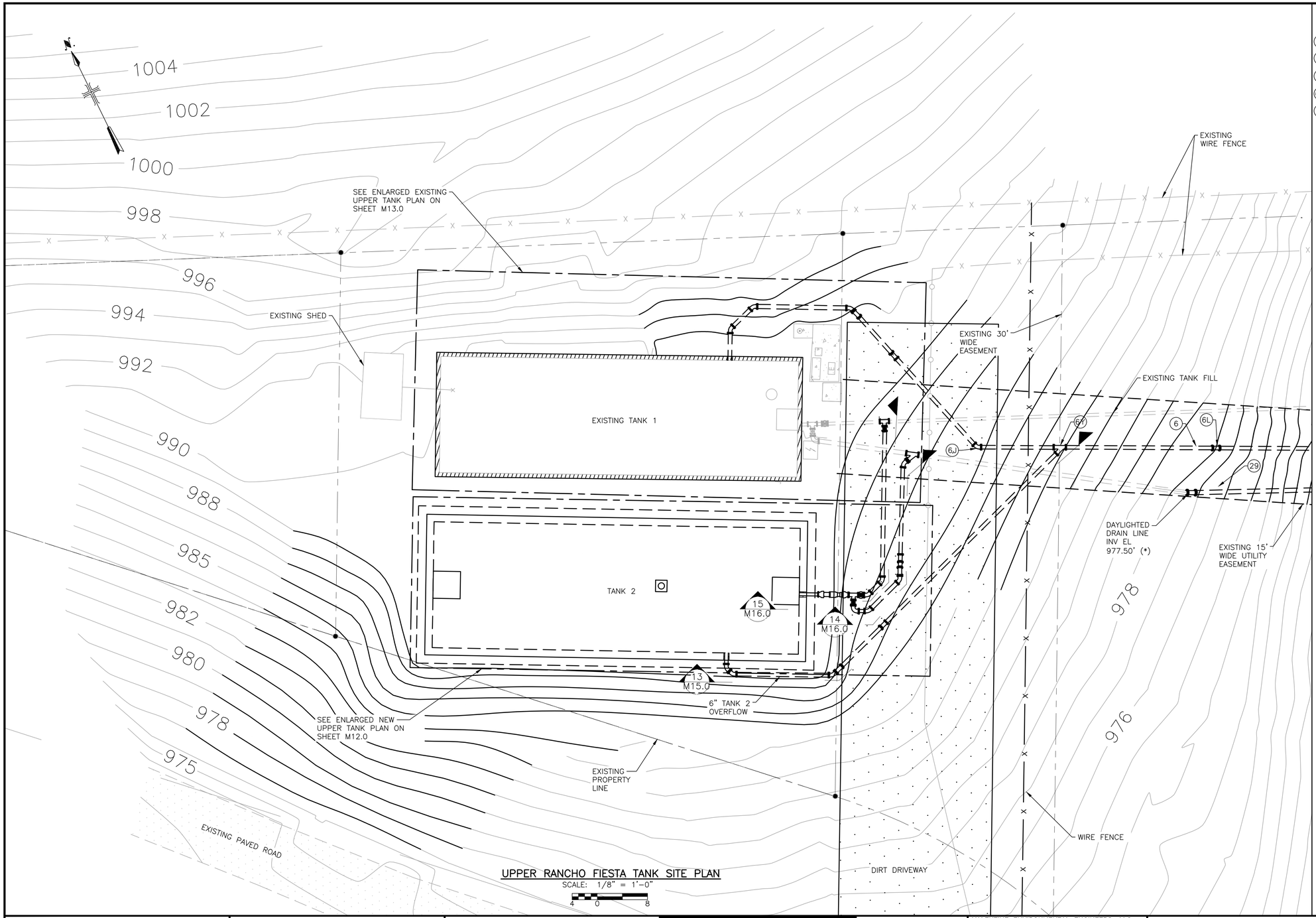
DATE OCTOBER 2023

PROJECT ----

RANCHO FIESTA STORAGE IMPROVEMENTS
MECHANICAL
UPPER RANCHO FIESTA OVERALL SITE PLAN

CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% DESIGN	M10.0

C5.0.DWG



UPPER RANCHO FIESTA TANK SITE PLAN

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

4 0 8

CONSTRUCTION NOTES:

(6) PROVIDE 6" DUCTILE IRON WATERLINE

(6J) PROVIDE 6" 45° BEND (MJxMJ)

(6L) PROVIDE 6" 11.25° BEND (MJxMJ)

(6Y) PROVIDE 6"x6"x6" WYE (MJxMJxMJ)

(29) PROVIDE SPLASH PAD

GENERAL NOTES:

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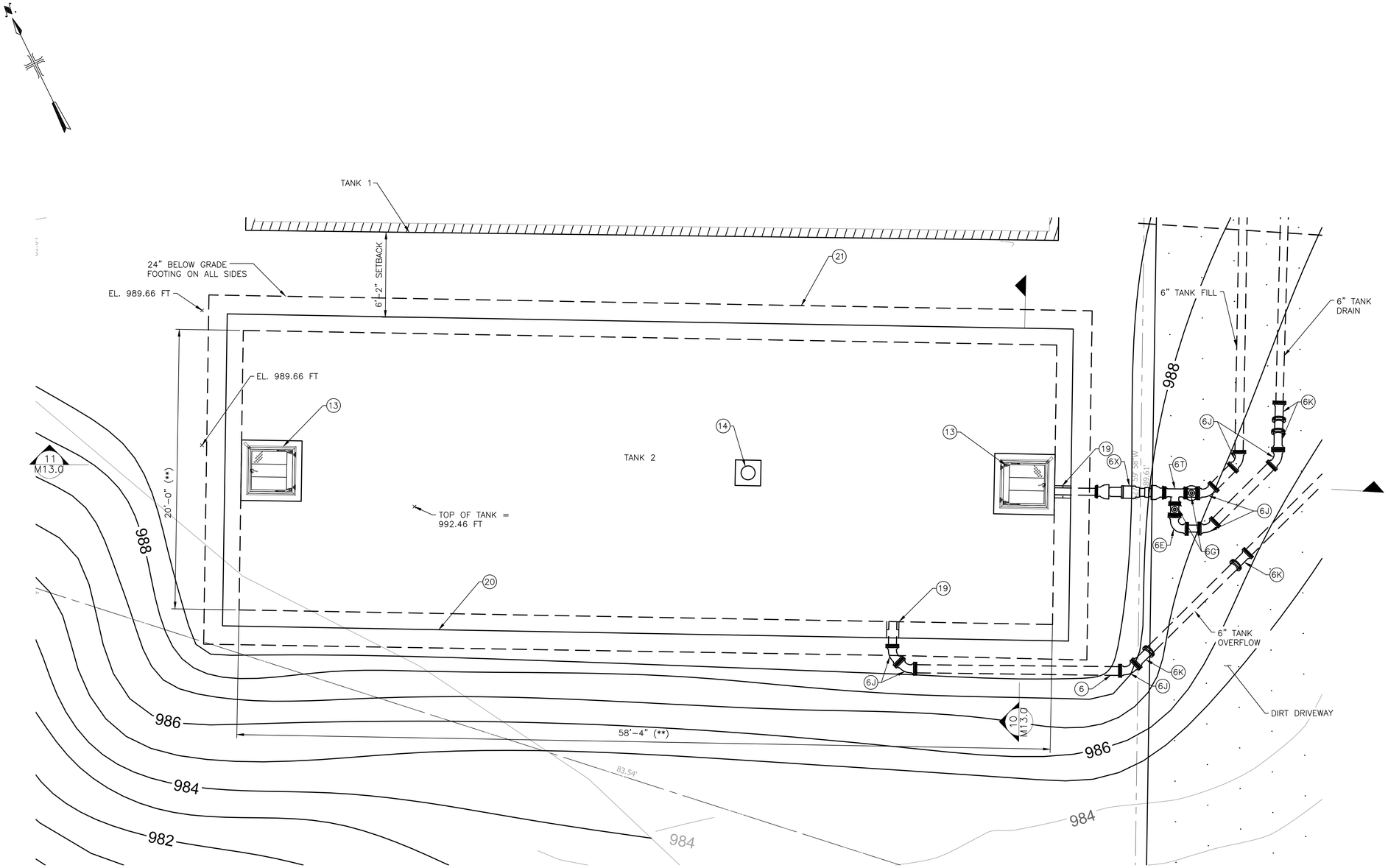
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RANCHO FIESTA STORAGE IMPROVEMENTS
MECHANICAL
UPPER RANCHO ENLARGED SITE PLAN

DATE OCTOBER 2023	CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED
PROJECT ----	USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% DESIGN	M11.0

C5.0.DWG



ENLARGED TANK 2 PLAN

SCALE: 1/4" = 1'-0"

2 0 4

CONSTRUCTION NOTES:

(6) PROVIDE 6" DUCTILE IRON WATERLINE

(6E) PROVIDE 6" 90° BEND (MJxMJ)

(6G) PROVIDE 6" GATE VALVE (MJxMJ) W/ FRAME AND COVER PER DETAIL X ON SHEET X.

(6J) PROVIDE 6" 45° BEND (MJxMJ)

(6K) PROVIDE 6" 22.5° BEND (MJxMJ)

(6T) PROVIDE 6"x6"x6" TEE (MJxMJxMJ)

(6X) PROVIDE 6" FORCE BALANCED FLEXIBLE EXPANSION JOINT (MJxMJ)

(13) PROVIDE 36"x36" ACCESS HATCH

(14) PROVIDE 12" VENT

(19) PROVIDE LINK SEAL SYSTEM, SUBMIT FOR APPROVAL

(20) PROVIDE 70,000-GALLON CONCRETE TANK, SEE STRUCTURAL SHEETS

(21) PROVIDE BELOW GRADE TANK FOOTING

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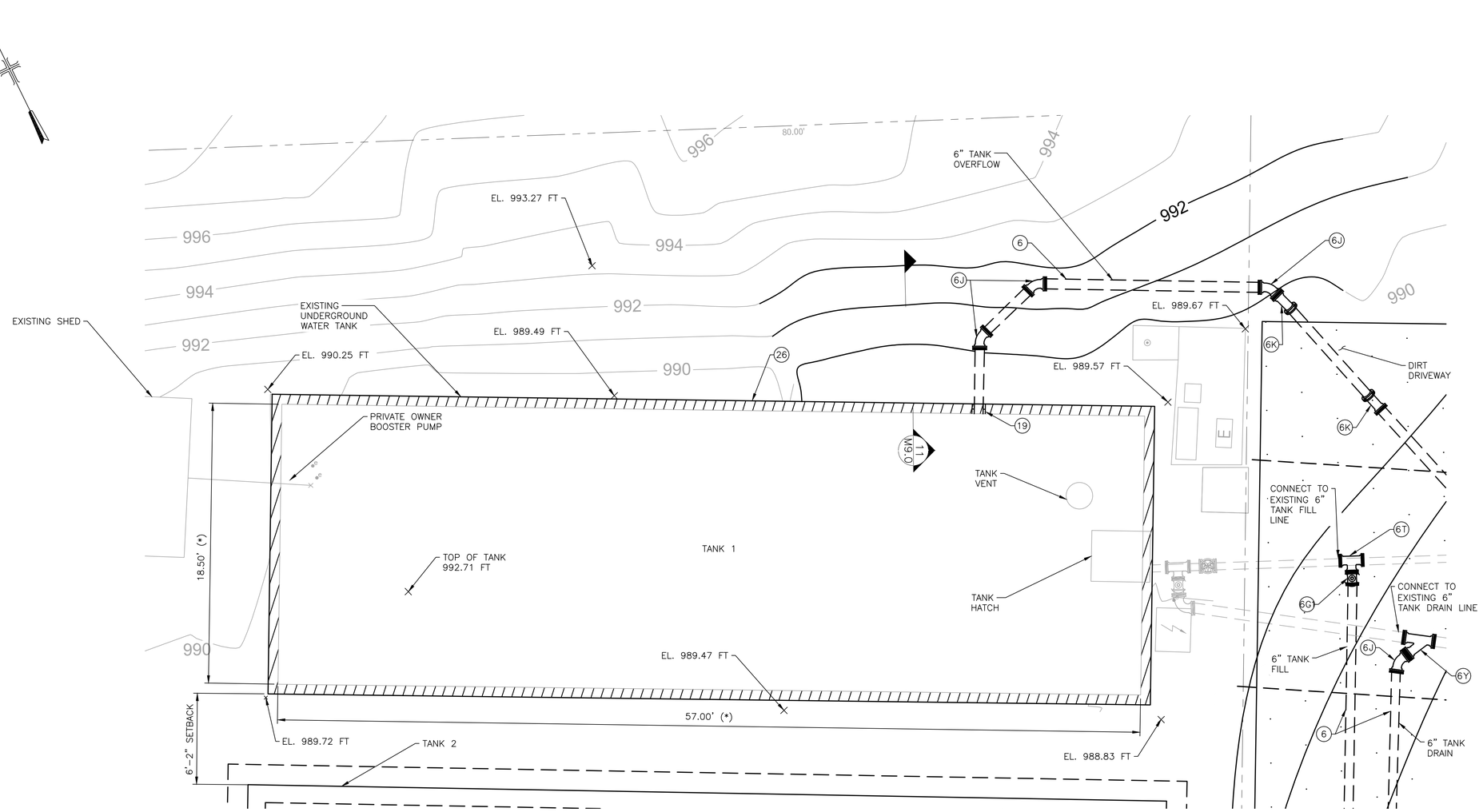
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PROJECT ENG'R T.VALENTINE

RANCHO FIESTA STORAGE IMPROVEMENTS
MECHANICAL
UPPER RANCHO FIESTA TANK 2 ENLARGED PLAN

DATE OCTOBER 2023	CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED
PROJECT ----	USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% DESIGN	M12.0

M6.0.DWG



TANK 1 PLAN

SCALE: 1/4" = 1'-0"

2 0 4

CONSTRUCTION NOTES:

(6) PROVIDE 6" DUCTILE IRON WATERLINE

(6G) PROVIDE 6" GATE VALVE (MJxMJ) W/FRAME AND COVER PER DETAIL X ON SHEET X

(6J) PROVIDE 6" 45° BEND (MJxMJ)

(6K) PROVIDE 6" 22.5° BEND (MJxMJ)

(6T) PROVIDE 6"x6"x6" TEE (MJxMJxMJ)

(6Y) PROVIDE 6"x6"x6" WYE (MJxMJxMJ)

(19) PROVIDE LINK SEAL SYSTEM, SUBMIT FOR APPROVAL

(26) REMOVE EXISTING TANK ROOF AND APPURTENANCES AND STORE IN AN APPROVED LOCATION. RAISE TANK HEIGHT IN ACCORDANCE WITH THE STRUCTURAL SHEETS. REINSTALL TANK ROOF AND APPURTENANCES AFTER WORK IS COMPLETED.

GENERAL NOTES:

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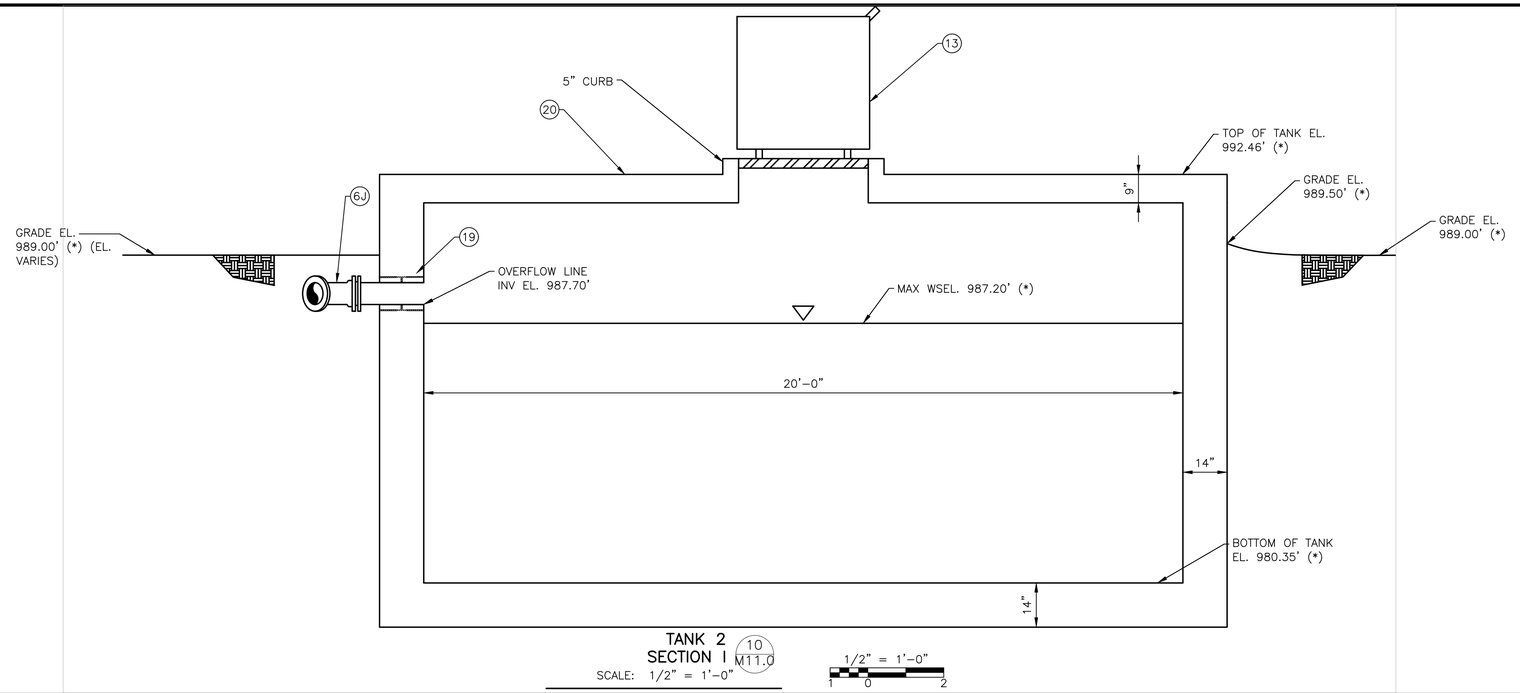
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PROJECT ----

RANCHO FIESTA STORAGE IMPROVEMENTS
MECHANICAL
UPPER RANCHO FIESTA TANK 1 ENLARGED PLAN

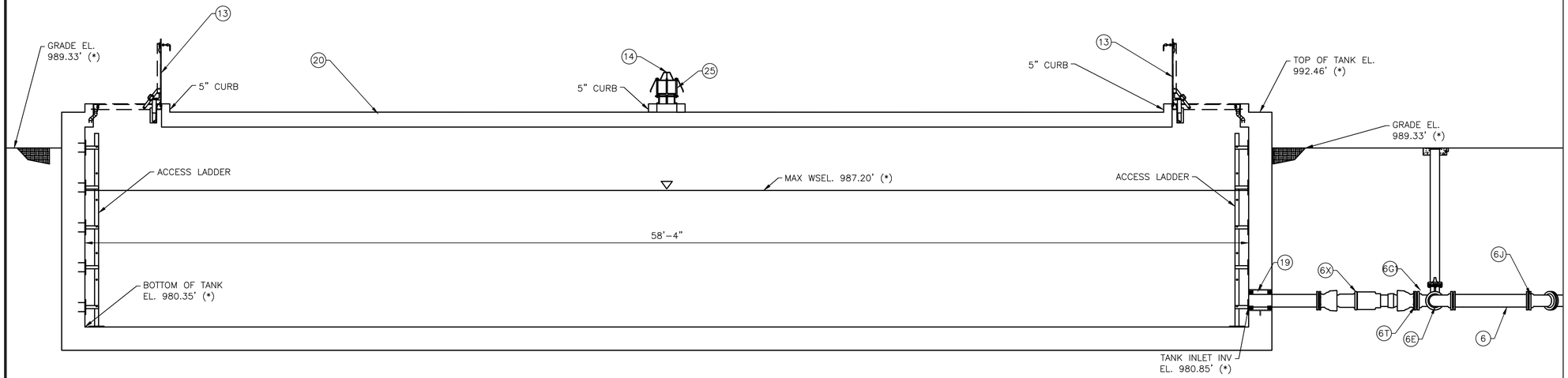
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USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% DESIGN	M13.0

M12.0.DWG



TANK 2
SECTION I (10 / M11.0)
SCALE: 1/2" = 1'-0"

1/2" = 1'-0"
1 0 2



TANK 2
SECTION II (11 / M11.0)
SCALE: 1/3" = 1'-0"

1/3" = 1'-0"
1.5 0 3

CONSTRUCTION NOTES:

(6) PROVIDE 6" DUCTILE IRON WATERLINE

(6E) PROVIDE 6" 90° BEND (MJxMJ)

(6G) PROVIDE 6" GATE VALVE (MJxMJ) W/FRAME AND COVER PER DETAIL X ON SHEET X

(6J) PROVIDE 6" 45° BEND (MJxMJ)

(6T) PROVIDE 6"x6"x6" TEE (MJxMJxMJ)

(6X) PROVIDE 6" FORCE BALANCED FLEXIBLE EXPANSION JOINT (MJxMJ)

(13) PROVIDE 36"x36" BILCO ACCESS HATCH

(14) PROVIDE 6" VENT

(19) PROVIDE LINK SEAL SYSTEM, SUBMIT FOR APPROVAL

(20) PROVIDE 70,000-GALLON CONCRETE TANK, SEE ELECTRICAL SHEETS

(25) PROVIDE 16 MESH 316 STAINLESS STEEL INSECT SCREEN

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PROJECT ENG'R T.VALENTINE

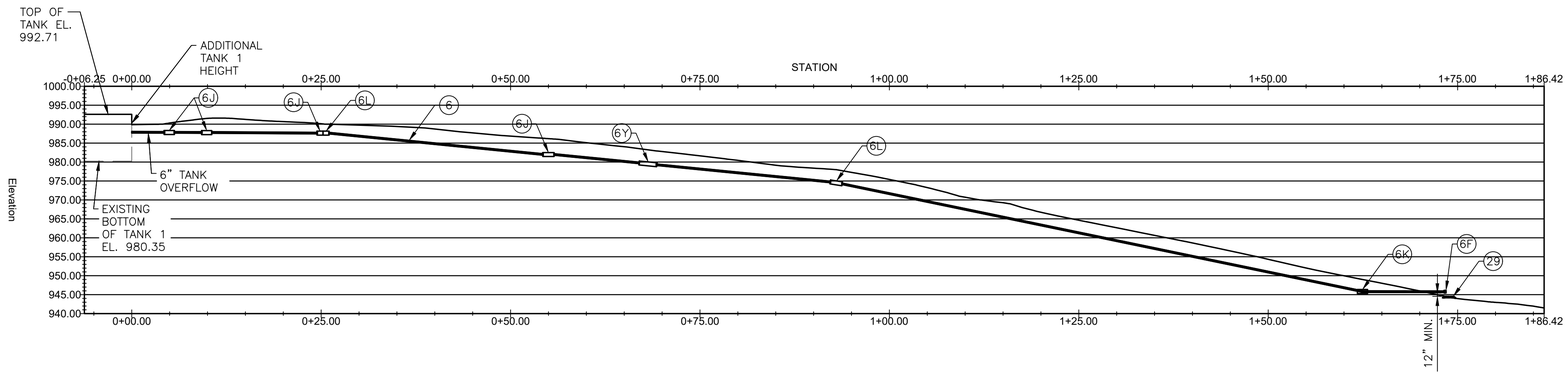
DATE OCTOBER 2023

PROJECT ----

RANCHO FIESTA STORAGE IMPROVEMENTS
MECHANICAL
UPPER RANCHO FIESTA TANK 2 SECTIONS

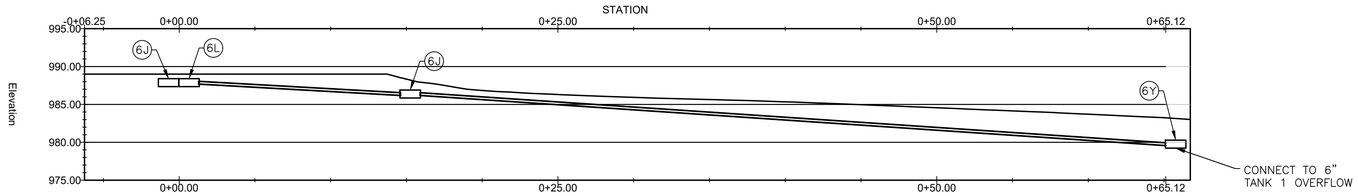
CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% DESIGN	M14.0

M13.0.DWG



TANK 1 OVERFLOW SECTION (12 / M10.0)

HORIZONTAL SCALE: 1/10" = 1'-0" VERTICAL SCALE: 1/20" = 1'-0"



TANK 2 OVERFLOW SECTION (13 / M10.0)

HORIZONTAL SCALE: 1/5" = 1'-0" VERTICAL SCALE: 1/10" = 1'-0"

CONSTRUCTION NOTES:

(6) PROVIDE 6" DUCTILE IRON WATERLINE
(6E) PROVIDE 6" 90° BEND (MJxMJ)
(6J) PROVIDE 6" 45° BEND (MJxMJ)
(6K) PROVIDE 6" 22.5° BEND (MJxMJ)
(6L) PROVIDE 6" 11.25° BEND (MJxMJ)
(6Y) PROVIDE 6"x6"x6" WYE (MJxMJxMJ)
(29) PROVIDE SPLASH PAD

GENERAL NOTES:

(*) INDICATES DIMENSIONS, DISTANCES, COORDINATES OR ELEVATIONS TO BE SURVEYED AND FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING ANY OF THE WORK.
(**) INDICATES DIMENSIONS OR ELEVATIONS TO BE DETERMINED BASED UPON EQUIPMENT MANUFACTURER SELECTED.

N.C.– NORMALLY CLOSED

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TWO WORKING DAYS BEFORE YOU DIG

CALIFORNIA AMERICAN WATER

REVISIONS		REVISIONS	

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1500 Palma Drive, Suite 257
Ventura, California 93003
Phone: (480) 283 - 8991 Fax: (480) 283 - 0082
Website: http://www.valentineengineers.com

T.VALENTINE
REGISTERED PROFESSIONAL ENGINEER
TERESA A. VALENTINE
C 83580
Exp. 3-31-23
CIVIL
STATE OF CALIFORNIA
CA LICENSED PROFESSIONAL ENGINEER NO. C 83580

VALENTINE ENVIRONMENTAL ENGINEERS, LLC
200 CLOCK TOWER PL BUILDING B, SUITE B200
CARMEL, CA 93823-8723

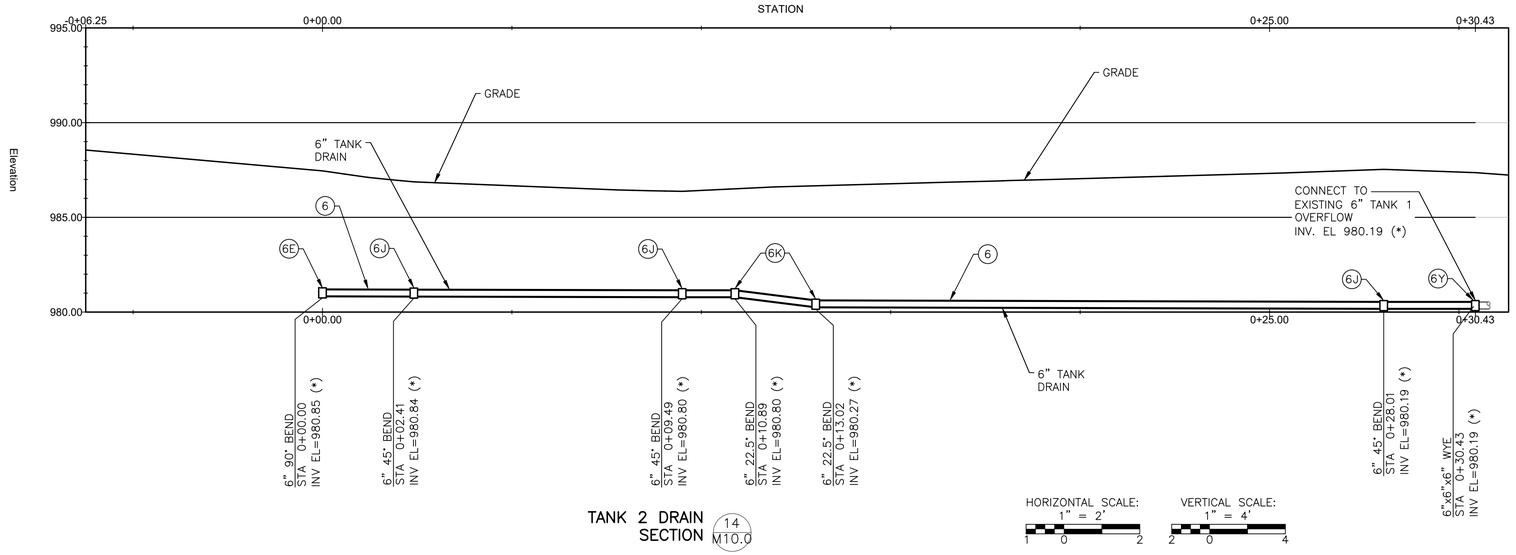
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PROJECT ENG'R T.VALENTINE

RANCHO FIESTA STORAGE IMPROVEMENTS
MECHANICAL
UPPER TANKS PIPING SECTIONS I

DATE OCTOBER 2023	CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED
PROJECT ----	USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% DESIGN	M15.0

M14.0.DWG

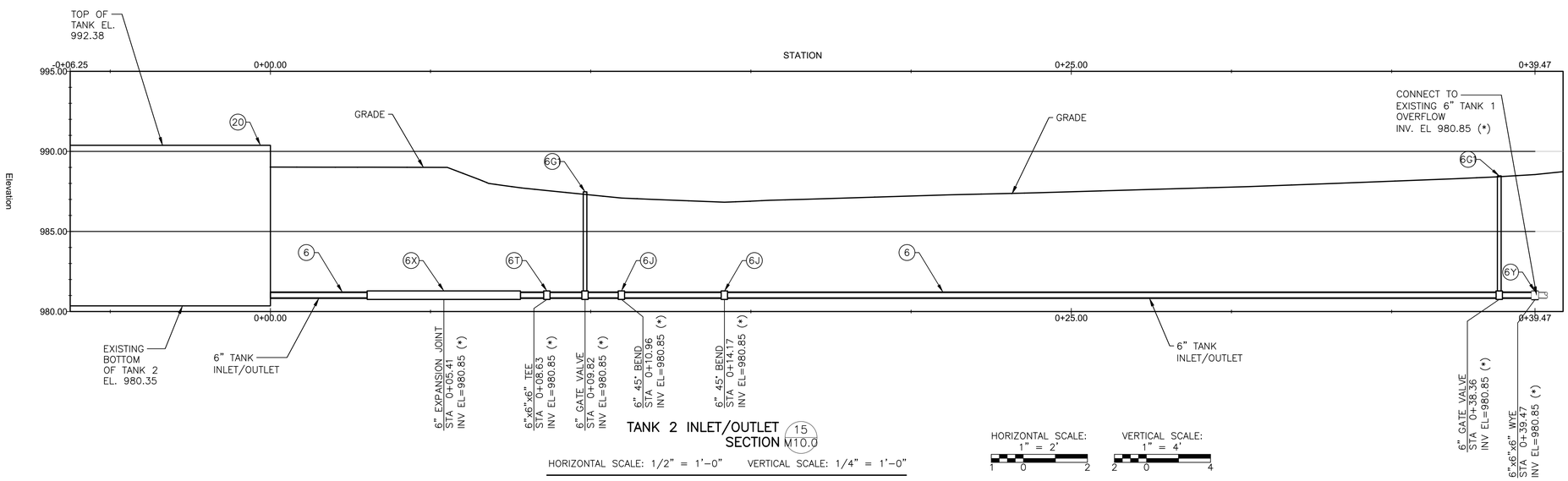


TANK 2 DRAIN SECTION (14 / M10.0)

HORIZONTAL SCALE: 1/2" = 1'–0" VERTICAL SCALE: 1/4" = 1'–0"

HORIZONTAL SCALE: 1" = 2' (1 0 2)

VERTICAL SCALE: 1" = 4' (2 0 4)



TANK 2 INLET/OUTLET SECTION (15 / M10.0)

HORIZONTAL SCALE: 1/2" = 1'–0" VERTICAL SCALE: 1/4" = 1'–0"

HORIZONTAL SCALE: 1" = 2' (1 0 2)

VERTICAL SCALE: 1" = 4' (2 0 4)

CONSTRUCTION NOTES:

(6) PROVIDE 6" DUCTILE IRON WATERLINE

(6E) PROVIDE 6" 90° BEND (MJxMJ)

(6G) PROVIDE 6" GATE VALVE (MJxMJ) W/FRAME AND COVER PER DETAIL X ON SHEET X

(6J) PROVIDE 6" 45° BEND (MJxMJ)

(6K) PROVIDE 6" 22.5° BEND (MJxMJ)

(6X) PROVIDE 6" FORCE BALANCED FLEXIBLE EXPANSION JOINT (MJxMJ)

(6Y) PROVIDE 6"x6"x6" WYE (MJxMJxMJ)

(20) PROVIDE 70,000–GALLON ENGINEERED CONCRETE TANK

GENERAL NOTES:

(*) INDICATES DIMENSIONS, DISTANCES, COORDINATES OR ELEVATIONS TO BE SURVEYED AND FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING ANY OF THE WORK.

(**) INDICATES DIMENSIONS OR ELEVATIONS TO BE DETERMINED BASED UPON EQUIPMENT MANUFACTURER SELECTED.

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3		3	
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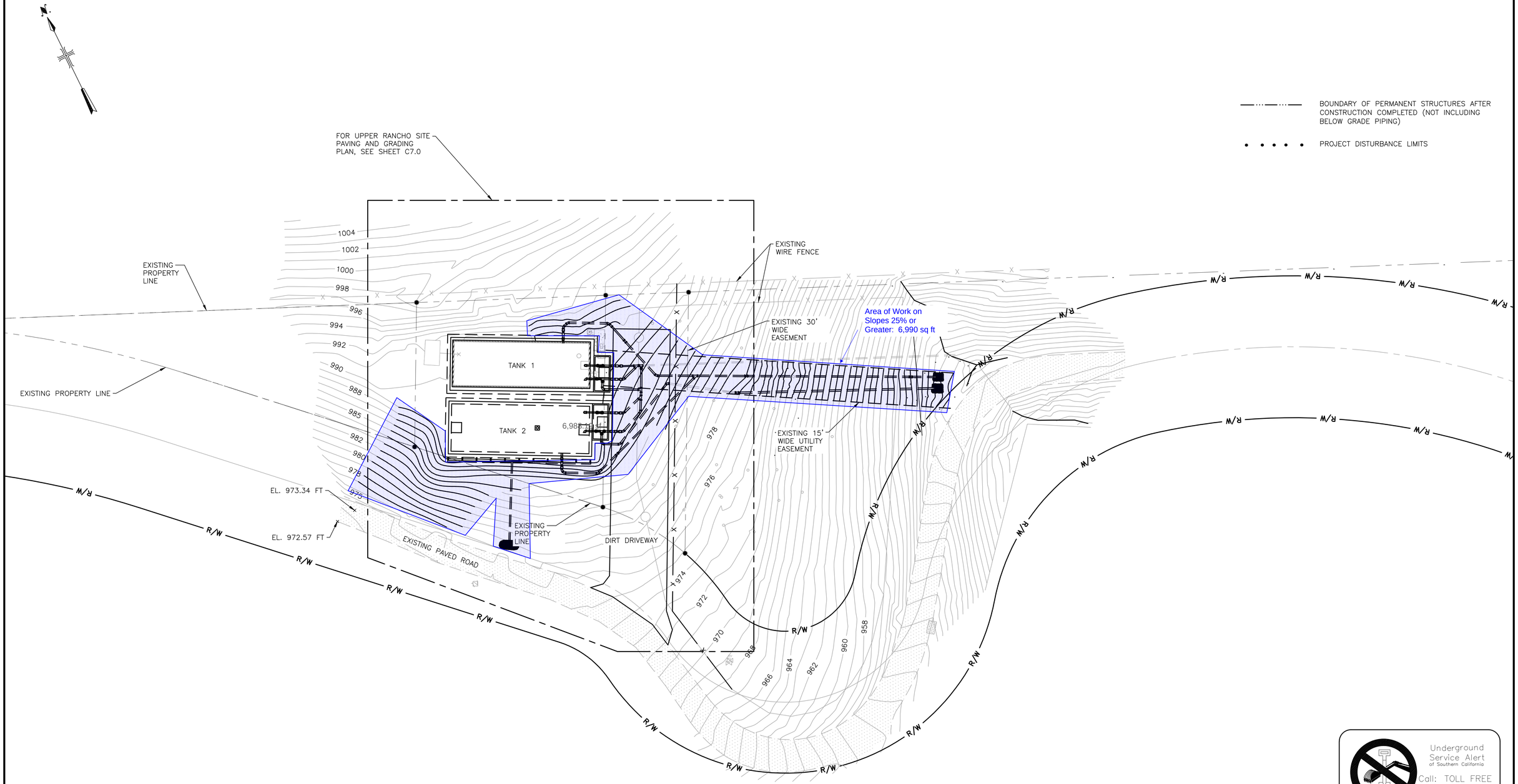
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PROJECT ENG'R T.VALENTINE

RANCHO FIESTA STORAGE IMPROVEMENTS MECHANICAL UPPER TANKS PIPING SECTIONS II

DATE OCTOBER 2023	CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED
PROJECT ----	USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% DESIGN	M16.0

M15.0.DWG



UPPER RANCHO FIESTA OVERALL SITE PLAN

SCALE: 1/20" = 1'-0"

10 0 20

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Carmel, California 93923-8723
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CALIFORNIA AMERICAN WATER

DRAWN BY R.OMALIA
PROJECT ENG'R T.VALENTINE

DATE JANUARY 2024

PROJECT ----

RANCHO FIESTA STORAGE IMPROVEMENTS
CIVIL
UPPER RANCHO FIESTA OVERALL SITE PLAN

CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	90% DESIGN	C6.0

C5.0.DWG

CONSTRUCTION MANAGEMENT PLAN

CONSTRUCTION ACTIVITY:

CONSTRUCTION DURATION	8 MONTHS, BEGINNING UPON PERMIT ISSUANCE
CONSTRUCTION HOURS	MONDAY – FRIDAY, 8 AM – 5 PM
CONSTRUCTION WORKERS	8
REGULAR CONSTRUCTION TRAFFIC	4 CONTRACTOR PICK–UP TRUCKS, 1 THIRD PARTY INSPECTOR TRUCK
ESTIMATED NUMBER OF REGULAR CONSTRUCTION TRUCK TRIPS THAT WILL BE GENERATED	800 TRUCK TRIPS
ESTIMATED CONCRETE TRAFFIC	1 REGULAR CONCRETE TRUCK
ESTIMATED NUMBER OF CONCRETE TRUCK TRIPS THAT WILL BE GENERATED	24 TRUCK TRIPS
MATERIALS STAGING AREA	1,920 SQ. FT.
PARKING AREA FOR TRUCKS AND WORKERS	4,110 SQ. FT.
CONSTRUCTION GRADING	CUT = 2,674 CY FILL = 1,976 CY

CONSTRUCTION SITE PLAN:

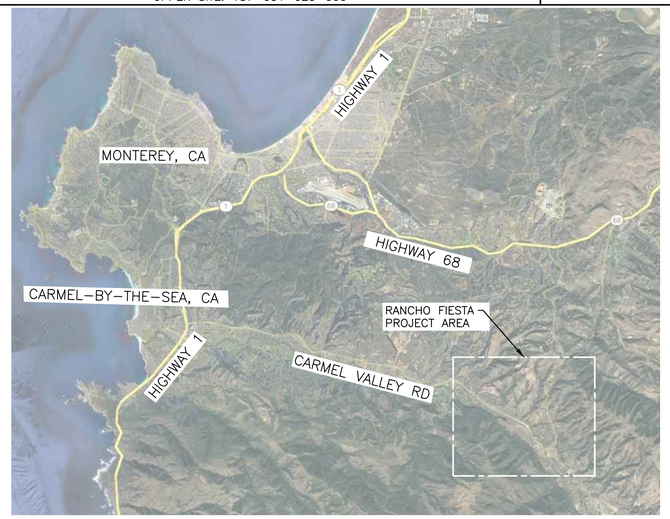
1. PROPOSED BELOW GRADE POTABLE WATER BOOSTER PUMP STATION
2. PROPOSED PARTIALLY BURIED CONCRETE STORAGE TANK
3. SITE YARD PIPING IMPROVEMENTS
4. TEMPORARY VEHICULAR PARKING AND/OR MATERIALS STAGING
5. TEMPORARY PORTA POTTY
6. TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
7. TEMPORARY CONSTRUCTION MATERIALS STAGING AND STOCKPILE AREA

CONSTRUCTION COORDINATION:

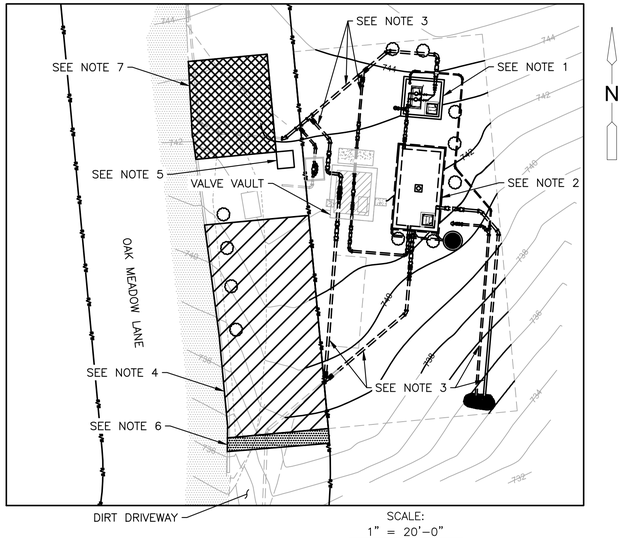
CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION SHOULD QUESTIONS ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRIES AND EMERGENCIES). THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24–HOUR PHONE NUMBER) SHALL BE CONSPICUOUSLY POSTED AT THE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

PROJECT DATA:

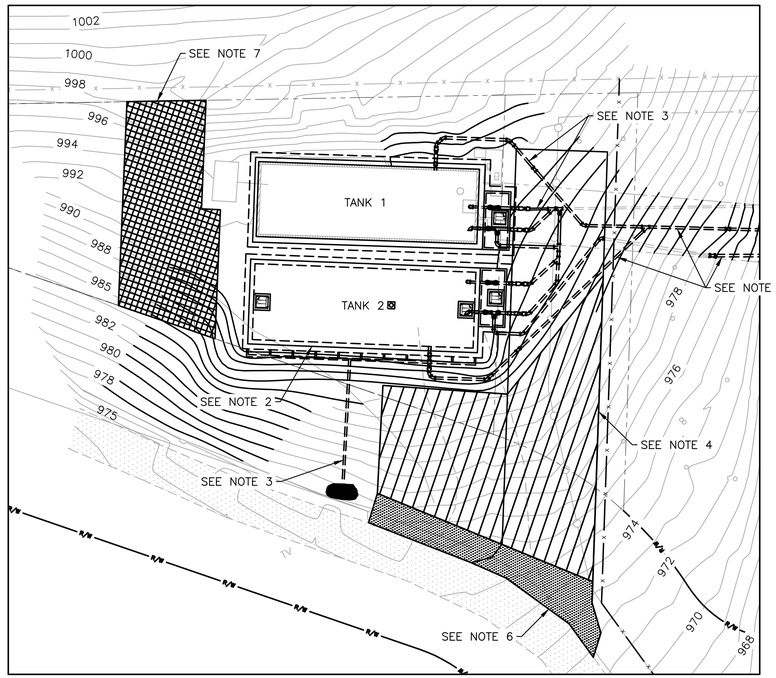
PROJECT ADDRESS:	16–15 OAK MEADOW LN, CARMEL VALLEY, CA 93924
PRIMARY CONTRACTOR:	TO BE DETERMINED
OWNER:	CALIFORNIA–AMERICAN WATER CO.
SCOPE OF WORK:	CONSTRUCTION OF A 10,000 GALLON CONCRETE STORAGE TANK AND BELOW GRADE BOOSTER PUMP STATION AT LOWER SITE. CONSTRUCTION OF 60,000 GALLON CONCRETE STORAGE TANK AT THE UPPER SITE. ASSOCIATED YARD PIPING ADDITIONS AT EACH SITE.
A.P.N.:	LOWER SITE: 187–031–025–000 UPPER SITE: 187–031–023–000



VICINITY MAP
SCALE: NTS

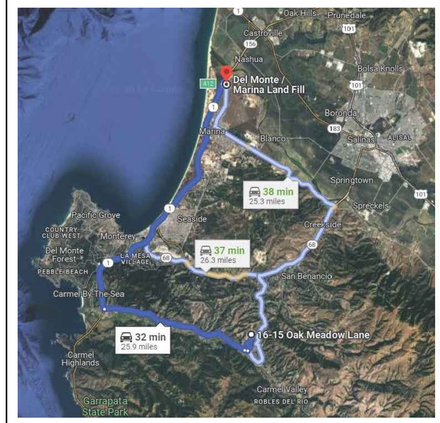


LOWER TANK SITE OVERALL PLAN
SCALE: 1" = 20'–0"



UPPER TANK SITE OVERALL PLAN
SCALE: 1" = 20'–0"

CONSTRUCTION WASTE HAULING ROUTE:



16-15 Oak Meadow Ln
Carmel Valley, CA 93924

1. Head southeast on Oak Meadow Ln toward Bobcat Canyon Rd — 1.4 mi
2. Turn left onto Rancho Fiesta Rd — 144 ft
3. Turn right onto Miramonte Rd — 0.2 mi
4. Turn right onto W Carmel Valley Rd — 8.4 mi
5. Use any lane to turn right onto CA-1 N — 15.4 mi
6. Take exit 412 for Del Monte Blvd — 0.3 mi
7. Turn right onto Del Monte Blvd — 0.2 mi

Del Monte / Marina Land Fill
California

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CARMEL, CA 93923–8723

CALIFORNIA AMERICAN WATER

DRAWN BY R.OMALIA
PROJECT ENG'R T.VALENTINE

DATE DECEMBER 2023

PROJECT ----

RANCHO FIESTA STORAGE IMPROVEMENTS
GENERAL
CONSTRUCTION MANAGEMENT PLAN (CMP)

CALIFORNIA AMERICAN WATER CO.	CENTRAL COAST DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES		CM1.0

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Exhibit B

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MINUTES
Carmel Valley Land Use Advisory Committee
Monday, April 7, 2025

1. **Meeting called to order by** Janet Brennan **at** 6:30 pm

2. **Roll Call**

Members Present:
Judy MacClelland; Charles Franklin; Janet Brennan; David Burbidge; John Heyl; Eric Jacobson

Members Absent:
Christfor Woreland

3. **Approval of Minutes:**

A. **March 3, 2025** minutes

Motion: John Heyl (LUAC Member's Name)

Second: Judy MacClelland (LUAC Member's Name)

Ayes: Judy MacClelland; Charles Franklin; Janet Brennan; David Burbidge; John Heyl; Eric Jacobson

Noes:

Absent: Chridtfor Weyland

Abstain:

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

5. **Scheduled Item(s)**

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

B) Announcements

7. Meeting Adjourned: 7:14 pm

Minutes taken by: David Burbidge

Action by Land Use Advisory Committee
Project Referral Sheet

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

Advisory Committee: Carmel Valley

1.

Project Name: CALIFORNIA AMERICAN WATER CO (VARIOUS OWNERS)
File Number: PLN230172
Project Location: 7 OAK MEADOW LN, CARMEL VALLEY, CA 93924
Assessor's Parcel Number(s): 187-031-020-000, 187-031-023-000, 187-031-025-000 and 187-031-027-000),
Project Planner: Hya Honorato
Area Plan: Carmel Valley Master Plan
Project Description: An application for a Combined Development Permit consisting of an Administrative Permit and Design Approval to allow replacement of one 10,000 gallon water tank, installation of two water tanks (10,000 gallons and 60,000 gallons), modifications to a 60,000-gallon tank, construction of a bypass pipeline with a pressure control valve, and relocation of a fire hydrant; and a Use Permit to allow development on slopes in excess of 25%.

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

(Please include the names of the those present)

Comnity O'Tool- Cal Am

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

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Judy Tschire - HOA	X		Insure road will be fixed: Why move hyadrnt? Low pressure Dirt removal? Some will be removed

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Janet Brennan	Visual impact mitigation. Will be landscaped.	Where does water come from? From ground water Cal Am responsible for road repair?
		Alternatives considered? Cal Am did look at other dites

ADDITIONAL LUAC COMMENTS

Recommend: Cal Am repair road; Mitigate visual impact; Water will be available to other areas in case of large fire

RECOMMENDATION:

Motion by: John Heyl (LUAC Member's Name)

Second by: Judy MacClelland (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changesSee above

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Judy MacClelland; Charles Franklin; Janet Brennan; David Burbidge; John Heyl; Eric Jacobson

Noes:

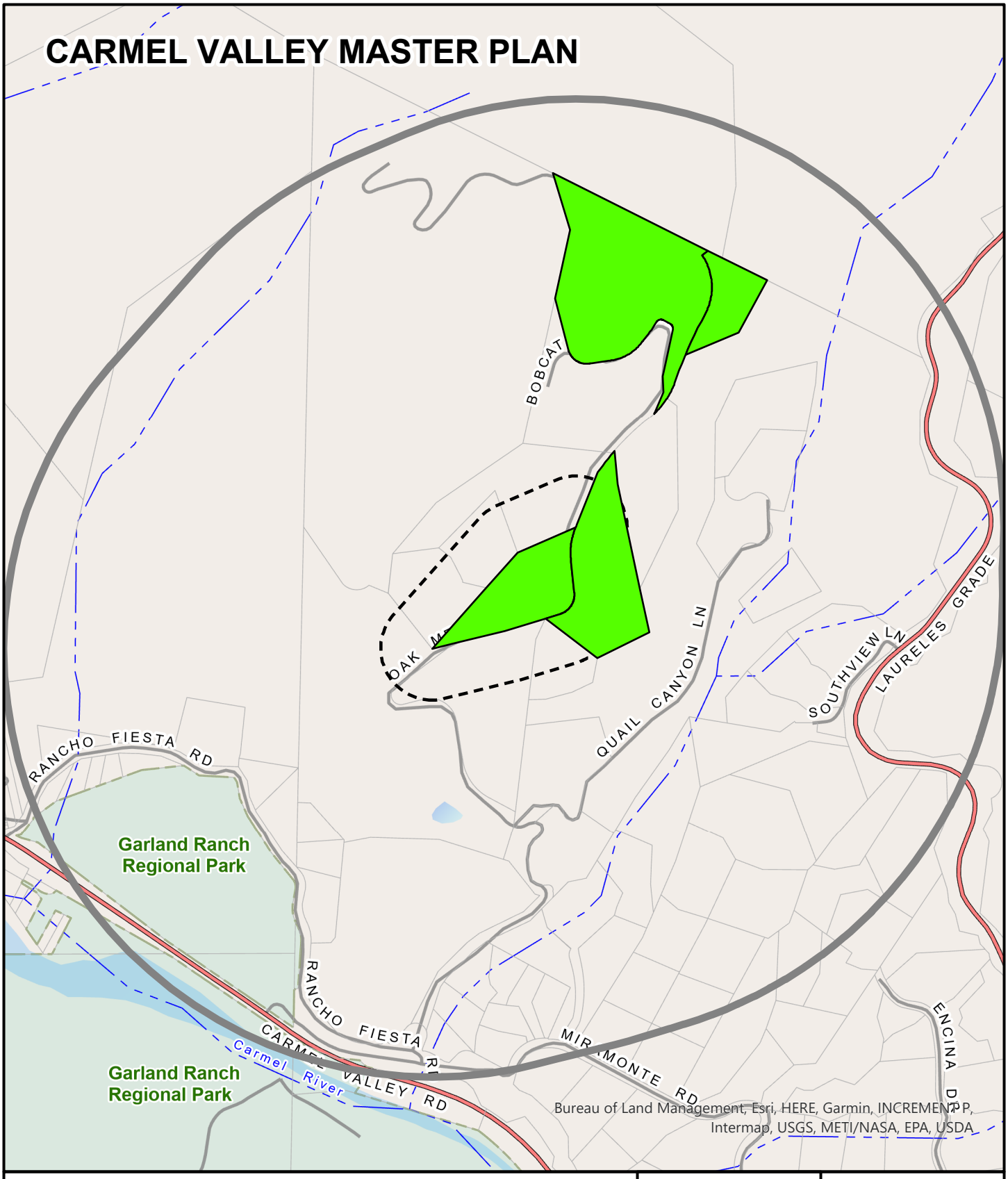
Absent: Christfore Weyland

Abstain:

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Exhibit C

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APPLICANT: CALIFORNIA AMERICAN WATER CO

APN: 187031020000,187031023000, **FILE #** PLN230172

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: HYA HONORAT(

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Exhibit D

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Rancho Fiesta Storage Improvements Project
Biological Resources Report

November 2023

Prepared for

Valentine Environmental Engineers, LLC
15845 South 46th Street, Suite 144
Phoenix, Arizona 85048

Prepared by

Denise Duffy & Associates, Inc.
947 Cass Street, Suite 5
Monterey, California 93940

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APPENDIX B. IPaC Resource List
APPENDIX C. Special-Status Species Table

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1. INTRODUCTION

California American Water (CalAm) is proposing the Rancho Fiesta Storage Improvements Project (project or proposed project), located on Oak Meadow Lane in the Rancho Fiesta neighborhood of Carmel Valley, California (**Figure 1**). The project is in unincorporated County of Monterey (County) in County Assessor's Parcels 187-031-020-000, 187-031-023-000, 187-031-025-000, and 187-031-027-000, and consists of improvements to existing water supply infrastructure that is owned and operated by CalAm as part of the Rancho Fiesta water system at four small sites totaling approximately 0.64 acre (**Figure 2**). Three of the sites are currently partially developed with existing water supply infrastructure (i.e., water tanks, piping, electrical controls, fire hydrant, and related improvements).

To satisfy the reporting criteria of the County and other regulatory agencies, Denise Duffy & Associates, Inc. (DD&A) completed a biological evaluation of the project site to determine if sensitive biological resources are present or have the potential to occur within and in the vicinity of the site. This report describes the existing biological resources within and adjacent to the project site, including any special-status species or sensitive habitats which occur or have the potential to occur in the area. This report also assesses the potential impacts to biological resources that may result from the project, and recommends appropriate avoidance, minimization, and mitigation measures, if necessary, to reduce those impacts to a less than significant level in accordance with the California Environmental Quality Act (CEQA).

1.1 Summary of Results

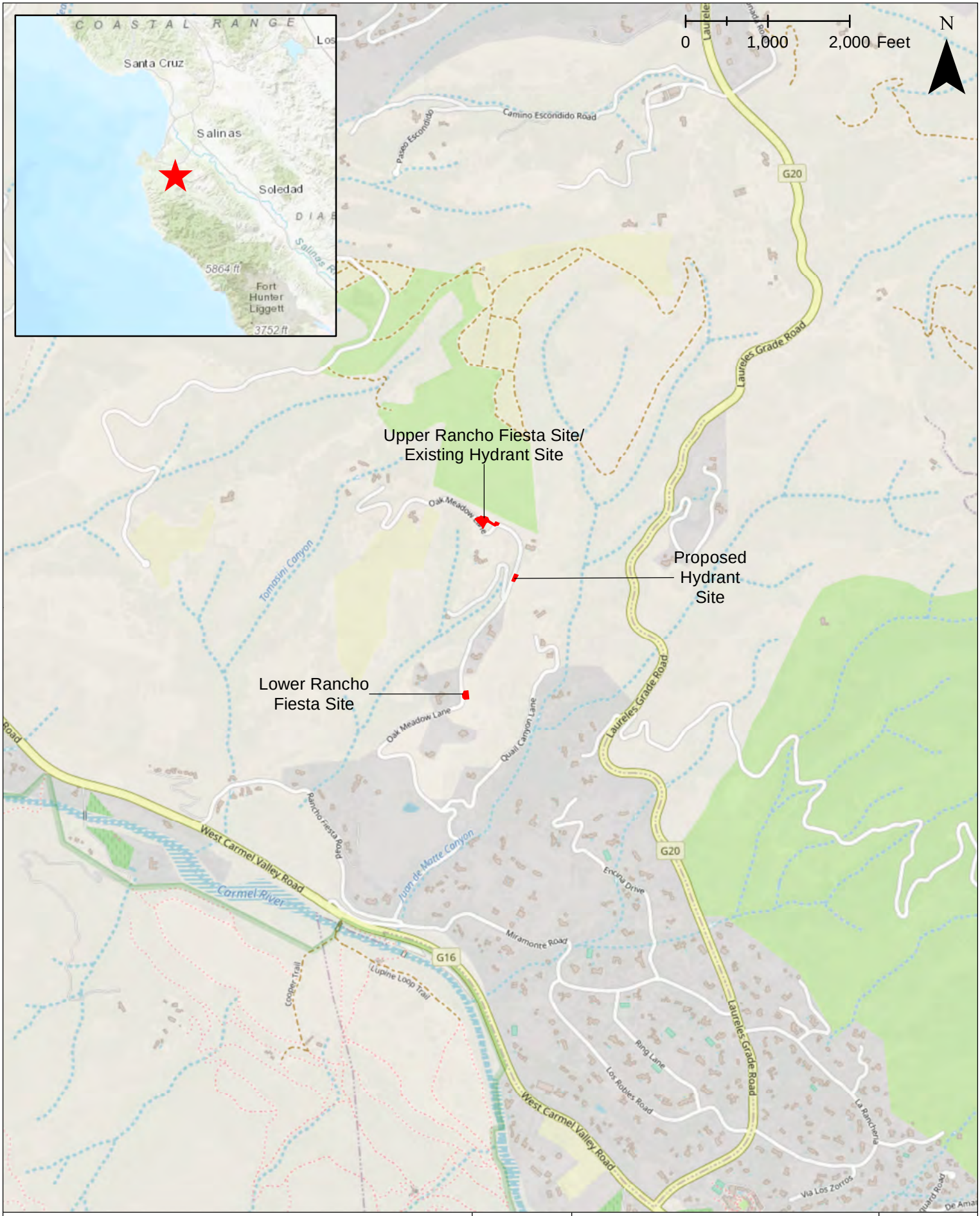
Three natural communities—ruderal/disturbed, annual grassland, and coastal scrub—occur within the project site. In addition, portions of the project site are developed and landscaped.

No special-status plant species occur or have the potential to occur within the project site. Two special-status wildlife species—Crotch bumble bee (*Bombus crotchii*, CBB) and burrowing owl (*Athene cunicularia*)—have the potential to occur within portions of the project site. In addition, raptors and other avian species have the potential to nest within the trees and shrubs within and adjacent to the project site. CBB is a candidate species for listing under the California Endangered Species Act (CESA). If this species is present within the project site and has the potential to be impacted by the project, an incidental take permit (ITP) from the California Department of Fish and Wildlife (CDFW) would be required prior to construction.

Critical habitat for California red-legged frog (*Rana draytonii*, CRLF) is mapped within the Lower Rancho Fiesta site; however, CRLF has a low potential to occur within the project site and critical habitat requirements do not apply to activities that are not conducted on federal land or that do not involve a federal agency. No other sensitive habitats occur within the project site.

Two small coast live oak trees occur within the project site. If the oaks are six inches or larger in diameter[1] and if the project would result in their removal, a tree removal permit from the County would be required prior to construction.

[1] Tree diameter was not recorded during the biological survey.

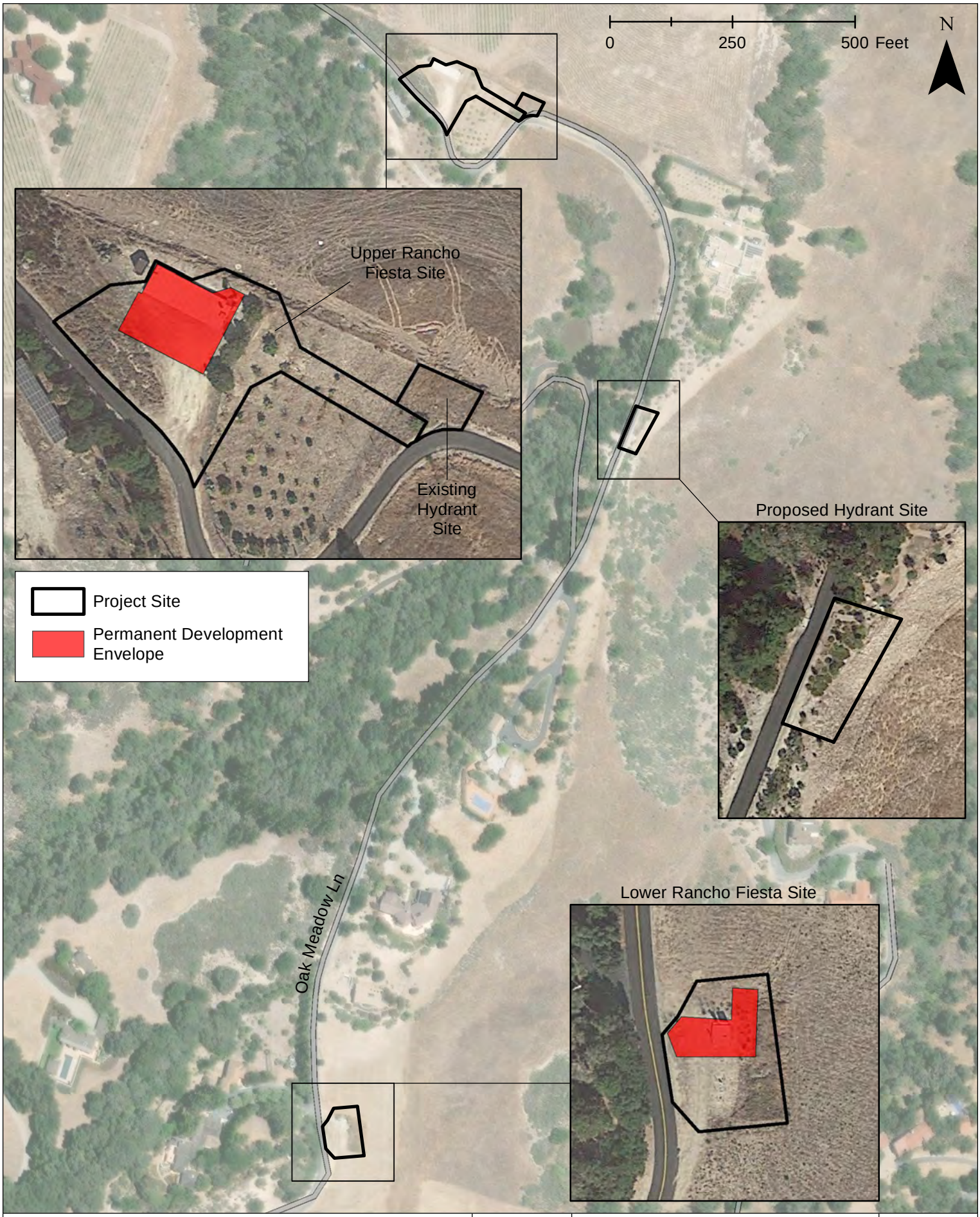


Project Location

Date	Figure
11/22/2023	1
Scale: 1 in = 2,000 ft	

Denise Duffy & Associates, Inc.
Planning and Environmental Consulting

Path: D:\GIS\GIS_Projects\2023-18 CalAm Rancho Fiesta Tank\Final Products\Bio Report\Fig 1 - Project Location.mxd



Site Plan

Date
11/22/2023

Scale
1 in = 300 ft

Denise Duffy & Associates, Inc.
Planning and Environmental Consulting

Figure
2

Path: D:\GIS\GIS_Projects\2023-18 CalAm Rancho Fiesta Tank\Final Products\Bio Report\Fig 2 - Site Plan.mxd

1.2 Project Description

Two water pressure zones, Upper Rancho Fiesta and Lower Rancho Fiesta, provide water service to the Rancho Fiesta neighborhood in Carmel Valley, California. The existing storage and pumping capacity are unable to meet the required fire flow standards for each zone. The existing Upper Rancho Fiesta tank is a partially buried rectangular concrete tank with a volume of approximately 50,000 gallons. The Lower Rancho Fiesta tank, originally constructed by re-purposing a railroad tanker car, is a predominantly buried tank with a volume of approximately 10,000 gallons.

The proposed project consists of improvements to the existing Upper Rancho Fiesta tank, the addition of a second water storage tank at the Upper Rancho Fiesta site, the replacement of the existing tank at the Lower Rancho Fiesta site, and the relocation of an existing fire hydrant. Specific project improvements include the following:

- Extension of the existing partially buried Upper Rancho Fiesta tank by approximately 16 inches in height to increase its useable volume to 60,000 gallons;
- Installation of a new 60,000-gallon partially buried storage tank at the Upper Rancho Fiesta site to provide additional fire storage capacity for the Upper and Lower Rancho Fiesta Zone;
- Replacement of the existing 10,000-gallon Lower Rancho Fiesta tank with a new approximately 10,000-gallon partially buried storage tank to match the height of the existing valve vault;
- Construction of a bypass pipeline with a pressure sustaining/reducing control valve at the Lower Rancho Fiesta site to allow water from the Upper Rancho Fiesta tanks to drain into the Lower Rancho Fiesta Zone during an emergency; and
- Relocation of a fire hydrant approximately 700 feet south of the existing hydrant located along Oak Meadow Lane.

The project would be constructed predominately within previously disturbed areas associated with existing CalAm water infrastructure. No work is proposed within the roadway. Existing underground piping connects all three sites within Oak Meadow Lane; therefore, no additional piping would be required within the right-of-way. All permanent improvements associated with the project would occur at the existing Upper and Lower Rancho Fiesta sites. The relocation of the fire hydrant on Oak Meadow Lane would result in temporary disturbance of the existing and proposed fire hydrant sites but would not result in a significant area of disturbance. A definitive location for the relocated hydrant has not yet been determined; therefore, this report analyzes potential project impacts associated with the relocation of the hydrant within a broad development envelope where impacts may occur. Construction is anticipated to commence in early 2024 and would last approximately six to eight months.

1.3 Avoidance and Minimization Measures

CalAm consulted with DD&A during the design phase of the project identify measures to avoid or minimize impacts to sensitive biological resources. The following avoidance and minimization measures (AMMs) have been incorporated as part of the project.

AMM 1: The following best management practices shall be implemented to reduce impacts to special-status species:

- The project applicant shall retain a qualified biologist to prepare and conduct an Employee Education Program for the construction crew prior to any construction activities. The qualified biologist shall meet with the construction crew at the onset of construction at the project site to educate the construction crew on the following: 1) the appropriate access route(s) in and out of the construction area and a review of the project boundaries; 2) how a biological monitor shall examine the area and agree upon a method which will ensure the safety of the monitor during such activities; 3) the special-status species and sensitive habitats that are known or may be present within and directly adjacent to the site; 4) the specific mitigation measures that will be incorporated into the construction effort; 5) the general provisions and protections afforded by the regulatory agencies; and 6) the proper procedures if a special-status species is encountered within the project site during construction.
- Trees and vegetation within and directly adjacent to the project site which are not planned for removal or trimming shall be protected prior to and during construction to the maximum possible with exclusionary fencing, such as ESA fencing for herbaceous and shrubby vegetation or protective wood barriers for trees. A biological monitor shall supervise the installation of protective fencing and monitor at least once per week until construction is complete to ensure that the protective fencing remains intact.
- Grading, excavating, and other activities that involve substantial soil disturbance shall be planned and implemented in consultation with a qualified hydrologist, engineer, or erosion control specialist, and shall utilize standard erosion control techniques to minimize erosion and sedimentation to native vegetation (pre-, during, and post-construction).
- No firearms shall be allowed on the project site at any time.
- All food-related and other trash shall be disposed of in closed containers and removed from the project site at least once per week during construction of the project, or more often if trash is attracting avian or mammalian predators. Construction personnel shall not feed or otherwise attract wildlife to the area.
- Following construction, all temporarily disturbed areas shall be returned to pre-project contours and shall be revegetated with a native seed mix consistent with the surrounding vegetation.

AMM 2: Construction activities shall be scheduled after October 31 and before February 1 to avoid the CBB life cycle to the greatest extent feasible. If project activities are scheduled between February 1 and October 31, the project applicant shall contract a qualified biologist to conduct a pre-construction survey for active CBB colonies within grassland areas which will be impacted by the project and an approximate 50-foot buffer of those areas. The survey shall be conducted in accordance with the most recent CDFW survey guidelines and shall be conducted during the CBB life cycle when floral resources are present, ideally during peak bloom. The survey shall occur when temperatures are above 60 degrees Fahrenheit (°F), on sunny days with wind speeds below eight miles per hour, and at least two hours after sunrise and three hours before sunset. Surveyors shall conduct transect surveys focusing on detection of foraging bumble bees and underground nests using visual aids such as binoculars. If construction is halted for more than two weeks during the CBB life cycle, grassland areas shall be re-surveyed prior to the re-initiation of work.

If no CBB or potential CBB are detected during surveys, no further mitigation is required. If potential CBB are seen but cannot be identified, the applicant shall obtain authorization from CDFW to use nonlethal netting methods to capture bumble bees to identify them to species. If protected bumble bee nests are found, a plan to protect bumble bee nests and individuals to ensure no take of CBB shall be developed by a qualified biologist in consultation with the project applicant prior to construction, or take authorization from the CDFW shall be acquired.

AMM 3: A qualified biologist shall conduct a pre-construction survey for active burrowing owl nests in suitable habitat within the construction footprint and within 250 feet of the footprint no more than 14 days prior to the start of construction. If ground disturbing activities are delayed or suspended for more than 14 days after the pre-construction survey, the site shall be resurveyed again within 14 days of the initiation of construction.

If no burrowing owls are found, no further mitigation is required. If it is determined that burrowing owls occupy the site during the non-breeding season (September 1 through January 31), then a passive relocation effort (e.g., blocking burrows with one-way doors and leaving them in place for a minimum of three days) shall be implemented to ensure that the owls are not harmed or injured during construction. Once it has been determined that the owls have vacated the site, the burrows can be collapsed, and ground disturbance can proceed. If burrowing owls are detected within the construction footprint or immediately adjacent lands (i.e., within 250 feet of the footprint) during the breeding season (February 1 to August 31), a construction-free buffer of 250 feet shall be established around all active owl nests. The buffer area shall be enclosed with temporary fencing, and construction equipment and workers shall not enter the enclosed setback areas. Buffers shall remain in place for the duration of the breeding season or until it has been confirmed by a qualified biologist that all chicks have fledged and are independent of their parents. After the breeding season, passive relocation of any remaining owls may take place as described above.

AMM 4: Project activities that may directly (e.g., vegetation removal) or indirectly (e.g., noise disturbance) affect protected nesting avian species shall be scheduled after September 15 and before February 1 to avoid the breeding and nesting season. Alternatively, a qualified biologist shall be retained by the project applicant to conduct pre-construction surveys for nesting raptors and other protected avian species within 300 feet of proposed project activities if work occurs between February 1 and September 15. Pre-construction surveys shall be conducted no more than 14 days prior to the start of project activities during the early part of the breeding season (February through April) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May through September). Because some bird species nest early in spring and others nest later in summer, and because some species breed multiple times in a season, surveys for nesting birds may be required to continue during project activities to address new arrivals. The necessity and timing of these continued surveys shall be determined by the qualified biologist.

If raptors or other protected avian species nests are identified during the pre-construction surveys, the qualified biologist shall notify the project applicant and an appropriate no-disturbance buffer shall be imposed within which no disturbance should take place (generally 300 feet in all directions for raptors; other avian species may have species-specific requirements) until the young of the year have fledged and are no longer reliant upon the nest or parental care for survival, as determined by a qualified biologist.

2. METHODS

2.1 Personnel and Survey Dates

DD&A Environmental Scientists Liz Camilo and Rikki Lougee conducted a survey of the project site on April 6, 2023. The survey consisted of walking the project site to identify general and sensitive habitat types, identifying all plant species to the intraspecific taxon necessary to eliminate them as being special-status species, identifying potential habitat for special-status plant species, and conducting a reconnaissance-level wildlife habitat surveys to identify suitable habitat for or presence of any special-status wildlife species. Data collected during the surveys were used to assess the environmental conditions of the project site and its surroundings, evaluate environmental constraints at the site and within the local vicinity, and provide a basis for recommendations to minimize and avoid impacts.

The project site was evaluated for botanical resources following the applicable guidelines outlined in *Guidelines for Conducting and Reporting Botanical Inventories for Federally listed, Proposed and Candidate Plants* (U.S. Fish and Wildlife Service [Service], 2000), *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (California Department of Fish and Wildlife [CDFW], 2018), and California Native Plant Society (CNPS) *Botanical Survey Guidelines* (CNPS, 2001).

2.2 Definitions

2.2.1 Special-Status Species

Special-status species are those plants and animals that have been formally listed or proposed for listing as endangered or threatened or are candidates for such listing under the Endangered Species Act (ESA) or the California Endangered Species Act (CESA). Listed species are afforded legal protection under the ESA and CESA. Species that meet the definition of rare or endangered under the CEQA Section 15380 are also considered special-status species. Animals on the CDFW's list of "species of special concern" (most of which are species whose breeding populations in California may face extirpation if current population trends continue) meet this definition and are typically provided management consideration through the CEQA process, although they are not legally protected under the ESA or CESA. Additionally, the CDFW also includes some animal species that are not assigned any of the other status designations on their "Special Animals" list; however, these species have no legal or protection status.

Plants listed as rare under the California Native Plant Protection Act (CNPPA) or included in CNPS California Rare Plant Ranks (CRPR) 1A, 1B, 2A, and 2B are also treated as special-status species as they meet the definitions of Sections 2062 and 2067 of the CESA and in accordance with CEQA Guidelines Section 15380. In general, the CDFW requires that plant species on CRPR 1A (Plants presumed extirpated in California and Either Rare or Extinct Elsewhere), CRPR 1B (Plants rare, threatened, or endangered in California and elsewhere), CRPR 2A (Plants presumed extirpated in California, but more common elsewhere); and CRPR 2B (Plants rare, threatened, or endangered in California, but more common elsewhere) of the CNPS *Inventory of Rare and Endangered Vascular Plants of California* (CNPS, 2023) be fully considered during the preparation of environmental documents relating to CEQA. CNPS CRPR 4 species (plants of limited distribution) may, but generally do not, meet the definitions of Sections 2062 and 2067 of the CESA, and are not typically considered in environmental documents relating to CEQA. While

other species (i.e., CRPR 3 or 4 species) are sometimes found in database searches or within the literature, these were not included within the analysis as they did not meet the definitions of Section 2062 and 2067 of the CESA.

Raptors (e.g., eagles, hawks, and owls) and their nests are protected in California under Fish and Game Code Section 3503.5. Section 3503.5 states that it is "unlawful to take, possess, or destroy the nest or eggs of any such bird except otherwise provided by this code or any regulation adopted pursuant thereto." In addition, fully protected species under the Fish and Game Code Section 3511 (birds), Section 4700 (mammals), Section 5515 (fish), and Section 5050 (reptiles and amphibians) are also considered special-status animal species. Species with no formal special-status designation but thought by experts to be rare or in serious decline may also be considered special-status animal species in some cases, depending on project-specific analysis and relevant, localized conservation needs or precedence.

2.2.2 Sensitive Habitats

Sensitive habitats include riparian corridors, wetlands, habitats for legally protected species, areas of high biological diversity, areas supporting rare or special-status wildlife habitat, and unusual or regionally restricted vegetation types. Vegetation types considered sensitive include those listed on CDFW's *California Natural Communities List* (i.e., those habitats that are rare or endangered within the borders of California) (CDFW, 2023b), those that are occupied by species listed under the ESA or are critical habitat in accordance with the ESA, and those that are defined as Environmentally Sensitive Habitat Areas under the California Coastal Act. Specific habitats may also be identified as sensitive in city or county general plans or ordinances. Sensitive habitats are regulated under federal regulations (such as the Clean Water Act and Executive Order 11990 – Protection of Wetlands), state regulations (such as CEQA and the CDFW Streambed Alteration Program), or local ordinances or policies (such as city or county tree ordinances and general plan policies).

2.3 Data Sources

The primary literature and data sources reviewed to determine the occurrence or potential for occurrence of sensitive biological resources within the project site are as follows:

- Current agency status information from the Service and CDFW for species listed, proposed for listing, or candidates for listing as threatened or endangered under the ESA or CESA, and those considered CDFW "species of special concern", including:
    - CNDDB occurrences reports from the Seaside quadrangle and the seven surrounding quadrangles, including Carmel Valley, Mt. Carmel, Marina, Monterey, Salinas, Spreckels, and Soberanes Point (CDFW, 2023c; **Appendix A**); and
    - Service IPaC Resource List (Service, 2023a; **Appendix B**).
- The CNPS *Inventory of Rare and Endangered Vascular Plants of California* (CNPS, 2023);
- The U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey (USDA-NRCS, 2023);
- The National Wetlands Inventory Wetlands Mapper (Service, 2023b); and

- The National Hydrographic Dataset (U.S. Geological Survey [USGS], 2022).

From these resources, a list of special-status plant and wildlife species known or with the potential to occur within or adjacent to the project site was created (**Appendix C**). This list presents these species along with their legal status, habitat requirements, and a brief statement of the likelihood to occur in the area.

2.3.1 Botany

Vegetation types identified in *A Manual of California Vegetation* (Sawyer et al., 2009) were utilized to determine if vegetation types identified as sensitive on CDFW's *California Natural Communities List* (CDFW, 2023b) are present within the project site. Information regarding the distribution and habitats of local and state vascular plants was also reviewed (Howitt and Howell, 1964 and 1973; Munz and Keck, 1973; Baldwin et al., 2012; Matthews and Mitchell, 2015; Jepson Flora Project, 2023). All plants observed within the project site during the evaluation were identified to species or intraspecific taxon necessary to eliminate them as being special-status species using keys and descriptions in *The Jepson Manual: Vascular Plants of California, Edition 2* (Baldwin et al., 2012) and *The Plants of Monterey County an Illustrated Field Key* (Matthews and Mitchell, 2015). Scientific nomenclature for plant species identified within this document follows Baldwin, et. Al, (2012); common names follow Matthews and Mitchell (2015). A full botanical inventory was not recorded for the project site but the dominant species within each habitat were noted. Dominant plant species are those which are more numerous than their competitors in an ecological community or make up more of the biomass; generally, the species that are most abundant. Most ecological communities are defined by their dominant species.

The California Invasive Plant Council (Cal-IPC) Inventory (Cal-IPC, 2023) was reviewed to determine if any invasive plant species are present within the project site.

2.3.2 Wildlife

The following literature and data sources were reviewed to determine potential presence of special-status wildlife within the project site: CDFW reports on special-status wildlife (Remsen, 1978; Williams, 1986; Jennings and Hayes, 1994; Thelander, 1994; Thomson et al., 2016); California Wildlife Habitat Relationships Program species-habitat models (Zeiner et al., 1988 and 1990); and general wildlife references (Stebbins, 1972, 1985, and 2003).

2.4 Regulatory Setting

2.4.1 Federal Regulations

Federal Endangered Species Act

Provisions of the ESA of 1973 (16 USC 1532 et seq., as amended) protect federally listed threatened or endangered species and their habitats from unlawful take. Listed species include those for which proposed and final rules have been published in the Federal Register. The ESA is administered by the Service or National Oceanic and Atmospheric Administration Marine Fisheries Service (NMFS). In general, the NMFS is responsible for the protection of ESA-listed marine species and anadromous fish, whereas other listed species are under Service jurisdiction.

Section 9 of ESA prohibits the take of any fish or wildlife species listed under ESA as endangered or threatened. Take, as defined by ESA, is "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or

collect, or attempt to engage in any such conduct." Harm is defined as "any act that kills or injures the fish or wildlife…including significant habitat modification or degradation that significantly impairs essential behavioral patterns of fish or wildlife." In addition, Section 9 prohibits removing, digging up, and maliciously damaging or destroying federally listed plants on sites under federal jurisdiction. Section 9 does not prohibit the take of federally listed plants on sites not under federal jurisdiction. If there is the potential for incidental take of a federally listed fish or wildlife species, take of listed species can be authorized through either the Section 7 consultation process for federal actions or a Section 10 incidental take permit process for non-federal actions. Federal agency actions include activities that are on federal land, conducted by a federal agency, funded by a federal agency, or authorized by a federal agency (including issuance of federal permits).

Clean Water Act

The U.S. Army Corps of Engineers (ACOE) and U.S. Environmental Protection Agency (EPA) regulate discharge of dredged and fill material into waters of the U.S. under Section 404 of the Clean Water Act (CWA). Waters of the U.S. are defined broadly as waters susceptible to use in commerce (including waters subject to tides, interstate waters, and interstate wetlands) and other waters (such as interstate lakes, rivers, streams, mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds) (33 CFR 328.3). Potential wetland areas are identified as "those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils conditions."

Under Section 401 of the CWA, any applicant receiving a Section 404 permit from the USACE must also obtain a Section 401 Water Quality Certification from the Regional Water Quality Control Board (RWQCB). A Section 401 Water Quality Certification is issued when a project is demonstrated to comply with state water quality standards and other aquatic resource protection requirements.

Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) of 1918 prohibits killing, possessing, or trading migratory birds except in accordance with regulation prescribed by the Secretary of the Interior. Most actions that result in permanent or temporary possession of a protected species constitute violations of the MBTA. The Service is responsible for overseeing compliance with the MBTA and implements Conventions (treaties) between the United States and four countries—Canada, Mexico, Japan, and Russia—for the protection of migratory birds. The Service maintains a list of migratory bird species that are protected under the MBTA.

2.4.2 State Regulations

California Endangered Species Act

The CESA was enacted in 1984. The California Code of Regulations (Title 14, §670.5) lists animal species considered endangered or threatened by the state. Section 2090 of CESA requires state agencies to comply with endangered species protection and recovery and to promote conservation of these species. Section 2080 of the Fish and Game Code prohibits "take" of any species that the commission determines to be an endangered species or a threatened species. "Take" is defined in Section 86 of the Fish and Game Code as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill." A Section 2081 Incidental Take Permit from the CDFW may be obtained to authorize "take" of any state listed species.

California Native Plant Protection Act

The CNPPA of 1977 directed CDFW to carry out the legislature's intent to "preserve, protect and enhance rare and Endangered plants in the State." The CNPPA prohibits importing rare and Endangered plants into California, taking rare and Endangered plants, and selling rare and Endangered plants. The CESA and CNPPA authorized the Fish and Game Commission to designate endangered, threatened, and rare species and to regulate the taking of these species (§2050-2098, Fish and Game Code). Plants listed as rare under the CNPPA are not protected under CESA; however, these plants may not be taken or possessed at any time and no licenses or permits may be issued for their take except for collecting these species for necessary scientific research.

California Fish and Game Code

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

Fully Protected Species. The classification of fully protected was the state's initial effort in the 1960's to identify and provide additional protection to those animals that were rare or faced possible extinction. Lists were created for fish (§5515), mammals (§4700), amphibians and reptiles (§5050), and birds (§3511). Most fully protected species have also been listed as threatened or endangered species under the more recent endangered species laws and regulations. Fully protected species may not be taken or possessed at any time and no licenses or permits may be issued for their take except for collecting these species for necessary scientific research, relocation of the bird species for the protection of livestock, and for certain renewable energy and infrastructure projects.

Species of Special Concern. As noted above, the CDFW also maintains a list of wildlife "species of special concern." Although these species have no legal status, the CDFW recommends considering these species during analysis of project impacts to protect declining populations and avoid the need to list them as endangered in the future.

Lake or Streambed Alteration. Sections 1600-1607 of the Fish and Game Code require any agency that proposes a project that will substantially divert or obstruct the natural flow of or substantially change the bed or bank of a river, stream, or lake to notify CDFW before beginning construction. If CDFW determines that the project may substantially and adversely affect fish or wildlife resources, a Lake or Streambed Alteration Agreement will be required. CDFW's jurisdictional limits are usually defined by the tops of the stream or lake banks, or the outer edge of riparian vegetation, whichever is wider.

Porter-Cologne Water Quality Control Act

The Porter-Cologne Water Quality Control Act of 1969 (Porter-Cologne) is California's statutory authority for the protection of water quality and applies to surface waters, wetlands, and groundwater, and to both point and nonpoint sources. Under the Porter-Cologne, the State Water Resources Control Board (State Board) has the ultimate authority over State water rights and water quality policy. However, Porter-Cologne

also establishes nine RWQCBs to oversee water quality on a day-to-day basis at the local/regional level. The project site is located within Region 3 – Central Coast RWQCB. Porter-Cologne incorporates many provisions of the federal CWA, such as delegation to the State Board and RWQCBs of the National Pollutant Discharge Elimination System (NPDES) permitting program.

Under Porter-Cologne, the state must adopt water quality policies, plans, and objectives that protect the state's waters for the use and enjoyment of the people. Regional authority for planning, permitting, and enforcement is delegate to the nine RWQCBs. The regional boards are required to formulate and adopt water quality control plans for all areas in the region and establish water quality objectives in the plans. The Porter-Cologne sets forth the obligations of the State Board and RWQCBs to adopt and periodically update water quality control plans (basin plans). The act also requires waste dischargers to notify the RWQCBs of such activities through filing of Reports of Waste Discharge (RWD) and authorizes the State Board and RWQCBs to issue and enforce waste discharge requirements (WDRs), NPDES permits, Section 401 water quality certifications, or other approvals. The RWQCBs also have authority to issue waivers to RWD requirements and WDRs for broad categories of "low threat" discharge activities that have minimal potential for adverse water quality effects, when implemented according to prescribed terms and conditions.

The term "Waters of the State" is defined by Porter-Cologne as "any surface water or groundwater, including saline waters, within the boundaries of the state." The RWQCB protects all waters in its regulatory scope but has special responsibility for wetlands, riparian areas, and headwaters, including isolated wetlands, and waters that may not be regulated by the ACOE under Section 404 of the CWA. Waters of the State are regulated by the RWQCB under the State Water Quality Certification Program, which regulates discharges of fill and dredged material under Section 401 of the CWA and the Porter-Cologne.

2.4.3 Local Regulations

County of Monterey Code of Ordinances

The County of Monterey regulates the removal or significant trimming of native oak, madrone, and redwood trees in the County's Carmel Valley Planning Area, per the provisions in the County Code of Ordinances (County Code) Chapter 16.60 (Preservation of Oak and Other Protected Trees). The removal of a protected oak, madrone, or redwood tree as defined in the Code requires a tree removal permit from the County. The removal of more than three protected trees requires the preparation and implementation of a forest management plan.

3. RESULTS

3.1 Natural Communities

3.1.1 Landscaped/Developed and Ruderal/Disturbed

- *A Manual of California Vegetation* classification: None
- *California Natural Communities List*: Not listed

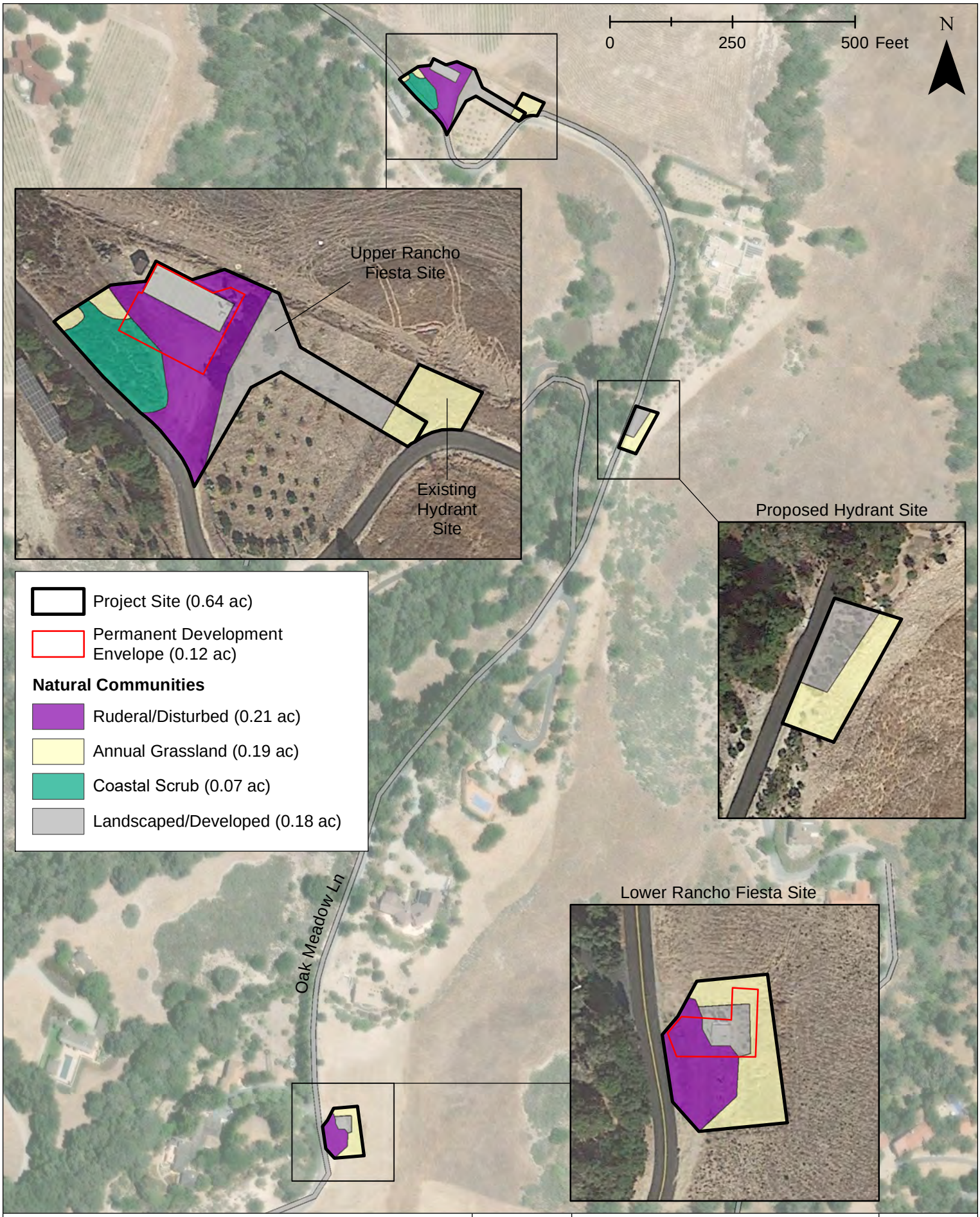
Portions of the project site are developed within water storage infrastructure or landscaped with gravel, planted horticultural or agricultural species, or mowed lawn. Very little natural vegetation is present within these areas. Ruderal areas are those areas which have been developed or have been subject to historic and ongoing disturbance by human activities and are devoid of vegetation or dominated by non-native and/or invasive weed species. Ruderal areas within the project site surround landscaped and developed areas and consist of areas denuded of vegetation or dominated by a sparse cover of non-native grasses, filaree (*Erodium* spp.), and sand spurry (*Spergularia* sp.). Approximately 0.18 acre of landscaping/development and 0.21 acre of ruderal habitat occur within the project site (**Figure 3**).

Landscaped/developed and ruderal/disturbed areas are considered to have low biological value as they are generally denuded of vegetation or are dominated by non-native plant species and consist of relatively low-quality habitat from a wildlife perspective. However, some common wildlife species that do well in urbanized areas, including European starling (*Sturnus vulgaris*), western fence lizard (*Sceloporus occidentalis*), ground squirrel (*Otospermophilus beecheyi*), raccoon (*Procyon lotor*), striped skunk (*Mephitis mephitis*), American crow (*Corvus brachyrhynchos*), western scrub jay (*Aphelocoma californica*), and rock pigeon (*Columba livia*), may be found foraging within these areas.

3.1.2 Annual Grassland

- *A Manual of California Vegetation* classification(s): Wild oats and annual brome grasslands (*Avena* spp. - *Bromus* spp. herbaceous semi-natural alliance)
- CDFW *California Natural Communities List*: Not sensitive

Throughout California, annual grasslands typically occur in open areas of valleys and foothills, usually on fine-textured clay or loam soils that are somewhat poorly drained (Holland, 1986). This natural community is often dominated by non-native annual grasses and forbs along with scattered native grasses and wildflowers. Annual grassland within the project site consists of a moderate to dense cover of non-native annual grasses and forbs, but native species are also present. Dominant species observed include slender wild oat (*Avena barbata*), ripgut brome (*Bromus diandrus*), fiddleneck (*Amsinckia* sp.), California poppy (*Eschscholzia californica*), and smooth cat's ear (*Hypochaeris glabra*). Other common species observed include sky lupine (*Lupinus nanus*), bicolor lupine (*Lupinus bicolor*), and filaree. Approximately 0.19 acre of annual grassland occurs within the project site (**Figure 3**).



Natural Communities

Date
11/22/2023

Scale
1 in = 300 ft

Denise Duffy & Associates, Inc.
Planning and Environmental Consulting

Figure
3

Path: D:\GIS\GIS_Projects\2023-18 CalAm Rancho Fiesta Tank\Final Products\Bio Report\Fig 3 - Natural Communities.mxd

Annual grassland is an abundant natural community with statewide distribution. The community protects the soil from erosion and provides the primary source of forage for grazing wildlife and domestic livestock. Although this natural community consists largely of non-native annuals, it effectively prevents the reestablishment of native perennials over large areas and is considered a stable ecosystem in its final stage of ecological succession (CDFW, 2005). Common wildlife species which may occur within this habitat include pocket gopher (*Thomomys bottae*), ground squirrel, European starling, and western fence lizard.

3.1.3 Coastal Scrub

- *A Manual of California Vegetation* classification(s): Coyote brush scrub (*Baccharis pilularis* shrubland alliance)
- CDFW *California Natural Communities List*: Not sensitive

Coastal scrub habitat is characterized by sparse to dense soft-leaved, low-stature shrubs, approximately one to two meters tall, that lack grassy openings and are often integrated with other natural communities. Coastal scrub within the project site consists of a dense monoculture of coyote brush (*Baccharis pilularis*). A few individual plants of other species such as California sagebrush (*Artemisia californica*), sticky monkeyflower (*Diplacus aurantiacus*), blue dicks (*Dipterostemon capitatus*), and cudweed (*Pseudognaphalium* sp.) were observed; however, these plants are not common or present in more than a few numbers within coastal scrub. Approximately 0.07 acre of coastal scrub occurs within the project site (**Figure 3**).

Scrub communities provide cover and food for a variety of wildlife species, including songbirds, snakes, lizards, rodents, and other small mammals. Common species that may occur within coastal scrub habitat include California quail (*Callipepla californica*), blue-gray gnatcatcher (*Polioptila caerulea*), Anna's hummingbird (*Calypte anna*), western fence lizard, northern pacific rattlesnake (*Crotalus oreganus*), gopher snake (*Pituophis catenifer*), and brush rabbit (*Sylvilagus bachmani*).

3.2 Special-Status Species

Published occurrence data within the project area and surrounding USGS quadrangles were evaluated to compile a table of special-status species known to occur in the vicinity of the project site (see *Section 2. Methods*). Each of these species was evaluated for their likelihood to occur within and immediately adjacent to the project site (**Appendix C**). No special-status plant species were observed or have the potential to occur within the project site. The special-status wildlife species that have been determined to have a moderate or high potential to occur within or immediately adjacent to the project site are discussed below. All other species are assumed unlikely to occur or have a low potential to occur based on the species-specific reasons presented in **Appendix C**, are therefore unlikely to be impacted by the project, and are not discussed further.

Crotch Bumble Bee

The crotch bumble bee (*Bombus crotchii*, CBB) is a candidate species for listing under CESA. The CBB was historically common in the southern two-thirds of California, but now appears to be absent from most of it, especially in the center of its historic range (Xerces Society for Invertebrate Conservation [The Xerces Society] et, al., 2018). Bumble bees are insects that live in colonies made up of one queen, female workers and, near the end of the season, reproductive members of the colony (new queens, or gynes, and males).

Unlike their close relative the honeybee, bumble bee colonies do not persist with the same queen for several years. Instead, bumble bee colonies die at the end of each season, and a new colony is founded each year. Mated, overwintered queens emerge from hibernation in the early spring to establish a new colony. After locating a nest site, the queen will construct a wax honeypot for nectar storage and will lay her first clutch of eggs on a mass of pollen moistened with nectar in a small wax cup. After hatching, the larvae feed on the pollen for approximately two weeks before spinning a silk cocoon and pupating for another two weeks. The adult bees that emerge are female worker bees that forage for resources, tend new clutches of eggs and larvae, regulate nest temperature, and defend the nest. The queen will then remain in the nest and lay more eggs. At some time in the summer, the colony will transition to production of males and new queens. Adult males do not forage for the colony but will leave the nest to feed at flowers and search for mates. Newly emerged queens leave the nest during the day to feed on pollen and nectar to build fat reserves that will carry them through a winter of hibernation. Queens usually mate only once with one male before finding a suitable overwintering site and entering a period of torpor. The new queen having reproduced, the colony declines and the males, workers, and old queen will die before winter (Williams et. al., 2014).

Typical habitat types for CBB include open grassy areas, urban parks and gardens, chaparral and shrub areas, and mountain meadows where abundant floral resources are present (Williams et. al., 2014; The Xerces Society et. al., 2018). CBB requires plants that bloom and provide adequate nectar and pollen throughout the colony's life cycle, which is from early February to late October. CBB is a generalist forager and has been reported to visit a wide variety of flowering plants; however, it has a very short tongue that is best suited to open flowers with short corollas. The plant families most associated with CBB include Fabaceae, Apocynaceae, Asteraceae, Lamiaceae, and Boraginaceae. Like most other species of bumble bees, CBB typically nests underground. Most reports of nests are from underground cavities, such as old squirrel or other animal nests, and in open west-southwest slopes bordered by trees. A few nests have also been reported from above-ground locations such as in logs among railroad ties or under buildings (Hatfield et. al., 2015; The Xerces Society et, al., 2018; Thorpe et. al., 1983). Very little is known about overwintering sites utilized by most bumble bees, including CBB; however, they generally overwinter in soft, disturbed soil or under leaf litter of other debris (Goulson, 2010; Williams et. al., 2014; The Xerces Society et. al., 2018). One report identified that hibernacula was two inches deep "in a steep west slope of the mound of earth" and a closely related European species, has been reported to hibernate beneath trees (Hatfield et. al., 2015; The Xerces Society et, al., 2018). Additionally, a recent study at the former Fort Ord on the Monterey Peninsula that studied potential overwintering habitat found individuals of two species (*B. melanopygus* and *B. vosnesenskii*) hibernating in the duff below Monterey cypress trees, while none were observed in areas where the groundcover consisted of pine needle duff, grassy meadow, or the invasive iceplant (*Carpobrotus* sp.) (Williams et. al., 2019).

Suitable habitat for the CBB is present within the project site in annual grassland areas. Some mammal burrows and flowering annual plants which could provide nectar for this species were observed within grassland habitat within the Upper and Lower Rancho Fiesta sites during the April 2023 biological survey. The presence of coyote brush (which flowers from August to November) and other shrubs in adjacent habitat suggests that sufficient nectar and pollen for the entire life cycle of a CBB colony may be present within and adjacent to the project site. The CNDDB does not report any occurrences of CBB within the quadrangles reviewed; however, this species has been observed at the Hastings Reserve, located approximately 14 miles southeast of the project site (pers. Comm. Leif Richardson of the Xerces Society for Invertebrate Conservation, 2023). In addition, the CDFW considers the project site to be within the

current range of this species (CDFW, 2023a). Therefore, the CBB has a moderate potential to occur within the project site at the Upper and Lower Rancho Fiesta sites. Mammal burrows were not observed within the existing or proposed hydrant sites, where the soil is compacted and rocky; therefore, this species is not expected to occur within those sites.

Burrowing Owl

The burrowing owl (*Athene cunicularia*) is a CDFW species of special concern. Burrowing owls are a year-round resident of open, dry grassland and desert habitats, and grass, forb and open shrub stages of pinyon-juniper and ponderosa pine habitats. In general, burrowing owls frequent open grasslands and shrublands with perches and burrows. Burrowing owls use rodent burrows (often California ground squirrel) for roosting and nesting cover. These burrows are lined with excrement, pellets, debris, grass, and feathers (occasionally are unlined). Pipes, culverts, and nest boxes may be substituted for burrows in areas where burrows are not available. Breeding occurs from March through August, with the peak occurring in April and May. This species is semicolonial and is probably the most gregarious owl in North America. Burrowing owls eat mostly insects, but small mammals, reptiles, birds, and carrion are also taken. This species usually hunts from a perch and hovers, hawks, dives, and hops after prey on the ground. Conversion of grassland to agriculture, poisoning of ground squirrels, and other forms of habitat destruction have led to the reduction in their numbers in the recent decades.

The CNDDB reports seven occurrences of this species within the quadrangles reviewed, the nearest located approximately 7.7 miles west of the project site. Suitable habitat for the burrowing owl (including mammal burrows) is present within and directly adjacent to the project site in annual grassland habitat, but only at the Lower Rancho Fiesta site. The annual grassland habitat at the Upper Rancho Fiesta site is not expansive or open enough to support this species, and mammal burrows were not observed at the two hydrant sites, where the soil is compacted and rocky. No sign of this species (e.g., pellets, whitewash, feathers) were observed during the April 2023 biological survey, but this species has the potential to move into the project site prior to construction. Therefore, the burrowing owl has a moderate potential to occur within the project site at the Lower Rancho Fiesta site.

Other Raptors and Protected Avian Species

Raptors, their nests, and other nesting birds are protected under California Fish and Game Code and the MBTA. While the life histories of these species vary, overlapping nesting and foraging similarities allow for their concurrent discussion. Most raptors are breeding residents throughout most of the wooded portions of the state. Stands of live oak, riparian deciduous, or other forest habitats, as well as open grasslands, are used most frequently for nesting. Breeding occurs February through September, with peak activity May through July. Prey for these species include small birds, small mammals, and some reptiles and amphibians. Many raptor species hunt in open woodland and habitat edges.

Various species of raptors and nesting birds, such as red-tailed hawk (*Buteo jamaicensis*), red-shouldered hawk (*Buteo lineatus*), American kestrel (*Falco sparverius*), great horned owl (*Bubo virginianus*), and turkey vulture (*Cathartes aura*), have a potential to nest within any of the large trees present directly adjacent to the project site. The trees within the project site itself are likely too small to support nesting raptors; however, smaller protected avian species, such as songbirds and hummingbirds may nest within these trees or within the shrubs in the coastal scrub habitat.

3.3 Sensitive Habitats

3.3.1 Waters of the U.S.

A man-made drainage ditch runs from the existing hydrant site and under the adjacent road through a culvert and drains into the hill below. No water was present within this ditch during the April 2023 survey. The ditch is not identified in the National Hydrography Dataset (USGS, 2022) or on the Service's wetland mapper (Service, 2023b). The ditch is ephemeral, was dug in upland, and does not meet the definition of waters of the U.S. as identified in CFR 328.3(a)(8), and, therefore, is not subject to the jurisdiction of the ACOE. The drainage ditch does meet the definition of waters of the state; however, "ditches with intermittent flow that are not a relocated water of the state or excavated in a water of the state, or that do not drain wetlands" are not protected resources and are excluded from permitting requirements of the State Water Resources Control Board (SWRCB), as identified in the *State Policy for Water Quality Control: State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State* (SWRCB, 2021). As a result, the drainage ditch is not considered a sensitive habitat.

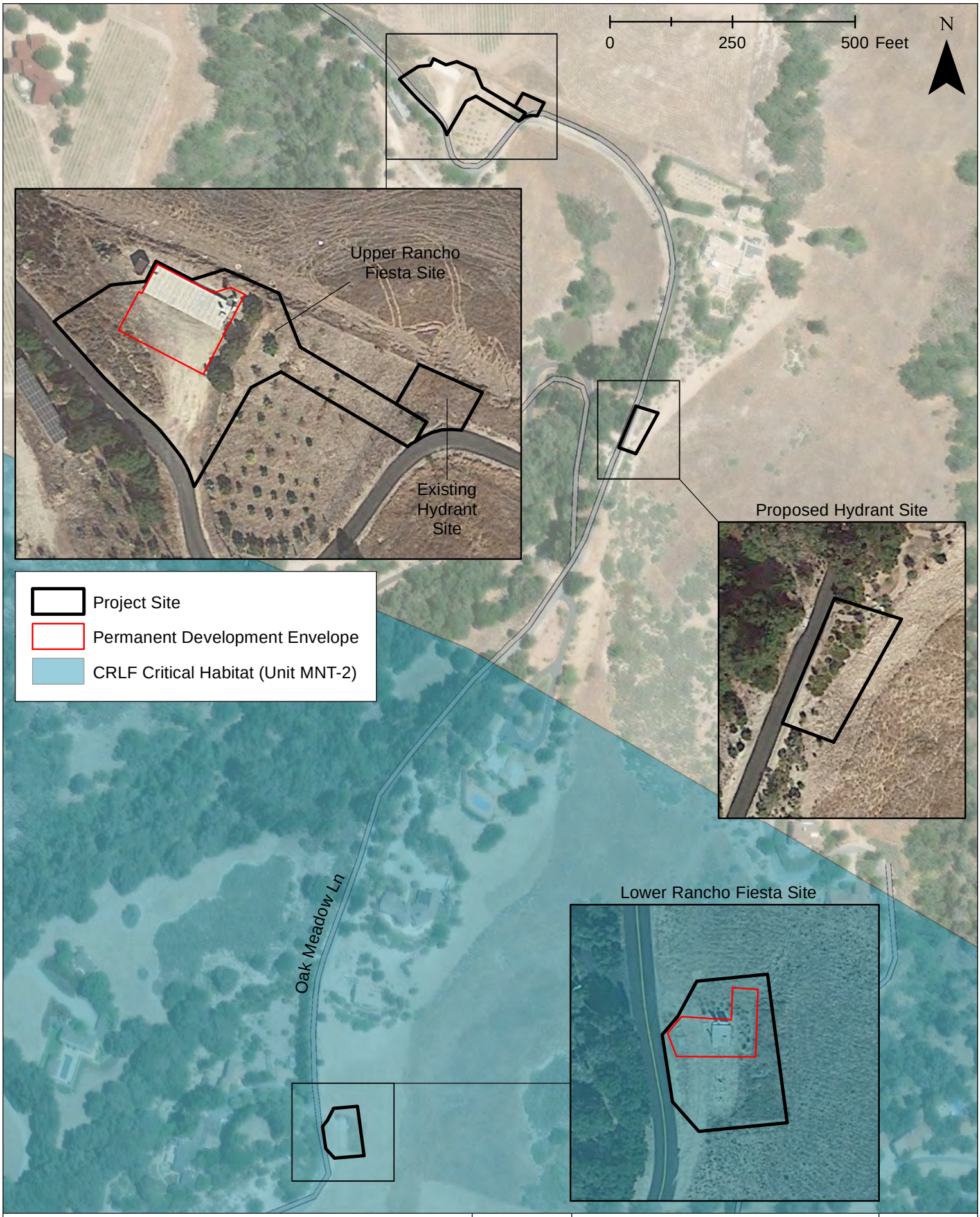
3.3.2 Critical Habitat

The Lower Rancho Fiesta site lies within Critical Habitat Mapping Unit MNT-2 for the federally threatened California red-legged frog (*Rana draytonii*, CRLF), which the Service designated on April 13, 2006 (71 FR 19244-19346) and revised on March 17, 2010 (75 FR 12816-12959). The primary physical and biological features of CRLF critical habitat are aquatic breeding habitat, non-breeding aquatic habitat, upland habitat, and dispersal habitat. No aquatic resources or upland habitat are present within the project site; the site provides only critical dispersal habitat for CRLF. Approximately 0.16 acre of critical dispersal habitat for CRLF (the Lower Rancho Fiesta site) is present within the project site (**Figure 4**). However, specific protections for migrating CRLF are unwarranted because dispersal habitat is ubiquitous and migrating frogs are widely distributed across the landscape in space and time (Bulger et al., 2003). Therefore, the potential for an individual CRLF to be present within the project site during construction is low and the potential for take of this species as a result of the project is unlikely (**Appendix C**). In addition, critical habitat requirements do not apply to activities that are not conducted on federal land or that do not involve a federal agency.

3.3.3 Protected Trees

Two small coast live oak (*Quercus agrifolia*) trees were observed within the Lower Rancho Fiesta site. These trees appear to have been planted. However, the County of Monterey regulates the removal of protected oak trees, as defined in County Code Chapter 16.60 (Preservation of Oak and Other Protected Trees), within the project site. If the project would require removal of these trees, a tree removal permit from the County may be required depending on the size of the trees.[2]

[2]Tree diameter was not recorded during the biological survey.



Sensitive Habitats

Date
11/22/2023

Scale
1 in = 300 ft

Denise Duffy & Associates, Inc.
Planning and Environmental Consulting

Figure
4

Path: D:\GIS\GIS_Projects\2023-18 CalAm Rancho Fiesta Tank\Final Products\Bio Report\Fig 4 - Sensitive Habitats.mxd

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4. IMPACTS AND MITIGATION

The following section describes potential impacts that may result from the project. For the purposes of this analysis, an impact is significant and requires mitigation if it would result in any of the following:

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by CDFW or the Service;
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by CDFW or the Service;
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling hydrological interruption, or other means;
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native nursery sites;
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Criterion "c" was not evaluated for impacts to state or federally protected wetlands, as none are present within or directly adjacent to the project site. Criterion "f" was not evaluated for conflicts with an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan because the project site is not located within any such plan area.

Impact BIO-1: Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by CDFW or the Service.

No special-status plant species are known or have the potential to occur within the project site based on the results of focused surveys and/or lack of suitable habitat. Two special-status wildlife species, the CBB and the burrowing owl, have the potential to occur within the project site; CBB has the potential to occur within the Upper and Lower Rancho Fiesta sites while burrowing owl has the potential to occur only at the Lower Rancho Fiesta site. In addition, raptors and other protected avian species have the potential to nest within trees and shrubs within and adjacent to the project site.

Permanent project improvements would result in conversion of less than 0.01 acre of habitat for CBB and burrowing owl (annual grassland habitat) into permanent development. Considering the expansive area of annual grassland outside of the project site, this is a negligible impact that would not adversely affect the continued existence of these species. Construction activities could result in injury, nest abandonment, and/or mortality of CBB, burrowing owl, and other raptors and nesting birds, if present within or directly adjacent to the site during construction activities. Impacts to CBB would be considered take of a candidate species for listing under CESA. However, AMMs 1-4, which have been incorporated into the project (see

Section 1.3 Avoidance and Minimizations Measures) will avoid impacts to CBB—or will require compliance with California Fish and Game Code by requiring take authorization from the CDFW prior to construction if impacts cannot be avoided—and will avoid or minimize impacts to burrowing owl and other raptors and protected avian species by requiring construction best management practices (e.g., worker education), scheduling project activities outside of the CBB life cycle or the burrowing owl and avian breeding and nesting seasons to the extent feasible, requiring surveys for these species if the project cannot avoid these periods, and requiring avoidance buffers and other minimization measures if these species are identified during surveys. Therefore, no impact is expected, and no mitigation is required.

Impact BIO-2: Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by CDFW or the Service.

Critical dispersal habitat for CRLF is mapped within the Lower Rancho Fiesta portion of the project site. However, as identified in *Section 3.3.2 Critical Habitat*, critical habitat requirements do not apply to activities that are not conducted on federal land or that do not involve a federal agency. Therefore, because this project does not have a federal nexus, no impact is expected, and no mitigation is required.

Impact BIO-3: Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native nursery sites.

The project would result in minor improvements in existing disturbed areas which are consistent with existing improvements. In addition, the project site is located adjacent to an existing road and would not require the development of additional roads or structures for access that would disconnect, fragment, or otherwise impede wildlife movement in the area. Therefore, no impact is expected, and no mitigation is required.

Impact BIO-4: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Two small coast live oak trees, likely planted, are present within the Lower Rancho Fiesta site. Construction of the proposed project could result in permanent impacts to trees within the project site; however, the number of trees proposed for removal, if any, have not been determined at the time of report preparation. As discussed in *Section 2.4.3 Local Regulations*, the County requires a tree removal permit to remove or damage oak trees at least six inches in diameter within the Carmel Valley Master Plan Area, which includes the project site. If tree removal is required, the project applicant will comply with County Code and obtain a tree removal permit for any protected oak trees prior to construction. Therefore, no impact is expected, and no mitigation is required.

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APPENDIX A

California Natural Diversity Database Report

Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Quad IS (Seaside (3612157) OR Carmel Valley (3612146) OR Mt. Carmel (3612147) OR Monterey (3612158) OR Marina (3612167) OR Salinas (3612166) OR Spreckels (3612156) OR Soberanes Point (3612148))
 AND Taxonomic Group IS (Fish OR Amphibians OR Reptiles OR Birds OR Mammals OR Mollusks OR Arachnids OR Crustaceans OR Insects OR Ferns OR Gymnosperms OR Monocots OR Dicots OR Lichens OR Bryophytes OR Fungi)

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Agelaius tricolor tricolored blackbird	ABPBXB0020	None	Threatened	G1G2	S2	SSC
Agrostis lacuna-vernalis vernal pool bent grass	PMPOA041N0	None	None	G1	S1	1B.1
Allium hickmanii Hickman's onion	PMLIL02140	None	None	G2	S2	1B.2
Ambystoma californiense pop. 1 California tiger salamander - central California DPS	AAAAA01181	Threatened	Threatened	G2G3T3	S3	WL
Anniella pulchra Northern California legless lizard	ARACC01020	None	None	G3	S2S3	SSC
Aphyllon robbinsii Robbins' broomrape	PDORO040Q0	None	None	G1	S1	1B.1
Arctostaphylos edmundsii Little Sur manzanita	PDERI04260	None	None	G2	S2	1B.2
Arctostaphylos hookeri ssp. hookeri Hooker's manzanita	PDERI040J1	None	None	G3T2	S2	1B.2
Arctostaphylos montereyensis Toro manzanita	PDERI040R0	None	None	G2?	S2?	1B.2
Arctostaphylos pajaroensis Pajaro manzanita	PDERI04100	None	None	G1	S1	1B.1
Arctostaphylos pumila sandmat manzanita	PDERI04180	None	None	G1	S1	1B.2
Astragalus tener var. tener alkali milk-vetch	PDFAB0F8R1	None	None	G2T1	S1	1B.2
Astragalus tener var. titi coastal dunes milk-vetch	PDFAB0F8R2	Endangered	Endangered	G2T1	S1	1B.1
Athene cunicularia burrowing owl	ABNSB10010	None	None	G4	S2	SSC
Bombus caliginosus obscure bumble bee	IIHYM24380	None	None	G2G3	S1S2	
Bombus occidentalis western bumble bee	IIHYM24252	None	Candidate Endangered	G3	S1	
Buteo regalis ferruginous hawk	ABNKC19120	None	None	G4	S3S4	WL

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Castilleja ambigua var. insalutata pink Johnny-nip	PDSCR0D403	None	None	G4T2	S2	1B.1
Centromadia parryi ssp. congdonii Congdon's tarplant	PDAST4R0P1	None	None	G3T2	S2	1B.1
Charadrius nivosus nivosus western snowy plover	ABNNB03031	Threatened	None	G3T3	S3	SSC
Chorizanthe minutiflora Fort Ord spineflower	PDPGN04100	None	None	G1	S1	1B.2
Chorizanthe pungens var. pungens Monterey spineflower	PDPGN040M2	Threatened	None	G2T2	S2	1B.2
Clarkia jolonensis Jolon clarkia	PDONA050L0	None	None	G2	S2	1B.2
Coelus globosus globose dune beetle	IICOL4A010	None	None	G1G2	S1S2	
Collinsia multicolor San Francisco collinsia	PDSCR0H0B0	None	None	G2	S2	1B.2
Cordylanthus rigidus ssp. littoralis seaside bird's-beak	PDSCR0J0P2	None	Endangered	G5T2	S2	1B.1
Corynorhinus townsendii Townsend's big-eared bat	AMACC08010	None	None	G4	S2	SSC
Coturnicops noveboracensis yellow rail	ABNME01010	None	None	G4	S2	SSC
Cypseloides niger black swift	ABNUA01010	None	None	G4	S3	SSC
Danaus plexippus plexippus pop. 1 monarch - California overwintering population	IILEPP2012	Candidate	None	G4T1T2Q	S2	
Delphinium californicum ssp. interius Hospital Canyon larkspur	PDRAN0B0A2	None	None	G3T3	S3	1B.2
Delphinium hutchinsoniae Hutchinson's larkspur	PDRAN0B0V0	None	None	G2	S2	1B.2
Delphinium umbraculorum umbrella larkspur	PDRAN0B1W0	None	None	G3	S3	1B.3
Emys marmorata western pond turtle	ARAAD02030	Proposed Threatened	None	G3G4	S3	SSC
Eremophila alpestris actia California horned lark	ABPAT02011	None	None	G5T4Q	S4	WL
Ericameria fasciculata Eastwood's goldenbush	PDAST3L080	None	None	G2	S2	1B.1
Eriogonum nortonii Pinnacles buckwheat	PDPGN08470	None	None	G2	S2	1B.3
Erysimum ammophilum sand-loving wallflower	PDBRA16010	None	None	G2	S2	1B.2

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Erysimum menziesii Menzies' wallflower	PDBRA160R0	Endangered	Endangered	G1	S1	1B.1
Eucyclogobius newberryi tidewater goby	AFCQN04010	Endangered	None	G3	S3	
Eumetopias jubatus Steller sea lion	AMAJC03010	Delisted	None	G3	S2	
Euphilotes enoptes smithi Smith's blue butterfly	IILEPG2026	Endangered	None	G5T2	S2	
Falco mexicanus prairie falcon	ABNKD06090	None	None	G5	S4	WL
Fritillaria liliacea fragrant fritillary	PMLIL0V0C0	None	None	G2	S2	1B.2
Gilia tenuiflora ssp. arenaria Monterey gilia	PDPLM041P2	Endangered	Threatened	G3G4T2	S2	1B.2
Hesperocyparis goveniana Gowen cypress	PGCUP04031	Threatened	None	G1	S1	1B.2
Hesperocyparis macrocarpa Monterey cypress	PGCUP04060	None	None	G1	S1	1B.2
Horkelia cuneata var. sericea Kellogg's horkelia	PDROS0W043	None	None	G4T1?	S1?	1B.1
Horkelia marinensis Point Reyes horkelia	PDROS0W0B0	None	None	G2	S2	1B.2
Hydrobates homochroa ashy storm-petrel	ABNDC04030	None	None	G2	S2	SSC
Lasiurus cinereus hoary bat	AMACC05032	None	None	G3G4	S4	
Lasthenia conjugens Contra Costa goldfields	PDAST5L040	Endangered	None	G1	S1	1B.1
Laterallus jamaicensis coturniculus California black rail	ABNME03041	None	Threatened	G3T1	S2	FP
Lavinia exilicauda harengus Monterey hitch	AFCJB19013	None	None	G4T3	S3	SSC
Layia carnosa beach layia	PDAST5N010	Threatened	Endangered	G2	S2	1B.1
Legenere limosa legenere	PDCAM0C010	None	None	G2	S2	1B.1
Linderiella occidentalis California linderiella	ICBRA06010	None	None	G2G3	S2S3	
Lupinus tidestromii Tidestrom's lupine	PDFAB2B3Y0	Endangered	Endangered	G1	S1	1B.1
Malacothamnus palmeri var. involucratus Carmel Valley bush-mallow	PDMAL0Q0B1	None	None	G3T2Q	S2	1B.2

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Malacothrix saxatilis var. arachnoidea Carmel Valley malacothrix	PDAST660C2	None	None	G5T2	S2	1B.2
Meconella oregana Oregon meconella	PDPAP0G030	None	None	G2G3	S2	1B.1
Microseris paludosa marsh microseris	PDAST6E0D0	None	None	G2	S2	1B.2
Monardella sinuata ssp. nigrescens northern curly-leaved monardella	PDLAM18162	None	None	G3T2	S2	1B.2
Monolopia gracilens woodland woollythreads	PDAST6G010	None	None	G3	S3	1B.2
Neotoma macrotis luciana Monterey dusky-footed woodrat	AMAFF08083	None	None	G5T3	S3	SSC
Oncorhynchus mykiss irideus pop. 9 steelhead - south-central California coast DPS	AFCHA0209H	Threatened	None	G5T2Q	S2	
Pelecanus occidentalis californicus California brown pelican	ABNFC01021	Delisted	Delisted	G4T3T4	S3	
Phrynosoma blainvillii coast horned lizard	ARACF12100	None	None	G4	S4	SSC
Pinus radiata Monterey pine	PGPIN040V0	None	None	G1	S1	1B.1
Piperia yadonii Yadon's rein orchid	PMORC1X070	Endangered	None	G1	S1	1B.1
Plagiobothrys chorisianus var. chorisianus Choris' popcornflower	PDBOR0V061	None	None	G3T1Q	S1	1B.2
Plagiobothrys uncinatus hooked popcornflower	PDBOR0V170	None	None	G2	S2	1B.2
Potentilla hickmanii Hickman's cinquefoil	PDROS1B370	Endangered	Endangered	G1	S1	1B.1
Ramalina thrausta angel's hair lichen	NLLEC3S340	None	None	G5?	S2S3	2B.1
Rana boylii pop. 6 foothill yellow-legged frog - south coast DPS	AAABH01056	Endangered	Endangered	G3T1	S1	
Rana draytonii California red-legged frog	AAABH01022	Threatened	None	G2G3	S2S3	SSC
Reithrodontomys megalotis distichlis Salinas harvest mouse	AMAFF02032	None	None	G5T1	S2	
Riparia riparia bank swallow	ABPAU08010	None	Threatened	G5	S3	
Rosa pinetorum pine rose	PDROS1J0W0	None	None	G2	S2	1B.2
Sidalcea malachroides maple-leaved checkerbloom	PDMAL110E0	None	None	G3	S3	4.2

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Sorex ornatus salarius Monterey shrew	AMABA01105	None	None	G5T1T2	S1S2	SSC
Spea hammondii western spadefoot	AAABF02020	None	None	G2G3	S3S4	SSC
Stebbinsoseris decipiens Santa Cruz microseris	PDAST6E050	None	None	G2	S2	1B.2
Sulcaria spiralifera twisted horsehair lichen	NLT0042560	None	None	G3G4	S2	1B.2
Taricha torosa Coast Range newt	AAAAF02032	None	None	G4	S4	SSC
Taxidea taxus American badger	AMAJF04010	None	None	G5	S3	SSC
Thamnophis hammondii two-striped gartersnake	ARADB36160	None	None	G4	S3S4	SSC
Tortula californica California screw moss	NBMUS7L090	None	None	G2G3	S2?	1B.2
Trifolium buckwestiorum Santa Cruz clover	PDFAB402W0	None	None	G2	S2	1B.1
Trifolium hydrophilum saline clover	PDFAB400R5	None	None	G2	S2	1B.2
Trifolium polyodon Pacific Grove clover	PDFAB402H0	None	Rare	G1	S1	1B.1
Trifolium trichocalyx Monterey clover	PDFAB402J0	Endangered	Endangered	G1	S1	1B.1

Record Count: 92

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APPENDIX B

IPaC Resource List

IPaC **U.S. Fish & Wildlife Service**

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

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Location

Monterey County, California



Local office

Ventura Fish And Wildlife Office

(805) 644-1766
(805) 644-3958
FW8VenturaSection7@FWS.Gov

2493 Portola Road, Suite B
Ventura, CA 93003-7726

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Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

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1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

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2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Birds

NAME	STATUS
California Condor Gymnogyps californianus There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/8193	Endangered
California Least Tern Sterna antillarum browni Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8104	Endangered
Least Bell's Vireo Vireo bellii pusillus Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/5945	Endangered
Marbled Murrelet Brachyramphus marmoratus There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/4467	Threatened
Southwestern Willow Flycatcher Empidonax traillii extimus Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/6749	Endangered
Western Snowy Plover Charadrius nivosus nivosus There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/8035	Threatened

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Yellow-billed Cuckoo Coccyzus americanus — Threatened

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.
https://ecos.fws.gov/ecp/species/3911

Amphibians

NAME	STATUS

California Red-legged Frog Rana draytonii — Threatened

Wherever found

There is **final** critical habitat for this species. Your location overlaps the critical habitat.
https://ecos.fws.gov/ecp/species/2891

California Tiger Salamander Ambystoma californiense — Threatened

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.
https://ecos.fws.gov/ecp/species/2076

Foothill Yellow-legged Frog Rana boylii — Proposed Endangered

No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/5133

Fishes

NAME	STATUS

Tidewater Goby Eucyclogobius newberryi — Endangered

Wherever found

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.
https://ecos.fws.gov/ecp/species/57

Insects

NAME	STATUS

Monarch Butterfly Danaus plexippus — Candidate

Wherever found

No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/9743

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Smith's Blue Butterfly Euphilotes enoptes smithi — Endangered
Wherever found
There is **proposed** critical habitat for this species.
https://ecos.fws.gov/ecp/species/4418

Crustaceans

NAME	STATUS
Vernal Pool Fairy Shrimp Branchinecta lynchi	Threatened

Wherever found
There is **final** critical habitat for this species. Your location does not overlap the critical habitat.
https://ecos.fws.gov/ecp/species/498

Flowering Plants

NAME	STATUS
Clover (tidestrom''s) Lupine Lupinus tidestromii	Endangered

Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/4459

Contra Costa Goldfields Lasthenia conjugens — Endangered
Wherever found
There is **final** critical habitat for this species. Your location does not overlap the critical habitat.
https://ecos.fws.gov/ecp/species/7058

Marsh Sandwort Arenaria paludicola — Endangered
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/2229

Monterey Spineflower Chorizanthe pungens var. pungens — Threatened
Wherever found
There is **final** critical habitat for this species. Your location does not overlap the critical habitat.
https://ecos.fws.gov/ecp/species/396

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Yadon's Piperia Piperia yadonii Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/4205	Endangered

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

This location overlaps the critical habitat for the following species:

NAME	TYPE
California Red-legged Frog Rana draytonii https://ecos.fws.gov/ecp/species/2891#crithab	Final

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Bald & Golden Eagles

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act.

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

Additional information can be found using the following links:

- Eagle Managment https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf

There are bald and/or golden eagles in your project area.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list,click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be

present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Jan 1 to Aug 31
Golden Eagle *Aquila chrysaetos* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1680	Breeds Jan 1 to Aug 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence

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at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.

3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

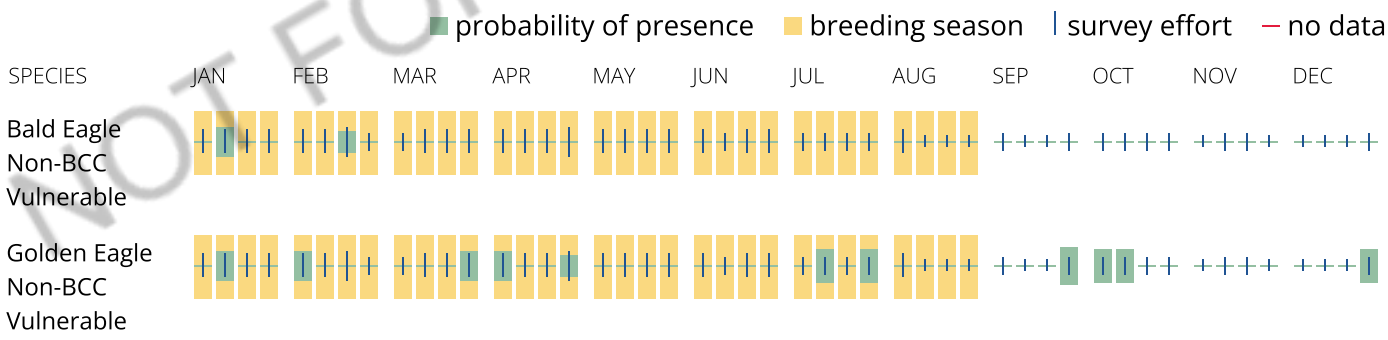
Breeding Season (▪)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply). To see a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

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What does IPaC use to generate the probability of presence graphs of bald and golden eagles in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur. Please contact your local Fish and Wildlife Service Field Office if you have questions.

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Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern https://www.fws.gov/program/migratory-birds/species
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Allen's Hummingbird Selasphorus sasin This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9637	Breeds Feb 1 to Jul 15
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Jan 1 to Aug 31
Belding's Savannah Sparrow Passerculus sandwichensis beldingi This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8	Breeds Apr 1 to Aug 15
Bullock's Oriole Icterus bullockii This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Mar 21 to Jul 25
California Gull Larus californicus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 1 to Jul 31

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California Thrasher Toxostoma redivivum — Breeds Jan 1 to Jul 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Common Yellowthroat Geothlypis trichas sinuosa — Breeds May 20 to Jul 31
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/2084

Golden Eagle Aquila chrysaetos — Breeds Jan 1 to Aug 31
This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.
https://ecos.fws.gov/ecp/species/1680

Lawrence's Goldfinch Carduelis lawrencei — Breeds Mar 20 to Sep 20
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9464

Nuttall's Woodpecker Picoides nuttallii — Breeds Apr 1 to Jul 20
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/9410

Oak Titmouse Baeolophus inornatus — Breeds Mar 15 to Jul 15
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9656

Olive-sided Flycatcher Contopus cooperi — Breeds May 20 to Aug 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/3914

Tricolored Blackbird Agelaius tricolor — Breeds Mar 15 to Aug 10
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/3910

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Wrentit Chamaea fasciata — Breeds Mar 15 to Aug 10
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Yellow-billed Magpie Pica nuttalli — Breeds Apr 1 to Jul 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9726

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

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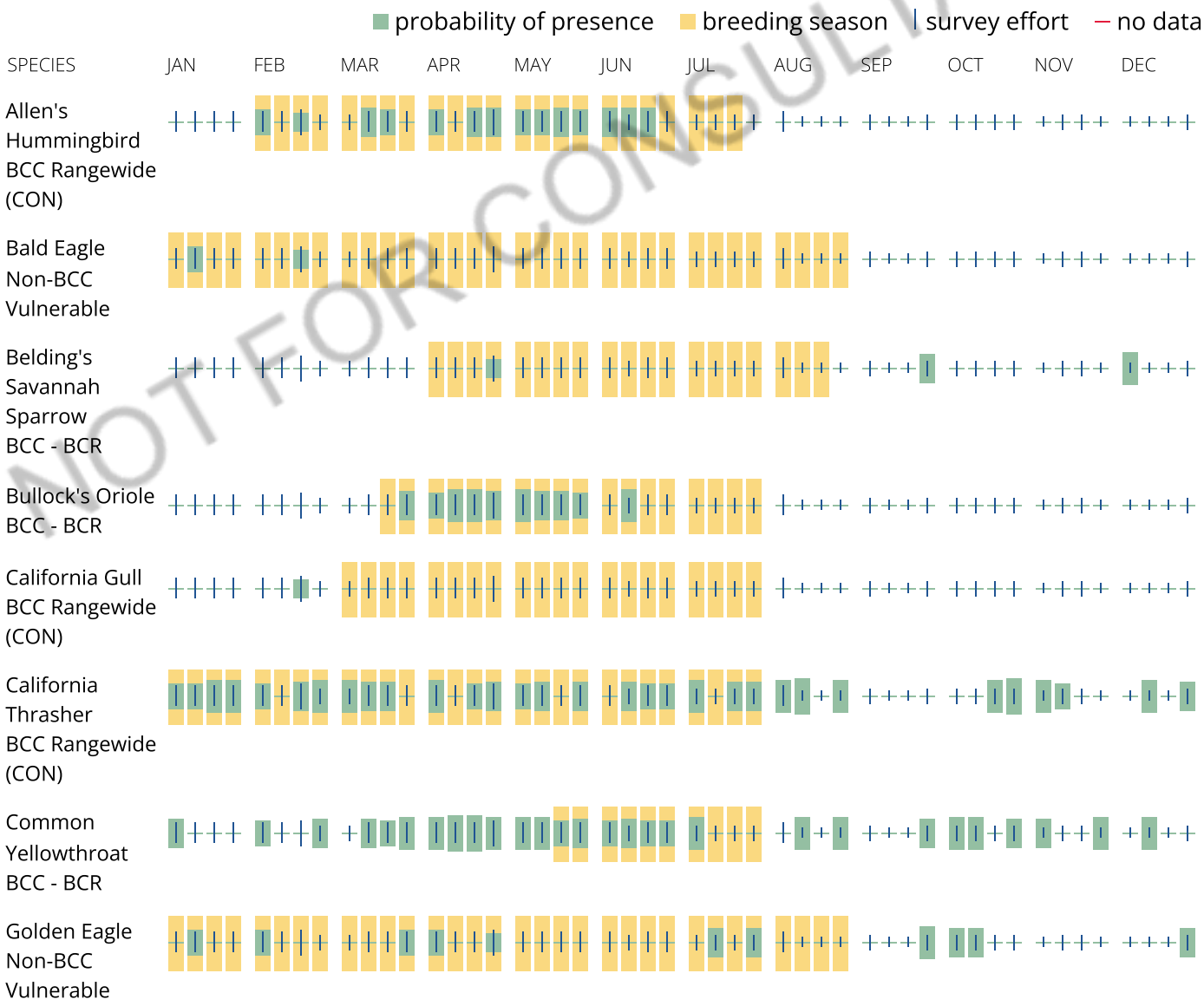
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

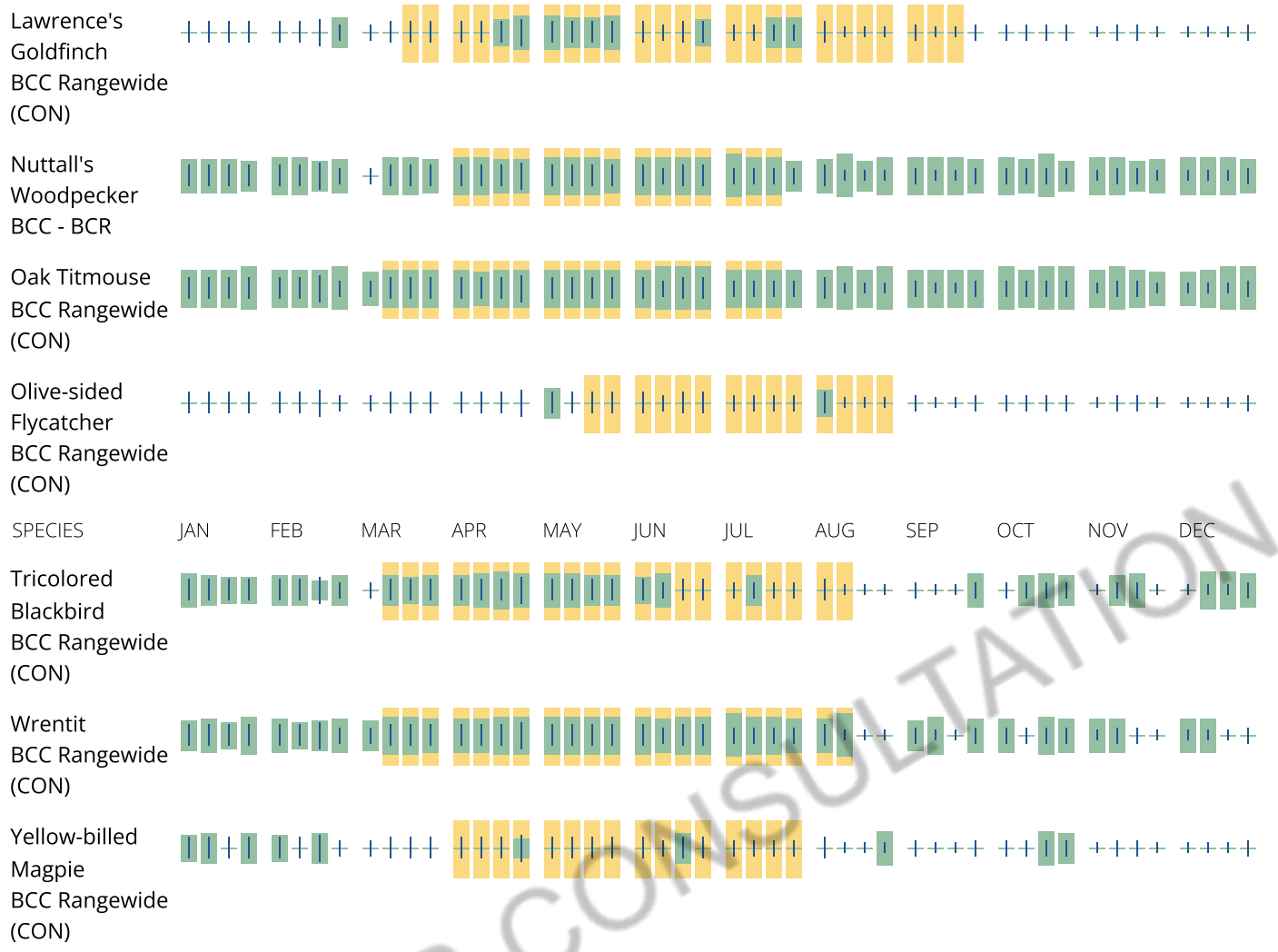
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



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Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid

cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the RAIL Tool and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to

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you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

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Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

This location overlaps the following wetlands:

FRESHWATER EMERGENT WETLAND

PEM1/SSA

FRESHWATER FORESTED/SHRUB WETLAND

PFO/SSA

RIVERINE

R4SBJ

A full description for each wetland code can be found at the National Wetlands Inventory website

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

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The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

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APPENDIX C

Special-Status Species Table

Special-Status Species Table

Marina, Salinas, Monterey, Seaside, Spreckels, Soberanes Point, Mt. Carmel, and Carmel Valley Quadrangles

Species	Status (Service/CDFW/CNPS)	General Habitat	Potential Occurrence in Project Site
MAMMALS			
Corynorhinus townsendii Townsend's big-eared bat	— / CSC / —	Found primarily in rural settings from inland deserts to coastal redwoods, oak woodland of the inner Coast Ranges and Sierra foothills, and low to mid-elevation mixed coniferous-deciduous forests. Typically roost during the day in limestone caves, lava tubes, and mines, but can roost in buildings that offer suitable conditions. Night roosts are in more open settings and include bridges, rock crevices, and trees.	**Unlikely** No suitable habitat within the project site.
Neotoma macrotis luciana Monterey dusky-footed woodrat	— / CSC / —	Forest and oak woodland habitats of moderate canopy with moderate to dense understory. Also occurs in chaparral habitats.	**Low** Suitable habitat is present in the small area of coastal scrub within the project site. The CNDDB reports one occurrence of this species within the quadrangles reviewed, located approximately ten miles northeast of the project site. No woodrat nests were observed within the project site during the April 2023 biological survey. Given the presence of adjacent disturbances (e.g., road, active agriculture) and the minimal area of suitable habitat within the site, the potential for this species to move into the into the site prior to construction is low.
Sorex ornatus salarius Monterey ornate shrew	— / CSC / —	Mostly moist or riparian woodland habitats and within chaparral, grassland, and emergent wetland habitats where there is a thick duff or downed logs.	**Unlikely** No suitable habitat within the project site.
Taxidea taxus American badger	— / CSC / —	Dry, open grasslands, fields, pastures savannas, and mountain meadows near timberline are preferred. The principal requirements seem to be sufficient food, friable soils, and relatively open, uncultivated grounds.	**Unlikely** No suitable habitat within the project site. No burrows of sufficient den size were observed during the April 2023 biological survey.
BIRDS			
Agelaius tricolor Tricolored blackbird (nesting colony)	— / ST&CSC / —	Nest in colonies in dense riparian vegetation (particularly willow thickets), along rivers, lagoons, lakes, and ponds. Forages over grassland or aquatic habitats.	**Unlikely** No suitable habitat within the project site.

Species	Status (Service/CDFW/CNPS)	General Habitat	Potential Occurrence in Project Site
Athene cunicularia Burrowing owl (burrow sites & some wintering sites)	— / CSC / —	Year-round resident of open, dry grassland and desert habitats, and in grass, forb and open shrub stages of pinyon-juniper and ponderosa pine habitats. Frequent open grasslands and shrublands with perches and burrows. Use rodent burrows (often California ground squirrel) for roosting and nesting cover. Pipes, culverts, and nest boxes may be substituted for burrows in areas where burrows are not available.	**Moderate** Suitable habitat is present within the project site. Some mammal burrows were observed within the site during the April 2023 biological survey. The CNDDB reports seven occurrences of this species within the quadrangles reviewed, the nearest located approximately 7.7 miles west of the project site.
Brachyramphus marmoratus Marbled murrelet	FT / SE / —	Occur year-round in marine subtidal and pelagic habitats from the Oregon border to Point Sal. Partial to coastlines with stands of mature redwood and Douglas-fir. Requires dense mature forests of redwood and/or Douglas-fir for breeding and nesting.	**Not Present** No suitable habitat within the project site.
Charadrius alexandrinus nivosus Western snowy plover	FT / CSC / —	Sandy beaches on marine and estuarine shores, also salt pond levees and the shores of large alkali lakes. Requires sandy, gravelly or friable soil substrate for nesting.	**Not Present** No suitable habitat within the project site.
Coccyzus americanus occidentalis Western yellow-billed cuckoo	FT / SE / —	Inhabits extensive deciduous riparian thickets or forests with dense, low-level or understory foliage, slow-moving watercourses, backwaters, or seeps. Willow almost always a dominant component of the vegetation.	**Unlikely** No suitable habitat within the project site. The project site is likely outside of the currently know range for this species.
Coturnicops noveboracensis Yellow rail	— / CSC / —	Wet meadows and coastal tidal marshes. Occurs year round in California, but in two primary seasonal roles: as a very local breeder in the northeastern interior and as a winter visitor (early Oct to mid-Apr) on the coast and in the Suisun Marsh region	**Not Present** No suitable habitat within the project site.
Cypseloides niger Black swift	— / CSC / —	Regularly nests in moist crevice or cave on sea cliffs above the surf, or on cliffs behind, or adjacent to, waterfalls in deep canyons. Forages widely over many habitats.	**Unlikely** No suitable habitat within the project site.
Empidonax traillii extimus Southwestern willow flycatcher	FE / SE / —	Breeds in riparian habitat in areas ranging in elevation from sea level to over 2,600 meters. Builds nest in trees in densely vegetated areas. This species establishes nesting territories and builds, and forages in mosaics of relatively dense and expansive areas of trees and shrubs, near or adjacent to surface water or underlain by saturated soils. Not typically found nesting in areas without willows (*Salix sp.*), tamarisk (*Tamarix ramosissima*), or both.	**Unlikely** No suitable habitat within the project site. The project site is likely outside of the currently know range for this species.
Gymnogyps californianus California condor	FE / SE /—	Roosting sites in isolated rocky cliffs, rugged chaparral, and pine covered mountains 2000-6000 feet above sea level. Foraging area removed from nesting/roosting site (includes rangeland and coastal area - up to 19-mile commute one way). Nest sites in cliffs, crevices, potholes.	**Unlikely** No suitable habitat within the project site.

Species	Status (Service/CDFW/CNPS)	General Habitat	Potential Occurrence in Project Site
Hydrobates homochroa Ashy storm-petrel (nesting colony)	— / CSC / —	Tied to land only to nest, otherwise remains over open sea. Nests in natural cavities, sea caves, or rock crevices on offshore islands and prominent peninsulas of the mainland.	**Not Present** No suitable habitat within the project site.
Laterallus jamaicensis coturniculus California black rail	— / ST&CFP / —	Inhabits freshwater marshes, wet meadows & shallow margins of saltwater marshes bordering larger bays. Needs water depths of about 1 inch that does not fluctuate during the year & dense vegetation for nesting habitat.	**Not Present** No suitable habitat within the project site.
Pelecanus occidentalis californicus California brown pelican	— / CFP / —	Found in estuarine, marine subtidal, and marine pelagic waters along the California coast. Usually rests on water or inaccessible rocks, but also uses mudflats, sandy beaches, wharfs, and jetties.	**Not Present** No suitable habitat within the project site.
Rallus obsoletus obsoletus California Ridgway's rail	FE / SE&CFP / —	Salt and brackish marshes.	**Not Present** No suitable habitat within the project site.
Riparia riparia Bank swallow (nesting)	— / ST / —	Nest colonially in sand banks. Found near water; fields, marshes, streams, and lakes.	**Unlikely** No suitable habitat within the project site.
Sterna antillarum browni California least tern	FE / SE / —	Prefers undisturbed nest sites on open, sandy/gravelly shores near shallow-water feeding areas in estuaries. Sea beaches, bays, large rivers, bars.	**Not Present** No suitable habitat within the project site.
Vireo bellii pusillus Least Bell's Vireo	FE / SE / —	Riparian areas and drainages. Breed in willow riparian forest supporting a dense, shrubby understory. Oak woodland with a willow riparian understory is also used in some areas, and individuals sometimes enter adjacent chaparral, coastal sage scrub, or desert scrub habitats to forage.	**Unlikely** No suitable habitat within the project site. The project site is likely outside of the currently know range for this species.
REPTILES AND AMPHIBIANS			
Ambystoma californiense California tiger salamander	FT / ST / —	Annual grassland and grassy understory of valley-foothill hardwood habitats in central and northern California. Need underground refuges and vernal pools or other seasonal water sources.	**Low** Suitable upland habitat is present within the project site; however, no suitable breeding is present habitat within or adjacent to the site. The project site is outside of the 2.2 km dispersal range of any known CTS breeding resources. There are two ponds south and east of the project site within 1 km of the site; however, the hydroperiods of these ponds are likely too long to support CTS. In addition, only a few mammal burrows were observed within the site during the April 2023 biological survey in the. Therefore, the potential for this species to occur within the project site is low and take of this species as a result of the project is unlikely.

Species	Status (Service/CDFW/CNPS)	General Habitat	Potential Occurrence in Project Site
Anniella pulchra Northern California legless lizard	— / CSC / —	Requires moist, warm habitats with loose soil for burrowing and prostrate plant cover, often forages in leaf litter at plant bases; may be found on beaches, sandy washes, and in woodland, chaparral, and riparian areas.	**Unlikely** No suitable habitat within the project site. Soils are likely too rocky and compacted to support this species.
Emys marmorata Western pond turtle	— / CSC / —	Associated with permanent or nearly permanent water in a wide variety of habitats including streams, lakes, ponds, irrigation ditches, etc. Require basking sites such as partially submerged logs, rocks, mats of vegetation, or open banks.	**Unlikely** No suitable habitat within the project site.
Phrynosoma blainvillii Coast horned lizard	— / CSC / —	Associated with open patches of sandy soils in washes, chaparral, scrub, and grasslands.	**Unlikely** No suitable habitat within the project site.
Rana boylii Foothill yellow-legged frog	FC / SE / —	Partly-shaded, shallow streams and riffles with a rocky substrate in a variety of habitats, including hardwood, pine, and riparian forests, scrub, chaparral, and wet meadows. Rarely encountered far from permanent water.	**Unlikely** No suitable habitat within the project site.
Rana draytonii California red-legged frog	FT / CSC / —	Lowlands and foothills in or near permanent or late-season sources of deep water with dense, shrubby, or emergent riparian vegetation. During late summer or fall adults are known to utilize a variety of upland habitats with leaf litter or mammal burrows.	**Low** No suitable aquatic or upland habitat for CRLF is present within the project site. The CNDDB reports occurrences of this species within the Carmel River riparian corridor, located approximately 0.6 mile south of the project site. The Lower Rancho Fiesta site lies within designated critical dispersal habitat for this species; however, specific protections for migrating CRLF are unwarranted because dispersal habitat is ubiquitous and migrating frogs are widely distributed across the landscape in space and time (Bulger et al., 2003). Therefore, the potential for an individual CRLF to be present within the project site during construction is low and the potential for take of this species as a result of the project is unlikely.
Spea hammondii Western spadefoot	— / CSC / —	Grasslands with shallow temporary pools are optimal habitats for the western spadefoot. Occur primarily in grassland habitats but can be found in valley and foothill woodlands. Vernal pools are essential for breeding and egg laying.	**Unlikely** No suitable habitat within the project site.

Species	Status (Service/CDFW/CNPS)	General Habitat	Potential Occurrence in Project Site
Taricha torosa Coast Range newt (Monterey County south only)	— / CSC / —	Occurs mainly in valley-foothill hardwood, valley-foothill hardwood-conifer, coastal scrub, and mixed chaparral but is known to occur in grasslands and mixed conifer types. Seek cover under rocks and logs, in mammal burrows, rock fissures, or man-made structures such as wells. Breed in intermittent ponds, streams, lakes, and reservoirs.	**Unlikely** No suitable habitat within the project site.
Thamnophis hammondii Two-striped garter snake	— / CSC / —	Associated with permanent or semi-permanent bodies of water bordered by dense vegetation in a variety of habitats from sea level to 2400m elevation.	**Unlikely** No suitable habitat within the project site.
FISH			
Eucyclogobius newberryi Tidewater goby	FE / — / —	Brackish water habitats, found in shallow lagoons and lower stream reaches. Tidewater gobies appear to be naturally absent (now and historically) from three large stretches of coastline where lagoons or estuaries are absent and steep topography or swift currents may prevent tidewater gobies from dispersing between adjacent localities. The southernmost large, natural gap occurs between the Salinas River in Monterey County and Arroyo del Oso in San Luis Obispo County.	**Not Present** No suitable habitat within the project site. The project site is outside the known range of this species.
Lavinia exilicauda harengus Monterey hitch (Pajaro/Salinas hitch)	— / CSC / —	Found only within the Pajaro and Salinas River systems. Can occupy a wide variety of habitats, however, they are most abundant in lowland areas with large pools or small reservoirs that mimic such conditions. May be found in brackish water conditions within the Salinas River lagoon during the early summer months when the sandbar forms at the mouth of the river.	**Not Present** No suitable habitat within the project site. The project site is outside the known range of this species.
Oncorhynchus mykiss irideus Steelhead (south-central California coast DPS)	FT / — / —	Cold headwaters, creeks, and small to large rivers and lakes; anadromous in coastal streams.	**Not Present** No suitable habitat within the project site.
Spirinchus thaleichthys Longfin smelt	FC / ST / —	Euryhaline, nektonic & anadromous. Found in open waters of estuaries, mostly in middle or bottom of water column. Prefers salinities of 15-30 PPT, but can be found in completely freshwater to almost pure seawater.	**Not Present** No suitable habitat within the project site.

Species	Status (Service/CDFW/CNPS)	General Habitat	Potential Occurrence in Project Site
INVERTEBRATES			
Bombus crotchii Crotch bumble bee	— / SC / —	Occurs in open grassland and scrub at relatively warm and dry sites. Requires plants that bloom and provide adequate nectar and pollen throughout the colony's life cycle, which is from early February to late October. Generally nests underground, often in abandoned mammal burrows. Within California, this species is known to occur in the Mediterranean, Pacific Coast, Western Desert, as well as Great Valley and adjacent foothill regions.	**Moderate** Suitable habitat is present within the project site. The CNDDB does not report any occurrences of this species within the quadrangles reviewed, but this species has been observed at the Hastings Reserve, located approximately 14 miles from the project site. Some mammal burrows were observed within the project site during the April 2023 biological survey. Although only a limited number of flowering plants were observed within the project site during the biological survey, other sources of nectar occur adjacent to the site.
Bombus occidentalis Western bumble bee	— / SC / —	Found in a range of habitats, including mixed woodlands, farmlands, urban parks and gardens, montane meadows, and prairie grasslands. Requires plants that bloom and provide adequate nectar and pollen throughout the colony's life cycle, which is from early February to late November. Generally nests underground, often in abandoned mammal burrows. Populations are currently largely restricted to high elevation sites in the Sierra Nevada; however, the historic range includes the northern California coast.	**Unlikely** Suitable habitat is present within the project site. However, the project site is outside the current range of this species.
Branchinecta lynchi Vernal pool fairy shrimp	FT / — / —	Require ephemeral pools with no flow. Associated with vernal pool/grasslands from near Red Bluff (Shasta County), through the central valley, and into the South Coast Mountains Region. Require ephemeral pools with no flow.	**Not Present** No suitable habitat within the project site.
Danaus plexippus Monarch butterfly	— / SC / —	Overwinters in coastal California using colonial roosts generally found in Eucalyptus, pine and acacia trees. Overwintering habitat for this species within the Coastal Zone represents ESHA. Local ordinances often protect this species as well.	**Unlikely** No suitable habitat within the project site.
Euphilotes enoptes smithi Smith's blue butterfly	FE / — / —	Most commonly associated with coastal dunes and coastal sage scrub plant communities in Monterey and Santa Cruz Counties. Plant hosts are *Eriogonum latifolium* and *E. parvifolium*.	**Not Present** No suitable habitat within the project site. The host plants for this species were not observed within the project site during the April 2023 biological survey.
PLANTS			
Agrostis lacuna-vernalis Vernal pool bent grass	— / — / 1B	Vernal pool Mima mounds at elevations of 115-145 meters. Annual herb in the Poaceae family; blooms April-May. Known only from Butterfly Valley and Machine Gun Flats of Ft. Ord National Monument.	**Not Present** No suitable habitat within the project site. The project site is outside the known distribution and elevation ranges of this species. Not observed within the project site during the April 2023 biological survey.

Species	Status (Service/CDFW/CNPS)	General Habitat	Potential Occurrence in Project Site
Allium hickmanii Hickman's onion	— / — / 1B	Closed-cone coniferous forests, maritime chaparral, coastal prairie, coastal scrub, and valley and foothill grasslands at elevations of 5-200 meters. Bulbiferous perennial herb in the Alliaceae family; blooms March-May.	**Not Present** The project site is marginally outside the known elevation range of this species. Not observed within the project site during the April 2023 biological survey.
Aphyllon robbinsii Robbins' broomrape	— / — / 1B	Coastal bluff scrub and possibly coastal dunes at elevations of 0-100 meters. Achlorophyllous annual herb in the Orobanchaceae family; blooms April-July.	**Not Present** No suitable habitat within the project site. The project site is outside the known elevation range of this species. Not observed within the project site during the April 2023 biological survey.
Arctostaphylos hookeri ssp. *hookeri* Hooker's manzanita	— / — / 1B	Closed-cone coniferous forest, chaparral, cismontane woodland, and coastal scrub on sandy soils at elevations of 85-536 meters. Evergreen shrub in the Ericaceae family; blooms January-June.	**Not Present** Not observed within the project site during the April 2023 biological survey.
Arctostaphylos montereyensis Toro manzanita	— / — / 1B	Maritime chaparral, cismontane woodland, and coastal scrub on sandy soils at elevations of 30-730 meters. Evergreen shrub in the Ericaceae family; blooms February-March.	**Not Present** Not observed within the project site during the April 2023 biological survey.
Arctostaphylos pajaroensis Pajaro manzanita	— / — / 1B	Chaparral on sandy soils at elevations of 30-760 meters. Evergreen shrub in the Ericaceae family; blooms December-March.	**Not Present** No suitable habitat within the project site. Not observed within the project site during the April 2023 biological survey.
Arctostaphylos pumila Sandmat manzanita	— / — / 1B	Openings of closed-cone coniferous forests, maritime chaparral, cismontane woodland, coastal dunes, and coastal scrub on sandy soils at elevations of 3-205 meters. Evergreen shrub in the Ericaceae family; blooms February-May.	**Not Present** Not observed within the project site during the April 2023 biological survey.
Arenaria paludicola Marsh sandwort	FE / SE / 1B	Known from only two natural occurrences in Black Lake Canyon and at Oso Flaco Lake. Sandy openings of freshwater of brackish marshes and swamps at elevations of 3-170 meters. Stoloniferous perennial herb in the Caryophyllaceae family; blooms May-August.	**Unlikely** No suitable habitat within the project site. The project site is outside of the known distribution and elevation ranges of this species.
Astragalus tener var. *tener* Alkali milk-vetch	— / — / 1B	Playas, valley and foothill grassland on adobe clay, and vernal pools on alkaline soils at elevations of 1-60 meters. Annual herb in the Fabaceae family; blooms March-June.	**Not Present** No suitable habitat within the project site. The project site is outside the known elevation range of this species. Not observed within the project site during the April 2023 biological survey.
Astragalus tener var. *titi* Coastal dunes milk-vetch	FE / SE / 1B	Sandy soils in coastal bluff scrub, coastal dunes, coastal prairie (mesic); elevation 1-50 meters. Annual herb in the Fabaceae family; blooms March-May.	**Not Present** No suitable habitat within the project site. The project site is outside the known elevation range of this species. Not observed within the project site during the April 2023 biological survey.

Species	Status (Service/CDFW/CNPS)	General Habitat	Potential Occurrence in Project Site
Castilleja ambigua var. insalutata Pink Johnny-nip	— / — / 1B	Coastal prairie and coastal scrub at elevations of 0-100 meters. Annual herb in the Orobanchaceae family; blooms May-August.	**Unlikely** Marginally suitable habitat is present within the project site; however, the project site is outside the known elevation range of this species.
Centromadia parryi ssp. *congdonii* Congdon's tarplant	— / — / 1B	Valley and foothill grassland on heavy clay, saline, or alkaline soils at elevations of 0-230 meters. Annual herb in the Asteraceae family; blooms May-November.	**Unlikely** Marginally suitable habitat is present within the project site; however, soil conditions within the site are unlikely to support this species.
Chorizanthe minutiflora Fort Ord spineflower	— / — / 1B	Sandy openings of maritime chaparral and coastal scrub at elevations of 55-150 meters. Only known occurrences on Fort Ord National Monument. Annual herb in the Polygonaceae family; blooms April-July.	**Not Present** No suitable habitat within the project site. The project site is outside the known distribution and elevation ranges of this species. Not observed within the project site during the April 2023 biological survey.
Chorizanthe pungens var. *pungens* Monterey spineflower	FT / — / 1B	Maritime chaparral, cismontane woodland, coastal dunes, coastal scrub, and valley and foothill grassland on sandy soils at elevations of 3-450 meters. Annual herb in the Polygonaceae family; blooms April-July.	**Not Present** Not observed within the project site during the April 2023 biological survey.
Clarkia jolonensis Jolon clarkia	— / — / 1B	Cismontane woodland, chaparral, riparian woodland, and coastal scrub at elevations of 20-660 meters. Annual herb in the Onagraceae family; blooms April-June.	**Not Present** Not observed within the project site during the April 2023 biological survey.
Collinsia multicolor San Francisco collinsia	— / — / 1B	Closed-cone coniferous forest and coastal scrub, sometimes on serpentinite soils, at elevations of 30-250 meters. Annual herb in the Plantaginaceae family; blooms March-May.	**Not Present** Not observed within the project site during the April 2023 biological survey.
Cordylanthus rigidus ssp. *littoralis* Seaside bird's-beak	— / SE / 1B	Closed-cone coniferous forests, maritime chaparral, cismontane woodlands, coastal dunes, and coastal scrub on sandy soils, often on disturbed sites, at elevations of 0-425 meters. Annual hemi-parasitic herb in the Orobanchaceae family; blooms April-October.	**Not Present** Not observed within the project site during the April 2023 biological survey.
Delphinium californicum ssp. *interius* Hospital Canyon larkspur	— / — / 1B	Openings in chaparral, coastal scrub, and mesic areas of cismontane woodland at elevations of 230-1095 meters. Perennial herb in the Ranunculaceae family; blooms April-June.	**Not Present** Not observed within the project site during the April 2023 biological survey.
Delphinium hutchinsoniae Hutchinson's larkspur	— / — / 1B	Broadleaved upland forest, chaparral, coastal scrub, and coastal prairie at elevations of 0-427 meters. Perennial herb in the Ranunculaceae family; blooms March-June.	**Not Present** Not observed within the project site during the April 2023 biological survey.
Delphinium umbraculorum Umbrella larkspur	— / — / 1B	Cismontane woodland at elevations of 400-1600 meters. Perennial herb in the Ranunculaceae family; blooms April-June.	**Not Present** No suitable habitat within the project site. The project site is outside the known elevation range of this species. Not observed within the project site during the April 2023 biological survey.

Species	Status (Service/CDFW/CNPS)	General Habitat	Potential Occurrence in Project Site
Ericameria fasciculata Eastwood's goldenbush	— / — / 1B	Openings in closed-cone coniferous forest, maritime chaparral, coastal dunes, and coastal scrub on sandy soils at elevations of 30-275 meters. Evergreen shrub in the Asteraceae family; blooms July-October.	**Not Present** Not observed within the project site during the April 2023 biological survey.
Eriogonum nortonii Pinnacles buckwheat	— / — / 1B	Chaparral and valley and foothill grassland on sandy soils, often on recent burns, at elevations of 300-975 meters. Annual herb in the Polygonaceae family; blooms May-September.	**Not Present** Not observed within the project site during the April 2023 biological survey.
Erysimum ammophilum Sand-loving wallflower	— / — / 1B	Openings in maritime chaparral, coastal dunes, and coastal scrub on sandy soils at elevations of 0-60 meters. Perennial herb in the Brassicaceae family; blooms February-June.	**Not Present** No suitable habitat within the project site. The project site is outside the known elevation range of this species. Not observed within the project site during the April 2023 biological survey.
Erysimum menziesii Menzies' wallflower	FE / SE / 1B	Coastal dunes at elevations of 0-35 meters. Perennial herb in the Brassicaceae family; blooms March-September.	**Not Present** No suitable habitat within the project site. The project site is outside the known elevation range of this species. Not observed within the project site during the April 2023 biological survey.
Fritillaria liliacea Fragrant fritillary	— / — / 1B	Cismontane woodland, coastal prairie, coastal scrub, and valley and foothill grassland, often serpentinite, at elevations of 3-410 meters. Bulbiferous perennial herb in the Liliaceae family; blooms February-April.	**Not Present** Not observed within the project site during the April 2023 biological survey.
Gilia tenuiflora ssp. *arenaria* Monterey gilia	FE / ST / 1B	Openings in maritime chaparral, cismontane woodland, coastal dunes, and coastal scrub on sandy soils at elevations of 0-45 meters. Annual herb in the Polemoniaceae family; blooms April-June.	**Not Present** No suitable habitat within the project site. The project site is outside the known elevation range of this species. Not observed within the project site during the April 2023 biological survey.
Hesperocyparis goveniana Gowen cypress	FT / — / 1B	Closed-cone coniferous forest and maritime chaparral at elevations of 30-300 meters. Evergreen tree in the Cupressaceae family. Natively occurring only at Point Lobos near Gibson Creek and the Huckleberry Hill Nature Preserve near Highway 68.	**Not Present** No suitable habitat within the project site. The project site is outside the native range of this species. Not observed within the project site during the April 2023 biological survey.
Hesperocyparis macrocarpa Monterey cypress	— / — / 1B	Closed-cone coniferous forest at elevations of 10-30 meters. Evergreen tree in the Cupressaceae family. Natively occurring only at Cypress Point in Pebble Beach and Point Lobos State Park; widely planted and naturalized elsewhere.	**Not Present** No suitable habitat within the project site. The project site is outside the native range of this species. Not observed within the project site during the April 2023 biological survey.
Horkelia cuneata ssp. *sericea* Kellogg's horkelia	— / — / 1B	Openings of closed-cone coniferous forests, maritime chaparral, coastal dunes, and coastal scrub on sandy or gravelly soils at elevations of 10-200 meters. Perennial herb in the Rosaceae family; blooms April-September.	**Not Present** The project site is marginally outside the known elevation range of this species. Not observed within the project site during the April 2023 biological survey.
Horkelia marinensis Point Reyes horkelia	— / — / 1B	Coastal dunes, coastal prairie, and coastal scrub on sandy soils at elevations of 5-350 meters. Perennial herb in the Rosaceae family; blooms May-September.	**Not Present** Not observed within the project site during the April 2023 biological survey.

Species	Status (Service/CDFW/CNPS)	General Habitat	Potential Occurrence in Project Site
Lasthenia conjugens Contra Costa goldfields	FE / — / 1B	Mesic areas of valley and foothill grassland, alkaline playas, cismontane woodland, and vernal pools at elevations of 0-470 meters. Annual herb in the Asteraceae family; blooms March-June.	**Not Present** No suitable habitat within the project site. Not observed within the project site during the April 2023 biological survey.
Layia carnosa Beach layia	FT / SE / 1B	Coastal dunes and coastal scrub on sandy soils at elevations of 0-60 meters. Annual herb in the Asteraceae family; blooms March-July.	**Not Present** No suitable habitat within the project site. The project site is outside the known elevation range of this species. Not observed within the project site during the April 2023 biological survey.
Legenere limosa Legenere	— / — / 1B	Vernal pools and wetlands at elevations of 1-880 meters. Annual herb in the Campanulaceae family; blooms April-June.	**Not Present** No suitable habitat within the project site. Not observed within the project site during the April 2023 biological survey.
Lupinus tidestromii Tidestrom's lupine	FE / SE / 1B	Coastal dunes at elevations of 0-100 meters. Perennial rhizomatous herb in the Fabaceae family; blooms April-June.	**Not Present** No suitable habitat within the project site. The project site is outside the known elevation range of this species. Not observed within the project site during the April 2023 biological survey.
Malacothamnus palmeri var. *involucratus* Carmel Valley bush-mallow	— / — / 1B	Chaparral, cismontane woodland, and coastal scrub at elevations of 30-1100 meters. Perennial deciduous shrub in the Malvaceae family; blooms May-October.	**Not Present** Not observed within the project site during the April 2023 biological survey.
Malacothrix saxatilis var. *arachnoidea* Carmel Valley malacothrix	— / — / 1B	Chaparral and coastal scrub on rocky soils at elevations of 25-1036 meters. Perennial rhizomatous herb in the Asteraceae family; blooms June-December.	**Not Present** Not observed within the project site during the April 2023 biological survey.
Meconella oregana Oregon meconella	— / — / 1B	Coastal prairie and coastal scrub at elevations of 250-620 meters. Annual herb in the Papaveraceae Family; blooms March-April.	**Not Present** Not observed within the project site during the April 2023 biological survey.
Microseris paludosa Marsh microseris	— / — / 1B	Mesic areas of closed-cone coniferous forest, cismontane woodland, coastal scrub, and valley and foothill grassland at elevations of 5-300 meters. Perennial herb in the Asteraceae family; blooms April-July.	**Not Present** Not observed within the project site during the April 2023 biological survey.
Monardella sinuata ssp. *nigrescens* Northern curly-leaved monardella	— / — / 1B	Chaparral, coastal dunes, coastal scrub, and lower montane coniferous forest (ponderosa pine sandhills) on sandy soils at elevations of 0-300 meters. Annual herb in the Lamiaceae family; blooms April-September.	**Not Present** Not observed within the project site during the April 2023 biological survey.
Monolopia gracilens Woodland woollythreads	— / — / 1B	Openings of broadleaved upland forest, chaparral, cismontane woodland, North Coast coniferous forest, and valley and foothill grassland on serpentinite soils at elevations of 100-1200 meters. Annual herb in the Asteraceae family; blooms February-July.	**Not Present** Not observed within the project site during the April 2023 biological survey.

Species	Status (Service/CDFW/CNPS)	General Habitat	Potential Occurrence in Project Site
Pinus radiata Monterey pine	— / — / 1B	Closed-cone coniferous forest and cismontane woodland at elevations of 25-185 meters. Evergreen tree in the Pinaceae family. Only three native stands in CA at Ano Nuevo, Cambria, and the Monterey Peninsula; introduced in many areas.	**Not Present** No suitable habitat within the project site. The project site is outside the native elevation range of this species. Not observed within the project site during the April 2023 biological survey.
Piperia yadonii Yadon's rein orchid	FE / — / 1B	Sandy soils in coastal bluff scrub, closed-cone coniferous forest, and maritime chaparral at elevations of 10-510 meters. Annual herb in the Orchidaceae family; blooms February-August.	**Not Present** No suitable habitat within the project site. Not observed within the project site during the April 2023 biological survey.
Plagiobothrys chorisianus var. *chorisianus* Choris's popcorn-flower	— / — / 1B	Mesic areas of chaparral, coastal prairie, and coastal scrub at elevations of 15-160 meters. Annual herb in the Boraginaceae family; blooms March-June.	**Not Present** No suitable habitat within the project site. The project site is outside the known elevation range of this species. Not observed within the project site during the April 2023 biological survey.
Potentilla hickmanii Hickman's cinquefoil	FE / SE / 1B	Coastal bluff scrub, closed-cone coniferous forests, vernally mesic meadows and seeps, and freshwater marshes and swamps at elevations of 10-149 meters. Perennial herb in the Rosaceae family; blooms April-August.	**Not Present** No suitable habitat within the project site. The project site is outside the known elevation range of this species. Not observed within the project site during the April 2023 biological survey.
Ramalina thrausta Angel's hair lichen	— / — / 2B	North coast coniferous forest on dead twigs and other lichens. Epiphytic fructose lichen in the Ramalinaceae family. In northern CA it is usually found on dead twigs, and has been found on *Alnus rubra*, *Calocedrus decurrens*, *Pseudotsuga menziesii*, *Quercus garryana*, and *Rubus spectabilis*. In Sonoma County it grows on and among dangling mats of *R. menziesii* and *Usnea* spp.	**Not Present** No suitable habitat within the project site. The project site is outside the known range of this species. Not observed within the project site during the April 2023 biological survey.
Rosa pinetorum Pine rose	— / — / 1B	Closed-cone coniferous forest at elevations of 2-300 meters. Perennial shrub in the Rosaceae family; blooms May-July. Possible hybrid of *R. spithamea*, *R. gymnocarpa*, or others; further study needed.	**Not Present** No suitable habitat within the project site. Not observed within the project site during the April 2023 biological survey.
Stebbinsoseris decipiens Santa Cruz microseris	— / — / 1B	Broadleaved upland forest, closed-cone coniferous forest, chaparral, coastal prairie, coastal scrub, and openings in valley and foothill grassland, sometimes on serpentinite, at elevations of 10-500 meters. Annual herb in the Asteraceae family; blooms April-May.	**Not Present** Not observed within the project site during the April 2023 biological survey.
Sulcaria spiralifera Twisted horsetail lichen	— / — / 1B	California North Coast coniferous forest at elevations of 0–30 meters. Often found on conifers, including *Picea sitchensis*, *Pinus contorta* var. *contorta*, *Pseudotsuga menziesii*, *Abies grandis*, and *Tsuga heterophylla*. Fruticose lichen in the Parmeliaceae family.	**Not Present** No suitable habitat within the project site. The project site is outside the known elevation range of this species. Not observed within the project site during the April 2023 biological survey.
Tortula californica California screw moss	— / — / 1B	Valley and foothill grassland and chenopod scrub on sandy soils at elevations of 10-1460 meters. Moss in the Pottiaceae family.	**Not Present** No suitable habitat within the project site. Not observed within the project site during the April 2023 biological survey.

Species	Status (Service/CDFW/CNPS)	General Habitat	Potential Occurrence in Project Site
Trifolium buckwestiorum Santa Cruz clover	— / — / 1B	Gravelly margins of broadleaved upland forest, cismontane woodland, and coastal prairie at elevations of 105-610 meters. Annual herb in the Fabaceae family; blooms April-October.	**Not Present** Not observed within the project site during the April 2023 biological survey.
Trifolium hydrophilum Saline clover	— / — / 1B	Marshes and swamps, mesic and alkaline valley and foothill grassland, and vernal pools at elevations of 0-300 meters. Annual herb in the Fabaceae family; blooms April-June.	**Not Present** No suitable habitat within the project site. Not observed within the project site during the April 2023 biological survey.
Trifolium polyodon Pacific Grove clover	— / SR / 1B	Mesic areas of closed-cone coniferous forest, coastal prairie, meadows and seeps, and valley and foothill grassland at elevations of 5-120 meters. Annual herb in the Fabaceae family; blooms April-July.	**Not Present** No suitable habitat within the project site. The project site is outside the known elevation range of this species. Not observed within the project site during the April 2023 biological survey.
Trifolium trichocalyx Monterey clover	FE / SE / 1B	Sandy openings and burned areas of closed-cone coniferous forest at elevations of 30-240 meters. Annual herb in the Fabaceae family; blooms April-June.	**Not Present** No suitable habitat within the project site. Not observed within the project site during the April 2023 biological survey.

STATUS DEFINITIONS

Federal

FE = listed as Endangered under the federal Endangered Species Act
FT = listed as Threatened under the federal Endangered Species Act
FC = Candidate for listing under the federal Endangered Species Act
— = no listing

State

SE = listed as Endangered under the California Endangered Species Act
ST = listed as Threatened under the California Endangered Species Act
SC = Candidate for listing under California Endangered Species Act
SR = listed as Rare under the California Endangered Species Act
CFP = California Fully Protected Species
CSC = CDFW Species of Concern
— = no listing

California Native Plant Society

1B = California Rare Plant Rank 1B species; plants rare, threatened, or endangered in California and elsewhere
2B = California Rare Plant Rank 2B species; plants rare, threatened, or endangered in California, but more common elsewhere
— = no listing

POTENTIAL TO OCCUR

Present = known occurrence of species within the site; presence of suitable habitat conditions; or observed during field surveys
High = known occurrence of species in the vicinity from the CNDDB or other documentation; presence of suitable habitat conditions
Moderate = known occurrence of species in the vicinity from the CNDDB or other documentation; presence of marginal habitat conditions within the site
Low = species known to occur in the vicinity from the CNDDB or other documentation, lack of suitable habitat or poor quality
Unlikely = species not known to occur in the vicinity from the CNDDB or other documentation, no suitable habitat is present within the site
Not Present = species was not observed during surveys or no obligate habitat is present within the site

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Exhibit E

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Revised November 15, 2024 Project No. 2383-M263-C24

Valentine Environmental Engineers
Attention: Ms. Teresa Valentine
15845 South 46th Street, Suite 144
Phoenix, Arizona 85040

Subject: Preliminary Geological Letter
Rancho Fiesta Water Tanks Replacement Project
Carmel Valley, Monterey County, CA

Dear Ms. Valentine,

In accordance with your authorization, we have performed a preliminary geological investigation with respect to the potential surface fault ground rupture posed to the proposed water tank replacement project at the Rancho Fiesta subdivision located in Carmel Valley, California. This letter presents our preliminary findings and recommendations with respect to that hazard and the attendant risks.

Sincerely,

PACIFIC CREST ENGINEERING INC.



Erik N. Zinn
Principal Geologist
P.G. #6854, C.E.G. #2139

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PRELIMINARY GEOLOGIC LETTER
Rancho Fiesta Water Tanks Replacement
Carmel Valley, California

INTRODUCTION

PURPOSE AND SCOPE

This report describes preliminary geological investigation and presents our preliminary findings and recommendations for the proposed subterranean water tanks replacement project in the Rancho Fiesta subdivision in Carmel Valley, California.

Our scope of services for this project has consisted of:

1. Site reconnaissance to observe the existing conditions.

2. Review of the following published maps:

    - Geologic resources and constraints – Monterey County, California – A technical report for the Monterey County 21st Century General Plan Update Program, Rosenberg, L.I., 2001.
    - Geologic Map of the Monterey and Seaside Quadrangle, Monterey County, California, Dibblee Jr., 2007.
    - Geologic Map of Monterey County, California, Rosenberg, 2001.
    - Map Showing Relative Earthquake-Induced Landslide Susceptibility of Monterey County, California, Rosenberg, 2001.
    - Map Showing Liquefaction Susceptibility of Monterey County, California, Rosenberg, 2001.
    - Map Showing Relative Fault Hazards of Monterey County, California, Rosenberg, 2001.
    - U.S. Geological Survey (and the California Geologic Survey), 2018, Quaternary fault and fold database for the United States, accessed April 2021, from USGS web site: https://www.usgs.gov/natural-hazards/earthquake-hazards/hazards

3. Preparation of this letter report documenting our findings and recommendations for the potential surface fault ground rupture and attendant risk posed to the project. This is in response to a request for supplemental information from the County of Monterey.

PROJECT LOCATION

The project sites are currently comprised of two water storage facilities, an "upper tank site" and "lower tank site", both located on Oak Meadow Lane in the Rancho Fiesta Subdivision in Carmel Valley. Please refer to the Topographic Index Map, Figure No. 1, in Appendix A for the general vicinity of the project sites, which are approximately located by the following coordinates:

Lower Tank Site
Latitude = 36.51819444
Longitude = -121.7640611

Upper Tank Site
Latitude = 36.52406111
Longitude = -121.763275

PROPOSED IMPROVEMENTS

Based on our discussions with the project design team, it is our understanding that the existing subterranean water tanks are scheduled to be replaced. The new water storage tanks will be installed adjacent to the existing water storage tanks and will extend approximately 8 to 10 feet below the ground surface. The proposed water storage tanks are expected to consist of cast-in-place concrete walls supported on a structural mat foundation.

ANALYSIS

REGIONAL GEOLOGIC SETTING

The subject property is in the central Santa Lucia Range. The Santa Lucia Range is formed by a series of rugged, linear ridges and valleys following the pronounced northwest to southeast structural grain of central California geology. Underlying most of the Santa Lucia Range is a large, elongate prism of granitic and metamorphic basement rocks, known collectively as the Salinian Block (Figure 2). These rocks are separated from contrasting basement rock types to the northeast and southwest, respectively, by the San Andreas and San Gregorio strike-slip fault systems.

Throughout the Cenozoic Era, this portion of California has been dominated by tectonic forces associated with lateral or "transform" motion between the North American and Pacific lithospheric plates, producing long, northwest-trending faults such as the San Andreas and San Gregorio, with horizontal displacements measured in tens to hundreds of miles. Accompanying the horizontal (strike-slip) movement of the plates have been episodes of compressive stress, reflected by repeated uplift, deformation, erosion and deposition.

REGIONAL SEISMIC SETTING

California's broad system of strike-slip faulting has had a long and complex history. Some of these faults present a seismic hazard to the proposed development. The most important of these

are the Rinconada, San Andreas, and Monterey Bay-Tularcitos faults (Figures 2,3 and 4). These faults are either active or considered potentially active (Working Group On Northern California Earthquake Potential (WGONCEP), 1996; 1999 Working Group on California Earthquake Probabilities (WGOCEP), 1999; 2002 Working Group On California Earthquake Probabilities (WGOCEP), 2003; Cao et al., 2003).

For the purposes of this letter, which is focused on the attendant risk to the tanks with respect to the potential hazard related to surface fault ground rupture, we have only broken out a detailed discussion on the Monterey Bay Tularcito fault zone, since that is the closest and most germane of the aforementioned faults to the sites.

Monterey Bay-Tularcitos Fault Zone

The Monterey Bay-Tularcitos fault zone is 6 to 9 miles wide, about 25 miles long, and consists of many en échelon faults identified during shipboard seismic reflection surveys (Greene, 1977). The fault zone trends northwest-southeast and intersects the coast in the vicinity of Seaside and Ford Ord. At this point, several onshore fault traces have been tentatively correlated with offshore traces in the heart of the Monterey Bay-Tularcitos fault zone (Greene, 1977; Clark et al., 1974; Burkland and Associates, 1975). These onshore faults are, from southwest to northeast, the Tularcitos-Navy, Berwick Canyon, Chupines, Seaside, and Ord Terrace faults. Only the larger of these faults, the Tularcitos-Navy and Chupines, are shown on Figure 2. It must be emphasized that these correlations between onshore and offshore portions of the Monterey Bay-Tularcitos fault zone are only tentative; for example, no concrete geologic evidence for connecting the Navy and Tularcitos faults under the Carmel Valley alluvium has been observed, nor has a direct connection between these two faults and any offshore trace been found.

Outcrop evidence indicates a variety of strike-slip and dip-slip movement associated with onshore and offshore traces. Earthquake studies suggest the Monterey Bay-Tularcitos fault zone is predominantly right-lateral, strike-slip in character (Greene, 1977). Stratigraphically, both offshore and onshore fault traces in this zone have displaced Quaternary beds and, therefore, are considered potentially active (Buchanan-Banks et al., 1978). One offshore trace, which aligns with the trend of the Navy fault, has displaced Holocene beds and is therefore active by definition (Buchanan-Banks et al., 1978).

Seismically, the Monterey Bay-Tularcitos fault zone may be historically active. The largest historical earthquakes tentatively located in the Monterey Bay-Tularcitos fault zone are two events, estimated at 6.2 on the Richter Scale, in October 1926 (Greene, 1977). Because of possible inaccuracies in locating the epicenters of these earthquakes, it is possible that they actually occurred on the nearby San Gregorio fault zone (Greene, 1977).

Another earthquake in April 1890 might be attributed to the Monterey Bay-Tularcitos fault zone (Burkland and Associates, 1975); this earthquake had an estimated Modified Mercalli Intensity of VII (Table 1) for Monterey County on a whole.

The WGONCEP (1996) has assigned an earthquake of Mw 7.1 with an effective recurrence interval of 2,600 years to the Monterey Bay-Tularcitos fault zone, based on Holocene offshore offsets. Petersen et al. (1996) have a similar earthquake magnitude, but for a recurrence interval

of 2,841 years. Their earthquake is based on a composite slip rate of 0.5 millimeters per year (after Rosenberg and Clark, 1995).

Cao et al. (2003) has developed a model for the Monterey Bay fault zone that combines slip rates of the different segments, resulting in a composite slip rate of 0.5 mm per year and a forecasted earthquake of Mw 7.3, with no stated recurrence interval. The Cao et al. (2003) model adopted implicitly assumes that all the assessed segments in the Monterey Bay fault zone each have an independent slip rate of 0.1 mm per year (based upon the one slip rate developed by Rosenberg and Clark, 1995 for the Tularcitos segment), and essentially assigns the composite slip rate to the Tularcitos trace of the Monterey Bay fault zone.

Rosenberg considers the Tularcitos fault to be active (i.e. movement within the last 11,000 years). He noted that the fault is mostly buried beneath Quaternary alluvium and landslide deposits in the upper Carmel Valley, but is delineated in select locations by upthrown granitic basement rock on the southwest and Tertiary sedimentary rock on the northeast. He noted that "geomorphic features such as deflected drainages and linear closed depressions, visible in the field and on aerial photographs, delineate this part of the Tularcitos fault."

The following passages were excerpted from Rosenberg's (2001) description of evidence for the fault's location and activity:

> *A branch of the Tularcitos fault extends along the foothills south of the Carmel River near the southeastern boundary of the Seaside quadrangle. This branch is marked by a zone of crushed granodiorite thrust over the unnamed sandstone of middle Miocene age and appears on aerial photographs as a series of topographic benches and saddles.*
>
> *Near mid-Carmel Valley, alluvium conceals the main trace of the Tularcitos fault. This portion of the fault was located by plotting bedrock lithology as interpreted by Logan (1983) from water well logs. Water well logs and seismic refraction data also suggest a buried granitic bedrock high near the mouth of Juan de Matte Canyon. From Laureles Grade westward to Tomasini Canyon, a branch of the Tularcitos fault aligns with and cuts the edge of the broad fluvial terrace. On Rancho Fiesta Road, a fluvial terrace is tilted 18 degrees toward the Tularcitos fault.*
>
> *Total post-Miocene vertical displacement of the Tularcitos fault is about 1,250 feet (Fiedler, 1944, p. 237). Graham (1976) postulated that at least 2 miles and possibly as much as 10 miles of right-lateral displacement may have taken place on the Tularcitos fault, based on the apparent offset of distinctive facies of the Monterey Formation. Additionally, distinct basaltic andesites that crop out at Hastings Reserve north of the Tularcitos fault may have been offset by at least 10 miles and possibly as much as 25 miles of right slip from similar volcanic rocks of lower Carmel Valley and Carmel Bay that were dated at 27.0±0.8 Ma (Clark and others, 1984). Comparison of rare earth element composition shows that these volcanic rocks are chemically very similar and thus supports their correlation and the possibility of more than 10 miles of right slip (Clark and Rosenberg, 1999). Other evidence of strike-slip displacement on the Tularcitos fault includes two earthquake focal mechanisms with right-reverse-oblique-slip movement.*

Radiocarbon dating of offset colluvium in upper Carmel Valley (Rosenberg and Clark, 1994) together with the offset of the seafloor in Monterey Bay (Greene and others, 1973) confirms Holocene activity along this trend. The CDMG/USGS Probabilistic Seismic Hazards Assessment assigned a slip rate of 0.1 mm/yr and a maximum magnitude of 7.1 to the combined Monterey Bay fault zone/Navy/Tularcitos fault system (Petersen and others, 1996, p. A-7).

Laureles Fault

Rosenberg considers the Laureles fault to be potentially active (i.e. movement between 11,000 and 1,600,000 years). There is no evidence that this fault cuts Holocene age deposits anywhere and Rosenberg did not recommend it for zonation with respect to surface fault ground rupture in his 2001 report.

The following passages were excerpted from Rosenberg's (2001) description of evidence for the fault's location and activity:

This fault was first mapped by Herold (1935) in the southwest corner of the Spreckels 7.5-minute quadrangle. Fiedler (1944) extended the Laureles fault southeast into the Carmel Valley quadrangle, and renamed it the Del Monte fault for an exposure near Rancho Del Monte (now the Los Laureles Lodge). In this report, the original name "Laureles" is retained to avoid confusion with faults near the Del Monte district of Monterey.

Faults in the zone strike northwest and are nearly vertical, separating Cretaceous granitic rock and Miocene marine sandstones. Steep to near-vertical dipping Monterey shale locally offset against Pleistocene terrace deposits characterizes the Laureles fault zone from Tomasini Canyon to Laureles Grade. From Laureles Grade southeastward to Carmel Valley Village, the fault zone separates Salinian basement on the north from steeply dipping middle Miocene sandstone. Northeast of Carmel Valley Village, the Laureles fault zone continues eastward into a large landslide deposit and dies out. Fiedler (1944) showed the Laureles fault zone truncated by a cross-fault; but field evidence and analysis of aerial photographs do not support this interpretation.

Estimates of vertical displacement on the Laureles fault zone range from about 600 feet (Fiedler, 1944) to 1,000 feet (Herold, 1935). Clearly offset Quaternary deposits are rare along the Laureles fault zone, although Clark and others (1997) interpreted a scarp east of Juan de Matte Canyon as tectonic in origin rather than the erosional edge of the terrace deposit, as mapped by Dupré (1990). On a spur ridge approximately 400 feet west of Juan de Matte Canyon, an en echelon segment of the Laureles fault offsets a small patch of Pleistocene fluvial terrace gravel. This limited exposure suggests that the latest movement on the Laureles fault zone is probably post middle(?) Pleistocene (Clark and others, 1997).

The Laureles fault is currently zoned by the County of Monterey for surface fault ground rupture hazard in spite of Rosenberg's 2001 report recommendation to NOT zone it. The way the fault is currently zoned, it is weighted to be the same level of hazard as the active Tularcitos fault for example. This is puzzling from our perspective as geologists. The zonation of a fault should be tied to its level of activity and potential to rupture again. In our opinion, a fault that does not

display evidence of rupturing in the last 11,000 years has a lower probability of rupturing than a fault that demonstrates activity in the last 11,000.

SITE GEOLOGIC SETTING

Lower Tank Site

The lower tank site lies near the top of a ridge crest above a narrow steep-sided canyon. The flank of the ridge rolls over steeply approximately 80 feet east of the development area. Rosenberg (2001) has portrayed the site as being underlain by Monterey Formation siliceous shale bedrock dipping about 36 degrees to the southwest (see Figure 4), which is inconsistent with our observations at the site and of the aerial photographs. We noted that the site sits just slightly west of a landslide escarpment (80 feet east of the development site) and we measured bedding within the Monterey Formation bedrock to be dipping 60 degrees to the northwest (into the hillside) right across the street in a road cut along Oak Meadows Lane. Absolute knowledge regarding the structure within the rock under the water tank site is unknown, although it appears that the bedrock is intensely folded and faulted in this area. The site also appears to lie 200 feet southwest of a mapped trace of the Laureles Fault and 2500 feet northwest of the nearest mapped trace of the Tularcitos Faut (see Figure 4). The Laureles Fault is not considered to be active and was not recommended for surface fault ground rupture zonation by Rosenberg (2001). It appears that the County of Monterey did not follow that recommendation and has zoned an area of 300 feet to either side of the Laureles Fault as being a surface fault ground rupture hazard. Conversely, the Tularcitos Fault is considered to be active by Rosenberg (2001) and was recommended for surface fault ground rupture zonation. Both the Laureles and Tularcitos Faults appear to be zoned with the same level of potential hazard by the County of Monterey, which should not be the case in our professional opinion.

No groundwater was encountered in the small-diameter borings advanced by our firm to a depth of 21 ½ feet below the ground surface. No evidence of anoxic mottling or gleyed bedrock colors were encountered in the borings which were almost entirely advanced through weathered and fractured siliceous shale. We did not observe any evidence of springs or seeps on the hillside below the tank site, which one would expect if groundwater was present and moving through the fractured bedrock (i.e. fracture porosity) in steep terrain. In summary, there is no evidence whatsoever of shallow groundwater that could potentially impact the tank design.

Upper Tank Site

The upper tank site also lies near the top of a ridge crest above a narrow steep-sided canyon. The flank of the ridge rolls over steeply approximately 120 feet west-southwest of the site. Rosenberg (2001) has portrayed the site as being underlain by Monterey Formation siliceous shale bedrock dipping about 15 degrees to the west (see Figure 4), which we neither verify nor refute directly at the site. As with the lower tank site, absolute knowledge regarding the structure within the rock under the site is unknown, although the upper site lies at least 1370 feet northeast of the nearest mapped trace of the Laureles Fault and 4590 feet northeast of the nearest segment of the Tularcitos Fault.

Similar to the lower tank site, no groundwater was encountered in the small-diameter borings advanced by our firm to a depth of 21 ½ feet below the ground surface. No evidence of anoxic

mottling or gleyed bedrock colors were encountered in the borings which were almost entirely advanced through weathered fractured siliceous shale. We did not observe any evidence of springs or seeps on the hillside below the tank site, which one would expect if groundwater was present and moving through the fractured bedrock (i.e. fracture porosity) in steep terrain. In summary, there is also no evidence whatsoever of shallow groundwater that could potentially impact the tank design for the upper tank site.

Surface Fault Ground Rupture Hazard

Neither site lies within any fault zone defined by the State of California Alquist-Priolo Special Studies Zone Act and the lower tank and upper tank sites respectively lie 2500 and 4590 feet northeast of the nearest mapped trace of an active fault (i.e. the Tularcitos Fault). They also lie respectively 200 feet southwest and 1370 feet northeast of the potentially active Laureles Fault. We did not observe surface evidence of active faulting such as fault-related geomorphology or photo lineaments at either site. Therefore, it is our opinion that both tank sites are NOT underlain by an active fault, corresponding to a low potential for surface ground fault rupture to occur within the design life of the tanks.

FINDINGS

1. Neither site lies within any fault zone defined by the State of California Alquist-Priolo Special Studies Zone Act and the lower tank and upper tank sites respectively lie 2500 and 4590 feet northeast of the nearest mapped trace of an active fault (i.e. the Tularcitos Fault). We did not observe surface evidence of active faulting such as fault-related geomorphology or photo lineaments at either site. Therefore, it is our opinion that both tank sites are NOT underlain by an active fault, corresponding to a low potential for surface ground fault rupture to occur within the design life of the tanks.
2. No groundwater was encountered in the small-diameter borings advanced by our firm to a depth of 21 ½ feet below the ground surface at both tank sites. No evidence of anoxic mottling or gleyed bedrock colors were encountered in the borings which were almost entirely advanced through weathered fractured siliceous shale. We did not observe any evidence of springs or seeps on the hillside below the tank sites, which one would expect if groundwater was present and moving through the fractured bedrock (i.e. fracture porosity) in steep terrain. In our opinion, there is no evidence whatsoever that shallow groundwater is present on either tank site, correlating to a low potential for groundwater to impact the proposed tank design.

RECOMMENDATIONS

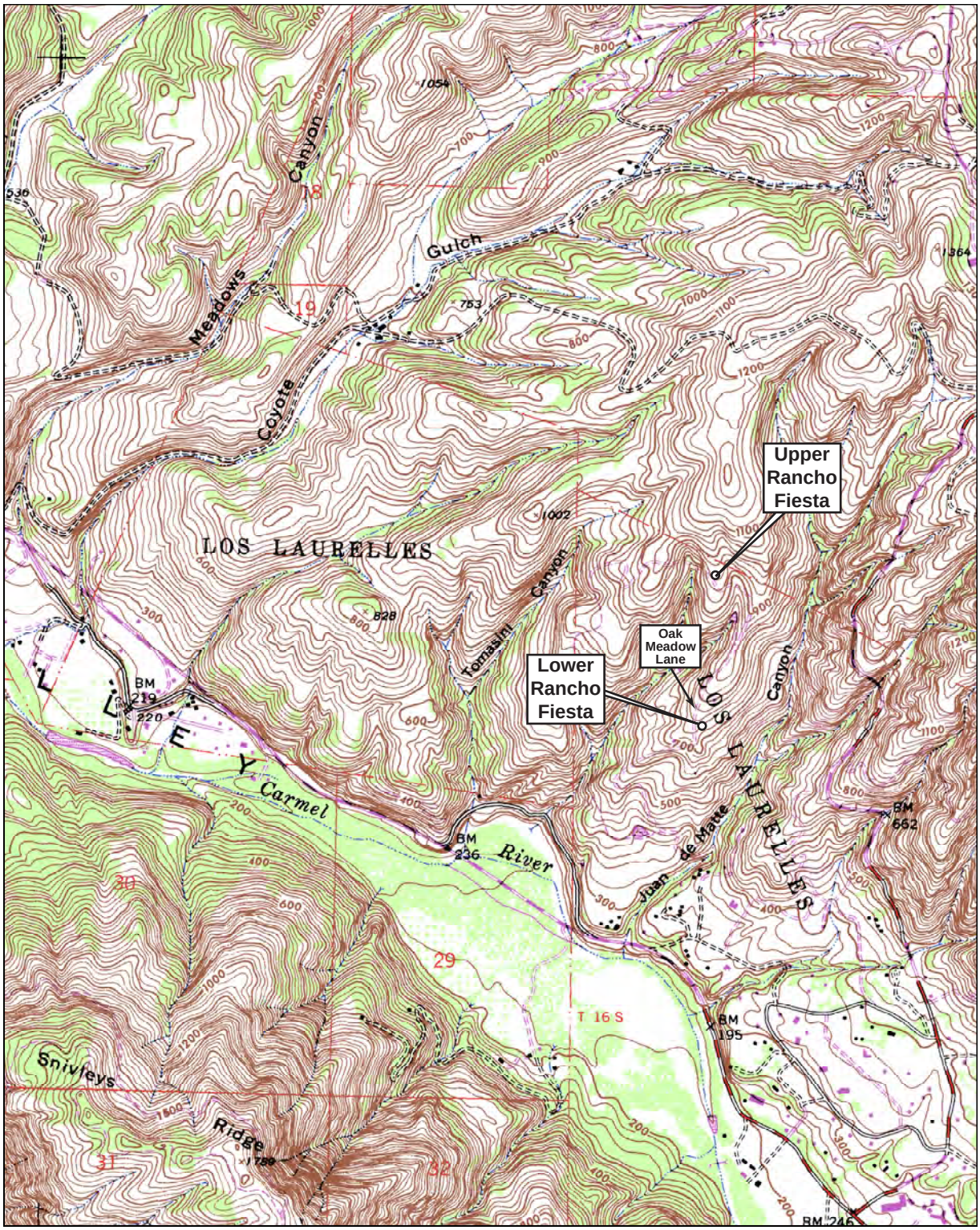
1. We have no further geological recommendations for either tank site, given that both sites appear to have a low potential for surface fault ground rupture and neither site appears to have issues related to shallow groundwater. In our opinion, no further geological investigation is warranted for both of the tank sites.
2. The reader should refer to the Geotechnical Investigation report issued by our firm for the tank sites, since there are geotechnical engineering design considerations that need to be taken into account for the tank designs and construction.

LIMITATIONS AND UNIFORMITY OF CONDITIONS

1. This preliminary geology investigation letter was prepared specifically for Valentine Environmental Engineers and for the specific project and location described in the body of this report. This report and the recommendations included herein should be utilized for this specific project and location exclusively. The results of this preliminary geological investigation should not be applied to nor utilized on any other project or project site.
2. The recommendations of this report are based upon the assumption that the geological conditions do not deviate from our findings. If any variations or undesirable conditions are encountered during construction, or if the proposed construction will differ from that planned at the time, our firm should be notified so that supplemental recommendations can be provided.
3. This report is issued with the understanding that it is the responsibility of the owner, or their representative, to ensure that the information and recommendations contained herein are called to the attention of the Architects and Engineers for the project and incorporated into the plans, and that the necessary steps are taken to ensure that the Contractors and Subcontractors carry out such recommendations in the field.
4. The findings of this report are valid as of the present date. However, changes in the conditions of a property can occur with the passage of time, whether they are due to natural process or the works of man, on this or adjacent properties. In addition, changes in applicable or appropriate standards occur, whether they result from legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated, wholly or partially, by changes outside of our control. This report should therefore be reviewed in light of future planned construction and then current applicable codes. This report should not be considered valid after a period of two (2) years without our review.
5. This report was prepared upon your request for our services in accordance with currently accepted standards of professional geological practice. No warranty as to the contents of this report is intended, and none shall be inferred from the statements or opinions expressed.
6. The scope of our services mutually agreed upon for this project did not include any environmental assessment or study for the presence of hazardous or toxic materials in the soil, surface water, groundwater, or air, on or below or around this site.

APPENDIX A - FIGURES

Topographic Index Map
Regional Geological Map
Regional Seismicity Map
Local Geological Map
County Fault Index Map



N
W E
S

SCALE 1:24,000

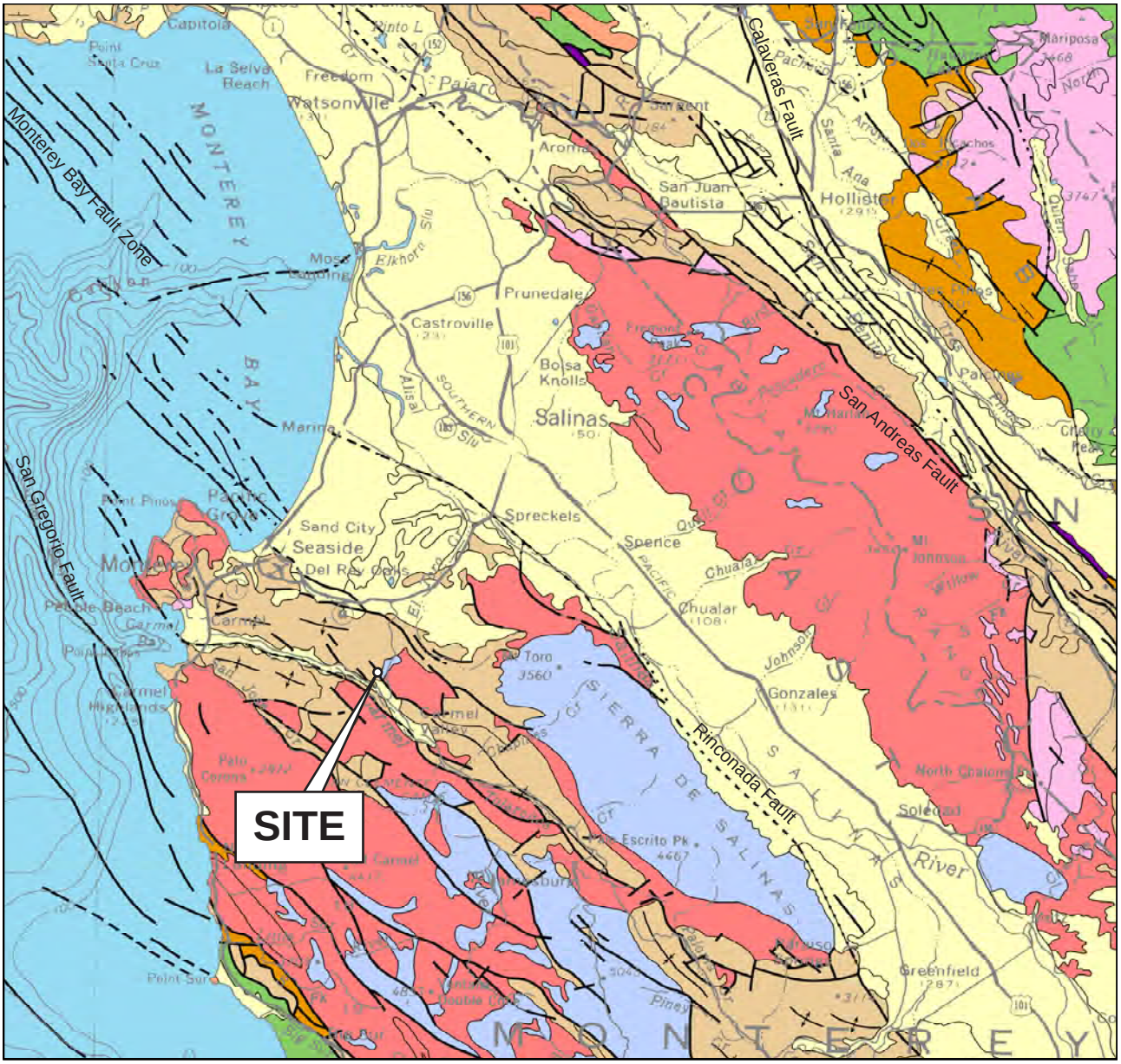
1000 0 1000 2000 feet

BASE MAP: U.S. Geological Survey, 1947 (photorevised 1983), Seaside quadrangle, California, 7.5' topographic series, scale 1:24,000.

Pacific Crest ENGINEERING INC

Topographic Index Map
Rancho Fiesta Water Tanks Replacement
Oak Meadows Lane
Carmel Valley, California

FIGURE # 1
JOB # 2383



Reference: Jennings, C.W., 1977, Geologic Map of California: California Department of Conservation, Division of Mines and Geology, scale 1:750,000.
Digital Data: Saucedo, G.J., Bedford, D.R., Raines, G.L., Miller, R.J., and Wentworth, C.M., 2000, GIS Data for the Geologic Map of California: California Department of Conservation, Division of Mines and Geology, CD-ROM 2000-007, ver. 2.0.

Legend

Geologic Units

- Quaternary Deposits
- Quaternary Volcanics
- Tertiary Sedimentary Rocks
- Tertiary Volcanic Rocks
- Pre-Tertiary Sedimentary Rocks
- Pre-Tertiary Volcanic Rocks
- Grantic Intrusive Rocks
- Franciscan Complex
- Ultramafic Rocks
- Pre-Tertiary Metamorphic Rock
- Pre-Cambrian Metamorphic and Igneous Rocks

Symbols

- contact
- fault, certain
- fault,approx. located
- fault, concealed or inferred
- anticline
- monocline
- syncline

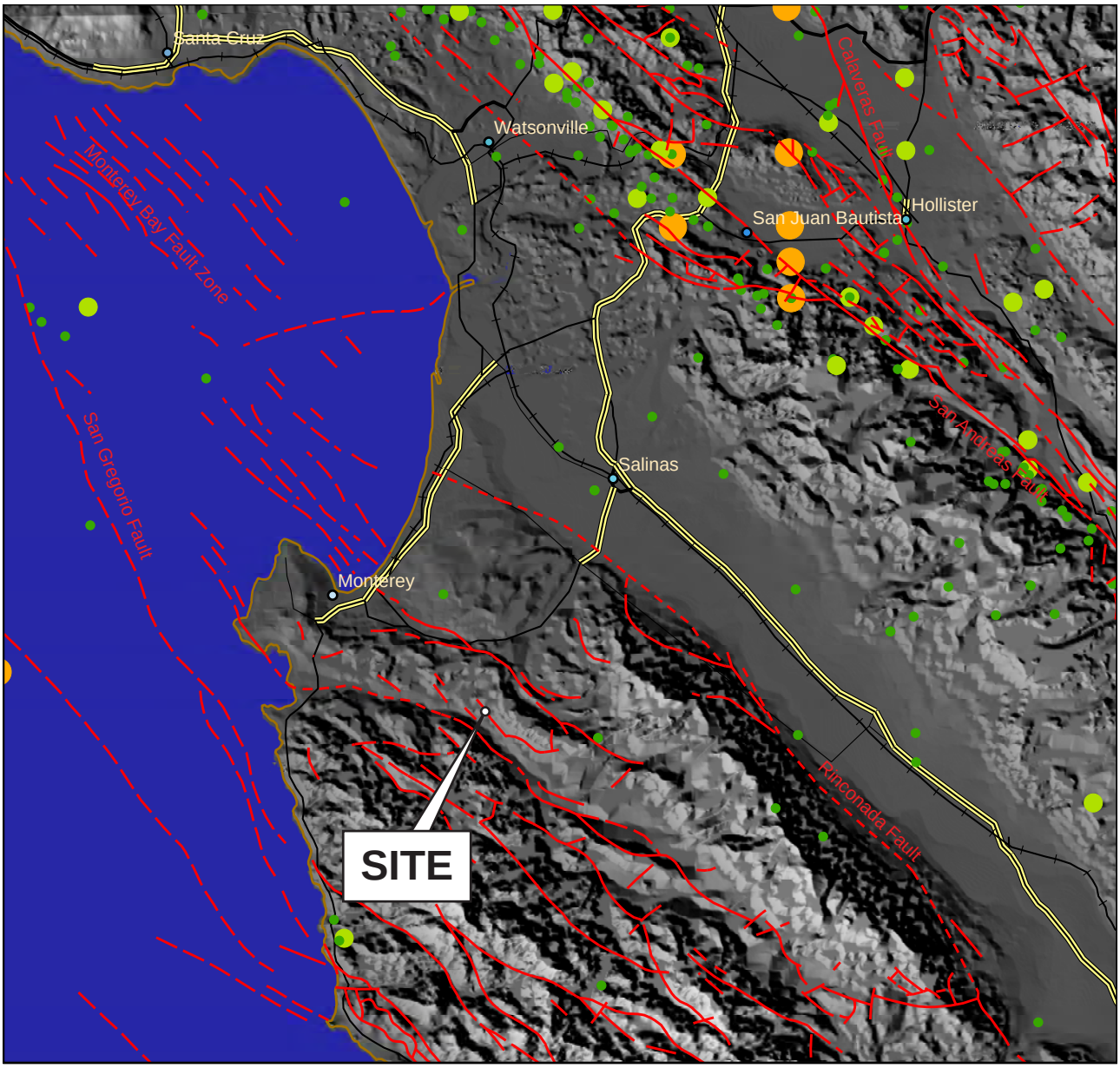
N W E S

Miles
0 5 10 20
Scale 1:500,000

Pacific Crest ENGINEERING INC

Regional Geologic Map
Rancho Fiesta Water Tanks Replacement
Oak Meadows Lane
Carmel Valley, California

FIGURE # 2
JOB # 2383



Seismicity Information: Magnitude 4 and greater earthquakes, compiled from various sources, 1769 to 2000; available at www.consrv.cagov/CGS/rghm/quakes/cgs2000_fnl.txt
Fault Information: Jennings, C.W., 1977, Geologic map of California: California Department of Conservation, Division of Mines and Geology, scale 1:750,000

EXPLANATION

Symbols

- fault, certain
- fault,approx. located
- fault, concealed or inferred

Earthquake Magnitude

- 4.0 to 4.99
- 5.0 to 5.99
- 6.0 to 6.99
- 7.0 +

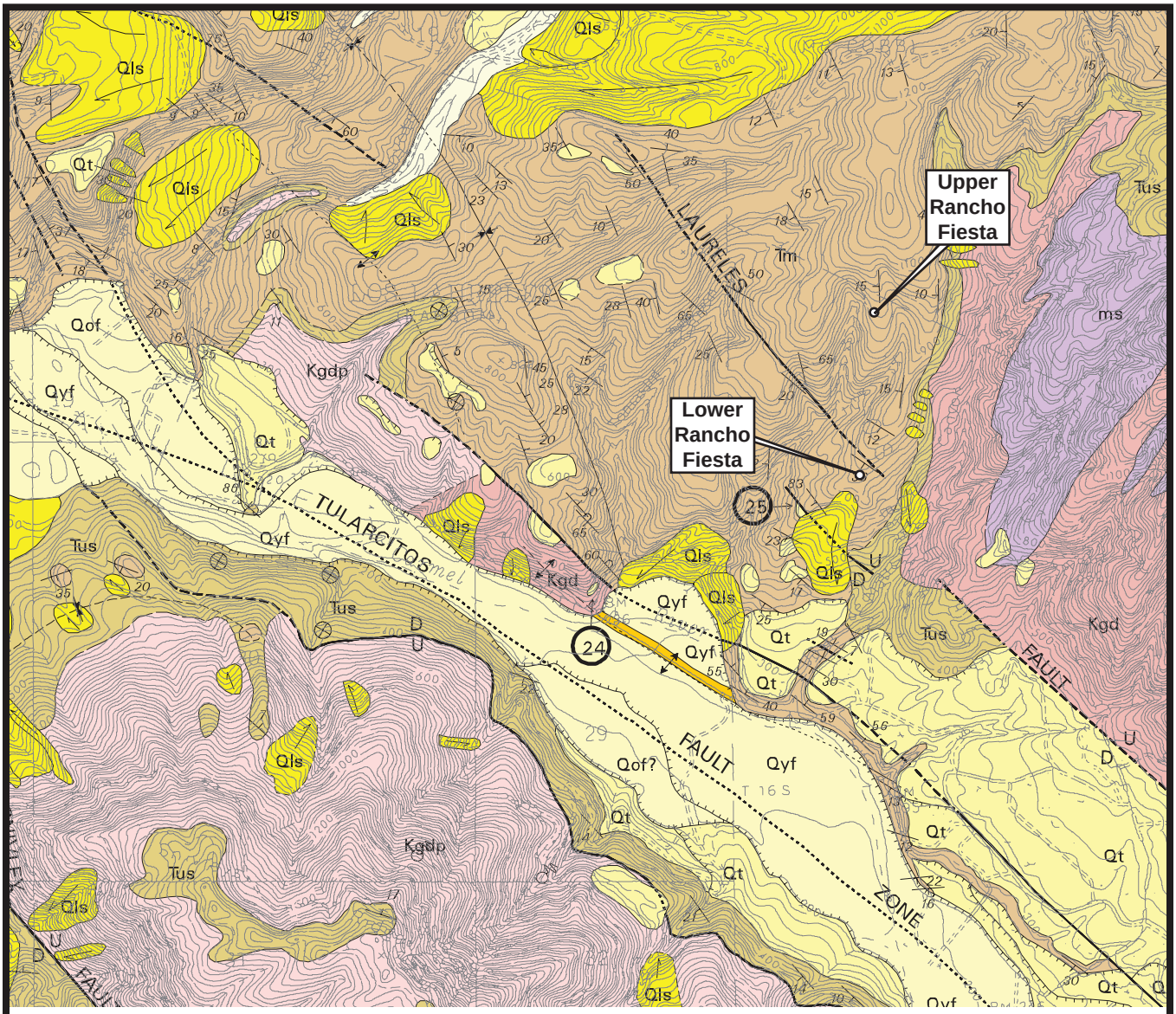
N W E S

Miles
0 5 10 20
Scale 1:500,000

Pacific Crest ENGINEERING INC

Regional Seismicity Map
Rancho Fiesta Water Tanks Replacement
Oak Meadows Lane
Carmel Valley, California

FIGURE # 3
JOB # 2383



EARTH MATERIALS

Qyf	Younger flood-plain deposits
Qof	Older flood-plain deposits
Qls	Landslide deposits
Qt	Terrace deposits - undividided
Tm	Monterey Formation - porcelanite
Ts	Unnamed sandstone
Kgdp	Porphyritic granodiorite of Monterey of Ross (1976)
Kgd	Granodiorite of Cachagua of Rosss (1976)
ms	Schist of Sierra De Salinas of Ross (1976)

SYMBOLS

- Earth material contact
- Fault - dashed where approximately located, dotted where concealed
- 49 — Bedding attitude - inclined
- Bedding attitude - flat
- Anticlinal fold axis
- Synclinal fold axis

BASE MAP: Modifed after Clark et al. (1997), scale: 1"=2000'.

Pacific Crest ENGINEERING INC

Topographic Index Map
Rancho Fiesta Water Tanks Replacement
Oak Meadows Lane
Carmel Valley, California

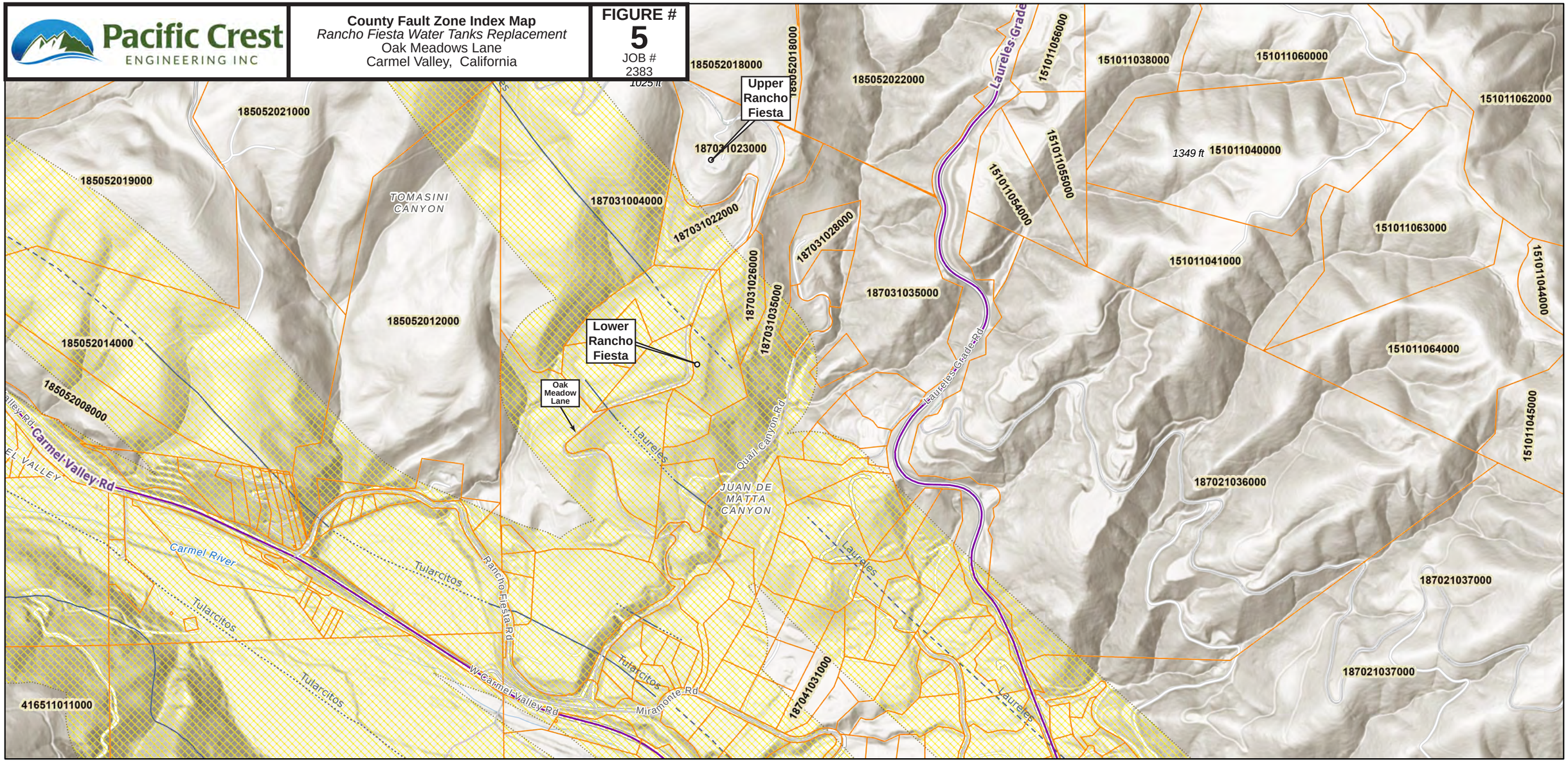
FIGURE # 4
JOB # 2383

ArcGIS Web Map

Pacific Crest ENGINEERING INC

County Fault Zone Index Map
Rancho Fiesta Water Tanks Replacement
Oak Meadows Lane
Carmel Valley, California

FIGURE # 5
JOB # 2383



10/14/2024, 12:47:44 PM

Active/Potentially Active Faults (660' Buffer)

Faults

fault-inferred

fault-concealed

fault-certain

MONTEREY CO

Roads

Major Collector

Local

Parcels

1:11,941

0 500 1,000 2,000 ft

0 180 360 720 m

Esri Community Maps Contributors, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Esri, NASA, NGA, USGS, FEMA

ArcGIS Web AppBuilder
County of Monterey | Esri Community Maps Contributors, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS | Esri Community Maps Contributors, California

Introduced: 8/20/2025 **Current Status:** Agenda Ready

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

PLN240078 - LA FUERZA PROPERTIES LLC

Public hearing to consider after-the-fact construction of a legal non-conforming 1,046 square foot second single-family dwelling with an 80 square foot porch to partially clear Code Enforcement Case No. 00085164.

Project Location: 35 Live Oak Road, Royal Oaks

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA guidelines section 15301 and no exceptions apply pursuant to section 15300.2.

RECOMMENDATION

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

1. Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and there are no exceptions pursuant to section 15300.2; and
2. Approve after-the-fact Coastal Development Permit to partially clear Code Enforcement Case No. 00085164 and allow reconstruction of a legal non-conforming 1,046 square foot second single-family dwelling with an 80 square foot porch.

A draft resolution, including findings and evidence, is attached for consideration (**Exhibit A**). Staff recommends approval, subject to 4 conditions.

PROJECT INFORMATION

Property Owner: La Fuerza Properties LLC
Agent: Enrique Eckhaus
APN: 181-032-003-000
Zoning: Agricultural Conservation
Parcel Size: 3.5
Flagged and Staked: No
Project Planner: Fionna Jensen, Principal Planner
JensenF1@countyofmonterey.gov, 831-796-6407

SUMMARY AND DISCUSSION

The project site, approximately 3.5 acres, is located at 35 Live Oak Road, Royal Oaks. The parcel is split-zoned Agricultural Conservation ("AC") and Rural Density Residential ("RDR"). The front half of the property, adjacent to Live Oak Road, is zoned AC and is developed with two single-family dwellings and a detached garage. The subject surrounding areas are designated RDR and AC. The proposed project consists of an after-the-fact Coastal Development Permit to partially clear and existing Code Enforcement Case and allow for the reconstruction of a legal non-conforming 1,046

square foot second single family dwelling with an 80 square foot porch. The property is served potable water from an existing on-site private well. This well serves both residences. A Viking Septic Performance Evaluation received dated 10/7/24 showing tank and dispersal field are in good working order. Therefore, necessary facilities are provided at the project site.
Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan (General Plan), North County Land Use Plan (NC LUP) and applicable sections of the Monterey County Coasatal zoning ordinance (Title 20).

Legal Non-Conforming/Violations
According to Assessor Records and County of Monterey Records, the subject property was first developed with a 1,046 square foot single-family dwelling in 1937 and a 870 square foot second single-family dwelling in 1962. The subject property was zoned "Rural" in 1965, but did not have zoning prior to this date. Accordingly, no regulations were in place in 1962 that prohibited the construction of two single-family dwellings. Currently, the property is split-zoned Agricultural Conservation ("AC") and Rural Density Residential ("RDR"). The front half of the property, adjacent to Live Oak Road, is zoned AC and is developed with two single-family dwellings. The AC zoning allows for the construction of up to three single-family dwellings for an owner, operator, or employees employed on-site, subject to the granting of a Coastal Administrative Permit.

The Applicant/Owner has informed HCD-Planning that the rebuilt 1,046 square foot single-family dwelling (built in 1937) is occupied by off-site agricultural employees and/or family members, and the other 870 square foot single-family dwelling (built in 1962) is occupied by the Owner. Given that the current zoning district requires that second single-family dwellings be occupied by operators or on-site employees supporting on-site agricultural operations, the rebuilt single-family dwelling's use (housing for off-site employees/extended family) is a legal non-conforming structure use pursuant to Title 20 section 20.68.040. However, pursuant to Title 20 section 20.68.030, a nonconforming use of a structure may continue or be changed to a more restricted nature, subject to the issuance of a Coastal Development Permit. The project is an after the fact permit to allow for the reconstruction of the existing 1,046 square foot single family dwelling and continued use of the single-family dwelling as housing for off-site employees and family members would remain, subject to the issuance of the requested Coastal Development Permit.

Code Enforcement Case No. 00085164 cites the property for unpermitted conversion of the 1,046 square foot residence into a duplex. HCD-Building Services File No. 23CP01313 was issued to abate this violation by requiring the removal of interior walls and allowing interior and exterior modifications (removal of interior load-bearing walls, limited exterior wall changes, electrical upgrades, and replacement windows). Upon demolition of interior load-bearing walls and portions of the exterior walls, the 1,046 square foot residence collapsed in 2024 winter storms (**Exhibit B**). The Applicant/Owner was unaware of the non-conforming status of this residence and thus proceeded to rebuild the structure to its prior configuration, as modified through 23CP01313. Following the rebuild of this structure, the property's existing Code Enforcement Case (No. 00085164) was updated, citing that the rebuild of the residence exceeded 23CP01313's allowed scope of work (remodel). However, evidence has been submitted demonstrating that the demolished/collapsed condition of the residence was due to an act of God (storm), rather than intentional exceedance of scope. Title 20 section

20.68.050 allows for damaged or destroyed legal nonconforming structures to be rebuilt, provided the replacement structure does not exceed the total floor area of the original structure and that a Coastal Development Permit be obtained. Per County Assessor's Records, the 1937 residence was 1,046 square feet. The rebuilt single-family dwelling maintains the historical total floor area. Therefore, subject to issuance of this after-the-fact Coastal Development Permit, reconstruction of the 1,046 square foot single-family dwelling would be allowed, and the code enforcement case would be partially abated. Upon issuance and final inspection of a construction permit, this property will come into compliance with applicable Monterey County Code.

Site Development Standards

Site development standards for the AC zoning district are identified in Title 20 section 20.32.060. Required setbacks for main structures are 30 feet (front) and 20 feet (sides and rear). The proposed second single-family dwelling complies with these requirements (46 feet from the front property line, 31.5 feet from the side property line, and over 100 feet from the rear property line). Site coverage in the AC zoning district is limited to 3 percent. The 3.5-acre (149,410 square feet) property is currently developed with two single-family dwellings and a detached garage. With the implementation of the proposed project (after-the-fact construction), the resulting site coverage will not exceed the allowed square footage (4,482 square feet). The second residence will not exceed the allowed height of 35 feet. Therefore, the proposed project complies with the required site development standards.

OTHER AGENCY INVOLVEMENT

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

Environmental Health Bureau
HCD-Engineering Services
HCD-Environmental Services
North County Fire Protection District

LAND USE ADVISORY COMMITTEE

The proposed project was not referred to a LUAC because it does not meet the Board of Supervisor adopted referral criteria: Design Approval subject to a public hearing, lot line adjustment in the Coastal Zone or of Williamson Act land, Variances, or preparation of an environmental document.

Prepared and Reviewed by: Fionna Jensen, Principal Planner
Approved by: Jacquelyn Nickerson, Principal Planner

Attachments:
Exhibit A - Draft Resolution, including:

- Conditions of Approval
- Project Plans

Exhibit B - Site Photo
Exhibit C - Vicinity Map

Front Counter Copy; Fionna Jensen, Principal Planner; Joseph Alameda, Associate Planner; HCD-Engineering Services; Environmental Health Bureau; HCD-Environmental Services; North County Fire Protection District; La Fuerza Properties LLC, Owner; Enrique Eckhaus, Agent; The Open Monterey Project (Molly Erickson); LandWatch; Laborers International Union of North America (Lozeau Drury LLP), Christina McGinnis, Keep Big Sur Wild; Project File PLN240078

Introduced: 8/20/2025 **Current Status:** Agenda Ready

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

PLN240078 - LA FUERZA PROPERTIES LLC

Public hearing to consider after-the-fact construction of a legal non-conforming 1,046 square foot second single-family dwelling with an 80 square foot porch to partially clear Code Enforcement Case No. 00085164.

Project Location: 35 Live Oak Road, Royal Oaks

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA guidelines section 15301 and no exceptions apply pursuant to section 15300.2.

RECOMMENDATION

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

1. Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and there are no exceptions pursuant to section 15300.2; and
2. Approve after-the-fact Coastal Development Permit to partially clear Code Enforcement Case No. 00085164 and allow reconstruction of a legal non-conforming 1,046 square foot second single-family dwelling with an 80 square foot porch.

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SUMMARY AND DISCUSSION

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square foot second single family dwelling with an 80 square foot porch. The property is served potable water from an existing on-site private well. This well serves both residences. A Viking Septic Performance Evaluation received dated 10/7/24 showing tank and dispersal field are in good working order. Therefore, necessary facilities are provided at the project site.
Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan (General Plan), North County Land Use Plan (NC LUP) and applicable sections of the Monterey County Coasatal zoning ordinance (Title 20).

Legal Non-Conforming/Violations
According to Assessor Records and County of Monterey Records, the subject property was first developed with a 1,046 square foot single-family dwelling in 1937 and a 870 square foot second single-family dwelling in 1962. The subject property was zoned "Rural" in 1965, but did not have zoning prior to this date. Accordingly, no regulations were in place in 1962 that prohibited the construction of two single-family dwellings. Currently, the property is split-zoned Agricultural Conservation ("AC") and Rural Density Residential ("RDR"). The front half of the property, adjacent to Live Oak Road, is zoned AC and is developed with two single-family dwellings. The AC zoning allows for the construction of up to three single-family dwellings for an owner, operator, or employees employed on-site, subject to the granting of a Coastal Administrative Permit.

The Applicant/Owner has informed HCD-Planning that the rebuilt 1,046 square foot single-family dwelling (built in 1937) is occupied by off-site agricultural employees and/or family members, and the other 870 square foot single-family dwelling (built in 1962) is occupied by the Owner. Given that the current zoning district requires that second single-family dwellings be occupied by operators or on-site employees supporting on-site agricultural operations, the rebuilt single-family dwelling's use (housing for off-site employees/extended family) is a legal non-conforming structure use pursuant to Title 20 section 20.68.040. However, pursuant to Title 20 section 20.68.030, a nonconforming use of a structure may continue or be changed to a more restricted nature, subject to the issuance of a Coastal Development Permit. The project is an after the fact permit to allow for the reconstruction of the existing 1,046 square foot single family dwelling and continued use of the single-family dwelling as housing for off-site employees and family members would remain, subject to the issuance of the requested Coastal Development Permit.

Code Enforcement Case No. 00085164 cites the property for unpermitted conversion of the 1,046 square foot residence into a duplex. HCD-Building Services File No. 23CP01313 was issued to abate this violation by requiring the removal of interior walls and allowing interior and exterior modifications (removal of interior load-bearing walls, limited exterior wall changes, electrical upgrades, and replacement windows). Upon demolition of interior load-bearing walls and portions of the exterior walls, the 1,046 square foot residence collapsed in 2024 winter storms (**Exhibit B**). The Applicant/Owner was unaware of the non-conforming status of this residence and thus proceeded to rebuild the structure to its prior configuration, as modified through 23CP01313. Following the rebuild of this structure, the property's existing Code Enforcement Case (No. 00085164) was updated, citing that the rebuild of the residence exceeded 23CP01313's allowed scope of work (remodel). However, evidence has been submitted demonstrating that the demolished/collapsed condition of the residence was due to an act of God (storm), rather than intentional exceedance of scope. Title 20 section

20.68.050 allows for damaged or destroyed legal nonconforming structures to be rebuilt, provided the replacement structure does not exceed the total floor area of the original structure and that a Coastal Development Permit be obtained. Per County Assessor's Records, the 1937 residence was 1,046 square feet. The rebuilt single-family dwelling maintains the historical total floor area. Therefore, subject to issuance of this after-the-fact Coastal Development Permit, reconstruction of the 1,046 square foot single-family dwelling would be allowed, and the code enforcement case would be partially abated. Upon issuance and final inspection of a construction permit, this property will come into compliance with applicable Monterey County Code.

Site Development Standards

Site development standards for the AC zoning district are identified in Title 20 section 20.32.060. Required setbacks for main structures are 30 feet (front) and 20 feet (sides and rear). The proposed second single-family dwelling complies with these requirements (46 feet from the front property line, 31.5 feet from the side property line, and over 100 feet from the rear property line). Site coverage in the AC zoning district is limited to 3 percent. The 3.5-acre (149,410 square feet) property is currently developed with two single-family dwellings and a detached garage. With the implementation of the proposed project (after-the-fact construction), the resulting site coverage will not exceed the allowed square footage (4,482 square feet). The second residence will not exceed the allowed height of 35 feet. Therefore, the proposed project complies with the required site development standards.

OTHER AGENCY INVOLVEMENT

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

Environmental Health Bureau
HCD-Engineering Services
HCD-Environmental Services
North County Fire Protection District

LAND USE ADVISORY COMMITTEE

The proposed project was not referred to a LUAC because it does not meet the Board of Supervisor adopted referral criteria: Design Approval subject to a public hearing, lot line adjustment in the Coastal Zone or of Williamson Act land, Variances, or preparation of an environmental document.

Prepared and Reviewed by: Fionna Jensen, Principal Planner
Approved by: Jacquelyn Nickerson, Principal Planner

Attachments:
Exhibit A - Draft Resolution, including:

- Conditions of Approval
- Project Plans

Exhibit B - Site Photo
Exhibit C - Vicinity Map

Front Counter Copy; Fionna Jensen, Principal Planner; Joseph Alameda, Associate Planner; HCD-Engineering Services; Environmental Health Bureau; HCD-Environmental Services; North County Fire Protection District; La Fuerza Properties LLC, Owner; Enrique Eckhaus, Agent; The Open Monterey Project (Molly Erickson); LandWatch; Laborers International Union of North America (Lozeau Drury LLP), Christina McGinnis, Keep Big Sur Wild; Project File PLN240078

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:
LA FUERZA PROPERTIES LLC (PLN240078)
RESOLUTION NO. 25--
Resolution by the County of Monterey Zoning Administrator:

1) Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and there are no exceptions pursuant to section 15300.2; and
2) Approving after-the-fact Coastal Development Permit to partially clear Code Enforcement Case No. 00085164 and allow reconstruction of a legal non-conforming 1,046 square foot second single-family dwelling with an 80 square foot porch.

[PLN240078, La Fuerza Properties LLC, 35 Live Oak Road, Royal Oaks (Assessor's Parcel Number 181-032-003-000), North County Land Use Plan, Coastal Zone]

The La Fuerza Properties application (PLN240078) came on for a public hearing before the County of Monterey Zoning Administrator on August 28, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, including the conditions of approval and project plans, the County of Monterey Zoning Administrator finds and decides as follows:

FINDINGS

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

EVIDENCE:

a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 1982 County of Monterey General Plan;
- North County Land Use Plan; and
- County of Monterey Zoning Ordinance (Title 20).

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

b) Allowed Use. The property is located at 35 Live Oak Road, Royal Oaks (Assessor's Parcel Number 181-032-003-000), within the North County Land Use Plan, Coastal Zone. The parcel is split-zoned Agricultural Conservation ("AC") and Rural Density Residential ("RDR"). The front half of the property, adjacent to Live Oak Road, is zoned AC and is

developed with two single-family dwellings. The AC zoning allows for the construction of up to three single-family dwellings for an owner, operator, or employees employed on-site. After-the-fact reconstruction of the property's second single-family dwelling, which is legal non-conforming as to allowable structure use, is subject to the granting of a Coastal Development Permit pursuant to Title 20 section 20.68.050 (see subsequent Evidence "f"). Therefore, the project is an allowed land use for this site.

c) Lot Legality. The subject property (3.5 acres) is identified in its current configuration and under separate ownership in the 1964 and 1972 Assessor's Parcel Maps, Book 181, Page 3. Further, construction permits have been issued on the subject property. Therefore, the County recognizes the subject property as a legal lot of record.

d) Development Standards. Site development standards for the AC zoning district are identified in Title 20 section 20.32.060. Required setbacks for main structures are 30 feet (front) and 20 feet (sides and rear). Per the attached plans, the proposed second single-family dwelling complies with these requirements. Site coverage in the AC zoning district is limited to 3 percent. The 3.5-acre (149,410 square feet) property is currently developed with two single-family dwellings and a detached garage. With the implementation of the proposed project (After-the-fact construction), the resulting site coverage will not exceed the allowed square footage (4,482 square feet). The second residence will not exceed the allowed height of 35 feet. Therefore, the proposed project complies with the required site development standards.

e) Cultural Resources. Per County of Monterey GIS, the project site has a low archaeological sensitivity. Pursuant to NC CIP section 20.144.110.B.1.b, project sites in low archaeological sensitivity zones which requires environmental assessment shall provide an archaeological survey. The proposed project does not involve any environmental documents and therefore a report was not required. Additionally, all construction activities have been completed and no additional ground disturbance is proposed with this project. Therefore, there will be no impacts on archaeological resources.

f) According to Assessor Records and County of Monterey Records, the subject property was first developed with a 1,046 square foot single-family dwelling in 1937 and a 870 square foot second single-family dwelling in 1962. The subject property was zoned "Rural" in 1965, but did not have zoning prior to this date. Accordingly, no regulations were in place in 1962 that prohibited the construction of two single-family dwellings. Currently, the property is split-zoned Agricultural Conservation ("AC") and Rural Density Residential ("RDR"). The front half of the property, adjacent to Live Oak Road, is zoned AC and is developed with two single-family dwellings. The AC zoning allows for the construction of up to three single-family dwellings for an owner, operator, or employees employed on-site, subject to the granting of a Coastal Administrative Permit.

The Applicant/Owner has informed HCD-Planning that the rebuilt 1,046 square foot single-family dwelling (built in 1937) is occupied by off-site

agricultural employees and/or family members, and the other 870 square foot single-family dwelling (built in 1962) is occupied by the Owner. Given that the current zoning district requires that second single-family dwellings be occupied by operators or on-site employees supporting on-site agricultural operations, the rebuilt single-family dwelling's use (housing for off-site employees/extended family) is a legal non-conforming structure use pursuant to Title 20 section 20.68.040. However, pursuant to Title 20 section 20.68.030, a nonconforming use of a structure may continue or be changed to a more restricted nature, subject to the issuance of a Coastal Development Permit. The project is an after the fact permit to allow for the reconstruction of the existing 1,046 square foot single family dwelling and continued use of the single-family dwelling as housing for off-site employees and family members would remain, subject to the issuance of the requested Coastal Development Permit.

Code Enforcement Case No. 00085164 cites the property for unpermitted conversion of the 1,046 square foot residence into a duplex. HCD-Building Services File No. 23CP01313 was issued to abate this violation by requiring the removal of interior walls and allowing interior and exterior modifications (removal of interior load-bearing walls, limited exterior wall changes, electrical upgrades, and replacement windows). Upon demolition of interior load-bearing walls and portions of the exterior walls, the 1,046 square foot residence collapsed in 2024 winter storms. The Applicant/Owner was unaware of the non-conforming status of this residence and thus proceeded to rebuild the structure to its prior configuration, as modified through 23CP01313. Following the rebuild of this structure, the property's existing Code Enforcement Case (No. 00085164) was updated, citing that the rebuild of the residence exceeded 23CP01313's allowed scope of work (remodel). However, evidence has been submitted demonstrating that the demolished/collapsed condition of the residence was due to an act of God (storm), rather than intentional exceedance of scope. Title 20 section 20.68.050 allows for damaged or destroyed legal nonconforming structures to be rebuilt, provided the replacement structure does not exceed the total floor area of the original structure and that a Coastal Development Permit be obtained. Per County Assessor's Records, the 1937 residence was 1,046 square feet. The rebuilt single-family dwelling maintains the historical total floor area. Therefore, subject to issuance of this after-the-fact Coastal Development Permit, reconstruction of the 1,046 square foot single-family dwelling would be allowed, and the code enforcement case would be partially abated. Upon issuance and final inspection of a construction permit, this property will come into compliance with applicable Monterey County Code.

g) Land Use Advisory Committee (LUAC) Review. The proposed project was not referred to a LUAC because it does not meet the Board of Supervisor adopted referral criteria: Design Approval subject to a public hearing, lot line adjustment in the Coastal Zone or of Williamson Act land, Variances, or preparation of an environmental document.

h) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240078.

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

EVIDENCE:

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

b) Staff identified potential impacts to local roadways and archaeological resources. The following reports have been prepared:

- "Geotechnical Soils-Foundation and Geotechnical Site Evaluation & Inspection" (County of Monterey Library No. LIB240226) prepared by John Kasunich, August 21, 2024.

County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.

c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240078.

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

EVIDENCE:

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

b) Necessary facilities are provided at the project site. Viking Septic Performance Evaluation received dated 10/7/24 showing tank and dispersal field are in good working order. The property is served potable water from an existing on-site private well. This well serves both residences. Accordingly, a small water system permit must be obtained and is required as Condition No. 3.

c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240078.

4. FINDING: **VIOLATIONS –** The subject property is not in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. Issuance of this permit will partially abate the existing code violation.

EVIDENCE:

a) Staff reviewed County of Monterey HCD-Planning and HCD-Building Services records and is aware of a violation existing on subject property. Code Enforcement Case No. 00085164 cites the property for unpermitted conversion of the 1,046 square foot residence into a duplex and exceedance of work allowed under HCD-Building Services File No. 23CP01313. HCD-Building Services File No. 23CP01313 was issued to abate this violation by requiring the removal of interior walls and allowing interior and exterior modifications. As described in Finding No. 1, Evidence "f", upon demolition of interior walls, this residence collapsed during winter storms. This residence was subsequently rebuilt without obtaining the necessary discretionary and ministerial permits. Issuance of this Coastal Development Permit allows for after-the-fact construction of the replacement single-family dwelling. Upon issuance and final inspection of a construction permit, this property will come into compliance with applicable Monterey County Code.

b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLn240078.

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

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines section 15301, categorically exempts existing facilities.

b) The 1,046 square foot single-family dwelling has already been rebuilt. Accordingly, this structure already exists. No additional work is proposed under this permit. Therefore, the project qualifies as a Class 1 Categorical Exemption.

c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no substantial evidence of an unusual circumstance because there is no feature or condition of the project that distinguishes the project from the exempt class. The project does not involve a designated historical resource, a hazardous waste site, unusual circumstances that would result in a significant effect, or development that would result in a cumulative significant impact. There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.

d) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLn240078.

6. FINDING: **PUBLIC ACCESS –** The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the

Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE:

a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.140.150 of the County of Monterey 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 4, Public Access and Recreation, and Figure 6, Shoreline Access/Trail, in the North County Land Use Plan).

d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230258.

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

EVIDENCE:

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

b) Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use.

DECISION

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

1. Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and there are no exceptions pursuant to section 15300.2; and
2. Approve an after-the-fact Coastal Development Permit to partially clear Code Enforcement Case No. 00085164 and allow reconstruction of a legal non-conforming 1,046 square foot second single-family dwelling with an 80 square foot porch.

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

PASSED AND ADOPTED this 28th day of August, 2025.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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

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

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

NOTES

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

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

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

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

Form Rev. 1-27-2021

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County of Monterey HCD Planning

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

PLN240078

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This After-the-fact Coastal Development Permit to partially clear Code Enforcement Case No. 00085164 allows reconstruction of a legal non-conforming 1,046 square foot second single-family dwelling with an 80 square foot porch. The property is located at 35 Live Oak Road, Royal Oaks (Assessor's Parcel Number 181-032-003-000), North County 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 after-the-fact Coastal Development Permit (Resolution Number _____) was approved by [Name of Hearing Body] for Assessor's Parcel Number 181-032-003-000 on August 28, 2025. The permit was granted subject to 4 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. EHSP01 – NEW WATER SYSTEM PERMIT

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Chapter 15.04, Domestic Water Systems, obtain a new water system permit from the Environmental Health Bureau. (Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading/construction permits, submit necessary water system application, reports and testing results to Environmental Health Bureau for review and approval.

4. PW0005 – DRIVEWAY IMPROVEMENTS

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Applicant/Owner shall improve the existing roadway connections to Live Oak Road. The design and construction is subject to the approval of the HCD -PWFP. Encroachment Permits are required for all work within the public right-of-way.

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

MONTEREY COUNTY
RESOURCE MANAGEMENT AGENCY
Carl P. Holm, AICP, Director

LAND USE & COMMUNITY DEVELOPMENT | PUBLIC WORKS & FACILITIES | PARKS
1441 Schilling Place, South 2nd Floor (831)755-4800
Salinas, California 93901-4527 www.co.monterey.ca.us/rma

Construction Waste Management Plan (CWMP) – CW 1

Project Name: _____
Project Location: 33 & 35 LIVE OAK RD ROYAL OAKS CA 95075
Building Permit No.: _____ Project Sq. Ft.: 1046 SF.
Contractors Name: _____ Phone: _____
Fax: _____ Email: _____
Owners Name: _____ Phone: _____
Fax: _____ Email: _____

This construction waste management plan is hereby submitted to comply with Section 4.408.2 of the 2019 California Green Building Standards Code.

The purpose of this plan is to identify and outline the methods to be used as the minimum requirements for a construction waste management ordinance per Section 4.408.2.

1. The method of waste tracking to be used on this project will be: (Check one box)
   ☐ Volume ☐ Weight ☐ 4 Lbs. per Sq. Ft. ☐ Recycling Facility
2. Construction waste generated on this project for transport to a recycling facility will be:
   ☐ Site Sorted/Source Separated ☐ Mixed (Commingled)
3. The facility (or facilities) where the construction waste material will be taken is:
   Name of Facility: _____
   Address: _____
   Phone: _____
   (Attach separate sheet for additional facilities)
4. The following construction methods will be used to reduce the amount of waste generated: (Check all that apply)
   ☐ Efficient design (dimensions of building components are designed to available material sizes or standard sizes).
   ☐ Careful and accurate material ordering.
   ☐ Careful material handling and storage.
   ☐ Panelized or prefabricated construction.
   ☐ Other _____
   ☐ Other _____

Updated 6/20/17

RMA-ENVIRONMENTAL SERVICES

PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT:
The applicant shall submit (3) copies of an erosion control plan in conformance with the requirements of Monterey County Code Chapter 16.12. The erosion control plan shall be clearly identified and shall include stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), where appropriate.

PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE:
The applicant shall schedule an inspection (300-Environmental Services Initial Inspection) with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County regulations.

DURING CONSTRUCTION:
The applicant shall schedule an inspection (305-Environmental Services Active Construction) with RMA-Environmental to inspect drainage device installation, review the maintenance and effectiveness of BMPs installed, and to verify that pollutants of concern are not discharged from the site. At the time of the inspection, the applicant shall provide certification that all necessary geotechnical inspections have been completed to that point.

PRIOR TO FINAL BUILDING

The applcant shall schedule an inspection (310-Environmental Services Hold Final Inspection) with RMA-Environmental Services to ensure that all disturbed areas have been stabilized and That all temporary erosion and sediment control measures, that are no longer needed, have been removed.

FIRE DEPARTMENT NOTES:

ADDRESS NUMBERS POSTED

- Address Numbers to be posted. Before construction begins, temporary or permanent address numbers shall be posted. Permanent address numbers shall be posted prior to request of a final inspection. All address numbers (permanent or temporary) shall be posted on the property so as to be clearly visible from the road. Where visibility cannot be provided, a post or sign bearing the address numbers shall be set adjacent to the driveway or access road to the property.

CLEAR VEGETATION-

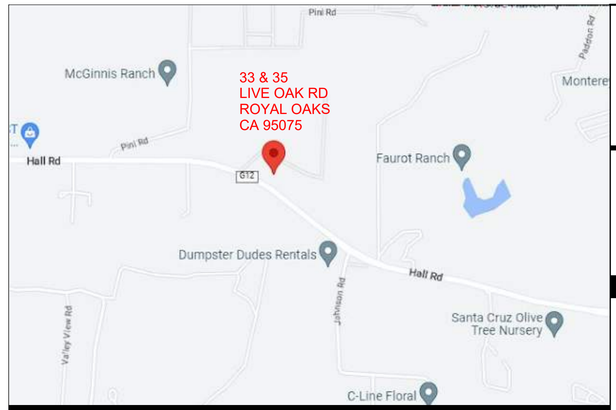
Clear Vegetation. All flammable vegetation or other combustible growth shall at all times maintain clear distance of not less than 30 feet on each side from structures or buildings.

PHOTOVOLTAIC NOTE:

PHOTOVOLTAIC SYSTEM DEFERRAL SUBMITAL

FIRE DEPARTMENT NOTE:

FIRE SPRINKLERS SYSTEM DEFERRAL SUBMITAL



VICINITY MAP

PROJECT DATA:

ZONING AC(CZ)| RDR/5(CZ)
DESCRIPTION OF USE RESIDENTIAL
OCCUPANCY R-3
NUMBER OF STORIES 1
TYPE OF CONSTRUCTION V-B
SPRINKLER SYSTEMS YES

RESIDENCE TO BE DEMOLISH 1,046 SF.
<E> FRONT PORCH TO BE DEMOLISH 80 SF.
<E> 2 CAR GARGE DETACHED 440 SF.

NEW RESIDENCE TO REBUILD 1,046 SF.

<E> FRONT PORCH TO REBUILD 80 SF.

MAX HEGHT 17'-7"

LOT AREA 149,410 SF.

OPEN SPACE N/A
LOT COVERAGE N/A

SCOPE OF WORK

PROPOSE.

<E> RESIDENCE 1,046 SF.
TO TEARDOWN/REBUILD

<E> FRONT DECK 196 SF.
TO TEARDOWN/REBUILD

<E> FRONT PORCH 80 SF.
TO TEARDOWN/REBUILD

<N> RESIDENCE 1,046 SF.
TO BE REBUILD.

<N> FRONT PORCH 80 SF.
TO BE REBUILD.

PLAN NOTES:

ALL OBSTRUCTIONS, IMPROVEMENTS AND/OR CONSTRUCTION WORK IN THE PUBLIC RIGHT-OF-WAY REQUIRE AN ENCROACHMENT PERMIT. APPLICANT SHALL COMPLETE AND SUBMIT A CITY OF CONCORD ENCROACHMENT PERMIT APPLICATION (ENCLOSED) ALONG WITH THE CURRENT BUILDING PERMIT PLANS RESUBMITTAL. THE APPLICATION MAY REQUIRE CHANGES TO THE QUANTITIES FOR IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY. DUE TO INSURANCE LIABILITY REQUIREMENTS, THE WORK/IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CA STATE LICENSED CONTRACTOR WITH EITHER OF THE FOLLOWING LICENSES (A, B OR C8); THUS, ENCROACHMENT PERMITS WILL ONLY BE ISSUED TO A CA STATE LICENSED CONTRACTOR.

EMAIL TO THE ENGINEERING DIVISION ENCROACHMENT FOR INSPECTION 24 HOURS IN ADVANCE FOR BASE, SUBGRADE, FORM/REBAR, CONCRETE PAVEMENT, AND FOR FINAL INSPECTION (30 DAYS FROM POUR DATE).

GREEN BUILDING NOTE:

THIS PROJECT SHALL COMPLY WITH THE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC) AND CURRENT EDITION

APPLICABLE CODES:

ALL CODES REFERENCED ARE TO BE USED AS AMENDED BY THE STATE OF CALIFORNIA AND LOCAL JURISDICTION.
2022 CALIFORNIA BUILDING CODE (STRUCTURAL DESIGN)
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA REFERENCE STANDARDS CODE

ECKHAUS DESIGNS
Design Studio
ENRIQUE ECKHAUS GIL.
P.O. BOX 783 - SALINAS,CA 93902
PH. (831) 794 - 2461
FX. (831) 287 - 0121
eeckhaus@pacbell.net
eeeckhaus@gmail.com

OWNER.
ISRAEL RANGEL

PROJECT.
33 & 35 LIVE OAK RD ROYAL OAKS CA 95075

APN 181-032-003-000

CODES.
2022 California Building Standards Code (Cal. Code Regs., Tit. 24)

- Part 1 – California Administrative Code
- Part 2 – California Building Code
- Part 2.5 – California Residential Code
- Part 3 – California Electrical Code
- Part 4 – California Mechanical Code
- Part 5 – California Plumbing Code
- Part 6 – California Energy Code
- Part 8 – California Historical Building Code
- Part 9 – California Fire Code
- Part 10 – California Existing Building Code
- Part 11 – California Green Building Standards Code (CALGreen)
- Part 12 – California Referenced Standards Code

INDEX PLANS.

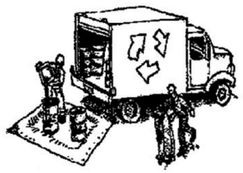
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CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMP)
on this Page, as they Apply to Your Project, All Year Long



1 MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

q Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.

q Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

q Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.

q Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.

q Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.

q Arrange for appropriate disposal of all hazardous wastes.

Waste Management

q Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.

q Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.

q Clean or replace portable toilets, and inspect them frequently for leaks and spills.

q Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)

q Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

q Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.

q Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.



5 EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

q Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.

q Perform major maintenance, repair jobs, and vehicle and equipment washing off site.

q If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.

q If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.

q Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

Spill Prevention and Control

q Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.

q Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.

q Clean up spills or leaks immediately and dispose of cleanup materials properly.

q Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).

q Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.

q Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.

q Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).



EARTHWORK & CONTAMINATED SOILS

Erosion Control

q Schedule grading and excavation work for dry weather only.

q Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.

q Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

q Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.

q Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.

q Keep excavated soil on the site where it will not collect into the street.

q Transfer excavated materials to dump trucks on the site, not in the street.

q Contaminated Soils

q If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:

- Unusual soil conditions, discoloration, or odor.
- Abandoned underground tanks
- Abandoned wells
- Buried barrels, debris, or trash.



4 PAVING/ASPHALT WORK

q Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.

q Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.

q Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

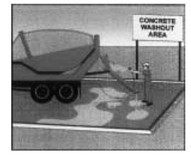
q Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

q Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.

q Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).

q If sawcut slurry enters a catch basin, clean it up immediately.



CONCRETE, GROUT & MORTAR APPLICATION

q Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.

q Wash out concrete equipment/ trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.

q Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

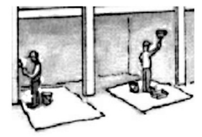


LANDSCAPE MATERIALS

q Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.

q Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.

q Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.



PAINTING & PAINT REMO VAL

Painting cleanup

q Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.

q For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.

q For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal

q Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.

q Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.



DE WATERING

q Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.

q When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.

q In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

To Report a Spill: Call 911 or (831) 394-6811

If you see paint, cement. motor oil, antifreeze or other hazardous materials flowing into or being dumped into a storm drain, immediately call 911 to report it.

Additional Contact Numbers (Non-Emergency):

City of Carmel-by-the-Sea:	(831) 620-2000
City of Del Rey Oaks:	(831) 394-8511
City of Monterey:	(831) 646-3921
City of Pacific Grove:	(831) 648-5722
City of Sand City:	(831) 394-3054
City of Seaside:	(831) 899-6825
County of Monterey:	(831) 755-4800

* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO $10,000 PER DAY!

v.3 Oct 2015

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OWNER.
ISRAEL RANGEL

PROJECT.
33 & 35 LIVE OAK RD ROYAL OAKS CA 95075

APN 181-032-003-000

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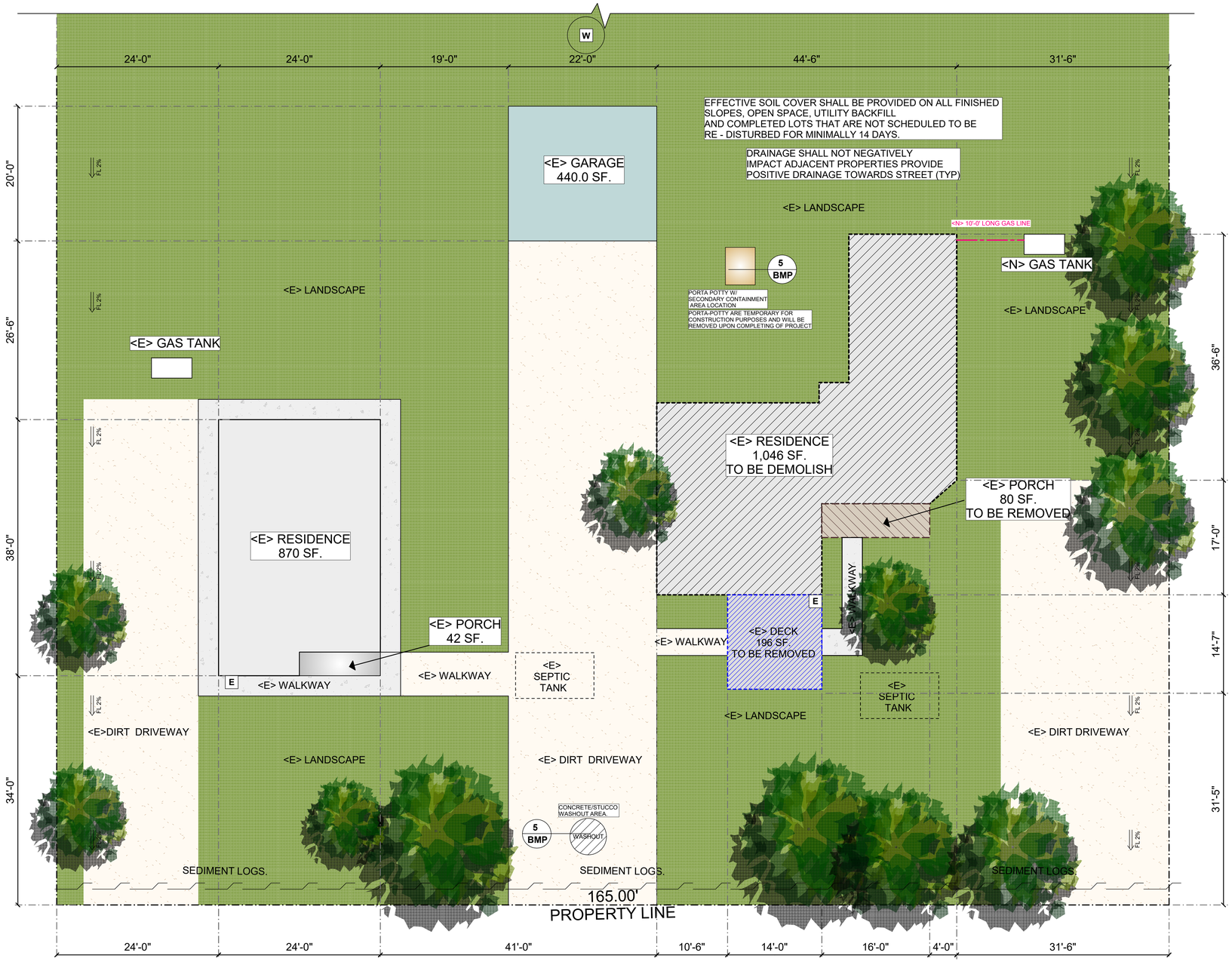
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SITE PLAN

EXISTING CONDITIONS

NORTH

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

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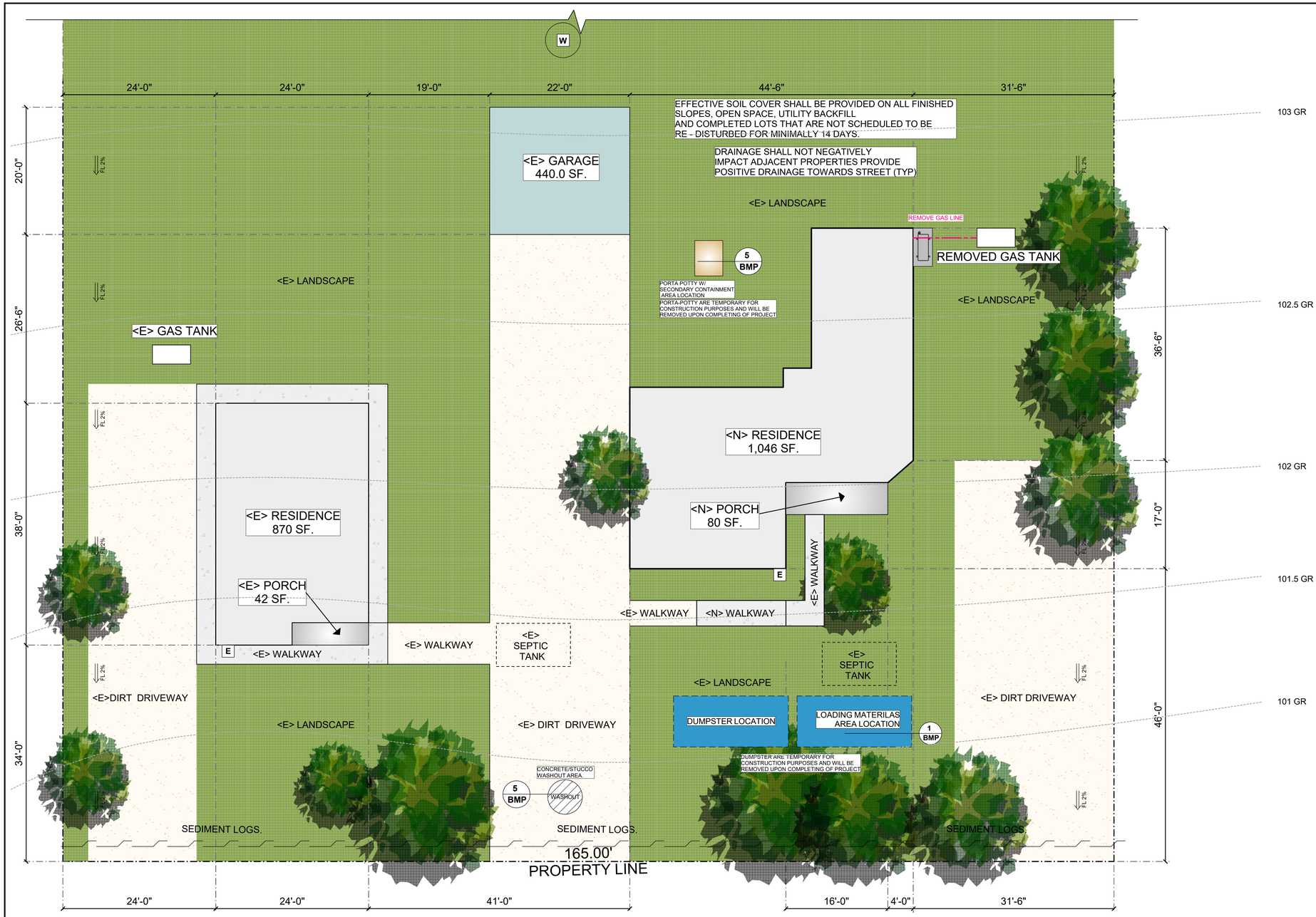
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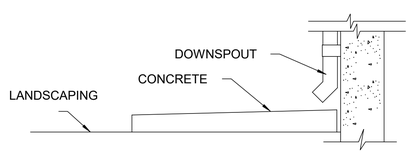
LIVE OAK RD

SITE PLAN

PROPOSED

NORTH

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



DOWNSPOUT DETAIL (TYP.) # 1

LEGEND

- OS — DENOTES ROOF DOWNSPOUT WITH CONCRETE SPLASHBLOCK
- DENOTES EXITING TURF OR NEW AND MAINTAINED PRIOR TO FINAL INSPECTION.
- FL — DENOTES FLOWLINE
- W — <E> WATER WELL
- E — <E> 200 AMP. ELECT. PANEL TO BE REPLACED
- G — <E> GAS TANK

PLAN NOTES:

1. NATURAL FEATURES, INCLUDING VEGETATION, TERRAIN, WATERCOURSE AND SIMILAR RESOURCES SHALL BE PRESERVED, WHERE POSSIBLE.
2. DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 30):
   - GRADING ACTIVITIES MUST BE SCHEDULED TO MINIMIZE BARE GRADED AREAS.
   - SUFFICIENT QUANTITIES OF EROSION CONTROL MATERIALS SHALL ALWAYS BE KEPT
3. ON SITE TO BE INSTALLED AS SOON AS POSSIBLE AND PRIOR TO LIKELY PRECIPITATION EVENTS.
4. EFFECTIVE SOIL COVER SHALL BE PROVIDED ON ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL AND COMPLETED LOTS THAT ARE NOT SCHEDULED TO BE RE-DISTURBED FOR MINIMALLY 14 DAYS.
5. REMOVE DIRT, DEBRIS AND WEEDS FROM ALL STORM DRAIN INLETS AND PUBLIC STREETS AND SIDEWALK AREAS.
6. MINIMIZE SOIL COMPACTION FOR AREAS THAT WILL REMAIN PERVIOUS OR USED FOR LID MEASURES.
7. WHERE FEASIBLE, TOP SOIL SHALL BE STOCKPILED AND REAPPLIED UPON COMPLETION OF GRADING ON SLOPES OF LESS THAN TWENTY PERCENT.
8. WASTE MATERIAL DUMPSTER SHALL BE COVERED NIGHTLY AND PROTECTED FROM RAIN.
9. ALL CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED MUST BE RAISED AND COVERED.
10. CONTRACTOR SHALL FURNISH AND UTILIZE SUITABLE RECEPTACLES FOR WASTE AND RECYCLABLES FOR CONSTRUCTION PERSONNEL AND ENSURE THAT ALL GARBAGE IS REMOVED FROM THE SITE ON REGULAR BASIS AND AT THE END OF EACH CONSTRUCTION DAY.
11. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE CONTRACTOR SHALL SCHEDULE AN INSPECTION WITH THE CITY OF SALINAS TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND IN COMPLIANCE WITH CALTRANS OR CASQA BMP FACT SHEETS.
12. DURING CONSTRUCTION, INSPECTIONS BY THE CITY OF SALINAS WILL BE CONDUCTED
13. TO 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.
14. PRIOR TO FINAL INSPECTION, THE CONTRACTOR SHALL SCHEDULE AN INSPECTION WITH THE CITY OF SALINAS TO ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
15. CONTRACTOR SHALL SCHEDULE INSPECTIONS WITH THE CITY OF SALINAS AT ALL STAGES OF CONSTRUCTION OF THE POST CONSTRUCTION (LID) FEATURES.

"REPAIR/REPLACE ALL CRACKED AND UPLIFTED CURB/GUTTER AND SIDEWALK ALONG PROPERTY STREET FRONTAGE TO CITY STANDARDS. CONTRACTOR IS TO OBTAIN AN ENCROACHMENT PERMIT FROM PERMIT CENTER ENGINEERING FOR ANY WORK WITHIN THE PUBLIC RIGHT OF WAY."

ALL CONSTRUCTION WORK IN THE CITY RIGHT-OF-WAY WILL REQUIRE A SEPARATE ENCROACHMENT CONSTRUCTION PERMIT.

THE FEE IS IN ADDITION TO AND SEPARATE FROM ANY DEVELOPMENT FEES ASSESSED BY THE BUILDING PERMIT.

ENCROACHMENT PERMITS MAY BE OBTAINED AT THE SAME TIME AND RUN CONCURRENTLY WITH THE BUILDING PERMIT.

SOURCE CONTROL NOTES:

STORM DRAIN
- RETAIN EXISTING VEGETATION AS PRACTICABLE.
- SELECT DIVERSE SPECIES APPROPRIATE TO THE SITE. INCLUDE PLANTS THAT ARE PEST-AND/OR DISEASE-RESISTANT, DROUGHT-TOLERANT, AND/OR ATTRACT BENEFICIAL INSECTS.
- MINIMIZE USE OF PESTICIDES AND QUICK-RELEASE FERTILIZERS.
- USE EFFICIENT IRRIGATION SYSTEM; DESIGN TO MINIMIZE RUNOFF.

LANDSCAPING
- PROVIDE A ROOFED AND ENCLOSED AREA FOR DUMPSTERS, RECYCLING CONTAINERS, ETC., DESIGNED TO PREVENT STORMWATER RUN-ON AND RUNOFF.
- CONNECT ANY DRAINS IN OR BENEATH DUMPSTERS, COMPACTORS, AND TALLOW BIN AREAS SERVING FOOD SERVICE FACILITIES TO THE SANITARY SEWER.

VEHICLE/ EQUIPMENT CLEANING
- ROOFED, PAVE AND BERM WASH AREA TO PREVENT STORMWATER RUN-ON AND RUNOFF, PLUMB TO THE SANITARY SEWER, AND SIGN AS A DESIGNATED WASH AREA.
- COMMERCIAL CAR WASH FACILITIES SHALL DISCHARGE TO THE SANITARY SEWER.

FUEL DISPENSING AREAS
- FUELING AREAS SHALL HAVE IMPERMEABLE SURFACE THAT IS A) MINIMALLY GRADED TO PREVENT PONDING AND B) SEPARATED FROM THE REST OF THE SITE BY A GRADE BREAK.
- CANOPY SHALL EXTEND AT LEAST 10 FT. IN EACH DIRECTION FROM EACH PUMP AND DRAIN AWAY FROM FUELING AREA.

LOADING DOCKS
- COVER AND/OR GRADE TO MINIMIZE RUN-ON TO AND RUNOFF FROM THE LOADING AREA.
- POSITION DOWNSPOUTS TO DIRECT STORMWATER AWAY FROM THE LOADING AREA.
- DRAIN WATER FROM LOADING DOCK AREAS TO THE SANITARY SEWER.
- INSTALL DOOR SKIRTS BETWEEN THE TRAILERS AND THE BUILDING.

MISCELLANEOUS DRAIN OR WASH WATER
- DRAIN CONDENSATE OF AIR CONDITIONING UNITS TO LANDSCAPING. LARGE AIR CONDITIONING UNITS MAY CONNECT TO THE SANITARY SEWER.
- ROOF DRAINS FROM EQUIPMENT DRAIN TO LANDSCAPED AREA WHERE PRACTICABLE.
- DRAIN BOILER DRAIN LINES, ROOF TOP EQUIPMENT, ALL WASH WATER TO SANITARY SEWER.

ECKHAUS DESIGNS
Design Source

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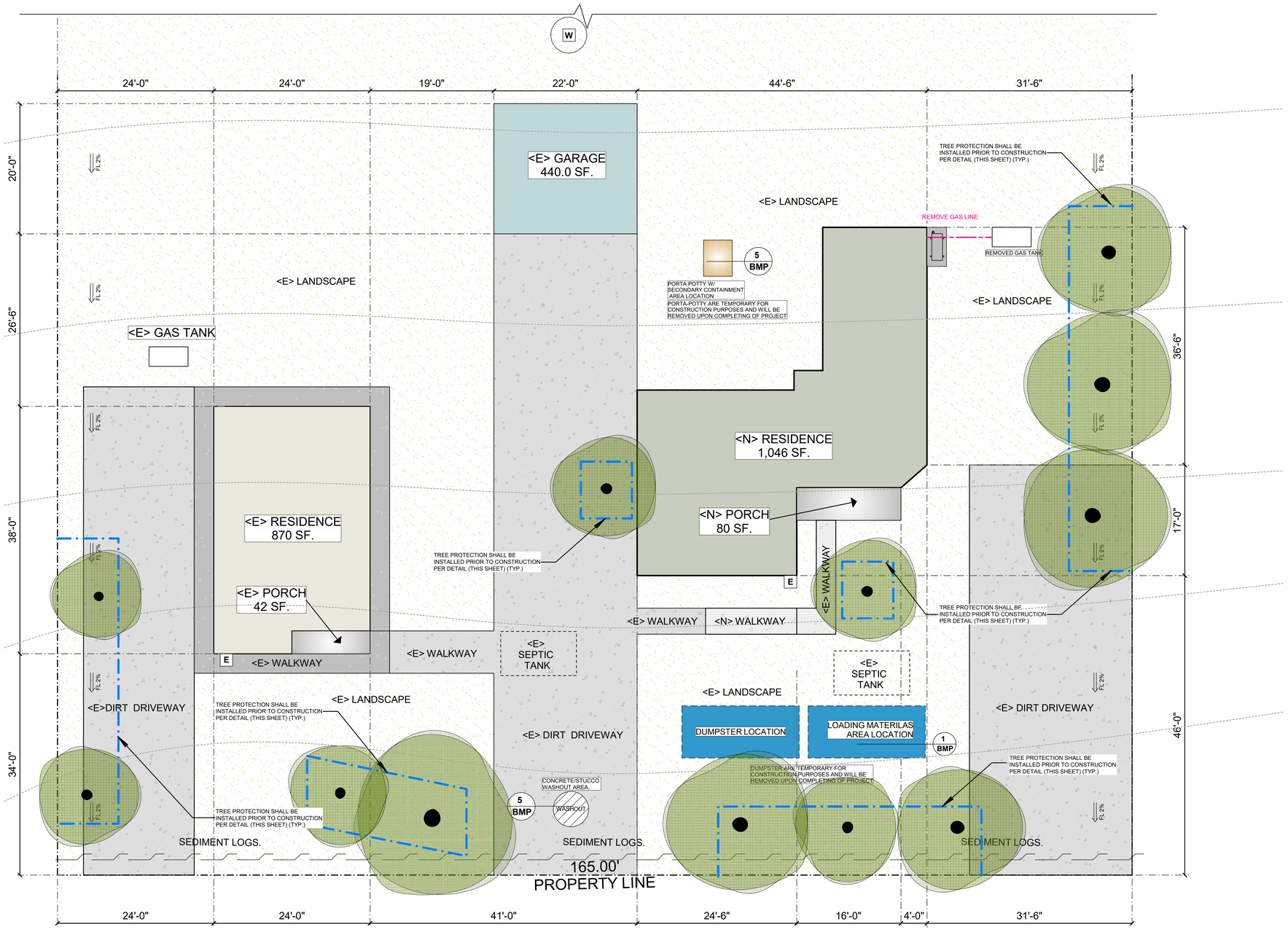
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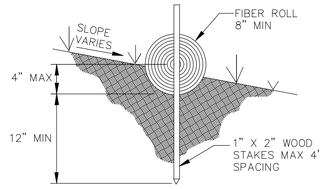


GRADING PLAN

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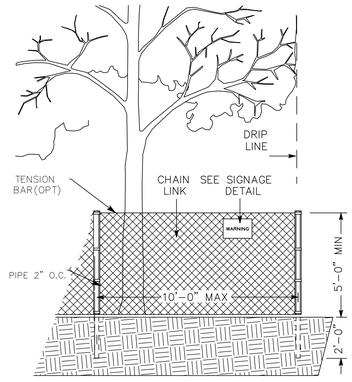
SCALE: 1/8" = 1'-0"

NORTH



FIBER ROLL DETAIL IN SLOPE AREA

NTS



TREE PROTECTION DETAIL

NTS

SITE HOUSEKEEPING REQUIREMENTS

CONSTRUCTION MATERIALS

1. ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPOILS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.) SHALL BE COVERED AND BERMED.
2. ALL CHEMICALS SHALL BE STORED IN WATERTIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED).
3. EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIPMENT PADS, CABINETS, CONDUCTORS, INSULATORS, BRICKS, ETC.).
4. BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.

LANDSCAPE MATERIALS

1. CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED.
2. CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED.
3. DISCONTINUE THE APPLICATION OF ANY ERODABLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIOD OF PRECIPITATION.
4. APPLY ERODABLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURE RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.
5. STACK ERODABLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.

VEHICLE STORAGE AND MAINTENANCE

1. MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACES WATERS.
2. ALL EQUIPMENT OR VEHICLES, WHICH ARE THE BE FUELED, MAINTAINED AND STORED ONSITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMP'S.
3. LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.

WASTE MANAGEMENT

1. DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.
2. SANITATION FACILITIES SHALL BE CONTAINED (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER, AND SHALL BE LOCATED A MINIMUM OF 20 FEET AWAY FROM AN INLET, STREET OR DRIVEWAY, STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY.
3. SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY.
4. COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.
5. DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.
6. STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
7. PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED.
8. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OR PROPERLY; AND
9. CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.

EROSIION CONTROL MEASURES

1. EROSION IS TO BE CONTROLLED AT ALL TIMES ALTHOUGH SPECIFIC MEASURES SHOWN ARE TO BE IMPLEMENTED AT A MINIMUM BY OCTOBER 15.
2. UNLESS SPECIFIC MEASURES ARE SHOWN OR NOTED ON THIS PLAN, ALL COLLECTED RUNOFF SHALL BE CARRIED TO DRAINAGE COURSES IN LINED CONDUITS. DISCHARGE SHALL BE IN THE LOCATIONS SHOWN ON THE PLANS.
3. THE DESIRED END RESULT OF THESE MEASURES IS TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF THE SITE. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO SEE THAT ANY ADDITIONAL MEASURES NECESSARY TO MEET THIS GOAL ARE IMPLEMENTED. IF FAILED INSPECTIONS BY COUNTY STAFF SHOW THIS GOAL IS NOT BEING MET, ADDITIONAL MEASURES MAY BE REQUIRED.
4. SEE PLANTING PLAN ON SHEET A1.1 FOR PLANTING REQUIREMENTS
5. AFTER SEEDING, STRAW MULCH WILL BE APPLIED IN 4" (AVG.) LAYERS.
6. SILT BARRIERS SHALL BE PLACED END TO END AND STAKED DOWN ALONG THE BOTTOM OF ALL GRADED SLOPES.
7. COVER ALL EXPOSED SLOPES
8. STRAW 2 TONS/ACRE ON SLOPES ≤ 20% WITH SOIL BINDER
9. USE NORTH AMERICAN GREEN C125 OR EQUAL ON SLOPES >20%.

ALL EROSION CONTROL MEASURES INCLUDING BUT NOT LIMITED TO SILT FENCES, FIBER ROLLS AND SLOPE PROTECTION SHALL BE IN PLACE BY OCTOBER 15TH. THE ENGINEER OF RECORD SHALL INSPECT ONCE EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

EXISTING TREE PROTECTION DETAILS

1. PRIOR TO THE COMMENCEMENT OF ANY GRADING, TREE PROTECTIVE FENCING SHALL BE IN PLACE IN ACCORDANCE WITH THE TREE PRESERVATION PLAN AND INSPECTED BY A CERTIFIED ARBORIST. THE ARBORIST SHALL MONITOR CONSTRUCTION ACTIVITY TO ENSURE THAT THE TREE PROTECTION MEASURES ARE IMPLEMENTED AND ADHERED TO DURING CONSTRUCTION. THIS CONDITION SHALL BE INCORPORATED INTO THE GRADING PLANS.
2. FENCE SHALL BE MINIMUM 5 FEET TALL CONSTRUCTED OF STURDY MATERIAL (CHAIN-LINK OR EQUIVALENT STRENGTH/ DURABILITY).
3. FENCE SHALL BE SUPPORTED BY VERTICAL POSTS DRIVEN 2 FEET (MIN) INTO THE GROUND AND SPACED NOT MORE THAN 10 FEET APART.
4. TREE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE DURING THE CONSTRUCTION PERIOD, INSPECTED PERIODICALLY FOR DAMAGE AND PROPER FUNCTION, REPAIRED AS NECESSARY TO PROVIDE A PHYSICAL BARRIER FROM CONSTRUCTION ACTIVITIES, AND REMAIN IN PLACE UNTIL THE FINAL INSPECTION.

ECKHAUS DESIGNS
Design Source

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ISRAEL RANGEL

PROJECT.
33 & 35 LIVE OAK RD ROYAL OAKS CA 95075

APN 181-032-003-000

CODES.

2022 California Building Standards Code (Cal. Code Regs., Tit. 24)

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REVISIONS

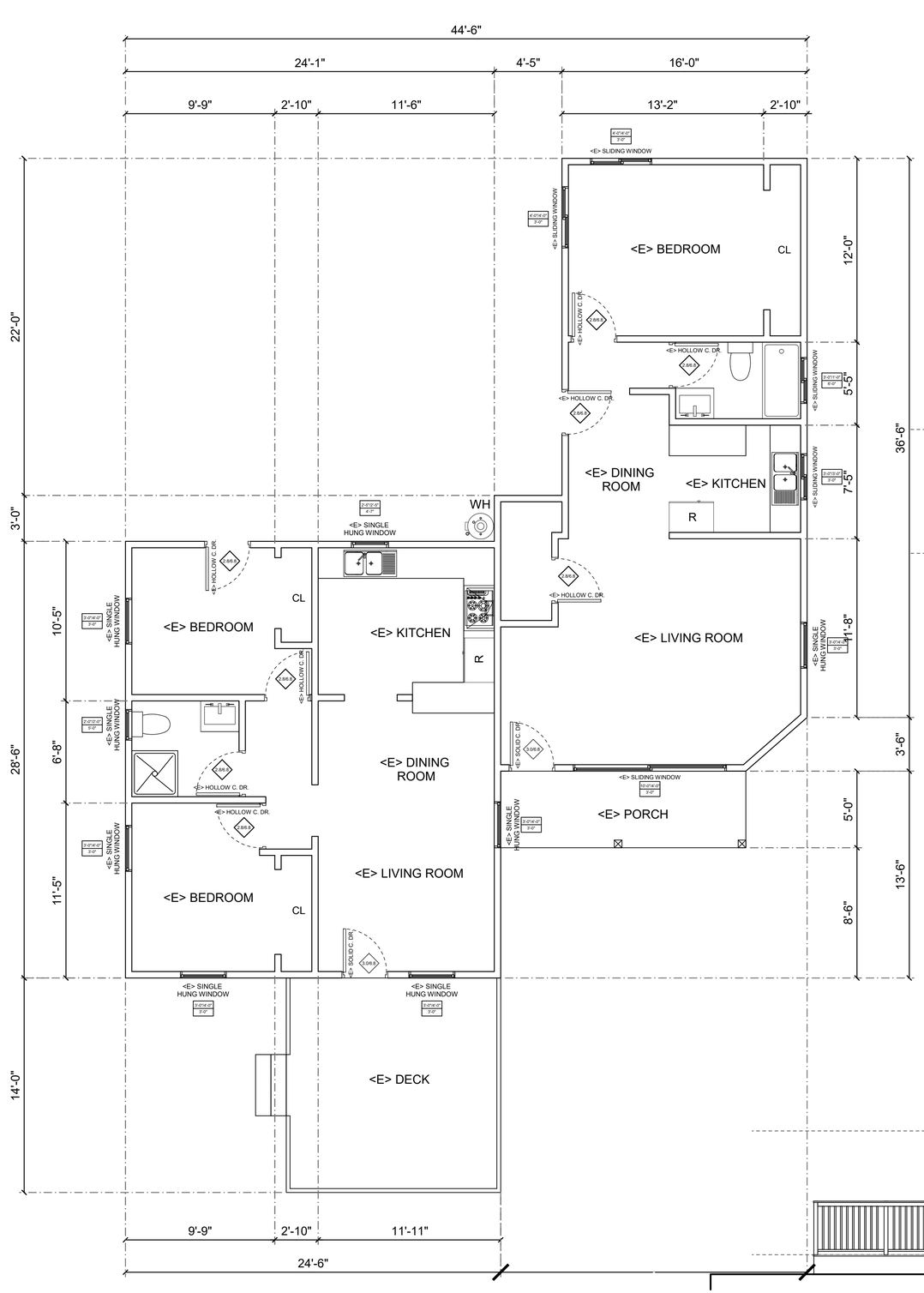
1 NOVEMBER-15-23

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SHEET.

GR.1



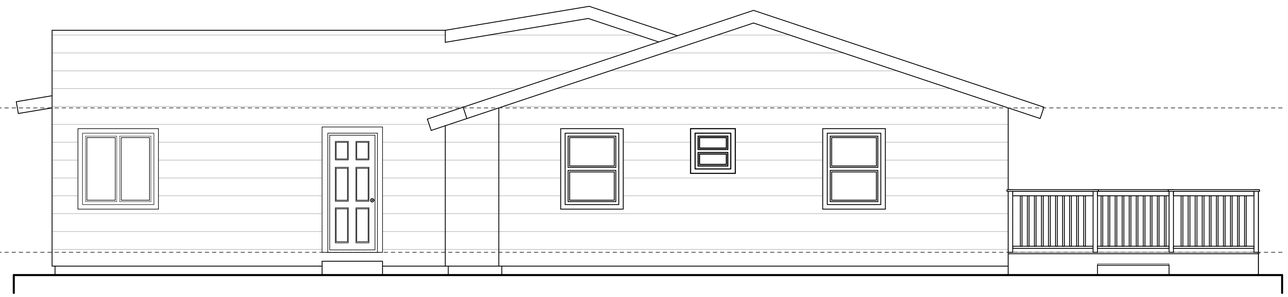
FLOOR PLAN

EXISTING CONDITIONS SCALE: 1/4" = 1'-0"



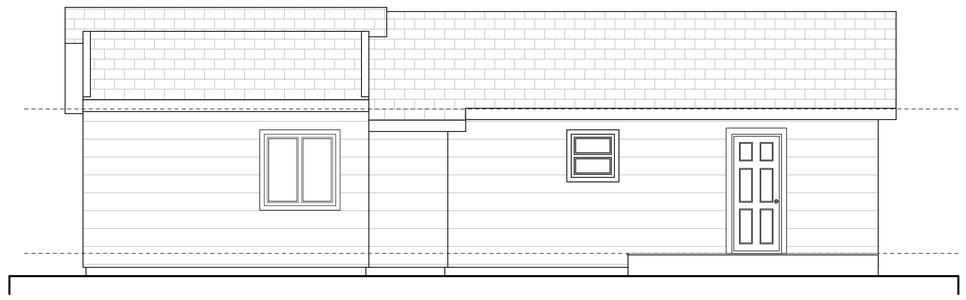
FRONT ELEVATION

EXISTING CONDITIONS SCALE: 1/4" = 1'-0"



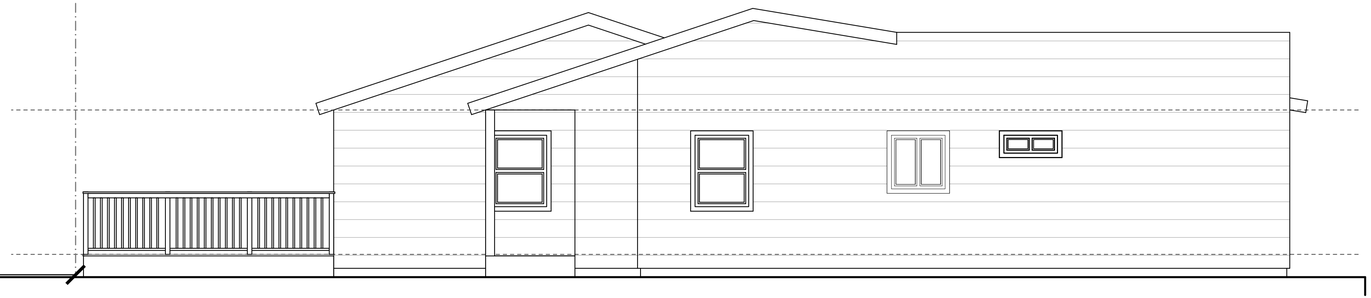
LEFT ELEVATION

EXISTING CONDITIONS SCALE: 1/4" = 1'-0"



REAR ELEVATION

EXISTING CONDITIONS SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

EXISTING CONDITIONS SCALE: 1/4" = 1'-0"

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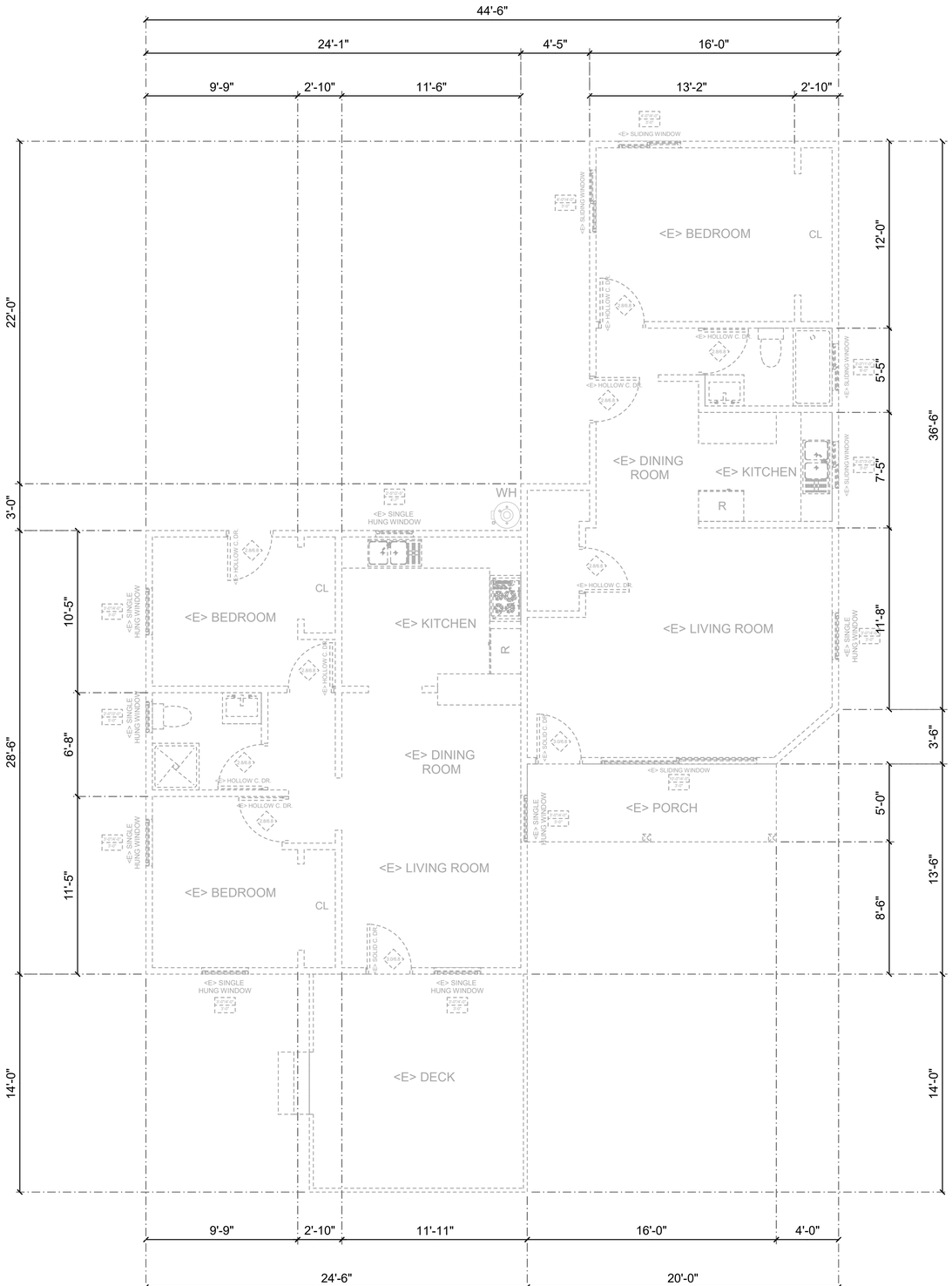
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A2



FLOOR PLAN

DEMOLITION

SCALE: 1/4" = 1'-0"

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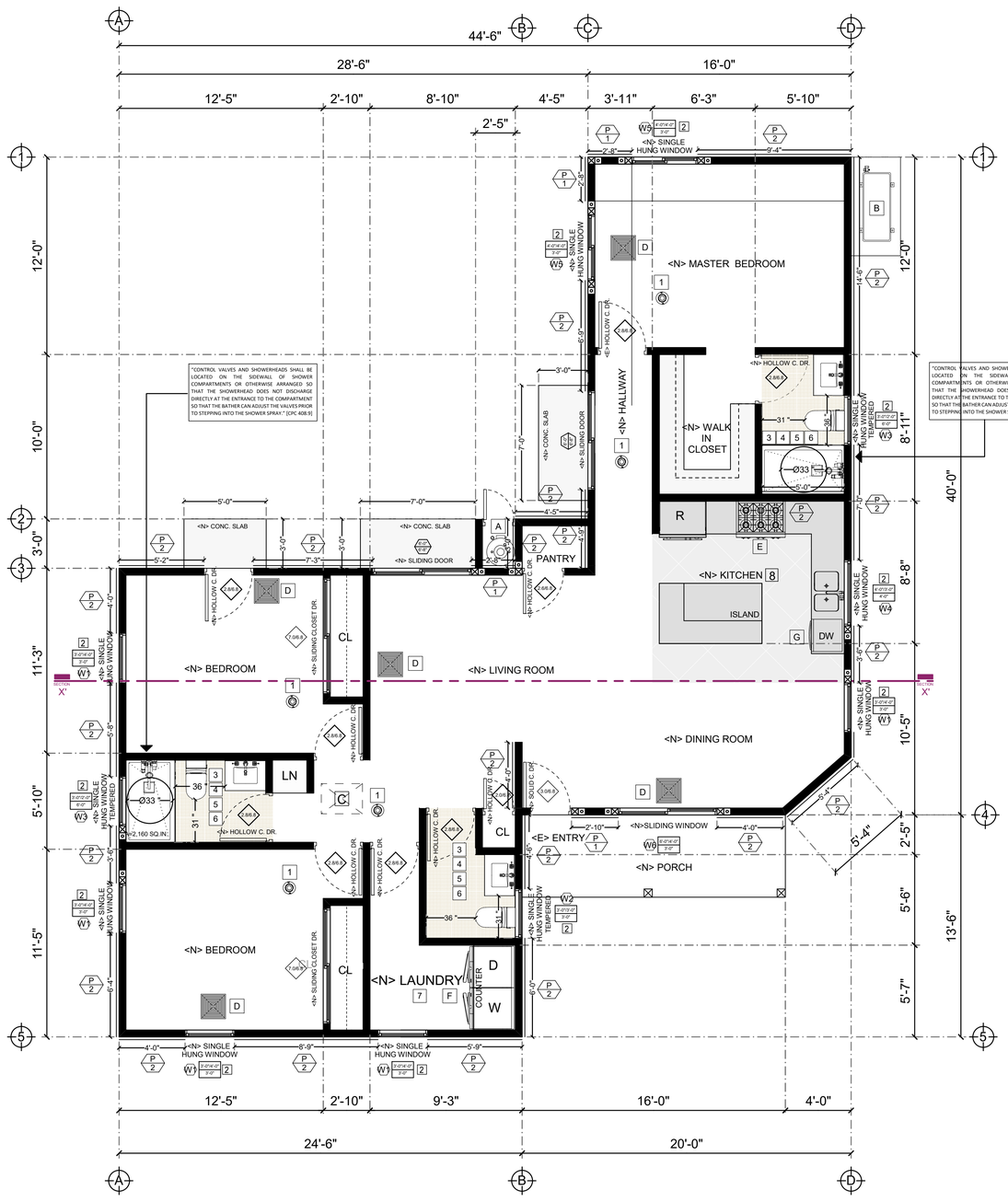
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SHEET.

A2.1



FLOOR PLAN

PROPOSED #1 05-12-23

SCALE: 1/4" = 1'-0"

RESIDENTIAL KITCHEN REQUIREMENTS

8

ELECTRICAL

- ALL KITCHEN COUNTERTOP OUTLETS SHALL BE GFCI PROTECTED. [CEC 210.8(A)(6)]
- WHEN ADDING OR REPLACING 6' OR MORE OF A 120-VOLT, SINGLE PHASE 15 OR 20 AMPERE CIRCUIT SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS THE CIRCUITS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LOCATED IN A READILY ACCESSIBLE LOCATION.[CEC 210.12(D)][CEC 210.12(A)]
- ALL 15 & 20 AMPERE 125 & 250-VOLT NON- LOCKING TYPE RECEPTACLE OUTLETS SHALL BE LISTED AS TAMPER RESISTANT.[CEC 406.12]
- 12" OR WIDER COUNTERTOPS REQUIRE AN OUTLET. [CEC 210.52(C)(1)]
- OUTLETS ARE REQUIRED WITHIN 24" OF ANY LOCATION ALONG THE COUNTERTOP. [CEC 210.52(C)(1)]
- KITCHEN OUTLETS POSITIONED A MAXIMUM 20" ABOVE COUNTERTOP. [CEC 210.52(C)(5)]
- APPLIANCE OUTLETS ARE NOT COUNTED AS REQUIRED COUNTERTOP OUTLETS. [CEC 210.52(C)(5)]
- APPLIANCES AND SINKS BREAK UP THE COUNTERTOP RUN, REQUIREMENT EACH SIDE TO COMPLY INDIVIDUALLY. [CEC 210.52(C)(4)]
- THE ELECTRICAL OUTLET REQUIREMENTS INCLUDE ISLANDS, PENINSULAS, KITCHEN DESKTOPS, WET BARS, AND SERVING BARS.
  A LARGE WINDOW ACROSS THE BACK OF A SINK OR LACK OF A BACKSPLASH DOES NOT EXEMPT THE COUNTERTOP FROM THE OUTLET REQUIREMENTS. THESE OUTLETS MAY BE IN A DROP FRONT CABINET FACE, UNDER CABINET PLUG STRIP, POP UP OR TOMBSTONE-TYPE RECEPTACLE. [CEC 210.52(C)(2),(3),(4)]
- TWO SMALL APPLIANCE OUTLET CIRCUITS, 20 AMPS EACH, ARE REQUIRED FOR KITCHENS. CIRCUITS SHALL BE BALANCED AND HAVE NO OTHER OUTLETS. [CEC 210.52(B)(1),(2)]
- INDIVIDUAL DEDICATED CIRCUITS ARE REQUIRED FOR ALL MAJOR APPLIANCES, THE RATING OF AN INDIVIDUAL BRANCH CIRCUIT SHALL NOT BE LESS THAN THE MARKED RATING OF THE APPLIANCE OR THE MARKED RATING OF AN APPLIANCE HAVING COMBINED LOADS AS PROVIDED IN [CEC 422.62][CEC 210.11(C)][CEC 422.10(A)]
  GARBAGE DISPOSAL CORD AND PLUG CONNECTION TO BE 18" TO 36" LONG. [CEC 422.16(B)(1)]
- DISHWASHER CORD 36" TO 78" LONG. ROMEX INSTALLED WITH A PLUG IS NOT AN APPROVED FLEXIBLE CORD. [CEC 422.16(B)(2)]
- MINIMUM 15 AMP GFCI PROTECTED CIRCUIT FOR THE DISHWASHER AND A 15 AMP CIRCUIT FOR THE DISPOSAL [CEC 210.23(A)][CEC 210.8(D)]
- IF USING A SPLIT OUTLET (TWO CIRCUITS ON THE SAME YOKE) FOR DISHWASHER/DISPOSAL, PROVIDE A LISTED HANDLE TIE AT THE TWO CIRCUIT BREAKERS AT THE PANEL. [CEC 210.7]

ALL INSTALLED LUMINAIRES IN RESIDENTIAL KITCHENS SHALL MEET THE REQUIREMENTS OF TABLE 150.0-A OF THE CEnC.

- IC RATED CANS ARE REQUIRED FOR RECESSED LIGHTING IF INSTALLED IN AN INSULATED CEILING. [CEC 410.116(A)(2)] FOR OCCUPANCIES WITH A HORIZONTAL (FLOOR/CEILING ASSEMBLY) RATED SEPARATION, THE RECESSED FIXTURES SHALL BE PROTECTED TO THE RATING OF SEPARATION (1 HOUR) OR BE LISTED FOR THE REQUIRED PROTECTION. THIS GENERALLY APPLIES TO RESIDENTIAL CONDOMINIUM CONSTRUCTION WHERE UNITS ARE ABOVE OR BELOW OTHER UNITS. [CEC 410.115(B)]
- FLORESCENT RECESSED LIGHTING, WHEN USED TO COMPLY WITH THE LIGHTING REQUIREMENTS, MUST BE OF A PIN BASE TYPE DESIGN. **INCANDESCENT SCREW TYPE BASE IS NOT APPROVED**.[CENC (TBL 150.0-A)]

MECHANICAL

A DUCTED RESIDENTIAL EXHAUST HOOD IS REQUIRED. A METAL, SMOOTH INTERIOR SURFACE DUCT REQUIRED ON VENT HOOD OR DOWN DRAFT EXHAUST VENT. ALUMINUM FLEX DUCT NOT APPROVED. PROVIDE BACK DRAFT DAMPER [CMC 504.3]
MINIMUM 30" VERTICAL CLEARANCE TO COMBUSTIBLES FROM COOK TOP SURFACE. REDUCTION OF CLEARANCE TO 24" IS PERMITTED BY METHODS LISTED IN THE CALIFORNIA MECHANICAL CODE.[CMC 920.3.2]
KITCHEN LOCAL EXHAUST VENTILATION REQUIRES A MINIMUM RATE OF 100CFM MEETING THE REQUIREMENTS OF ASHRAE 62.2.

PLUMBING

- A GAS TEST IS REQUIRED ON PIPING MODIFICATIONS (10 PSI FOR 15 MINUTES). A MAXIMUM 15 PSI GAUGE IS REQUIRED FOR THE GAS TEST.[CPC 1213.3]
  GAS PIPES THAT RUN UNDERGROUND BENEATH BUILDINGS SHALL RUN THROUGH AN APPROVED, VENTED, GAS TIGHT CONDUIT.
  GAS LINES SHALL BE ENCASED IN AN APPROVED CONDUIT DESIGNED TO WITHSTAND THE IMPOSED LOADS OR IN AN ENCASEMENT SYSTEM THAT IS LISTED FOR INSTALLATION BENEATH BUILDING[CPC 1210.1.6][CPC 1210.1.6.1][CPC1210.1.6.2]
- AN ACCESSIBLE SHUTOFF VALVE SHALL BE INSTALLED OUTSIDE AND WITHIN 6 FEET EACH APPLIANCE AND AHEAD OF THE UNION CONNECTED THERETO AND IN ADDITION TO ANY VALVE ON THE APPLIANCE [CPC 1211.5]
  PROVIDE A LISTED GAS FLEXIBLE CONNECTOR AND SHUT OFF TO FREESTANDING RANGE.
- A LISTED AIR GAP IS REQUIRED FOR THE DISHWASHER DRAIN. [CPC 807.4]
- THE MAXIMUM FLOW RATE STANDARDS FOR THE SINK FAUCETS ARE 1.8 GPM AT 60PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GPM AT 60PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GPM. [CPC 420.2.1]
- ISLAND DRAIN AND VENTING SHALL BE INSTALLED PER SECTION 909 OF THE CPC.
- TRAP ARM LENGTH SHALL BE DETERMINED BY TABLE 1002.2 OF THE CPC.

PLUMBING FIXTURE REPLACEMENT:

EFFECTIVE JANUARY 1, 2014, SENATE BILL (SB) 407 AND CALIFORNIA CIVIL CODE SECTION 1101.1-1101.8 REQUIRES ALL NONCOMPLIANT PLUMBING FIXTURES TO BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES WHEN BUILDING IS UNDERGOING ALTERATIONS OR IMPROVEMENTS IF THE RESIDENTIAL PROPERTY WAS BUILT AND AVAILABLE FOR USE ON OR BEFORE JANUARY 1, 1994. PLEASE REFER TO "PLUMBING FIXTURE REPLACEMENT (SB407) REQUIREMENTS AND POLICY" TO DETERMINE IF THE PROJECT REQUIRES COMPLIANCE.

SMOKE ALARMS & CARBON MONOXIDE ALARMS:

KITCHEN RENOVATIONS WILL REQUIRE SMOKE AND CARBON MONOXIDE ALARMS FOR THE DWELLING TO MEET THE CURRENT CODE PRIOR TO THE FINAL INSPECTION AS FOLLOWS: [CRC R314 & R315]
SMOKE ALARMS ARE REQUIRED IN ALL SLEEPING ROOMS, OUTSIDE EACH SLEEPING AREA AND IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH FLOOR LEVEL INCLUDING BASEMENTS AND HABITABLE ATTICS, BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
CARBON MONOXIDE ALARMS ARE REQUIRED IN DWELLING UNITS AND SLEEPING UNITS WHEN FUEL-BURNING APPLIANCES ARE INSTALLED AND/OR DWELLING UNITS HAVE ATTACHED GARAGES. EITHER CONDITION REQUIRES ALARMS.
WHEN MORE THAN ONE ALARM OF EITHER TYPE IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE OTHER ALARMS.
IN EXISTING CONDITIONS, ALARMS MAY BE BATTERY OPERATED WHEN THE REPAIRS OR ALTERATIONS DO NOT RESULT IN THE REMOVAL OF THE WALL AND CEILING FINISHES OR THERE IS NO ACCESS BY MEANS OF AN ATTIC, BASEMENT OR CRAWLSPACE.
MULTIPURPOSE ALARMS THAT COMBINE BOTH A SMOKE ALARM AND CARBON MONOXIDE ALARM SHALL COMPLY WITH ALL APPLICABLE STANDARDS OF BOTH CRC SECTIONS R314 AND R315.

LEGEND :

- NEW WALL (2X4 STUD WALL @ 16" O.C.)
- NEW WALL (2X4 STUD WALL @ 16" O.C.) 1HR FIRE WALL
- DENOTES WINDOWS AND DOOR SIZE OPENINGS
- DENOTES BRACED WALL

- A <N> REHEEM 50 GAL.TANK- HEAT PUMP-WATER HEATER @ OUTSIDE 4,200 BTU/HR
- B <N> BLUERIDGE HEAT PUMP-MINI SPLIT @ CONDITIONED FIVE ZONES 57,000 BTU/HR
- C <N> 22" X 30" ATTIC ACCESS
- D <N> CEILING CASSETTE HEAT PUMP AIR HANDLER
- E <N> 36" INDUCTION GAS RANGE/OVEN 8,400 W-29,000 BTU/H
- F <N> WASHER/DRYER SET ELECTRICAL-DRYER 10,000 BTU/H
- G <N> 24" DISHWASHER 1440 W.

PLAN NOTES.

1

DUAL CARB/ SMOKE ALARMS.

SMOKE ALARMS:

DWELLINGS ARE TO BE EQUIPPED WITH SMOKE ALARMS INSTALLED IN THE FOLLOWING LOCATIONS: [CRC §314]

IN EACH EXISTING SLEEPING ROOM.

OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. ON EACH STORY INCLUDING BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.

INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY CRC §R314.3.

1

CARBON MONOXIDE ALARMS:

DWELLINGS THAT HAVE ATTACHED GARAGES WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT, OR FUEL BURNING APPLIANCES, OR FIRE PLACE ARE TO BE EQUIPPED WITH CARBON MONOXIDE ALARMS INSTALLED IN THE FOLLOWING LOCATIONS: [CRC §315.3]

OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.

ON EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM. A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.

ALARM INTERCONNECTION AND POWER:

SMOKE AND CARBON MONOXIDE ALARMS ARE REQUIRED TO BE INTERCONNECTED SUCH THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS AND SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING. EXCEPTION: WHERE REPAIRS OR ALTERATIONS TO EXISTING BUILDINGS DO NOT RESULT IN THE REMOVAL OF WALL AND CEILING FINISHES AND THERE IS NO ACCESS BY MEANS OF ATTIC, BASEMENT OR CRAWL SPACE. [CRC §314 AND §315]

2

WINDOWS.

GLAZING AND WET SURFACES:

SAFETY GLAZING SHALL BE PROVIDED IN WALLS OR ENCLOSURES CONTAINING BATHTUBS OR SHOWERS, OR FACING TUBS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE. EXCEPTION: GLAZING THAT IS MORE THAN 60 INCHES MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA OR WHIRLPOOL. [CRC §R308.4.5] CODE COMPLIANCE CHECKLIST - BATHROOMS AND LAUNDRY PAGE 3 OF 3

WINDOW MODIFICATIONS:

REPLACEMENT AND NEW WINDOWS SHALL HAVE A U-FACTOR EQUAL TO 0.32 OR LOWER. EXCEPTIONS: REPLACEMENT SKYLIGHTS, OR NEW SKYLIGHTS UP TO 16 SQUARE FEET, MAY HAVE A U-FACTOR OF 0.55. WHEN 75 SQUARE FEET OR LESS OF FENESTRATION IS REPLACED WINDOWS MAY HAVE A U-FACTOR OF 0.40. [CENC §150.2(B)] FOR WINDOW MODIFICATIONS IN HILLSIDE FIRE ZONES 2 AND 3, REFER TO WINDOW AND DOOR CODE COMPLIANCE CHECKLIST.

3

BATHROOM.

WATER CLOSET SETTING:

WATER CLOSET SHALL BE SET NO CLOSER THAN 15 INCHES FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION NOR CLOSER THAN 30 INCHES CENTER TO CENTER TO ANY OTHER PLUMBING FIXTURE. [CPC §402.5]

WATER CLOSET CLEARANCE:

THE MINIMUM CLEAR SPACE IN FRONT OF THE WATER CLOSET SHALL BE NOT LESS THAN 24 INCHES. [CPC §402.5]

SHOWER SIZE:

SHOWER COMPARTMENT SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1,024 SQUARE INCHES AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30 INCH DIAMETER CIRCLE. THE MINIMUM REQUIRED AREA AND DIMENSIONS SHALL BE MEASURED AT A HEIGHT EQUAL TO THE TOP OF THRESHOLD. THE AREA AND DIMENSIONS SHALL BE MAINTAINED TO A POINT OF NOT LESS THAN 70 INCHES ABOVE THE SHOWER DRAIN OUTLET WITH NO PROTRUSIONS OTHER THAN THE FIXTURE VALVE OR VALVES, SHOWERHEAD, SOAP DISHES, SHELVES AND SAFETY GRAB BARS OR RAILS. [CPC §408.6]

SHOWER DOORS:

SHOWER DOORS SHALL OPEN OUTWARD SO AS TO MAINTAIN A 22 INCH UNOBSTRUCTED OPENING WIDTH. [CPC §408.5]

BACKING BOARD MATERIALS:

SHOWER AND TUB/SHOWER WALLS SHALL BE PROVIDED WITH A MOISTURE RESISTANT UNDERLAYMENT (E.G., FIBER-CEMENT BACKER BOARD, FIBER-REINFORCED GYPSUM PANEL, GLASS MAT GYPSUM BACKING PANEL, OR FIBER MAT REINFORCED CEMENTITIOUS BACKER UNITS) TO A MINIMUM HEIGHT OF 72 INCHES ABOVE THE FLOOR. [CRC SEC.R307.2, R702.4].

WATER CONSERVING PLUMBING FIXTURES:

MAXIMUM FLOW RATE FOR WATER CLOSETS IS 1.28 GALLONS PER FLUSH. [CGBSC 4.303.1.1]

MAXIMUM FLOW RATE FOR SHOWERHEADS IS 1.8 GALLONS PER MINUTE. FOR MULTIPLE SHOWERHEADS SERVING ONE SHOWER, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/ OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 POUNDS PER SQUARE INCH, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. A HANDHELD SHOWER IS CONSIDERED A SHOWERHEAD. [CGBSC 4.303.1.3] •

FLOW RATE FOR LAVATORY FAUCETS IS 1.2 GALLONS PER MINUTE MAXIMUM AND 0.8 GALLONS PER MINUTE MINIMUM. [CGBSC 4.303.1.4.1] • PRIOR TO FINAL INSPECTION ALL NON-COMPLIANT PLUMBING FIXTURES SHALL BE UPGRADED WITH WATER-CONSERVING FIXTURES AS REQUIRED BY CIVIL CODE §1101.1.

A COMPLETED AND SIGNED CERTIFICATE OF COMPLIANCE SHALL BE PROVIDED TO THE BUILDING INSPECTOR.

4

ELECTRICAL.

REQUIREMENTS:

AT LEAST ONE 120-VOLT, 20-AMP CIRCUIT SHALL BE PROVIDED FOR BATHROOM RECEPTACLE OUTLETS OR PROVIDE A DEDICATED 20-AMP CIRCUIT FOR EACH INDIVIDUAL BATHROOM BEING ALTERED. BATHROOM LIGHTING SHALL NOT BE ON AN OUTLET CIRCUIT. [CEC §210.11(C)3] •

AT LEAST ONE 20-AMP CIRCUIT SHALL BE PROVIDED FOR LAUNDRY APPLIANCES. LAUNDRY LIGHTING SHALL NOT BE ON AN OUTLET CIRCUIT. [CEC §210.11(C)2] •

AT LEAST ONE RECEPTACLE OUTLET SHALL BE PROVIDED WITHIN 3 FEET OF THE OUTSIDE EDGE OF EACH BASIN. THE RECEPTACLE OUTLET SHALL BE LOCATED ON A WALL THAT IS ADJACENT TO THE BASIN, OR ON THE SIDE OR FACE OF THE BASIN CABINET NOT MORE THAN 12 INCHES BELOW THE COUNTER TOP. [CEC §210.52(D)] •

ALL RECEPTACLE OUTLETS IN THE REMODELED BATHROOM(S) AND IN LAUNDRY AREA SHALL BE GFCI PROTECTED. GROUND FAULT CIRCUIT INTERRUPTERS SHALL BE LOCATED IN A READILY ACCESSIBLE LOCATION. [CEC §210.8(A)] •

RECEPTACLES ARE INSTALLED WITHIN 6 FEET OF THE OUTSIDE EDGE OF A SINK, BATHTUB OR SHOWER STALL SHALL BE GFCI PROTECTED. [CEC §210.8(A)] •

ALL ADDED/REPLACED RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT [CEC §406.12]

5

LIGHTING

REQUIREMENTS:

ALL INSTALLED LUMINARIES SHALL BE HIGH EFFICACY. [CENC §150.0(K)1A AND TABLE 150.0-A] •

IN BATHROOMS AND LAUNDRY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR. [CENC §150.0 (K)2J] •

LUMINARIES RECESSED INTO INSULATED CEILINGS: (A) SHALL BE LISTED FOR ZERO CLEARANCE INSULATION COVER (IC RATED); (B) SHALL INCLUDE A LABEL CERTIFYING AIR TIGHT (AT) WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS; (C) SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINARY HOUSING AND CEILING; (D) IF RECESSED LIGHTS ARE EQUIPPED WITH BALLASTS, SHALL ALLOW BALLAST MAINTENANCE AND REPLACEMENT WITHOUT REQUIRING CUTTING OF HOLES IN THE CEILING; AND (E) SHALL NOT CONTAIN SCREW BASE SOCKETS. [CEES SEC.150(K)1J2] •

ALL LUMINARIES INSTALLED IN DAMP LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS" OR "SUITABLE FOR DAMP LOCATIONS". [CEC §410.10 (D)]

6

VENTILATION REQUIREMENTS:

EACH BATHROOM CONTAINING A BATHTUB, SHOWER OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING: [CRC §R303.3, CMC §402.5 AND CGBSC §4.506.1] •

FANS SHALL BE ENERGY STAR COMPLIANT AND DUCTED TO TERMINATE OUTSIDE THE BUILDING. • BATHROOM EXHAUST FAN(S) MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE • A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (I.E., BUILT IN).

EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEM. [CENC §150.0(K)2B]

TOILET ROOMS, WHICH ARE NOT EQUIPPED WITH A WINDOW THAT PROVIDES A VENTILATION OPENING OF AT LEAST 1.5 SQUARE FEET, SHALL BE PROVIDED WITH MECHANICAL VENTILATION WITH AN EXHAUST CAPACITY OF AT LEAST 50 CUBIC FEET PER MINUTE. [CRC §R303.3]

TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS (E.G., BATH FAN, DRYER VENT, ETC.) SHALL BE AT LEAST 3 FEET FROM A PROPERTY LINE AND FROM OPENINGS INTO THE BUILDING, AND 10 FEET FROM A FORCED AIR INLET. [CMC §502.2.1]

7

LAUNDRY

DRYER MOISTURE EXHAUST:

MOISTURE EXHAUST DUCT SHALL TERMINATE TO THE OUTSIDE AND SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER. EXHAUST DUCT LENGTH IS LIMITED TO A COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FEET WITH 2 ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90 DEGREE ELBOW IN EXCESS OF TWO. [CMC §504.4.2.1 AND §504.1.1]

LAUNDRY MAKEUP AIR:

A MINIMUM OPENING OF 100 SQUARE INCHES FOR MAKEUP AIR SHALL BE PROVIDED IN THE LAUNDRY CLOSET DOOR OR BY OTHER APPROVED MEANS. [CMC §504.4.1]

BUILDING ENVELOPE MODIFICATIONS:

EXTERIOR WALL, FLOOR AND ROOF FRAMING SPACES OPENED UP DURING THE COURSE OF REMODEL SHALL BE INSULATED. R-13 (2X4 WALL), R-19 (2X6 WALL), R-19 (FLOOR), R-30 (ATTIC ROOF), AND R-19 (CATHEDRAL CEILING) INSULATION. [CENC §150.0 (A)/C)/D)]

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33 & 35 LIVE OAK RD ROYAL OAKS CA 95075

APN 181-032-003-000

CODES.

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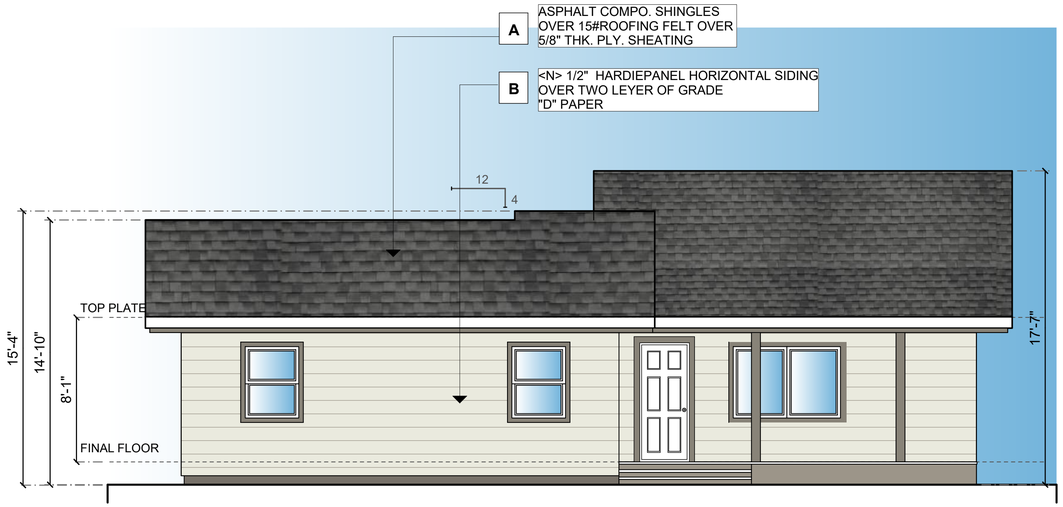
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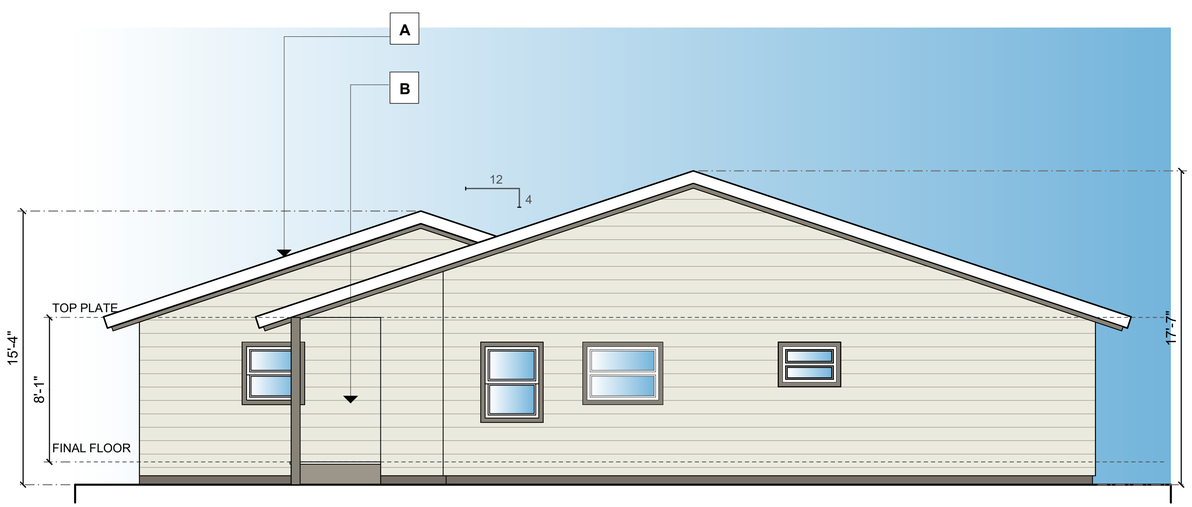
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A3



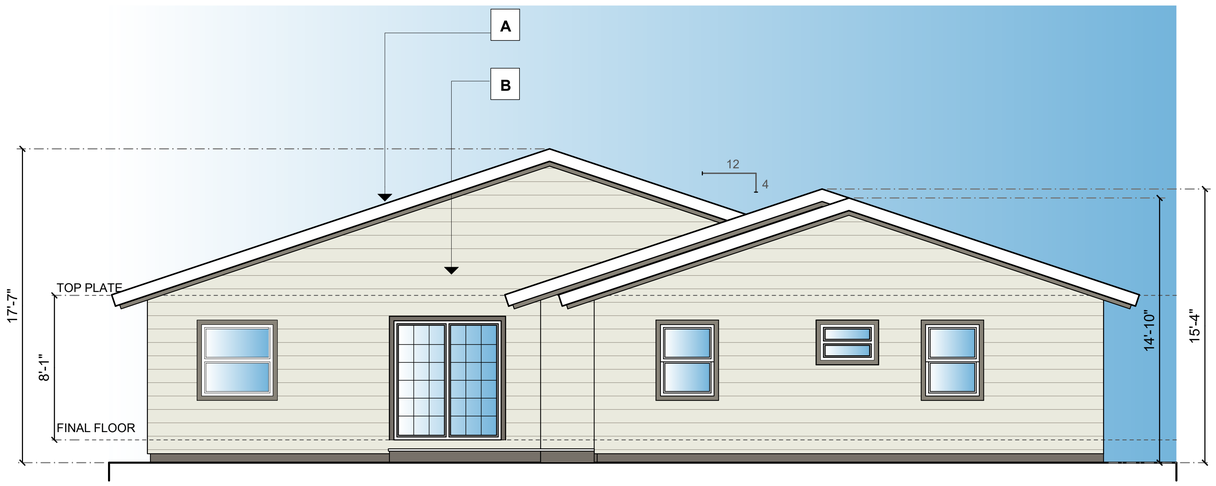
FRONT ELEVATION

PROPOSED SCALE: 1/4" = 1'-0"



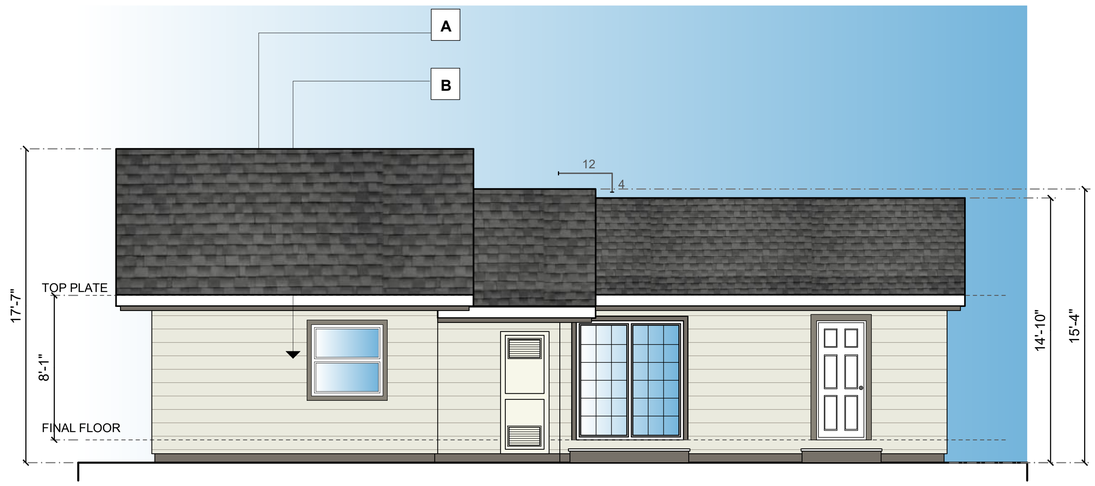
RIGHT ELEVATION

PROPOSED SCALE: 1/4" = 1'-0"



LEFT ELEVATION

PROPOSED SCALE: 1/4" = 1'-0"



REAR ELEVATION

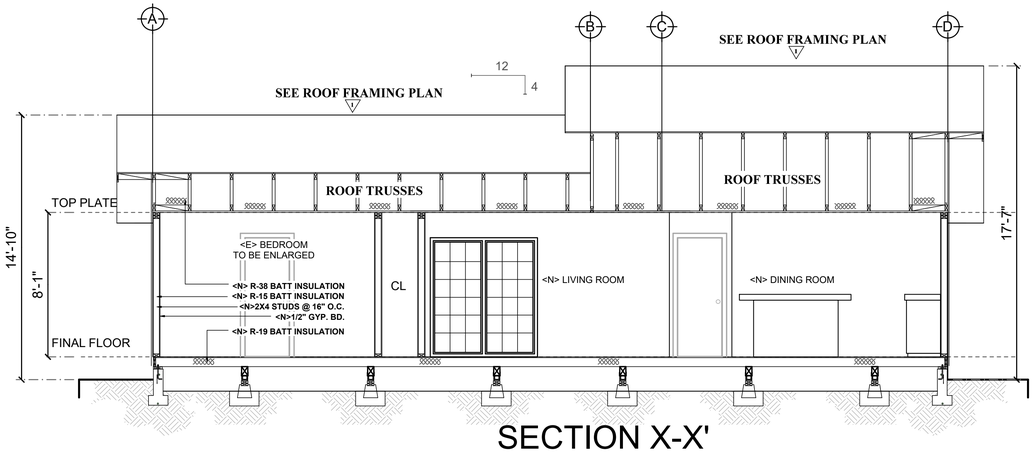
PROPOSED SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE

# ID	QTY	SIZE		AREA	TYPE	MATERIAL	U-FACTOR	SHGC	LOCATION	EXTERIOR SHADING	CONDITION
		WIDTH	HEIGHT								
W1	7	3'-0"	4'-0"	12 SF.	<N> SLIDING WINDOW	VINYL/DBL. PANE	0.30	0.23	<E> BEDROOM #1 <E> BEDROOM #2 <N> LAUNDRY	Insect Screen (default)	NEW
W2	1	3'-0"	3'-0"	9 SF.	<N> SINGLE HUNG WIN.	VINYL/DBL. PANE (TEMP)	0.30	0.23	<N> LAUNDRY	Insect Screen (default)	NEW
W3	2	3'-0"	2'-0"	6 SF.	<N> SINGLE HUNG WIN.	VINYL/DBL. PANE (TEMP)	0.30	0.23	<N> BATHROOM #1,2	Insect Screen (default)	NEW
W4	1	4'-0"	3'-0"	12 SF.	<N> SINGLE HUNG WIN.	VINYL/DBL. PANE	0.30	0.23	<N> KITCHEN	Insect Screen (default)	NEW
W5	2	4'-0"	4'-0"	16 SF.	<N> SINGLE HUNG WIN.	VINYL/DBL. PANE	0.30	0.23	<N> MASTER BED.	Insect Screen (default)	NEW
W6	2	6'-0"	4'-0"	24 SF.	<N> SLIDING WIN.	VINYL/DBL. PANE	0.30	0.23	<N> DINING ROOM.	Insect Screen (default)	NEW

DOOR SCHEDULE

CONDITION	TYPE	SIZE	MATERIAL / DESCRIPTION	LOCATION	QTY	
NEW	SOLID	3.0 X 6.8	WOOD / ENTRY	LIVING ROOM	1	
NEW	HOLLOW	2.8 X 6.8	ALUMINIUM / INTERIOR	BEDROOMS BATHROOM LAUNDRY	8	
NEW	HOLLOW	2.0 X 6.8	ALUMINIUM / INTERIOR	CLOSET ENTRY	1	
NEW	HOLLOW	2.6 X 6.8	ALUMINIUM / INTERIOR	PANTRY	1	
NEW	HOLLOW	7.0 X 6.8	WOOD / CLOSET	BEDROOM #1,2	1	
NEW	HOLLOW	6.0 X 6.8	ALUM. / GLASS / SLIDING	LIVING ROOM HALLWAY	1	



SECTION X-X'

PROPOSED SCALE: 1/4" = 1'-0"

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A4



FRONT -RITGH BUILDING (STAKING NA)



RITGH BUILDING (STAKING NA)



REAR BUILDING (STAKING NA)



REAR LEFT BUILDING (STAKING NA)

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A5

2022 CALIFORNIA ELECTRICAL CODE CEC

110.14(D) **(D) TERMINAL CONNECTION TORQUE.** TIGHTENING TORQUE VALUES FOR TE CONNECTIONS SHALL BE AS INDICATED ON EQUIPMENT OR IN INSTA INSTRUCTIONS PROVIDED BY THE MANUFACTURER. AN APPROVED MEANS SHALL TO ACHIEVE THE INDICATED TORQUE VALUE.
INFORMATIONAL NOTE NO.
1: EXAMPLES OF APPROVED MEANS OF ACHIEVING THE INDICATED TORQUE VALUES I TORQUE TOOLS OR DEVICES SUCH AS SHEAR BOLTS OR BREAKAWAY-STYLE DEVICI VISUAL INDICATORS THAT DEMONSTRATE THAT THE PROPER TORQUE HAS BEEN APPI
INFORMATIONAL NOTE NO.
2: THE EQUIPMENT MANUFACTURER CAN BE CONTACTED IF NUMERIC TORQUE VAL NOT INDICATED ON THE EQUIPMENT OR IF THE INSTALLATION INSTRUCTIONS A AVAILABLE. INFORMATIVE ANNEX I OF UL STANDARD 486A-486B, STANDARD FOR WIRE CONNECTORS, PROVIDES TORQUE VALUES IN THE ABSENCE OF MANUFAC RECOMMENDATIONS.
INFORMATIONAL NOTE NO.
3: ADDITIONAL INFORMATION FOR. TORQUING THREADED CONNECTION TERMINATIONS CAN BE FOUND IN SECTION 8.11 OFNFPA 70B-2019, RECOMM PRACTICE FOR ELECTRICAL EQUIPMENT MAINTENANCE.

210.8 **GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL.** GROUN CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL SHALL BE PROVIDED AS REQU 210.8(A) THROUGH (F). THE GROUND-FAULT CIRCUIT INTERRUPTER SHALL BE INSTAL READILY ACCESSIBLE LOCATION.

210.8(A) **DWELLING UNITS.** ALL 125-VOLT THROUGH 250-VOLT RECEPTACLES INSTALLEI LOCATIONS SPECIFIED IN 210.8(A)(L) THROUGH (A) (11) AND SUPPLIED BY SINGL BRANCH CIRCUITS RATED 150 VOLTS OR LESS TO GROUND SHALL HAVE GROUN CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL.
(1) BATHROOMS
(2) GARAGES AND ALSO ACCESSORY BUILDINGS THAT HAVE A FLOOR LOCATED AT OF GRADE LEVEL NOT INTENDED AS HABITABLE ROOMS AND LIMITED TO STORAGI WORK AREAS, AND AREAS OF SIMILAR USE
(3) OUTDOORS
EXCEPTION TO (3): RECEPTACLES THAT ARE NOT READILY ACCESSIBLE AND ARE SUPPL BRANCH CIRCUIT DEDICATED TO ELECTRIC SNOW-MELTING, DEICING, OR PIPELI VESSEL HEATING EQUIPMENT SHALL BE PERMITTED TO BE INSTALLED IN ACCORDAN 426.28 OR 427.22, AS APPLICABLE.
(4) CRAWL SPACES - AT OR BELOW GRADE LEVEL
(5) BASEMENTS
EXCEPTION TO (5): A RECEPTACLE SUPPLYING ONLY A PERMANENTLY INSTALLED FIRE OR BURGLAR ALARM
SYSTEM SHALL NOT BE REQUIRED TO HAVE GROUND-FAULT CIRCUIT-INTEF PROTECTION.
INFORMATIONAL NOTE: SEE 760.41(8) AND 760.121(8) FOR POWER REQUIREMENTS FOR FIRE ALARM SYSTEMS.
RECEPTACLES INSTALLED UNDER THE EXCEPTION TO 210.8(A)(5) SHALL NOT BE CON AS MEETING THE REQUIREMENTS OF 210.52(0).
(6) KITCHENS - WHERE THE RECEPTACLES ARE INSTALLED TO SERVE THE COUN SURFACES
(7) SINKS - WHERE RECEPTACLES ARE INSTALLED WITHIN 1.8 M (6 FT) FROM THE TO EDGE OF THE BOWL OF THE SINK
(8) BOATHOUSES
(9) BATHTUBS OR SHOWER STALLS - WHERE RECEPTACLES ARE INSTALLED WITHIN 1.8 OF THE OUTSIDE EDGE OF THE BATHTUB OR SHOWER STALL
(10) LAUNDRY AREAS
EXCEPTION TO (1) THROUGH (3), (5) THROUGH (8), AND (10): LISTED LOCKING SUPPC MOUNTING RECEPTACLES UTILIZED IN COMBINATION WITH COMPATIBLE ATTA(FITTINGS INSTALLED FOR THE PURPOSE OF SERVING A CEILING LUMINAIRE OR CEILI SHALL NOT BE REQUIRED TO BE GROUND-FAULT CIRCUIT- INTERRUPTER PROTECT GENERAL-PURPOSE CONVENIENCE RECEPTACLE IS INTEGRAL TO THE CEILING LUMIN CEILING FAN, GFCI PROTECTION SHALL BE PROVIDED.
(11) LNDOOR DAMP AND WET LOCATIONS

210.8(B) **(B) OTHER THAN DWELLING UNITS.** ALL 125-VOLT THROUGH 250- VOLT RECE SUPPLIED BY SINGLE-PHASE BRANCH CIRCUITS RATED 150 VOLTS OR LESS TO GRO AMPERES OR LESS, AND ALL RECEPTACLES SUPPLIED BY THREE-PHASE BRANCH (RATED 150 VOLTS OR LESS TO GROUND, 100 AMPERES OR LESS, INSTALLED IN THE LO(
• SPECIFIED IN 210.8(B)(L) THROUGH (B)(12) SHALL HAVE GROUND-FAULT (INTERRUPTER PROTECTION FOR PERSONNEL.
(8) GARAGES, ACCESSORY BUILDINGS, SERVICE BAYS, AND SIMILAR AREAS OTHE VEHICLE EXHIBITION HALLS AND SHOWROOMS
EXCEPTION TO (1) THROUGH (5), (8), AND (10): LISTED LOCKING SUPPORT AND MO RECEPTACLES UTILIZED IN COMBINATION WITH COMPATIBLE ATTACHMENT F INSTALLED FOR THE PURPOSE OF SERVING A CEILING LUMINAIRE OR CEILING FAN SH BE REQUIRED TO BE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTED. IF A G PURPOSE CONVENIENCE RECEPTACLE IS INTEGRAL TO THE CEILING LUMINAIRE OR FAN, GFCI PROTECTION SHALL BE PROVIDED.

210.8(E) **EQUIPMENT REQUIRING SERVICING.** GFCI PROTECTION SHALL BE PROVIDED I RECEPTACLES REQUIRED BY 210.63.

210.8(F) **OUTDOOR OUTLETS.** ALL OUTDOOR OUTLETS FOR DWELLINGS, OTHER THAN THOSE C IN 210.8(A)(3), EXCEPTION TO (3), THAT ARE SUPPLIED BY SINGLE-PHASE BRANCH (RATED 150 VOLTS TO GROUND OR LESS, 50 AMPERES OR LESS, SHALL HAVE GROUNI CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL. EXCEPTION: GROUND-FAULT (INTERRUPTER PROTECTION SHALL NOT BE REQUIRED ON LIGHTING OUTLETS OTHE THOSE COVERED IN 210.8(C).

210.15 **RECONDITIONED EQUIPMENT. THE FOLLOWING SHALL NOT BE RECONDITIONED:**
(1) EQUIPMENT THAT PROVIDES GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTI PERSONNEL
(2) EQUIPMENT THAT PROVIDES ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION
(3) EQUIPMENT THAT PROVIDES GROUND-FAULT PROTECTION OF EQUIPMENT

210.52(C)(2) **ISLAND AND PENINSULAR COUNTERTOPS AND WORK SURFACES.** RECEPTACLE (SHALL BE INSTALLED IN ACCORDANCE WITH 210.52(C)(2)(A) AND (C)(2)(B).
(A) AT LEAST ONE RECEPTACLE OUTLET SHALL BE PROVIDED FOR THE FIRST 0.8 FT2), OR FRACTION
THEREOF, OF THE COUNTERTOP OR WORK SURFACE. A RECEPTACLE OUTLET S PROVIDED FOR EVERY ADDITIONAL 1.7 M2 (18 FT2), OR FRACTION THEREOF, COUNTERTOP OR WORK SURFACE.
(B) AT LEAST ONE RECEPTACLE OUTLET SHALL BE LOCATED WITHIN 600 MM (2 FT) OUTER END OF A PENINSULAR COUNTERTOP OR WORK SURFACE. ADDITIONAL RE RECEPTACLE OUTLETS SHALL BE PERMITTED TO BE LOCATED AS DETERMINED INSTALLER, DESIGNER, OR BUILDING OWNER. THE LOCATION OF THE REC OUTLETS SHALL BE IN ACCORDANCE WITH 210.52(C)(3).

210.63 **EQUIPMENT REQUIRING SERVICING.** A 125-VOLT, SINGLE- PHASE, 15- OR 20-AMPER RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION WITHIN 7. FT) OF THE EQUIPMENT AS SPECIFIED IN 210.63(A) AND (8).

230.62(C) **(C) BARRIERS.** BARRIERS SHALL BE PLACED IN SERVICE EQUIPMENT SUCH T UNINSULATED, UNGROUNDED SERVICE BUSBAR OR SERVICE TERMINAL IS EXPC INADVERTENT CONTACT BY PERSONS OR MAINTENANCE EQUIPMENT WHILE SERVICIN TERMINATIONS.

230.67(A) **SURGE-PROTECTIVE DEVICE.** ALL SERVICES SUPPLYING DWELLING UNITS SHALL BE PF WITH A SURGE- PROTECTIVE DEVICE (SPD).

230.82 **EQUIPMENT CONNECTED TO THE SUPPLY SIDE OF SERVICE DISCONNECT.** ONLY THE FOL EQUIPMENT
SHALL BE PERMITTED TO BE CONNECTED TO THE SUPPLY SIDE OF THE DISCONNECTING MEANS:

230.82(10) EMERGENCY DISCONNECTS IN ACCORDANCE WITH 230.85. IF ALL METAL HOUSIN SERVICE ENCLOSURES ARE GROUNDED IN ACCORDANCE WITH PART VII AND BOI ACCORDANCE WITH PART V OF ARTICLE 250.

230.82(11) METER-MOUNTED TRANSFER SWITCHES NOMINALLY RATED NOT IN EXCESS OF 100 THAT HAVE A-SHORT-
CIRCUIT CURRENT RATING EQUAL TO OR GREATER THAN THE AVAILABLE FAULT CUR METER-MOUNTED TRANSFER SWITCH SHALL BE LISTED AND BE CAPABLE OF TRANSI THE LOAD SERVED. A METER-MOUNTED TRANSFER SWITCH SHALL BE MARKED EXTERIOR WITH BOTH OF THE FOLLOWING:
A. A. METER-MOUNTED TRANSFER SWITCH B. B. NOT SERVICE EQUIPMENT

230.85 **EMERGENCY DISCONNECTS.** FOR ONE- AND TWO-FAMILY DWELLING UNITS, ALL CONDUCTORS SHALL TERMINATE IN DISCONNECTING MEANS HAVING A SHORT- CURRENT RATING EQUAL TO OR GREATER THAN THE AVAILABLE FAULT CURRENT, IN IN A READILY ACCESSIBLE OUTDOOR LOCATION. IF MORE THAN ONE DISCON PROVIDED, THEY SHALL BE GROUPED. EACH DISCONNECT SHALL BE ONE OF THE FOLL
(1) SERVICE DISCONNECTS MARKED AS FOLLOWS: EMERGENCY DISCONNECT, SERVICE DISCONNECT
(2) METER DISCONNECTS INSTALLED PER 230.82(3) AND MARKED AS FOLLOWS: EME DISCONNECT, METER DISCONNECT, NOT SERVICE EQUIPMENT
(3) OTHER LISTED DISCONNECT SWITCHES OR CIRCUIT BREAKERS ON THE SUPF OF EACH SERVICE DISCONNECT THAT ARE SUITABLE FOR USE AS SERVICE EQU AND MARKED AS FOLLOWS:
EMERGENCY DISCONNECT,
NOT SERVICE EQUIPMENT
MARKINGS SHALL COMPLY WITH 110.21(B).

406.9(C) **BATHTUB AND SHOWER SPACE.** RECEPTACLES SHALL NOT BE INSTALLED WITHIN MEASURED 900 MM (3 FT) HORIZONTALLY AND 2.5 M (8 FT) VERTICALLY FROM THE THE BATHTUB RIM OR SHOWER STALL THRESHOLD. THE IDENTIFIED ZONE ENCOMPASSING AND SHALL INCLUDE THE SPACE DIRECTLY OVER THE TUB OR SHOWE EXCEPTION: IN BATHROOMS WITH LESS THAN THE REQUIRED ZONE THE RECEPTACLE(BE PERMITTED TO BE INSTALLED OPPOSITE THE BATHTUB RIM OR SHOWER STALL THR ON THE FARTHEST WALL WITHIN THE ROOM.

406.12 **TAMPER-RESISTANT RECEPTACLES.** ALL 15- AND 20-AMPERE, 125- AND 2 NONLOCKING-TYPE RECEPTACLES IN THE AREAS SPECIFIED IN 406.12(1) THROUGH (8 BE LISTED TAMPER-RESISTANT RECEPTACLES.
(1) DWELLING UNITS, INCLUDING ATTACHED AND DETACHED GARAGES AND ACC BUILDINGS TO DWELLING UNITS. AND COMMON AREAS OF MULTIFAMILY DW SPECIFIED IN 210.52 AND 550.13

408.2(A) **CALIFORNIA ENERGY CODE REQUIREMENTS FOR PANELBOARDS IN SINGLE BUILDINGS [CEC).** IN SINGLE-FAMILY RESIDENTIAL BUILDINGS THAT INCLUDE ONE (DWELLINGS, PANELBOARDS SERVING THE INDIVIDUAL DWELLING UNIT SHALL BE PF WITH CIRCUIT BREAKER SPACES FOR HEAT PUMP WATER HEATERS, HEAT PUM HEATERS, ELECTRIC COOKTOPS AND ELECTRIC CLOTHES DRYERS AS SPECIFIED IN CAL ENERGY CODE SECTION 150.0 (N), (T), (U) AND (V).

445.18 **DISCONNECTING MEANS AND EMERGENCY SHUTDOWN.**
(A) **DISCONNECTING MEANS.** GENERATORS OTHER THAN CORD-AND-PLUG-CON PORTABLE GENERATORS SHALL HAVE ONE OR MORE DISCONNECTING MEAN DISCONNECTING MEANS SHALL SIMULTANEOUSLY OPEN ALL ASSOCIATED UNGR CONDUCTORS. EACH DISCONNECTING MEANS SHALL BE LOCKABLE OPEN IN ACCO WITH 110.25.

(B) **EMERGENCY SHUTDOWN OF PRIME MOVER.** GENERATORS SHALL HAVE PROVISIONS DOWN THE PRIME MOVER. THE MEANS OF SHUTDOWN SHALL COMPLY WITH ALL FOLLOWING:
(1) BE EQUIPPED WITH PROVISIONS TO DISABLE ALL PRIME MOVER START C CIRCUITS TO RENDER THE PRIME MOVER INCAPABLE OF STARTING
(2) INITIATE A SHUTDOWN MECHANISM THAT REQUIRES A MECHANICAL RESET
THE PROVISIONS TO SHUT DOWN THE PRIME MOVER SHALL BE PERMITTED TO SAT REQUIREMENTS OF
445.LS(A) WHERE IT IS CAPABLE OF BEING LOCKED IN THE OPEN POSITION IN ACCO WITH 110.25.

(C) **REMOTE EMERGENCY SHUTDOWN.** GENERATORS WITH GREATER THAN 15 KW SHALL BE PROVIDED WITH A REMOTE EMERGENCY STOP SWITCH TO SHUT DOWN TH MOVER. THE REMOTE EMERGENCY STOP SWITCH SHALL BE LOCATED OUTSI EQUIPMENT ROOM OR GENERATOR ENCLOSURE AND SHALL ALSO MEET THE REQUIR OF 445.18(8)(1) AND (8)(2).

(D) **EMERGENCY SHUTDOWN IN ONE- AND TWO-FAMILY DWELLING UNITS.** FOR OTHI CORD-AND-PLUG- CONNECTED PORTABLE GENERATORS, AN EMERGENCY SHUTDOWI SHALL BE LOCATED OUTSIDE THE DWELLING UNIT AT A READILY ACCESSIBLE LOCATIC

(E) **GENERATORS INSTALLED IN PARALLEL.** WHERE A GENERATOR IS INSTALLED IN PARALL OTHER GENERATORS, THE PROVISIONS OF 445. L 8(A) SHALL BE CAPABLE OF ISOLAT GENERATOR OUTPUT TERMINALS FROM
THE PARALLELING EQUIPMENT. THE DISCONNECTING MEANS SHALL NOT BE REQUIRE LOCATED AT THE GENERATOR.

480.7 **DC DISCONNECT METHODS.**
480.7(B) **EMERGENCY DISCONNECT.** FOR ONE-FAMILY AND TWO-FAMILY DWELLING A DISCONI MEAN. OR ITS REMOTE CONTROL FOR A STATIONARY BATTERY SYSTEM, SHALL BE L AT A READILY ACCESSIBLE LOCATION OUTSIDE THE BUILDING FOR EMERGENCY L DISCONNECT SHALL BE LABELED "EMERGENCY DISCONNECT".

2.4.2. (continued)

D. Minimum Meter Set Clearance Requirements

Figure 2-19, "Electric and Gas Meter Set Separation Dimensions and Clearances," below; Figure 2-20, "Gas Meter Set Clearance From Building Openings," on Page 2-34; and Figure 2-21, "Gas Regulator Set Clearance Requirement From Sources of Ignition," on Page 2-35, all represent various metering facilities' clearance requirements. If applicants install enclosures on their premises, the enclosures must meet the specifications provided in these illustrations.

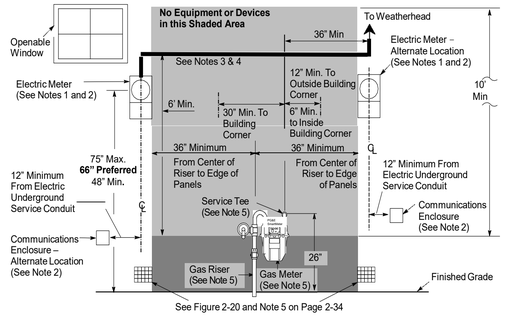


Figure 2-19
Electric and Gas Meter Set Separation Dimensions and Clearances

Notes in reference to Figure 2-19 (on the previous page).

1. Electric meter panel locations are subject to utility approval and must comply with the applicable code requirements. PG&E does ***not*** have specific requirements for the distance from the electric panel to the outside building corner. See Section 5, "Electric Metering: General," for properly locating the electric meters. See Subsection 5.4.4., "Working Space," on Page 5-15, for electric meter working space.
2. Applicants must ***not*** install any electrical devices or equipment, including wires, cables, metering enclosures, telecommunication enclosures, bond wires, clamps, or ground rods within the shaded area around the gas meter. The 36-inch distance can be reduced to 18 inches for electrical devices or equipment certified for NEC Class I, Division 2 locations.

Notes continued on the next page

2.4.2. (continued)

Notes in reference to Figure 2-19 (continued).

3. A straight, solid, and continuous metallic conduit without couplings, joints, or connections is allowed to run completely through the shaded area at 6 feet or higher above the gas meter regulator vent.
4. Electric wiring for new photo voltaic or electric meter upgrades may pass through the clearance area shown in Figure 2-19 if the wires are in a metallic, continuous sleeve with no joints, couplings, or fittings. The sleeve must extend a minimum of 3 feet on either side of the meter set and must be a minimum of 6 feet above the regulator opening.
5. Place the gas service riser 6 inches to 9 inches from the finished wall. The completed customer houseline at the service delivery point must extend a minimum of 4 to 6 inches from the finished wall where the meter is to be set, and must be 26 inches above the finished grade. See Figure 2-14 on Page 2-27, Figure 2-15 on Page 2-28, and Subsection 2.5. on Page 2-44.
6. The minimum dimensions and clearances in Figure 2-19 are good for gas meters up to the 1,000 class. See Figure 2-14 and Figure 2-15 on Pages 2-27 and 2-28 for illustrations of clear and level working space in front of the gas meter.

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APN 181-032-003-000

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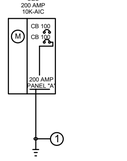
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E1



ELECTRICAL PLAN

PROPOSED SCALE: 1/4" = 1'-0"

200 AMP
RESIDENTIAL SES ONE-LINE DIAGRAM
NOTE! SERIES RATED SYSTEM



1 #2 CU GAS BOND (WHEN AVAILABLE)
#1/0 CU WATER BOND
#4 CU UFER

SINGLE LINE DIAGRAM

ELECTRICAL LOAD CALCUALTIONS

Name: **RANGEL RESIDENCE**
Address: **35 LIVE AOK RD, ROYAL OAKS CA.**

STEP 1 Estimate General Electric Load Excluding Heating and AC

						Volt Amps
Square Footage of Structure	1,046	General Lighting Load	3	Watts per square foot	=	3,138
# of Small Appliance Circuits (2 min.)	4	# Small Appliance Circuits	1500	Watts each	=	6,000
# of Laundry Circuits (1 min.)	2	# Laundry Circuits	1500	Watts each	=	3,000
				Step 1 Total =		12,138

STEP 2 Estimate Heating/AC Electric Load

A/C Condensor & Fixed Space Heating	# of units		*Common Values*		Volt Amps
A/C Heat up to 8 kW		x	*8300*	=	
A/C Heat up to 15 kW		x	*14000*	=	
A/C Heat up to 20 kW		x	*22400*	=	
Cond/Heat Pump to 2 T		x	*2500*	=	
Cond/Heat Pump to 4 T	1	x	*5500*	=	5,500
Cond/Heat Pump to 5 T		x	*7000*	=	
Other Electric Heating Device		x	4,500 Volt Amps from Label	=	
			Step 2 Total =		5,500

STEP 3 Estimate Other Electric Load

Dedicated Equipment	# of units		Volt		(Watts)	*Common Values*
Electric Water Heater	1	x	4,500 Volt Amps from Label	=	4,500	*4,500*
Refrigerator	1	x	1,000 Volt Amps from Label	=	1,000	*1,400*
Freezer	1	x	Volt Amps from Label	=		*600*
Dishwasher	1	x	1,800 Volt Amps from Label	=	1,800	*1,200*
Disposal	1	x	700 Volt Amps from Label	=	700	*800*
Range Hood	1	x	410 Volt Amps from Label	=	410	*600*
Microwave	1	x	1,200 Volt Amps from Label	=	1,200	*1,500*
Mini Fridge		x	Volt Amps from Label	=		*900*
Instant Hot Water Unit		x	Volt Amps from Label	=		
Jacuzzi Tub		x	Volt Amps from Label	=		*800*
EVSE		x	Volt Amps from Label x 1.25	=		
Res. Elevator		x	Volt Amps from Label	=		
			Step 3 Total =		9,610	

STEP 4 Esimate Major Equipment Load

Major Equipment	# of units		Volt		(Watts)	*Common Values*
Cook Range	1	x	2,500 Volt Amps from Label	=	2,500	*8,000*
Cook Oven	1	x	2,000 Volt Amps from Label	=	2,000	*5,000*
Clothes Dryer	1	x	4,000 Volt Amps from Label	=	4,000	*5,000*
Pool Motor		x	Volt Amps from Label	=		
Pool Heater		x	Volt Amps from Label	=		
Pool Light		x	Volt Amps from Label	=		*300*
Patio Heaters		x	Volt Amps from Label	=		*1,500*
			Step 4 Total =		8,500	
Heat Pump Water Heater	1	x	550 Volt Amps from Label	=	550	

STEP 5 Determine Whether Electric Service Panel Requires Upgrade

Total General Load excl Heating/AC (Add Steps 1, 3 and 4 Totals)	30,248	(Box 1)
Heat Pump Water Heater Electrical Load	550	(Box 2)
General Service Load (Add Box 1 + Box 2)	30,798	(Box 3)
First 10,000 Volt Amps at 100%	10,000	(Box 4)
Remaining General Service Load at 40% = (Box 3 - 10,000) x 40%	8,319	(Box 5)
Heating/Cooling Load at 100% (from Step 2 Total)	5,500	(Box 6)
TOTAL ADJUSTED HOUSE LOAD (Add Box 4 + Box 5 + Box 6)	23,819	(Box 7)
Minimum Service Ampacity (Box 7 divided by 240)	99.2	(Box "A")
Enter Your Existing Electrical Service Size (amps)	**200**	(Box "B")

You do not neet to upgrade your service panel

NOTE: For One-Family Dwellings, the service disconnecting means shall have a rating of not less than 100 amps, 3-wire.

"IN BATHROOMS, AND LAUNDRY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. IF AN OCCUPANT SENSOR IS INSTALLED, IT SHALL BE INITIALLY CONFIGURED TO MANUAL-ON OPERATION USING THE MANUAL CONTROL REQUIRED UNDER SECTION 150.0(K)2C." [CENC 150.0(K)2I]

ALL INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY IN ACCORDANCE WITH THE 2019 CALIFORNIA ENERGY CODE TABLE 150.0-A.

ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. [CENC 150(K)2B]

RECESSED LUMINAIRES IN CEILINGS SHALL BE LISTED, AIRTIGHT, SEALED, CERTIFIED BALLAST, AND READILY ACCESSIBLE. 2016 TITLE 24 (PART 6), SECTION 150.0(K)1C.

CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS, ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY. [CPC 408.9]

Bldg.: – NEW RESIDENCE
Location: Manufacturer:
Manufacturer: SQ.D
Type:
Mounting: FLUSH
Circuits: 20

Amp Rating: 200A
Bus Rating: 225A
Voltage: 120/208V
System: 1PH/3W
Main CB: M.L.O.
AIC Rating: 10KAIC

Source:MAIN
Source CB: 200A
Feeder Wire: 3 #4/0 AWG
Neutral Wire: 1 #4/0 AWG
Ground Wire: 1 #6 AWG
Conduit: 2 1/2"

CIRCUIT NO.	BREAKER AMPS	BREAKER POLES	LOAD DESCRIPTION	CIRCUIT WATTAGE A	CIRCUIT WATTAGE B	PHASE A	PHASE B	CIRCUIT WATTAGE A	CIRCUIT WATTAGE B	LOAD DESCRIPTION	CIRCUIT BREAKER POLES	CIRCUIT BREAKER AMPS	CIRCUIT NO.
1	20	1	<N> RECEPTACLE	200		*		440		<N> WATER HEATER	1	30	2
3	20	1	<N> RECEPTACLE		200		*		600	<N> BATHROOM RECEPTACLE	1	20	4
5	20	1									1	20	6
7	20	1	<N> KITCHEN RECEPTACLE	320		*		1800		<N> MICROWAVE	1	20	8
9	20	1	<N> REFRIGERATOR		1000		*		410	<N> KITCHEN HOOD	1	20	10
11	20	1									1	20	12
13	20	1	<N> LIGHTING	160		*		200		<N> BATHROOM LIGHR /EXHAUST	1	20	14
15	30	1	<N> LAUNDRY		2500		*		180	<N> KITCHEN LIGHT	1	20	16
17											1	20	18
19	30	1	<N> DRYER	3000		*		8400		<N> INDUCTION RANGE	1	50	20
21	40	1	<N> HEAT PUMP		5000		*		140	<N> EXTERIOR LIGHT	1	20	22
				–		*		1800		<N> DISHWASHER	1	20	24
					–		*		–				
				–		*		–					
					–		*		–				
				–		*		–		–			
					–		*		–	–			
				3700	8700			16640	1330				

TOTAL CONNECTED LOAD =30370
TOTAL CONNECTED LOAD AVG. = 7030
TOTAL DEMAND LOAD AVG. = 20840

TOTAL CONNECTED LOAD	WATTS	AMPS
PHASE A	20340	200
PHASE B	10030	140

ELECTRICAL LEGEND

TO BE HIGH EFFICIENCY PER TILE 24
MANDATORY MEASUREMENTS

LIGHT FIXTURES

- LIGHT, CEILING
- LED LAMP 1X40W
- LED LAMP 1X40W
- LIGHT, CEILING
- LIGHT, WALL
- OUTDOOR LIGHT, WALL
- TRACK LIGHT FIXTURE
- LIGHT FIXTURE CONNECTED TO E/C (AND NIGHT LIGHT WITH 'NL' SUBSCRIPT)
- EXHAUST FAN 5 SPEED 50 CFM MUST BE CONTROLLED BY A HUMIDISTAT AND WHICH SHALL BE READILY ACCESSIBLE AND SHALL BE ENERGY STAR COMPLIANT AND DUCTED TO TERMINATE OUTSIDE THE BUILDING.

SWITCHES

- $ SWITCH, SINGLE POLE
- $2 SWITCH, DOUBLE POLE
- $3 SWITCH, THREE WAY
- $4 SWITCH, FOUR WAY
- $K SWITCH, KEY OPERATED
- $P SWITCH, WITH PILOT LIGHT
- $WP SWITCH, WEATHERPROOF
- $X SWITCH, EXPLOSIONPROOF
- $D SWITCH, DIMMER

RECEPTACLES AND OUTLETS

- SINGLE RECEPTACLE
- DUPLEX RECEPTACLE 15 AMP - A.F.C.I.- (G.F.C.I.)
- DOUBLE DUPLEX (QUAD) RECEPTACLE
- ISOLATED GROUND DUPLEX RECEPTACLE
- GROUND FAULT CIRCUIT INTERRUPTER DUPLEX RECEPTACLE
- DOUBLE DUPLEX (QUAD) GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE
- WP GROUND FAULT CIRCUIT INTERRUPTER/ WEATHERPROOF DUPLEX RECEPTACLE
- SINGLE RECEPTACLE
- FLOOR OUTLET
- SPECIAL OUTLET OR EQUIPMENT CONNECTION (AS NOTED)
- DROP CORD (AS NOTED)
- POWER POLE

ELECTRICAL NOTES:

"ALL BRANCH CIRCUITS THAT SUPPLYING RECEPTACLES IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY ROOMS, AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI)". [CEC SECTION 210.12(A)]

KITCHEN TO HAVE 2-20 AMP SMALL APPLIANCE DEDICATED BRANCH CIRCUITS (*CEC SECTION 210.52 B,3*), AND LAUNDRY AND BATHROOM FACILITIES SHALL HAVE AT LEAST 1-20 AMP DEDICATED BRANCH CIRCUIT (*CEC SECTION 210.52D&F*).

RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6' FROM AN OUTLET. *CEC SECTION 210.52(A)(1)*

ALL 125-VOLT, 15- AND 20-AMP OUTLETS SHALL BE TAMPER-RESISTANT AS PER *CEC SECTION 210.52*.

A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH WALL COUNTERTOP SPACE 12 INCHES OR WIDER SO THAT NO POINT IS MORE THAN 24 INCHES FROM AN OUTLET. *CEC SECTION 210.52(C)(1-5)*

KITCHEN TO HAVE 2-20 AMP SMALL APPLIANCE DEDICATED BRANCH CIRCUITS (*CEC SECTION 210.52 B,3*), AND LAUNDRY AND BATHROOM FACILITIES SHALL HAVE AT LEAST 1-20 AMP DEDICATED BRANCH CIRCUIT (*CEC SECTION 210.52D&F*).

CLOTHES CLOSET LAMPS SHALL BE ENCLOSED IF INCASED TYPE. LIGHT FIXTURE CLEARANCES SHALL CONFORM TO CEC 410-8.

PERMANENTLY INSTALLED LUMINAIRES IN BATHROOMS, GARAGES, LAUNDRYROOMS, CLOSETS (MORE THAN 70 SQ. FT.), AND UTILITY ROOMS SHALL BE HIGH EFFICACY.

ALL OTHER INTERIOR ROOMS (E.G., LIVING ROOM, DINING ROOM, BEDROOMS, HALLWAYS, ETC.), EXCEPT IN DETACHED STORAGE BUILDINGS LESS THAN 1000 SQ. FT., SHALL BE HIGH EFFICACY.

"OUTDOOR LIGHTING ATTACHED TO BUILDINGS SHALL BE HIGH EFFICACY AND CONTROLLED BY MOTION SENSOR AND PHOTOCONTROL NOT HAVING TO OVERRIDE OR BY SWITCH". 2019 CALIFORNIA ENERGY CODE SECTION 150.0(K)3A

PERMANENTLY INSTALLED LUMINAIRES IN BATHROOMS, GARAGES, LAUNDRY ROOMS, CLOSETS, AND UTILITY ROOM SHALL BE HIGH-EFFICACY.

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REVISIONS

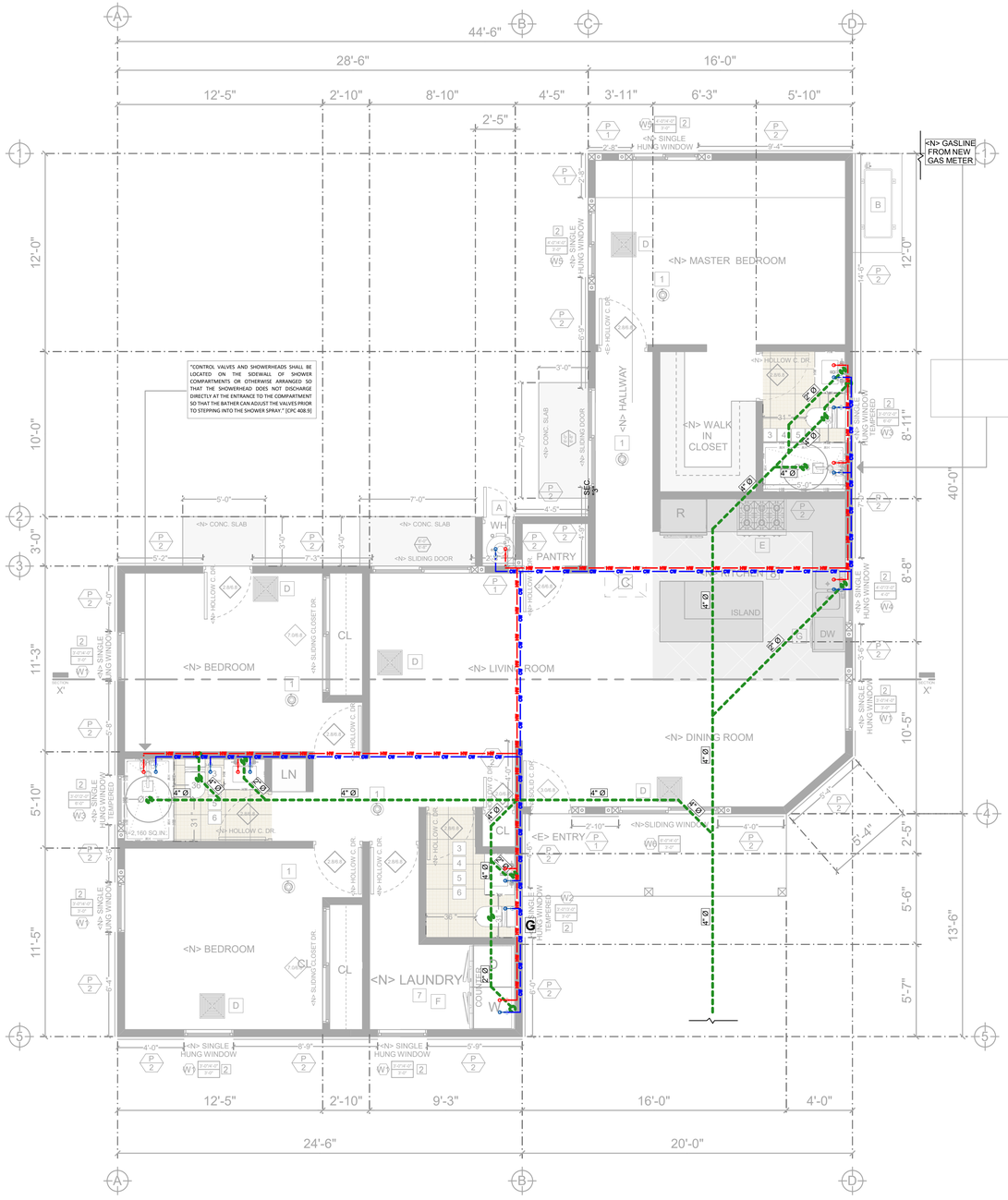
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SHEET.

E2



PLUMBING PLAN

PROPOSED

SCALE: 1/4" = 1'-0"

BATHROOM REQUIREMENTS:

407.0 LAVATORIES

407.1 APPLICATION

LAVATORIES SHALL COMPLY WITH ASME A112.19.1/CSA B45.2, ASME A112.19.2/CSA B45.1, ASME A112.19.3/CSA B45.4, ASME A112.19.12, CSA B45.5/IAPMO Z124, OR CSA B45.11/IAPMO Z401.

407.2 WATER CONSUMPTION

THE MAXIMUM WATER FLOW RATE OF FAUCETS SHALL COMPLY WITH SECTION 407.2.1 THROUGH SECTION 407.2.2.1.

407.2.1 MAXIMUM FLOW RATE

THE MAXIMUM FLOW RATE FOR PUBLIC LAVATORY FAUCETS SHALL NOT EXCEED 0.5 GPM AT 60 PSI (1.9 L/M AT 414 KPA).

407.2.1.1 RESIDENTIAL LAVATORY FAUCETS [HCD 1]

THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS (4.54 L) PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS (3.03 L) PER MINUTE AT 20 PSI.

407.5 WASTE OUTLET

LAVATORIES SHALL HAVE A WASTE OUTLET AND FIXTURE TAILPIECE NOT LESS THAN $1^1/_4$ INCHES (32 MM) IN DIAMETER. CONTINUOUS WASTES AND FIXTURE TAILPIECES SHALL BE CONSTRUCTED FROM THE MATERIALS SPECIFIED IN SECTION 701.4. WASTE OUTLETS SHALL BE PROVIDED WITH AN APPROVED STOPPER OR STRAINER.

408.0 SHOWERS

408.1 APPLICATION

MANUFACTURED SHOWER RECEPTORS AND SHOWER BASES SHALL COMPLY WITH ASME A112.19.1/CSA B45.2, ASME A112.19.2/CSA B45.1, ASME A112.19.3/CSA B45.4, OR CSA B45.5/IAPMO Z124.

408.2 WATER CONSUMPTION [HCD 1]

SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS (6.81 L) PER MINUTE MEASURED AT 80 PSI AND MUST COMPLY WITH DIVISION 4.3 OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN).

408.2.1 SINGLE SHOWERHEAD [BSC-CG]

SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS (6.81 L) PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS IN COMPLIANCE WITH CHAPTER 5, DIVISION 5.3. OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN).

408.4 WASTE OUTLET

SHOWERS SHALL HAVE A WASTE OUTLET AND FIXTURE TAILPIECE NOT LESS THAN 2 INCHES (50 MM) IN DIAMETER. FIXTURE TAILPIECES SHALL BE CONSTRUCTED FROM THE MATERIALS SPECIFIED IN SECTION 701.2 FOR DRAINAGE PIPING. STRAINERS SERVING SHOWER DRAINS SHALL HAVE A WATERWAY AT LEAST EQUIVALENT TO THE AREA OF THE TAILPIECE.

408.5 FINISHED CURB OR THRESHOLD

WHERE A SHOWER RECEPTOR HAS A FINISHED DAM, CURB, OR THRESHOLD IT SHALL BE NOT LESS THAN 1 INCH (25.4 MM) LOWER THAN THE SIDES AND BACK OF SUCH RECEPTOR. IN NO CASE SHALL A DAM OR THRESHOLD BE LESS THAN 2 INCHES (51 MM) OR EXCEEDING 9 INCHES (229 MM) IN DEPTH WHERE MEASURED FROM THE TOP OF THE DAM OR THRESHOLD TO THE TOP OF THE DRAIN. EACH SUCH RECEPTOR SHALL BE PROVIDED WITH AN INTEGRAL NAILING FLANGE TO BE LOCATED WHERE THE RECEPTOR MEETS THE VERTICAL SURFACE OF THE FINISHED INTERIOR OF THE SHOWER COMPARTMENT. THE FLANGE SHALL BE WATERTIGHT AND EXTEND VERTICALLY NOT LESS THAN 1 INCH (25.4 MM) ABOVE THE TOP OF THE SIDES OF THE RECEPTOR. THE FINISHED FLOOR OF THE RECEPTOR SHALL SLOPE UNIFORMLY FROM THE SIDES TOWARDS THE DRAIN NOT LESS THAN $^1/_4$ INCH PER FOOT (20.8 MM/M), NOR MORE THAN $^1/_2$ INCH PER FOOT (41.8 MM/M).

THRESHOLDS SHALL BE OF SUFFICIENT WIDTH TO ACCOMMODATE A MINIMUM 22 INCH (559 MM) DOOR. SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22 INCH (559 MM) UNOBSTRUCTED OPENING FOR EGRESS. THE IMMEDIATE ADJOINING SPACE TO SHOWERS WITHOUT THRESHOLDS SHALL BE CONSIDERED A WET LOCATION AND SHALL COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA BUILDING, CALIFORNIA RESIDENTIAL AND CALIFORNIA ELECTRICAL CODES.

408.6 SHOWER COMPARTMENTS

SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQUARE INCHES (0.6606 M^2) AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30 INCH (762 MM) CIRCLE. THE MINIMUM REQUIRED AREA AND DIMENSIONS SHALL BE MEASURED AT A HEIGHT EQUAL TO THE TOP OF THE THRESHOLD AND AT A POINT TANGENT TO ITS CENTERLINE. THE AREA AND DIMENSIONS SHALL BE MAINTAINED TO A POINT OF NOT LESS THAN 70 INCHES (1778 MM) ABOVE THE SHOWER DRAIN OUTLET WITH NO PROTRUSIONS OTHER THAN THE FIXTURE VALVE OR VALVES, SHOWERHEADS, SOAP DISHES, SHELVES, AND SAFETY GRAB BARS, OR RAILS. FOLD-DOWN SEATS IN ACCESSIBLE SHOWER STALLS SHALL BE PERMITTED TO PROTRUDE INTO THE 30 INCH (762 MM) CIRCLE.

409.0 BATHTUBS AND WHIRLPOOL BATHTUBS

409.1 APPLICATION

BATHTUBS SHALL COMPLY WITH ASME A112.19.1/CSA B45.2, ASME A112.19.2/CSA B45.1, ASME A112.19.3/CSA B45.4, OR CSA B45.5/IAPMO Z124. WHIRLPOOL BATHTUBS SHALL COMPLY WITH ASME A112.19.7/CSA B45.10. PRESSURE SEALED DOORS WITHIN A BATHTUB OR WHIRLPOOL BATHTUB ENCLOSURE SHALL COMPLY WITH ASME A112.19.15.

409.2 WASTE OUTLET

BATHTUBS AND WHIRLPOOL BATHTUBS SHALL HAVE A WASTE OUTLET AND FIXTURE TAILPIECE NOT LESS THAN $1^1/_2$ INCHES (40 MM) IN DIAMETER. FIXTURE TAILPIECES SHALL BE CONSTRUCTED FROM THE MATERIALS SPECIFIED IN SECTION 701.2 FOR DRAINAGE PIPING. WASTE OUTLETS SHALL BE PROVIDED WITH AN APPROVED STOPPER OR STRAINER.

409.6 INSTALLATION AND ACCESS

BATHTUBS AND WHIRLPOOL BATHTUBS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. ACCESS OPENINGS SHALL BE OF SIZE AND OPENING TO PERMIT THE REMOVAL AND REPLACEMENT OF THE CIRCULATION PUMP.

WHIRLPOOL PUMP ACCESS LOCATED IN THE CRAWL SPACE SHALL BE LOCATED NOT MORE THAN 20 FEET (6096 MM) FROM AN ACCESS DOOR, TRAP DOOR, OR CRAWL HOLE.

THE CIRCULATION PUMP SHALL BE LOCATED ABOVE THE CROWN WEIR OF THE TRAP.

THE PUMP AND THE CIRCULATION PIPING SHALL BE SELF-DRAINING TO MINIMIZE WATER RETENTION. SUCTION FITTINGS ON WHIRLPOOL BATHTUBS SHALL BE LISTED IN ACCORDANCE WITH ASME A112.19.7/CSA B45.10.

409.6.1 FLEXIBLE PVC HOSES AND TUBING

FLEXIBLE PVC HOSES AND TUBING INTENDED TO BE USED ON WHIRLPOOL BATHTUB WATER CIRCULATION SYSTEMS OR PNEUMATIC SYSTEMS SHALL BE IN ACCORDANCE WITH IAPMO Z1033.

411.0 WATER CLOSETS

411.1 APPLICATION

WATER CLOSETS SHALL COMPLY WITH ASME A112.19.2/CSA B45.1, ASME A112.19.3/CSA B45.4, OR CSA B45.5/IAPMO Z124. WATER CLOSET BOWLS FOR PUBLIC USE SHALL BE OF THE ELONGATED TYPE. IN NURSERIES, SCHOOLS, AND OTHER SIMILAR PLACES WHERE PLUMBING FIXTURES ARE PROVIDED FOR THE USE OF CHILDREN LESS THAN 6 YEARS OF AGE, WATER CLOSETS SHALL BE OF A SIZE AND HEIGHT SUITABLE FOR CHILDREN'S USE.

411.2 WATER CONSUMPTION

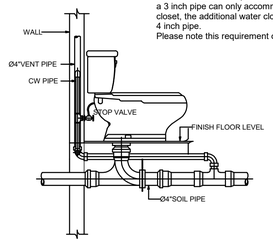
THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS (4.8 L) PER FLUSH WHEN TESTED IN ACCORDANCE WITH ASME A112.19.2/CSA B45.1.

411.2.1 DUAL FLUSH WATER CLOSETS

DUAL FLUSH WATER CLOSETS SHALL COMPLY WITH ASME A112.19.14. THE EFFECTIVE FLUSH VOLUME FOR DUAL FLUSH WATER CLOSETS SHALL BE DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.

PLUMBING NOTES:

1. WASTE WATER PIPES TO BE 3" MIN. PVC PIPING
2. ALL SUPPLY LINES TO BE 1/2" COPPER.
3. ALL VENTS TO BE LOCATED AT PLUMBERS DISCRETION.



Per CPC Table 703.2, on a horizontal branch or drain, a 3 inch pipe can only accommodate up to the 3 water closet, the additional water closet shall require a minimum 4 inch pipe.
Please note this requirement on the plans.

WATER CLOSET WITH FLUSH TANK (WC)

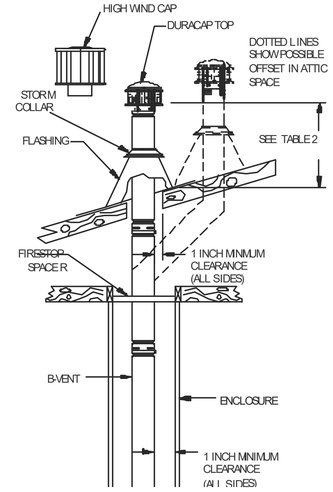
VENTING AND DRAINAGE PIPING FOR THE ADDITIONAL WATER CLOSET. PER CPC TABLE 703.2, ON A HORIZONTAL BRANCH OR DRAIN, A 3 INCH PIPE CAN ONLY ACCOMMODATE UP TO THE 3 WATER CLOSET, REQUIRE A MINIMUM 4 INCH PIPE.

ALL NEW PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW FOR CONSERVING FIXTURES INTHE TABLE BELOW.

FOR HOMES BUILT ON OR BEFORE JANUARY 1, 1994, ALL NON-COMPLIANT PLUMBING FIXTURES IN THE DWELLING UNITS SHALL BE REPLACED WITH WATER CONSERVING FIXTURES AS LISTED IN THE TABLE BELOW.

FIXTURE TYPE	NON-COMPLIANT (FLOW RATE OVER)	CONSERVING FIXTURES (MAX FLOW RATE)
SHOWER HEADS	2.5 GAL/MIN.	1.8 GAL./MIN. @ 80 psi
LAVATORY FAUCETS	2.2 GAL/MIN.	MAX. 1.2 GAL./MIN. @ 60 psi MIN. 0.8 GAL./MIN. @ 60 psi
KITCHEN FAUCETS	2.2 GAL/MIN.	1.8 GAL./MIN. @ 60 psi
WATER CLOSET	1.6 GAL/FLUSH	1.28 GAL/FLUSH
URINALS	1.6 GAL/FLUSH	0.125 GAL/FLUSH

*FLOW RATES COMBINED FOR ALL SHOWERHEADS AND/OR OTHER OUTLETS CONTROLLED BY A SINGLE VALVE.(CAL. STATE LAW SB407)



VENT CAP DETAIL

LEGEND:

- <N> WASTE LINE
- <E> WASTE LINE
- HW <N> HOT WATER LINE
- CW <N> COLD WATER LINE
- <N> GAS LINE
- HW <E> HOT WATER LINE
- CW <E> COLD WATER LINE
- <E> GAS LINE

ENRIQUE ECKHAUS GIL.

P.O. BOX 783 - SALINAS,CA 93902
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33 & 35 LIVE OAK RD ROYAL OAKS CA 95075

APN 181-032-003-000

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REVISIONS

1 NOVEMBER-15-23

2 FEBRUAURY-29-24

DATE
AUGUST-01-23

DRAWN
E.ECKHAUS/F.BALDERAS/A.ALONSO

JOB
2023-078

SHEET.

P1

BLUERIDGE

BM09MCC — **Cassette Heat Pump Air Handlers**

Location: _____
Engineer: _____
Submitted to: _____
Submitted by: _____
Reference: _____

Approval: _____
Date: _____
Construction: _____
Unit #: _____
Drawing #: _____

Indoor unit code	453076222
Indoor unit model	BM09MCC
Ceritified	UL



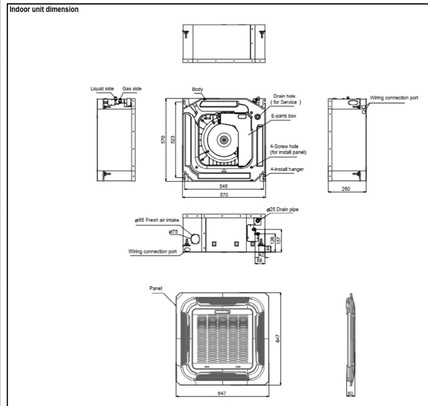
INDOOR UNIT DATA

Power supply		
Normal Operational Voltage	(V, Ph, Hz)	208/230, 1, 60
Voltage Range	(V)	187-253
Indoor fan motor		
Type		Cross-Flow
Model		ZKFP-46-8-1
Qty		1
Input	(W)	45.0
RLA	(A)	-
LRA	(A)	-
Winding Resistance	(Ω)	-
Capacitor	(uF)	-
Speed(Hi/Mi/Lo)	(r/min)	600/520/460

INDOOR UNIT DATA

Air flow & Noise level		
Indoor air flow (Hi/Med/Lo)	(CFM)	352.94/305.88/270.59
Indoor noise level (Hi/Med/	[dB(A)]	39.5/36/32.5
Dehumidification	(Pint/H)	---
Indoor unit		
Dimension (WxDxH)	(inch)	22.44x22.44x10.24
	(mm)	570x570x260
Packing(WxDxH)	(inch)	26.06x26.06x12.48
	(mm)	662x662x317
Net/Gross weight	(lbs.)	31.97/38.14
	(kg)	14.5/17.3
Liquid side/ Gas side	(inch)	1/4" / 3/8"
	(mm)	6.35/9.52
Application area	(sq.ft)	129.17～193.75
	(m2)	12～18

Indoor unit dimension



BLUERIDGE

Multi Zone Heat Pump

Location: _____
Engineer: _____
Submitted to: _____
Submitted by: _____
Reference: _____

Approval: _____
Date: _____
Construction: _____
Unit #: _____
Drawing #: _____

Outdoor unit code	2202231600164 6
Outdoor unit model	BMM48C
Ceritified	AHRI UL



SYSTEM PERFORMANCE DATA

Power supply		
Normal Operational Voltage	(V, Ph, Hz)	208/230V,1Ph, 60Hz
Voltage Range	(V)	187-253
Electrical		
Minimum circuit ampacity	(A)	40.0
Max.fuse	(A)	60.0
Connection wiring		14AWG*4 Stranded, unshielded
Cooling		
Capacity	(Btu/h)	48000(11500~49700)
Power input	(W)	4440(810~4730)
Current	(A)	19.97(3.9~20.7)
SEER2	(Btu/W)	21.1
EER2	(Btu/W)	11.0
Heating		
Capacity	(Btu/h)	48000(33000~52900)
Power input	(W)	4390(2860~4750)
Current	(A)	19.9(12.7~20.8)
HSPF2-4	(Btu/W)	9.5
HSPF2-5	(Btu/W)	7.2
COP	W/W	3.20
Heat at 17F(H32)	(Btu/h)	36000
Heat at 5F(H42)	(Btu/h)	33000
COP at 5F(H42)	W/W	1.80

REFRIGERANT PIPE DATA

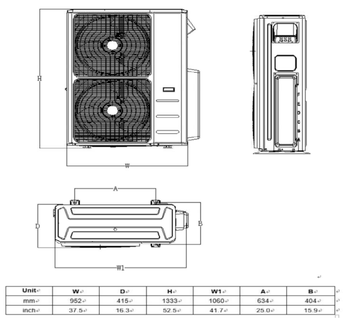
Design pressure	(PSIG)	550/340
Refrigerant Type		R410A
Refrigerant charge	oz	162.0
Refrigerant precharge	(ft)	25x5
Additional charge for each ft (ø6. 35 (1/4") liquid pipe)	(oz/ft)	0.16
	(g/ft)	15.0
Additional charge for each ft (ø9. 52 (3/8") liquid pipe)	(oz/ft)	0.32
	(g/ft)	30.0
Liquid side	(inch)	5x1/4"
	(mm)	5x6.35
Gas side	(inch)	3x3/8"+2x1/2"
	(mm)	3x9.52+2x12.7
Max. length for all rooms	(ft)	262.5
	(m)	80.0
Max. length for one indoor unit	(ft)	114.8
	(m)	35.0
Max. height difference between indoor and outdoor unit	(ft)	49.2
	(m)	15.0
Max. height difference between indoor units	(ft)	33.0
	(m)	10.0

Outdoor(cooling)	(Deg. °F)	5~122
	(Deg. °C)	-15～50
Outdoor(heating)	(Deg. °F)	-13～75
	(Deg. °C)	-25～24

OUTDOOR UNIT DATA

Compressor		
Type		ROTARY
Model		ATQ360D1UMU
Brand		GMCC
Capacity	(Btu/h)	38214
Input	(W)	3040
Rated current (RLA)	(A)	24
Refrigerant oil/oil charge	(ml)	VG74/1400
Outdoor fan motor		
Model		ZKFN-85-8-22-5
Qty		2
Input	(W)	126.00
Output	(W)	85.00
RLA	(A)	2.50
Speed	(r/min)	900/850/800/750
Air flow & Noise level		
Outdoor air flow (Max.)	(CFM)	4500.00
Outdoor noise level	[dB(A)]	62.00
Outdoor unit		
Dimension (W×D×H)	(inch)	37.48x16.34x52.48
	(mm)	952x415x1333
Packing (W×D×H)	(inch)	43.11x19.49x58.27
	(mm)	1095x495x1480
Net/ Gross weight	(lbs.)	225.53/256.62
	(kg)	102.3/116.4

Outdoor unit dimension



Unit	W	D	H	W1	A	B
mm	952	415	1333	1060	634	404
inch	37.5	16.3	52.5	41.7	25.0	15.9

PERFORMANCE PLATINUM™

Rheem

The new degree of comfort™

PERFORMANCE PLATINUM™ Plug-in Heat Pump Water Heater with HydroBoost (120V Shared Circuit)

Efficiency
- Up to 3.46 UEF reduces operating cost
- ENERGY STAR® certified
- Title 24 Compliant (JA13 Ready)

Performance
- Delivers hot water more efficiently than most standard electric water heaters
- Ambient operating range: 37-145°F is widest in class, offering more days of HP operation annually; designed to meet Northern Climate Spec (NEEA Tier 2)[2]
- Integrated HydroBoost mixing valve maximizes output performance

Easy Installation
- Easy access side connections
- Factory installed plug-in power cord – plugs directly into a standard wall outlet
- Easily replaces a standard gas water heater

Integration
- Demand Response Ready – Built-in EcoPort (CTA-2045 Port) allows easy connection to Utility programs
- LED Screen with built-in water sensor alert with audible alarm[1]
- Integrated EcoNet® Wi-Fi-connected[2] technology and free mobile app gives users control over water heater, allowing for customizable temperature, vacation settings, scheduling, energy savings and system monitoring at home or away
- LeakGuard™ and LeakSense™ Ready — Easily add leak detection and prevention with leak sensor and shut-off valve upgrade kit

Operation Modes
- Heat Pump
- Vacation/Away: 2-28 days (or placed on hold indefinitely)

Plus…
- Premium grade anode rod extends the life of the tank
- 3/4" NPT water inlet and outlet; 3/4" condensate drain connections
- Easy access, top mounted washable air filter
- 2" Non-CFC foam insulation
- Enhanced flow brass drain valve
- Temperature and pressure relief valve installed
- Design certified to NSF/ANSI 372 (Lead Content)

Warranty
- 10-Year limited tank and parts warranty
  See Residential Warranty Certificate for complete information

Units meet or exceed ANSI requirements and have been tested according to D.O.E. procedures. Units meet or exceed the energy efficiency requirements of NAECA, ASHRAE standard 90, ICC Code and all state energy efficiency performance criteria.

[1]Available with select models. [2]Wi-Fi broadband internet connection required.



Plug-in Heat Pump with HydroBoost (120V Shared Circuit)
40, 50, 65 and 80-Gallon Capacities
120 Volt / 1 PH Electric

These products meet a stringent set of eco-friendly, ethical sustainability standards.

LEED Points = 3

See specifications chart on back.

02-04 FORM NO. THD-PP-PHP-SC Rev. 4

Rheem

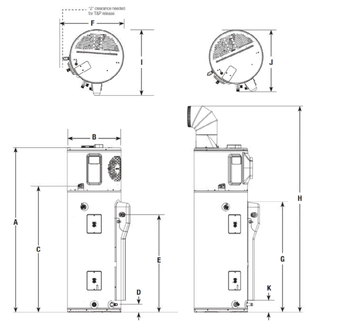
The new degree of comfort™

Plug-in Heat Pump with HydroBoost (120V Shared Circuit) Specifications

PERFORMANCE PLATINUM™

Fuel Type	Desc.	Nominal Tank Cap.	Rated Tank Cap.	Model Number	Electric Breaker Size (Minimum)*	Average Electrical Voltage	Uniform Energy Factor (UEF)	Compressor BTU/h	First Hour Rating (Gallons)	Recovery in U.P.H. 90° F Rise	Tank Height A	Diam. B	IN. to Cold Inlet & Drain Valve	IN. to Hot Outlet & T&P	Unit Wt. (LBS.)	Approx. Ship Wt. (LBS.)
15 AMPS																
Electric	Tall	40	36	XE40T10H60U0U0	15	440W	2.8	4250	45	12	63"	20-1/4"	3-3/8"	39-5/8"	157	194
Electric	Tall	50	46	XE50T10H60U0U0	15	440W	3.0	4350	55	12	67"	20-1/4"	3-5/8"	39-5/8"	178	216
Electric	Tall	65	59	XE65T10H60U0U0	15	390W	3.33	4200	63	12	65"	24-1/4"	3-7/8"	42-5/8"	225	262
Electric	Tall	80	72	XE80T10H60U0U0	15	390W	3.46	4250	84	17	75"	24-1/4"	3-7/8"	47-5/8"	244	281

Uniform Energy Factor and rated gallon capacity based on Department of Energy (DOE) requirements.
All units have integrated Wi-Fi control board.
*In cases of fused protection, a time delay fused protection will be required.



DESCRIPTION		DIMENSIONS (SHOWN IN INCHES)										
NOMINAL GALLON CAPACITY	MODEL NUMBER	A	B	C	D	E	F	G	H	I	J	K
40	XE40T10H60U0U0	62-1/16	20-1/4	47	3-3/8	39-5/8	23-3/8	41-7/8	29-7/8	23	23-9/16	4-11/16
50	XE50T10H60U0U0	61-3/4	22-1/4	47	3-5/8	39-5/8	27-3/8	41-1/2	29-5/8	22-3/8	25-9/16	4-5/16
65	XE65T10H60U0U0	64-3/16	24-1/4	49	3-7/8	42-3/8	29-1/2	44-1-16	81-1/8	29	27-9/16	5
80	XE80T10H60U0U0	74-3/16	24-1/4	59	3-7/8	42-3/8	29-1/2	54-5-16	91	29	27-9/16	5-1/16

2

ECKHAUS DESIGNS
Design Source

ENRIQUE ECKHAUS GIL.

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eeckhaus@pacbell.net
eeeckhaus@gmail.com

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APN 181-032-003-000

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1 NOVEMBER-15-23

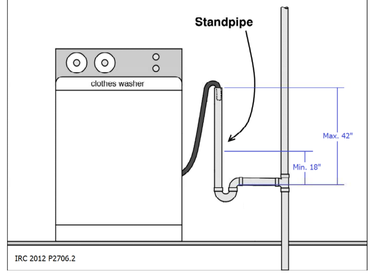
2 FEBRUAURY-29-24

DATE
AUGUST-01-23
DRAWN
E.ECKHAUS/F.BALDERAS/A.ALONSO
JOB
2023-078

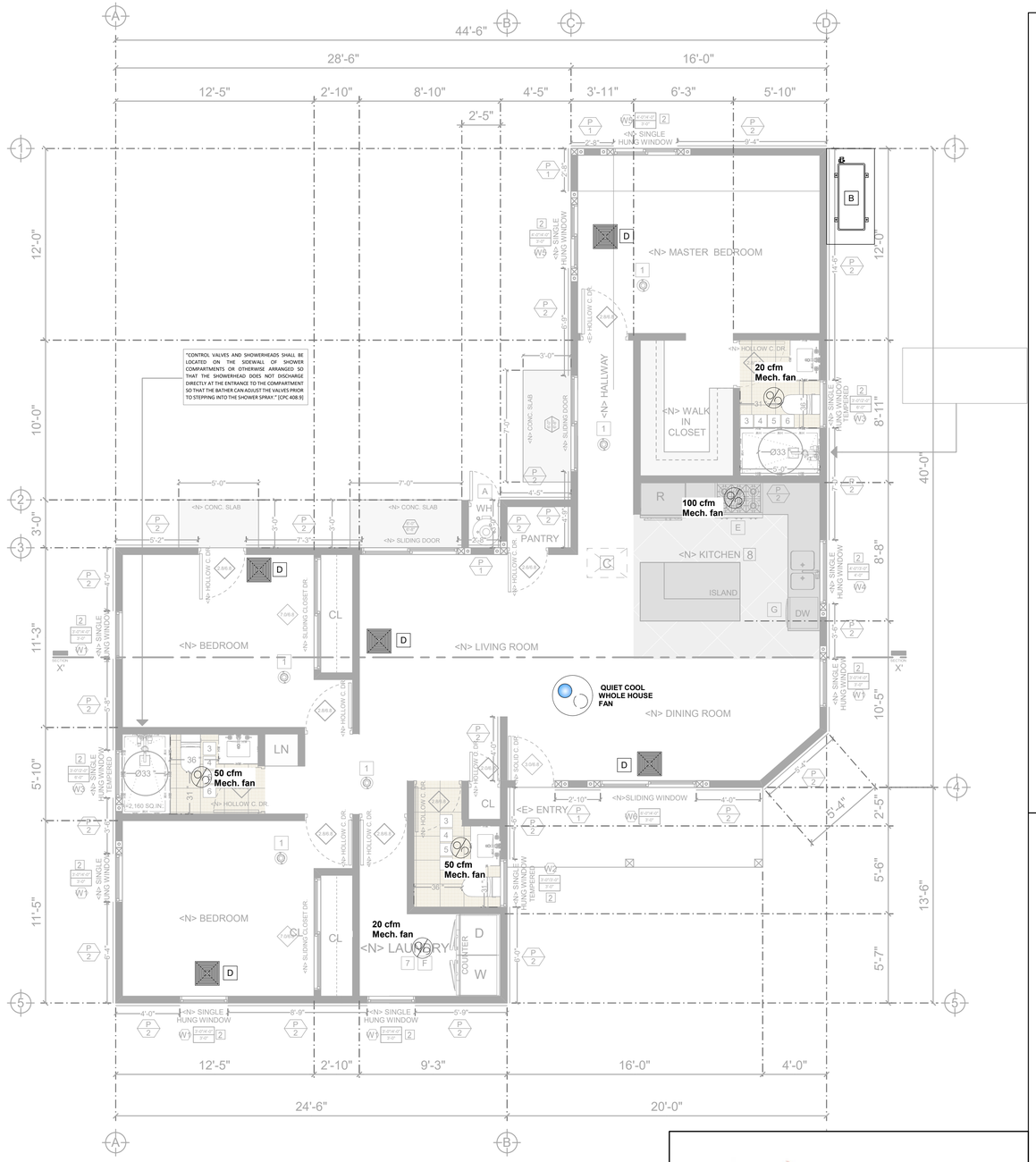
SHEET.

P2

Standpipe



STAND PIPE DETAIL



MECHANICAL PLAN

PROPOSED

SCALE: 1/4" = 1'-0"



QUIET COOL WHOLE HOUSE FANS

TABLE 1208.4.1
APPROXIMATE GAS INPUT FOR TYPICAL APPLIANCES
[NFPA 54: TABLE 5.4.2.1]

APPLIANCE	INPUT (Btu/h approx.)
Space Heating Units	
Warm air furnace Single family	100000
Multifamily, per unit	60000
Hydronic boiler Single family	100000
Multifamily, per unit	60000
Space and Water Heating Units	
Hydronic boiler Single family	120000
Multifamily, per unit	75000
Water Heating Appliances	
Water heater, automatic storage 30 to 40 gallon tank	35000
Water heater, automatic storage 50 gallon tank	50000
Water heater, automatic instantaneous Capacity at 2 gallons per minute	142800
Capacity at 4 gallons per minute	285000
Capacity at 6 gallons per minute	428400
Water heater, domestic, circulating or side-arm	35000
Cooking Appliances	
Range, freestanding, domestic	65000
Built-in oven or broiler unit, domestic	25000
Built-in top unit, domestic	40000
Other Appliances	
Refrigerator	3000
Clothes dryer, Type 1 (domestic)	35000
Gas fireplace direct vent	40000
Gas log	80000
Barbecue	40000
Gaslight	2500

For SI units: 1000 British thermal units per hour = 0.293 kW

MECHANICAL NOTES:

THE WHOLE HOUSE VENTILATION SHALL BE BY MEANS OF CONTINUOUS EXHAUST VENTILATION [R106.1.1]

COOKING APPLIANCES SHALL HAVE A CLEARANCE ABOVE THE COOKING TOP OF NOT LESS THAN 30". A MINIMUM CLEARANCE OF 24" IS PERMITTED WHEN A VENTILATING HOOD CONSTRUCTED OF SHEET METAL NOT LESS THAN 0.0122" THICK IS INSTALLED ABOVE THE COOKING TOP WITH A CLEARANCE OF NOT LESS THAN ¼" BETWEEN THE HOOD AND UNDERSIDE OF CABINET. [CMC 921.3.2]

A MINIMUM INTERMITTENT VENTILATION AIRFLOW RATE OF 100 CFM AND A MAXIMUM OF 3.0 SONE RATES ARE REQUIRED FOR KITCHEN EXHAUST FAN. [CENC 150(O) & ASHREA 62.2]

CLOTHES DRYER MOISTURE EXHAUST SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK-DRAFT DAMPER. EXHAUST DUCT IS LIMITED TO 14' WITH TWO ELBOWS. THIS SHALL BE REDUCED 2' FOR EVERY ELBOW IN EXCESS OF TWO. SHOW MINIMUM 4" DIAMETER, SMOOTH, METAL DUCT AND SHOW DUCT ROUTE ON PLANS. [CMC 504.4.2 & 504.4.2.1 & 504.4.2.2]

AIR DUCT EXHAUST SHALL TERMINATE NOT LESS THAN 3 FEET FROM OPENING INTO THE BUILDING. [CMC 502.2]

QC STL PRO-1.5X
QuietCool Stealth Pro Line

QuietCool
ADVANCED WHOLE HOUSE FANS

QC STL PRO-1.5X Specifications

Air Flow	1,479 CFM
HVI-916 Airflow (for CA Title 24 New Construction)	1,040 CFM
Recommended SQFT Coverage @ 2-3 CFM per SQFT	Covers 439 SQFT to 739 SQFT
Energy Use	66.7 Watts
Amps	0.9
Motor Voltage	120 VAC, 60 Hz
# of Speeds	1
dBA	37.2
Minimum Attic Clearance	32"
Duct Diameter	14"
Duct Length	6 Feet
Motor Head Diameter	14 1/2"
Motor Head Length	13 1/2"
Dampers	Barometric Pressurized RS Dampers
Controls (Sold Separately)	Included: 8 Hr Electronic Timer Optional: IT-36002 QuietCool RF Wireless Control Kit
Warranty	15 Years
Framing	None Required
Joist Cutting	None Required; fits 16" or 24" on center
Minimum Suggested Attic Venting	1.98 SQ FT net free area
Ceiling Rough Opening	14 1/4" x 14 1/4"
Removable Grille Outside Dimension	16" x 16"
Shipping Weight	43 lbs.
Box Dimensions	20" x 20" x 38"
In The Box	-QC STL PRO-1.5X Motorhead -Ceiling Grille -Cut-out Template -Window Locks -Damper Box -6 Foot Duct -Accessory Bag -Controls



For more information, visit our website at:
QUIETCOOLSYSTEMS.COM

Indoor Air Quality & Mechanical Ventilation (Mandatory Measure)

Under ASHRAE 62.2, there are several prescriptive methods of how to meet the Local Exhaust and Whole-Building Ventilation requirements. This summary guide will only discuss the simplest methods of Prescriptive Approach for meeting the ANSI/ASHRAE 62.2 requirements, which contractors will most likely use to meet these requirements as required by the 2008 Building Energy Efficiency Standards.

CodeRequirements (Residential **2019** California Energy Code and ASHRAE 62.2)

The Mandatory Measures, Section 150-(o) is NEW for the **2019** California Energy Code. These mandatory measures required that low-rise residential buildings meet the requirements of ASHRAE Standard 62.2 for "Indoor Air Quality and Mechanical Ventilation". This is a health and safety measure developed by ASHRAE to ensure that dwelling units have acceptable indoor air quality.

1) WhenRequired?

It is mandated for all newly-constructed low-rise residential buildings (up to 3 stories) and additions greater than 1,000 square feet (original building must also comply).

2) LocalExhaustVentilationinBathroomandKitchen

Each bathroom is required to have a 50 cfm minimum exhaust fan ducted to the outside. Bathroom is any room with a bathtub, shower, spa or similar sources of moisture. Toilet room is not considered a bathroom.

Each kitchen is required to have a 100 cfm minimum exhaust fan ducted to the outside. *The range hood over the stove may be used to meet this requirement, but the range hood must be vented to the outside. Re-circulatingrangehoodscannotbeused.*

The ducting for the exhaust fan shall be sized according to ASHRAE Standard 62.2, Table 7.1 (see item 4). *Flex duct shallnot beused inrange hood.*

Local exhaust fans are required to be rated for sound at a maximum of 3 sones, unless their maximum rated airflow exceeds 400 cfm.

3) Whole-BuildingVentilation

ANSI/ASHRAE STANDARD 62.2-2019

Table 4-15 Prescriptive Duct Sizing for Single-Fan Exhaust Systems (ASHRAE 62.2, Table 5.3)
a. For noncircular ducts, calculate the diameter as four times the cross-sectional area divided by the perimeter.
b. This table assumes no elbows. Deduct 15 ft (5 m) of allowable duct length for each elbow.
c. NL = no limit on duct length of this size.
d. X = not allowed; any length of duct of this size with assumed turns and fitting will exceed the rated pressure drop.

Duct Type	Flex Duct							Smooth Duct						
Fan Airflow Rating, CFM @ 0.25 in. wc (1 s/s @ 62.5 Pa)	50 (25)	80 (40)	100 (50)	125 (65)	150 (75)	200 (100)	250 (125)	300 (150)	50 (25)	80 (40)	100 (50)	125 (65)	150 (75)	200 (100)	250 (125)	300 (150)
Diameter, d, in. (mm)	Maximum Length $L_{ex,d}$, ft (m)															
3 (75)	×	×	×	×	×	×	×	×	5 (2)	×	×	×	×	×	×	×
4 (100)	56 (17)	4 (1)	×	×	×	×	×	×	114 (35)	31 (9)	10 (3)	×	×	×	×	×
5 (125)	NL	81 (25)	42 (9)	16 (5)	2 (0.6)	×	×	×	NL	152 (46)	91 (28)	51 (16)	28 (9)	4 (1)	×	×
6 (150)	NL	NL	158 (48)	91 (28)	55 (17)	18 (5)	1 (0.3)	×	NL	NL	NL	168 (51)	112 (34)	53 (16)	25 (8)	9 (3)
7 (175)	NL	NL	NL	NL	161 (49)	78 (24)	40 (12)	19 (6)	NL	NL	NL	NL	NL	148 (45)	88 (27)	54 (16)
8 (200) and above	NL	NL	NL	NL	NL	189 (58)	111 (34)	69 (21)	NL	NL	NL	NL	NL	NL	198 (60)	133 (41)

RequiredInformationonPlans:

A note block should be provided on the plans that identifies a local exhaust ventilation and whole building ventilation.

1) LocalExhaustVentilation

Bathroom
? Specify Bathroom Fan Flow (cfm) = 50 ;
? Duct Type = flex duct ;
? Duct Size (in) = 5 and Maximum Allowable Duct Length (ft) = NL ;
? This exhaust fan is required to be rated for *sound* at a *maximum* of 3 sones.

Kitchen
? Specify Kitchen Fan Flow (cfm) = 100 ;
? Duct Type = SMOOTH DUCT ;
? Duct Size (in) = 6 and Maximum Allowable Duct Length (ft) = NL ;
? This exhaust fan is required to be rated for *sound* at a *maximum* of 3 sones.

2) WholeBuildingVentilation

? Specify Building Fan Flow (cfm) = 30 and Duct Type = S.D ;
? Duct Size (in) = 6 and Maximum Allowable Duct Length (ft) = NL ;
? This exhaust fan is required to be rated for *sound* at a *maximum* of 1 sone;
? This exhaust fan is intended to operate continuously to ensure indoor air quality.

Note: Sone = unit of loudness. Normal talking at 3 feet away ranges from 1 to 4 sones.

ANSI/ASHRAE STANDARD 62.2-2019

Qfan =0.03A_floor+7.5(N_br+1)
Qfan=0.03 (1,046)+7.5(1+1)=96 cfm

REQUIRED _____ 96 cfm
PROVIDED_____450 cfm

EDKHAUS DESIGNS
Design Source

ENRIQUE ECKHAUS GIL.

P.O. BOX 783 - SALINAS,CA 93902
PH. (831) 794 - 2461
FX. (831) 287 - 0121
eeckhaus@pacbell.net
eeeckhaus@gmail.com

OWNER.
ISRAEL RANGEL

PROJECT.
33 & 35 LIVE OAK RD ROYAL OAKS CA 95075

APN 181-032-003-000

CODES.
2022 California Building Standards Code (Cal. Code Regs., Tit. 24)

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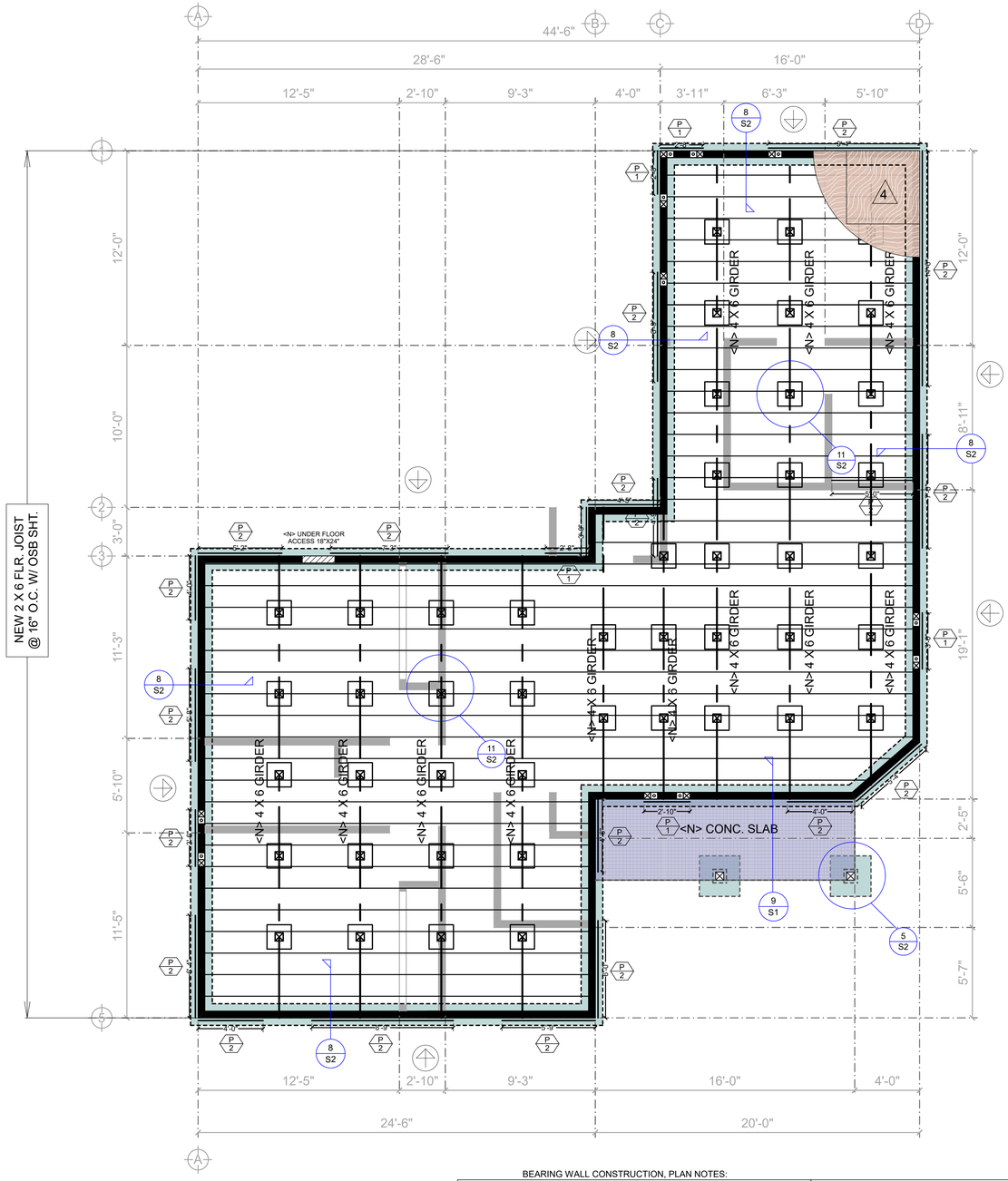
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REVISIONS
1 NOVEMBER-15-23
2 FEBRUAURY-29-24

DATE
AUGUST-01-23
DRAWN
E.ECKHAUS/F. BALDERAS/A.ALONSO
JOB
2023-078

SHEET.
M1



FOUNDATION PLAN

PROPOSED SCALE:1/4" = 1'-0"

3. KEEP MINIMUM 1/16" CLEAR BETWEEN ALL PLYWOOD PANEL EDGES.
4. USE ONE PIECE PLYWOOD SHEETS AT BRACE WALLS - WHICH ARE 48" OR LESS IN WIDTH.
5. ALL PLYWOOD PANELS SHALL HAVE MINIMUM DIMENSION OF 24".
6. ALL NAILS SHALL BE COMMON NAILS. NOTIFY DESIGNER FOR ALTERNATE SPACING FOR BOX NAILS.
7. USE 3X - STUDS AND 3X - BLOCKING AT ALL PLYWOOD JOINTS.
8. ALL NAILING SHALL BE STAGGERED.

MARK Existing	BRACING METHODS	BRACE WALL SHEATHING	BRACE WALL NAILING	SILL PLATE NAILING
P 1	ABW	3/8" CDX PLYWOOD 5/8 4' O.C. BLOCKED EDGES	8d @ 6" O.C. E.N. 8d @ 12" O.C. F.N.	HOLDOWN ⊠
P 2	WSP	3/8" CDX PLYWOOD 5/8 4' O.C. BLOCKED EDGES	8d @ 6" O.C. E.N. 8d @ 12" O.C. F.N.	16d @ 6" O.C.

BEARING WALL CONSTRUCTION, PLAN NOTES:

B) ANCHOR BOLTS SHALL BE MINIMUM 1/2-INCH DIAMETER IN SDC D (5/8-INCH IN SDC E). [CRC R403.1.6]
C) ANCHOR BOLTS SHALL BE EMBEDDED AT LEAST 7 INCHES INTO THE FOUNDATION. [CRC 403.1.6]
D) ANCHOR BOLT SHALL BE SPACED NOT MORE THAN 6 FEET APART. [CRC R403.1.6.1]
E) THERE SHALL BE A MINIMUM OF TWO BOLTS PER SILL PIECE WITH ONE BOLT LOCATED NOT MORE THAT 12 INCHES OR LESS THAN 4 INCHES FROM EACH END OF THE SILL PIECE. [CRC R403.1.6]
F) INDICATE ON FOUNDATION PLAN PLATE WASHERS FOR THE ANCHOR BOLTS, MINIMUM 3 INCH BY 3 INCH BY 0.229 INCH THICK. STEEL PLATE WASHER MAY BE SLOTTED. [CRC R602.11.1]
G) MINIMUM CONCRETE COMPRESSIVE STRENGTH OF NOT LESS THAN 2500 PSI. [CRC TABLE 402.2]

AREA VENTILATION 1/150

$\frac{6" \times 14"}{144} = .58$ sf.

VENTS REQ'D = $\frac{1,046}{150} = 6.97$ VENTS

VENTS PROVIDED= 7 VENTS
openings to have 1/4" corrosion resistant metal mesh covering

FOUNDATION NOTES

ATTENTION: All material specs, hardware and connection callouts, detail flags and section cuts, etc. that are given on the MASTER PLAN shall also be applied to the PARTIAL PLANs (although not graphically displayed) with the exception that the specs and callouts given on the PARTIAL PLANs shall supersede those on the MASTER PLAN.

1. foundation notes are given here for your convenience, contractor

2. CONCRETE:
   a. Concrete shall be of normal weight and Fc'= 2,500 psi minimum at 28 days
      * Cement to be Portland cement ASTM C-150 type I or II. Type V may be required, see General Notes for additional requirements
      * Aggregate per ASTM C-33
      * Water to be clean and potable.
      * High alumina cement must not be used in concrete because of high sulfide contents.
      * No admixtures containing calcium chlorides or other chlorides shall be added to the concrete
   b. Unless shown otherwise on plans, cold joints are not allowed.
   c. Concrete placement shall be in one continuous operation, uniformly placed and must be vibrated and well consolidated.
   d. Concrete shall be cured per ACI 318-0.5 section 5.11 and ACI Committee 308 "Standard Practice for Curing Concrete".

3. REBARS:
   a. Reinforcing steel shall be ASTM A615 Grade 60 for #5 & greater. Grade 40 for #3 & #4.
   b. rebars to be welded shall be ASTM A706
   c. Lap all reinforcing splices a minimum 48 bar diameters but in no cases less than 24".

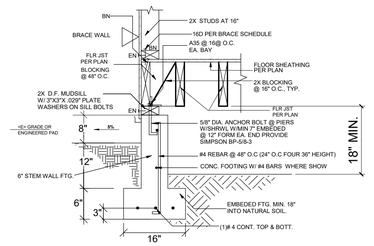
4. HOLDOWN NOTES:
   a. Holdown rods/straps shall be set in place prior to foundation inspection and concrete pouring.
   b. Where strap holdowns are, foundation rebar must be located above and near the holdown return hook.
   c. Simpson "STAB" bolts shall be used if so specified on plans or details. Where not specified, holdown rods may be standard "J" or "L" bolts, or threaded rod with double nut and washer at bottom.

5. POST BASE: U.O.N., individual isolated posts bearing on concrete shall be secured by Simpson PB connectors (PBS at exterior locations) placed in the concrete.

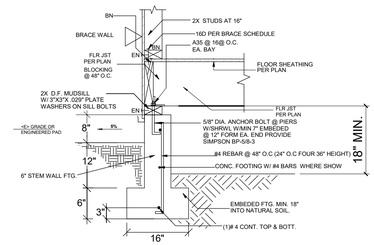
6. ANCHOR BOLTS:
   a. Unless noted otherwise on the foundation plans, sill plates for all the exterior walls, interior bearing walls and interior shearwalls shall be anchored to the foundation with 5/8" diameter anchor bolts at a maximum spacing of 4 feet on center.
   b. each anchor bolt shall be mounted on sill/mud plate with an iron plate washer of 3"x3"x0.229".
   b. Replacement of anchor bolts to use MAS anchors is not permitted unless approved by Designer

7. SUB-BASE preparation, see soils report for subbase and vapor barrier requirements.

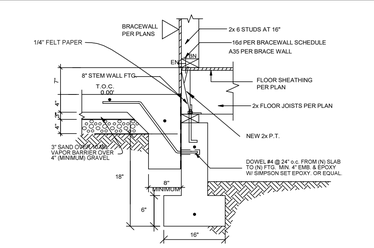
8. FRAMING ISSUES:
   a. Unless specified otherwise, all holdowns (strap and rod) shall be attached to a 4x post which receives shearwall edge nailing along full height.
   b. Where multiple studs are approved as a holdown post, the multiple pieces shall be internailed together with a minimum of 16d at 6" o.c.
   c. ICC approved powder driven anchor pins (shot pins) may be used on interior non-shear and non-bearing walls. Shot pins shall be used in conjunction with plate washers and shall be spaced no more than 32" on center.



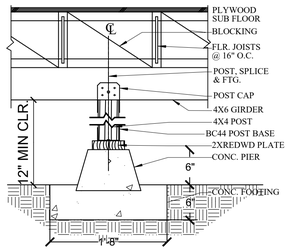
TYP. PERIMETER FTG. #7



TYP. PERIMETER FTG. #8

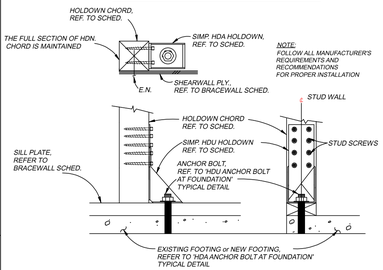


FLOOR CONNECTION #9.

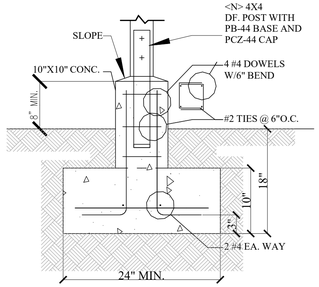


TYP. PIER DETAIL # 11

HOLDOWN	STUD CONN.	MIN. HDN. CHORD
HDU2-sds2.5	(6) SIMP. SDS 1/4" X 2-1/2" SCREWS	4x4



TYPICAL HDU HOLDOWNS # 5



COLUMN DETAIL. #5

ECKHAUS DESIGNS
Design Source

ENRIQUE ECKHAUS GIL.

P.O. BOX 783 - SALINAS,CA 93902
PH. (831) 794 - 2461
FX. (831) 287 - 0121
eeckhaus@pacbell.net
eeeckhaus@gmail.com

OWNER.
ISRAEL RANGEL

PROJECT.
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REVISIONS

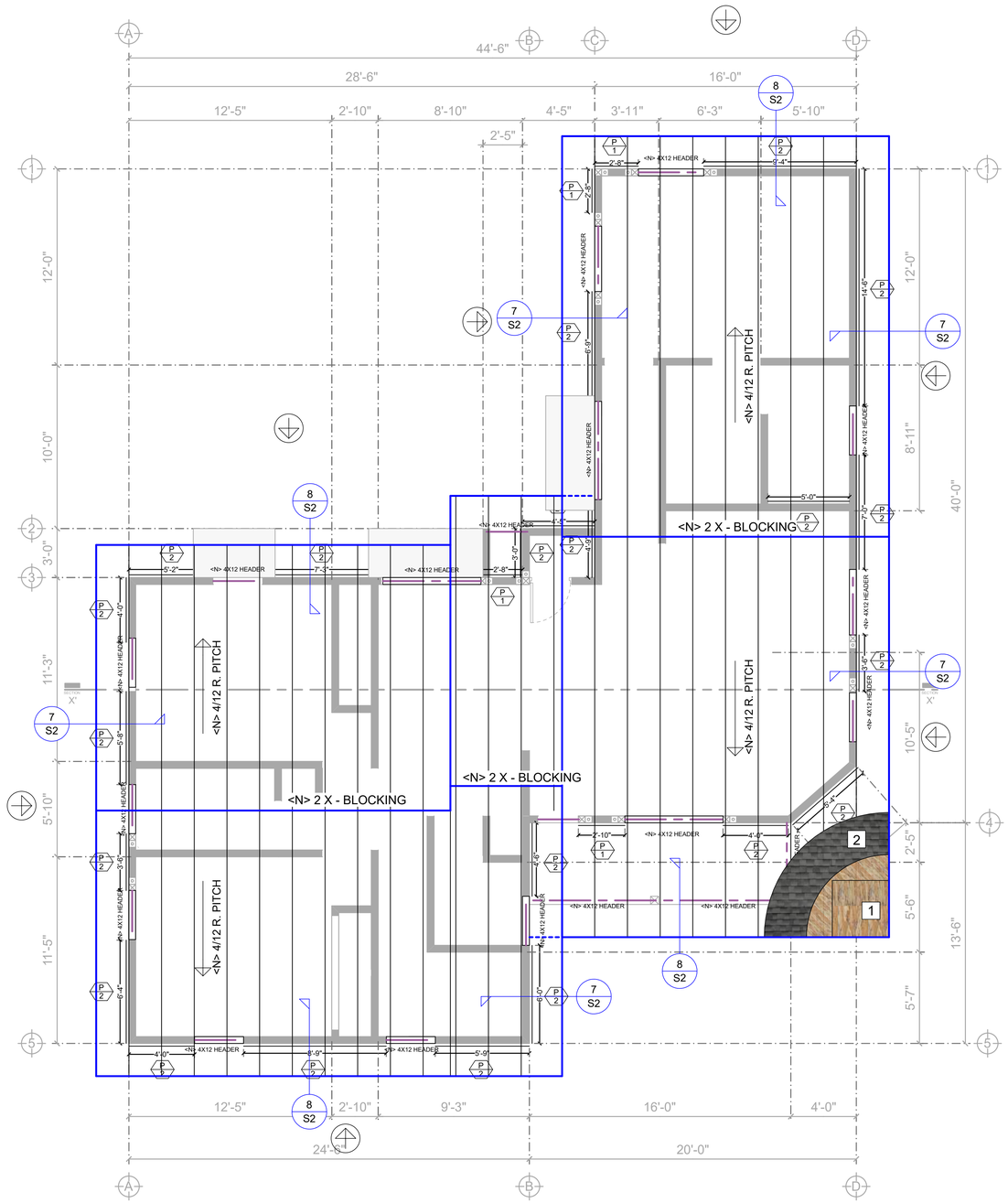
1 NOVEMBER-15-23

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SHEET.

S1



ROOF FRAMING PLAN

PROPOSED SCALE: 1/4" = 1'-0"

NEW 2"X3" DOWNSPOT @ NEW ROOF WITH SPLASH BLOCK
ALL NEW OPENINGS TO BE 4X12 DF. #1

NOTES:
*MIN. ROOF MATERIALS REQUIRED THAT A FIRE -RETARDANT ROOF COVERING INSTALLED THAT IS AT LEAST CLASS "B" RATING, AS DEFINED IN THE 2019 CRC, AND IN HEALTH AND SAFTY CODE SECTION

PACKAGING FOR ROOFING MATERIALS SHALL BE AT THE MANUFACTURER'S AND APPROVED TESTING AGENCY'S LABELS FOR FIELD INSPECTION

BEARING WALL CONSTRUCTION, PLAN NOTES:

B) ANCHOR BOLTS SHALL BE MINIMUM 1/2-INCH DIAMETER IN SDC D (5/8-INCH IN SDC E). [CRC R403.1.6]
C) ANCHOR BOLTS SHALL BE EMBEDDED AT LEAST 7 INCHES INTO THE FOUNDATION. [CRC 403.1.6]
D) ANCHOR BOLT SHALL BE SPACED NOT MORE THAN 6 FEET APART. [CRC R403.1.6.1]
E) THERE SHALL BE A MINIMUM OF TWO BOLTS PER SILL PIECE WITH ONE BOLT LOCATED NOT MORE THAT 12 INCHES OR LESS THAN 4 INCHES FROM EACH END OF THE SILL PIECE. [CRC R403.1.6]
F) INDICATE ON FOUNDATION PLAN PLATE WASHERS FOR THE ANCHOR BOLTS, MINIMUM 3 INCH BY 3 INCH BY 0.229 INCH THICK. STEEL PLATE WASHER MAY BE SLOTTED. [CRC R602.11.1]
G) MINIMUM CONCRETE COMPRESSIVE STRENGTH OF NOT LESS THAN 2500 PSI. [CRC TABLE 402.2]

ATTIC VENTILATION

AREA OF 1 VENT = .85 S.F

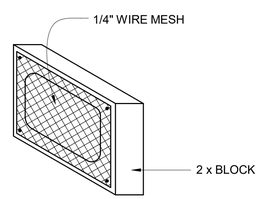
$\frac{3.5" \times 22.5"}{144}$ =.54 sf.

VENTS REQ'D = $\frac{1,046}{150}$ = 6.97 AREA

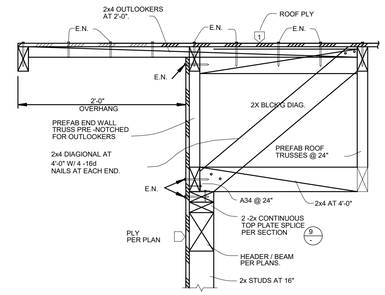
VENTS PROVIDED= 7 VENTS
openings to have 1/4" corrosion resistant metal mesh covering

1 ASPHALT COMPO. SHINGLES OVER 15#ROOFING FELT OVER 5/8" THK. PLY. SHEATING

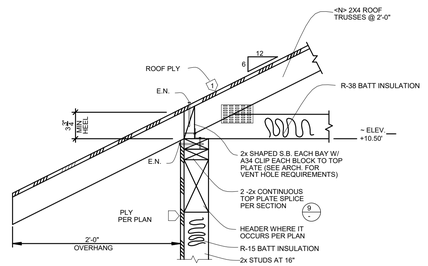
2 <N> 5/8" DF. PLYWD. SHTG. C. D. X. GR. AND A.C.X.@ OVERHANG NAIL WITH 8D NAIL @ 6" O.C. EDGES, 12"O.C. FIELD



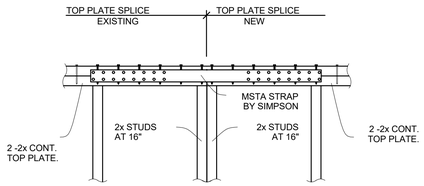
WIRE MESH VENT TYP.



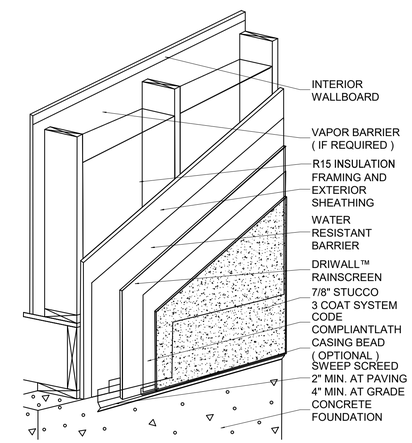
GABLE END AT TRUSS #7



OVERHANG #8



DOUBLE PLATE SPLICE #9



DETAIL. B
WALL COVERING

ECKHAUS DESIGNS
Design Source

ENRIQUE ECKHAUS GIL.

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eeckhaus@pacbell.net
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OWNER.
ISRAEL RANGEL

PROJECT.
33 & 35 LIVE OAK RD ROYAL OAKS CA 95075

APN 181-032-003-000

CODES.
2022 California Building Standards Code (Cal. Code Regs., Tit. 24)

- Part 1 – California Administrative Code
- Part 2 – California Building Code
- Part 2.5 – California Residential Code
- Part 3 – California Electrical Code
- Part 4 – California Mechanical Code
- Part 5 – California Plumbing Code
- Part 6 – California Energy Code
- Part 8 – California Historical Building Code
- Part 9 – California Fire Code
- Part 10 – California Existing Building Code
- Part 11 – California Green Building Standards Code (CALGreen)
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T24.1	ENERGY CALC.

REVISIONS
1 NOVEMBER-15-23
2 FEBRUAURY-29-24

DATE
AUGUST-01-23
DRAWN
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JOB
2023-078

SHEET.
S2

GENERAL INFORMATION					
01	Project Name	Residential Building			
02	Run Title	Title 24 Analysis			
03	Project Location	35 LIVE OAK RD			
04	City	ROYAL OAKS	05	Standards Version	2022
06	Zip code	95075	07	Software Version	EnergyPro 9.2
08	Climate Zone	11	09	Front Orientation (deg/ Cardinal)	0
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed	13	Number of Bedrooms	3
14	Addition Cond. Floor Area (ft^2)	0	15	Number of Stories	1
16	Existing Cond. Floor Area (ft^2)	n/a	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft^2)	1046	19	Glazing Percentage (%)	23.42%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	Natural gas	23	No Dwelling Unit:	No

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

ENERGY DESIGN RATINGS						
	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)
Standard Design	39.5	42.6	32.8			
Proposed Design	29.4	41.8	30.2	10.1	0.8	2.6
RESULT[3]: PASS						

[1]Efficiency EDR includes improvements like a better building envelope and more efficient equipment
[2]Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries
[3]Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

- Standard Design PV Capacity: 3.11 kWdc
- PV System resized to 3.11 kWdc (a factor of 3.112) to achieve 'Standard Design PV' PV scaling

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft^2 -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft^2 -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft^2-yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft^2 -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	5.74	25.67	4.88	36.29	0.86	-10.62
Space Cooling	2.44	55.18	2.64	63.93	-0.2	-8.75
IAQ Ventilation	0.45	4.81	0.45	4.81	0	0
Water Heating	2.88	28.86	1.55	17.07	1.33	11.79
Self Utilization/Flexibility Credit				-9.64		9.64
Efficiency Compliance Total	11.51	114.52	9.52	112.46	1.99	2.06
Photovoltaics	-2.48	-80.68	-2.57	-88.99		
Battery			-3.2	0		
Flexibility						
Indoor Lighting	0.84	8.39	0.84	8.39		
Appl. & Cooking	5.39	35.07	5.38	34.98		
Plug Loads	5.21	54.36	5.21	54.36		
Outdoor Lighting	0.2	1.83	0.2	1.83		
TOTAL COMPLIANCE	20.67	133.49	15.38	123.03		

ENERGY USE INTENSITY			
	Standard Design (kBtu/ft^2 - yr)	Proposed Design (kBtu/ft^2 - yr)	Compliance Margin (kBtu/ft^2 - yr)	Margin Percentage
Gross EUI[1]	29.36	26.66	2.7	9.2
Net EUI[2]	13.92	10.62	3.3	23.71

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED PV SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
3.11	NA	Premium (~18-20%)	Fixed	DC Power Optimizers	false	180	Degrees	22	4.85	96	100

BATTERY SYSTEMS						
01	02	03	04	05	06	07
Control	Capacity (kWh)	Charging		Discharging		Round Trip Efficiency
		Charging Efficiency	Charging Rate (kW)	Discharging Efficiency	Discharging Rate (kW)	
Basic	5	0.95	n/a	0.95	n/a	0.9

REQUIRED SPECIAL FEATURES
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
• PV module type: Premium • PV Power Electric DC Power Optimizer • Battery System: 5 kWh (Self Utilization Credit taken) • Whole house fan • Insulation above roof deck • Non-standard duct location (any location other than attic) • Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

HERS FEATURE SUMMARY
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry
• Indoor air quality ventilation • Kitchen range hood • Minimum Airflow • Verified EER/EER2 • Fan Efficacy Watts/CFM • Verified HSPF2 • Verified heat pump rated heating capacity • Duct leakage testing • Ducts located entirely in conditioned space confirmed by duct leakage testing

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft^2)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Residential Building	1046	1	3	1	1	1

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft^2)	Avg. Ceiling Height	Water Heating System 1	Status
NEW SFD	Conditioned	Ductless Mini-Split Heat1	1046	8	DHW Sys 1	New

OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window and Door Area (ft2)	Tilt (deg)
Front Wall	NEW SFD	R-15 Wall	0	Front	356	68	90
Left Wall	NEW SFD	R-15 Wall	90	Left	420	102	90
Rear Wall	NEW SFD	R-15 Wall	180	Back	356	76	90
Right Wall	NEW SFD	R-15 Wall	270	Right	420	39	90
Roof	NEW SFD	R-38 HP Attic	n/a	n/a	1046	n/a	n/a
Raised Floor	NEW SFD	R-19 Floor Crawlspace	n/a	n/a	1046	n/a	n/a

ATTIC							
01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic NEW SFD	Attic RoofNEW SFD	Ventilated	4	0.1	0.85	No	No

FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Window	Window	Front Wall	Front	0			1	12	0.3	NFRC	0.3	NFRC	Bug Screen
Window 2	Window	Front Wall	Front	0			1	12	0.3	NFRC	0.3	NFRC	Bug Screen
Window 3	Window	Front Wall	Front	0			1	24	0.3	NFRC	0.3	NFRC	Bug Screen
Window 4	Window	Left Wall	Left	90			1	12	0.3	NFRC	0.3	NFRC	Bug Screen
Window 5	Window	Left Wall	Left	90			1	6	0.3	NFRC	0.3	NFRC	Bug Screen
Window 6	Window	Left Wall	Left	90			1	12	0.3	NFRC	0.3	NFRC	Bug Screen
Window 7	Window	Left Wall	Left	90			1	16	0.3	NFRC	0.3	NFRC	Bug Screen

FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Patio Dr.	Window	Left Wall	Left	90			1	40	0.3	NFRC	0.3	NFRC	Bug Screen
Window 8	Window	Left Wall	Left	90			1	16	0.3	NFRC	0.3	NFRC	Bug Screen
Window 9	Window	Rear Wall	Back	180			1	40	0.3	NFRC	0.3	NFRC	Bug Screen
Window 10	Window	Rear Wall	Back	180			1	16	0.3	NFRC	0.3	NFRC	Bug Screen
Window 11	Window	Right Wall	Right	270			1	6	0.3	NFRC	0.3	NFRC	Bug Screen
Window 12	Window	Right Wall	Right	270			1	12	0.3	NFRC	0.3	NFRC	Bug Screen
Window 13	Window	Right Wall	Right	270			1	12	0.3	NFRC	0.3	NFRC	Bug Screen
Window 14	Window	Right Wall	Right	270			1	9	0.3	NFRC	0.3	NFRC	Bug Screen

OPAQUE DOORS			
01	02	03	04
Name	Side of Building	Area (ft^2)	U-factor
Door	Front Wall	20	0.2
Door 2	Rear Wall	20	0.2

OPAQUE SURFACE CONSTRUCTIONS							
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.095	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: All Other Siding

OPAQUE SURFACE CONSTRUCTIONS							
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
Attic RoofNEW SFD	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / None	0.046	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
R-19 Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x6 @ 16 in. O. C.	R-19	None / None	0.049	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x6
R-38 HP Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-38	None / None	0.025	Over Ceiling Joists: R-28.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION				
01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Not Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS								
01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)

WATER HEATERS - NEEA HEAT PUMP							
01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	50	Rheem	Rheem HPLD50-1RH	Outside	NEW SFD	NEW SFD

WATER HEATING - HERS VERIFICATION						
01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS								
01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
Ductless Mini-Split Heat1	Heat pump heating cooling	Heat Pump System 1	5	Heat Pump System 1	5	HVAC Fan 1	Air Distribution System 1	Setback

HVAC - HEAT PUMPS												
01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating				Cooling			Zonally Controlled	Compressor Type	HERS Verification
			Heating Efficiency Type	HSPF/HSPF2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2	EER/EER2/CEER			
Heat Pump System 1	Central split HP	5	HSPF2	9.5	30000	27500	EER2SEER2	14	12.2	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump

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T24

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Required	350	Required	Not Required	No	Yes	Yes	Yes

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
Name	Type	Design Type	Duct Ins. R-value		Duct Location		Surface Area		Bypass Duct	Duct Leakage	HERS Verification
			Supply	Return	Supply	Return	Supply	Return			
Air Distribution System 1	Conditioned space-entirely	Non-Verified	R-8	R-8	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1-hers-dist

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-hers-dist	Yes	5.0	Required	Not Required	Not Required	Credit not taken	Not Required	No

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.45	HVAC Fan 1-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.45

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
SFam IAQVentRpt	61	0.35	Exhaust	No	n/a / n/a	No	Yes	

COOLING VENTILATION

01	02	03	04	05	06	07	08	09
Name	Airflow Rate (CFM/ft2)	Cooling Vent CFM	Cooling Vent Watts/CFM	Total Watts	Number of Fans	CFVCS-Type	Exhausts to	HERS Verification
Whole House Fan	1.5	1569	0.14	219.66	1	Not a CFVCS	Attic	

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: ENRIQUE ECKHAUS	Documentation Author Signature:
Company: eckhaus designs	Signature Date: 2024-03-04 18:24:27
Address: p.o. box 783	CEA/ HERS Certification Identification (If applicable): NA
City/State/Zip: Salinas, CA 93902	Phone: 831-794-2461

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:
1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3 The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: ENRIQUE ECKHAUS	Responsible Designer Signature:
Company: eckhaus designs	Date Signed: 2024-03-04 18:24:27
Address: p.o. box 783	License: NA
City/State/Zip: Salinas, CA 93902	Phone: 831-794-2461

Digitally signed by CalCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

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2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.
(04/2022)

Building Envelope:

110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of 10-111(a).
110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped.
110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services. (BHGS).
110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of 110.8(g).
110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of 110.8(i) and be labeled per 10-113 when the installation of a cool roof is specified on the CF1R.
110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
150.0(a):	**Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling, or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration, as specified in 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.
150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B. *
150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of 110.8(g).
150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to 150.0(d).
150.0(g)2	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45.

Fireplaces, Decorative Gas Appliances, and Gas Log:

110.5(e)	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.
150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.

Space Conditioning, Water Heating, and Plumbing System:

110.0- 110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission. *
110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. *
110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.
110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
110.3(c)3:	**Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

2022 Single-Family Residential Mandatory Requirements Summary

110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters.
150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in 150.0(b)2.
150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
150.0(j)1:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in 609.11 of the California Plumbing Code. *
150.0(j)2:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by 120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2' higher than the base of the water heater
150.0(m)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet CMC 601.0,605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than 1/4'. If mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in 150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. *

2022 Single-Family Residential Mandatory Requirements Summary

150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be = 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy = 0.45 watts per CFM for gas furnace air handlers and = 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow = 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy = 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in 150.0(o)1. *
150.0(o)1B:	**Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per 150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space-conditioning duct system when the damper(s) is closed andcontrolled per 150.0(o)1Bii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with 150.0(o)1C.
150.0(o)1C:	**Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses .** Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in 150.0(o)1Ci-iii.
150.0(o)1G:	**Local Mechanical Exhaust.** Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system complying requirements of 150.0(o)1Gii,enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting 150.0(o)1Giii-iv. Airflow must be measured by the installer per 150.0(o)1Gv, and rated for sound per 150.0(o)1Gvi. *
150.0(o)1H&I:	**Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 7.2 at no less than the minimum airflow rate required by 150.0(o)1C.
150.0(o)2:	**Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per 150.0(o)1G

Pool and Spa Systems and Equipment:

110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
110.4(b)2:	**Covers.** Outdoor pools or spas that have a gas heater must have a cover.
110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves. *

Lighting:

110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of 110.9. *
150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
150.0(k)1B:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code 410.116 must also be met.
150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
150.0(k)1E:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of 150.0(k).

2022 Single-Family Residential Mandatory Requirements Summary

150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems. *
150.0(k)2A:	**Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
150.0(k)2B:	**Multiple Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with 150.0(k).
150.0(k)2C:	**Mandatory Requirements.** Lighting controls must comply with the applicable requirements of 110.9.
150.0(k)2D:	**Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per 110.9 and the physical controls specified in 150.0(k)2A.
150.0(k)2E:	**Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
150.0(k)2F:	**Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
150.0(k)2K:	**Independent controls.** Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must either comply with 140.8 or consume no more than 5 watts of power.
150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

5/6/22 110.10(a)1:	**Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of 110.10(b)-(e).
110.10(b)1A:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. *
110.10(b)2:	**Azimuth.** All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300 of true north.
110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.
110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from 110.10(b)-(c) must be provided to the occupant.
110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps. *
110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:

2022 Single-Family Residential Mandatory Requirements Summary

150.0(n)1A:	**Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
150.0(n)1B:	**Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
150.0(n)1C:	**Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
150.0(n)1D:	**Electric Ready.** Single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS-supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in 150.0(s); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.

Exceptions to Section 150.0(n)1:

1.	Dwelling units with a total conditioned floor area less than 1,000 square feet.
2.	Dwelling units with a permanently shaded roof area of 75 percent or more.
3.	Dwelling units with a roof area with a slope greater than 2:12 (two inches vertical rise for each 12 inches horizontal run) for 75 percent or more of the roof area.
4.	Dwelling units with a roof area with a solar resource less than 70 percent of the annual solar resource available on an unobstructed roof area with a slope of 180 degrees from the horizontal plane.
5.	Dwelling units with a roof area with a solar resource less than 70 percent of the annual solar resource available on an unobstructed roof area with a slope of 180 degrees from the horizontal plane.
6.	Dwelling units with a roof area with a solar resource less than 70 percent of the annual solar resource available on an unobstructed roof area with a slope of 180 degrees from the horizontal plane.

*Exceptions may apply.

2022 Single-Family Residential Mandatory Requirements Summary

150.0(s)	**Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS-supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in 150.0(s); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
150.0(t)	**Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
150.0(u)	**Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
150.0(v)	**Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

COHAUS DESIGNS Design Studio

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OWNER.
ISRAEL RANGEL

PROJECT.
33 & 35 LIVE OAK RD ROYAL OAKS CA 95075

APN 181-032-003-000

CODES.

2022 California Building Standards Code (Cal. Code Regs., Tit. 24)

- Part 1 – California Administrative Code
- Part 2 – California Building Code
- Part 2.5 – California Residential Code
- Part 3 – California Electrical Code
- Part 4 – California Mechanical Code
- Part 5 – California Plumbing Code
- Part 6 – California Energy Code
- Part 8 – California Historical Building Code
- Part 9 – California Fire Code
- Part 10 – California Existing Building Code
- Part 11 – California Green Building Standards Code (CALGreen)
- Part 12 – California Referenced Standards Code

INDEX PLANS.

A0 COVER PAGE / C&D

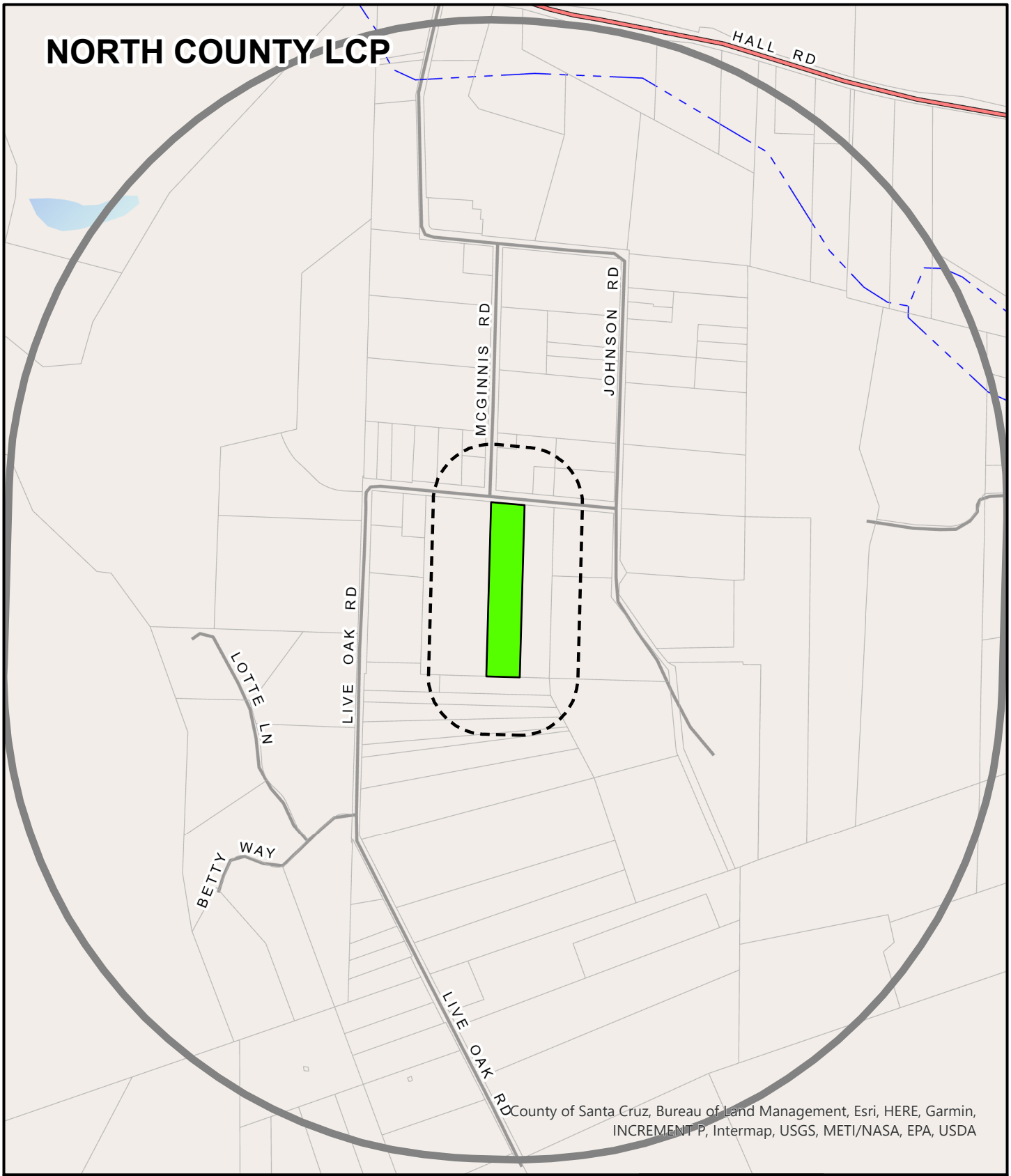
Exhibit B

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Exhibit C

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APPLICANT: LA FUERZA

APN: 181032003000 **FILE #** PLN240078

Project Site 300 FT Buffer 2500 FT Buffer

N

0 600

Feet

PLANNER: JOSEPH ALAMED/

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Introduced: 8/21/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Zoning Administrator

PLN200316 - JOHN D. WILKINS AND BUSHRA

Public Hearing to consider action on the construction of an approximately 2,340 square foot single family dwelling and attached 740 square foot garage and 575 square foot Accessory Dwelling Unit with associated improvements; and removal of 25 Monterey Pine trees and 4 Coast Live Oak trees. Development requires 55 cubic yards of grading within 100 feet of environmentally sensitive habitat.
Project Location: 2901 Bird Rock Road, Pebble Beach
Proposed CEQA Action: Adopt a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines.

RECOMMENDATION:

It is recommended that the Zoning Administrator:

1) Adopt a Mitigated Negative Declaration (SCH# 2025070499) pursuant to Section 15074 of the CEQA Guidelines;
2) Approve a Design Approval to allow the construction of a 2,341 square foot one-story single family dwelling with an attached 738 square foot two-car garage and a 575 square foot Accessory Dwelling Unit with associated site improvements; colors and materials are proposed as beige colored stucco body, dark bronze windows and doors and beige/gray stone veneer accents, with charcoal gray composite shingle roofing; and a Use Permit for removal of 25 Monterey Pine and 4 Coast Live oak trees (approximately half of which are dead or deemed hazardous). Development requires 550 cubic yards of grading within 100 environmentally sensitive habitat; and
3) Adopt a Condition Compliance and Mitigation Monitoring and Reporting Plan.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 16 conditions of approval, including four mitigation measures.

PROJECT INFORMATION:

Agent: Aaron Tollefson
Project Owner: John D. Wilkins and Bushra Wilkins
APN: 007-661-005-000
Zoning: Medium Density Residential, with a Building Site, Design Control, and Parking & Use of Major Recreational Equipment Storage in Seaward zoning overlays (MDR/B-6-D-RES)
Parcel Size: 19,500 sq. ft.
Plan Area: Greater Monterey Peninsula Area Plan
Flagged and Staked: Yes
Project Planner: Mary Israel, Supervising Planner

israelm@countyofmonterey.gov, (831)755-5183

SUMMARY:
The project site is located approximately 1.3 miles east of 17 Mile Drive and is across the street from Monterey Peninsula Country Club (MPCC) Dunes golf course hole nos. 3 and 4 in a developed residential neighborhood. The property is zoned for Medium Density Residential use, which lists development of single-family dwellings as an allowed use. However, the Design Control zoning overlay requires the granting of a Design Approval for the construction of any structures within this district pursuant to Title 21 section 21.44.030. The Applicant proposes construction of a 2,340 square foot (sf) one-story single family dwelling with an attached 740 sf two-car garage a 200 square foot covered porch, and a 66 square foot balcony, and a 575 sf detached Accessory Dwelling Unit (ADU), and associated site improvements on a 19,500 sf vacant lot in the inland area of Del Monte Forest. Site improvements include a 225 square foot gazebo and approximately 3,200 square feet permeable driveway and 475 square feet of impervious hardscape. The project requires the removal 29 protected trees (25 Monterey Pine and 4 Coast Live oaks), grading of approximately 320 cubic yards of cut and 230 cubic yards of fill within 100 feet of environmentally sensitive habitat.

Pursuant to 2010 General Plan Open Space Policy OS-5.16, the application included a biological assessment. The biologist found special status plant species on the property. As discussed in the Initial Study for the Project, the development will require relocation of Monterey Pine Forest understory plants that are identified as rare by the California Native Plant Society. These are pine rose (*Rosa pinetorium*), a California Rare Plant Ranked (CRPR) 1B.2 species, and small leaved lomatium (*Lomatium parvifolium*), a CRPR 4.2 species. The Project will also require avoidance and perpetual protection of USFWS listed Yadon's piperia (*Piperia yadonii*) (with no anticipated direct impacts to this rare rein orchid). The parcel is heavily forested, and tree removal is required to develop a residence. 30 of the 60 trees inventoried by a qualified arborist are proposed for removal, 29 of which are considered protected trees based on County's regulations in Title 21 section 21.64.260. There will be 25 Monterey Pine trees (13 are living and 12 are considered dead, dying or hazardous), and 4 Coast Live oaks (2 are living and 2 are considered dead, dying or hazardous) and an acacia (not protected) removed. Per the arborist's recommendation and the MND for the Project, prior to occupancy, 15 naturally occurring Monterey pine tree seedling/sapling will be either protected in place or transplanted within the parcel to balance for removal of living and dead/dying/hazardous trees (**Exhibit C).**

The Project is within the Greater Monterey Peninsula Area Plan (GMPAP) area. GMP Policies GMP-3.4 and GMP-3.5 relate to the Project (soften development visual impacts with plant materials, and follow tree replacement of the Tree Ordinance with Use Permit for removal of protected trees, respectively). The County Tree Ordinance (County Code Chapter 16.60) and Title 21 section 21.64.260.D.4 state that the ratio for tree replanting may be varied if it is demonstrated that such a requirement will create a special hardship in the use of the site or such replacement would be detrimental to the long-term health and maintenance of the remaining habitat. The Initial Study concluded that replanting at full Tree Ordinance ratio for a total of 32 new trees (1:1 replacement for protected and 2:1 replacement for 3 landmark dead trees) would be detrimental to the long-term health and maintenance of the remaining habitat. The draft Landscape Plan proposes many of the Monterey pine tree seedling/saplings procured onsite would be moved to create a tree line between

the structures and neighboring parcel/roadway. Therefore, any removal of trees which may make the project visible will be restored, minimizing impacts. Those to be moved will be maintained ensure to the potential visual impact of the project will be screened. In these ways, the Project is consistent with GMP-3.4 and GMP-3.5.
The development is required to follow GMPAP Policies related to the conservation of Environmentally Sensitive Habitat Areas (ESHA). Policy GMP-3.9 recommends critical habitat areas to be preserved as open space. When an entire parcel cannot be developed because of this policy, which is the case in this Project, low intensity, clustered development may be approved if the development is located on the least biologically significant portions of the land so that the development will not upset the natural function of the surrounding ecosystem. The Applicant re-designed the development to be located on the least biologically significant portion of the property, where no Yadon's piperia were documented as extant by the project biologist in several years of surveys. The Project MND recommended several mitigation measures which are anticipated to reduce the impacts to less biologically significant Monterey Pine Forest understory to a less than significant level. Roughly two thirds of the parcel will either remain as undisturbed Monterey Pine Forest with patches of maritime chaparral or be enhanced and restored. The project shall include a Yadon's piperia protection plan, protecting all Yadon's piperia individuals in place during construction and for perpetuity.

Based on staff analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 2010 Monterey County General Plan (General Plan), Greater Monterey Peninsula Area Plan (GMPAP) and applicable sections of the Monterey County Inland zoning ordinance (Title 21). See additional discussion in **Exhibit A.**

CEQA:
Pursuant to Public Resources Code Section 21083 and California Environmental Quality Act (CEQA) Guidelines Section 15063(a), County of Monterey, as Lead Agency, completed environmental review to determine if the project may have a significant effect on the environment. The County prepared a Draft Initial Study and Mitigated Negative Declaration (IS/MND) for this project (**Exhibit C**). The IS/MND was filed with the County Clerk on July 11, 2025, and the IS/MND was circulated for public review and comment from July 11 to August 11, 2025 (SCH No. 2025070499). The County did not receive public or agency comments on the IS/MND. The Draft IS/MND identified potentially significant impacts to biological resources. Mitigation Measures BIO-1 through BIO-4, described as follows, would reduce potential impacts to a less-than-significant level. All other standard topics of environmental analysis were found to have a less than significant level of impact within the normal regulatory environment, or no impact.

Mitigation Measure BIO-1: AVOIDANCE OF SPECIAL STATUS MONTEREY PINE FOREST UNDERSTORY SPECIES. Applicant shall install exclusionary habitat protection fencing as indicated on the construction permit plans to prevent construction impacts.

Mitigation Measure BIO-2: ENHANCEMENT/RESTORATION OF IMPACTED MONTEREY PINE FOREST. To mitigate for the loss of approximately one third of Monterey pine woodland understory on the project site, the applicant shall enhance and restore the remaining Monterey Pine Forest area by removing invasive plants, transplanting all special status understory species from areas planned for construction to a receptor location onsite, fencing the area during construction and

conducting on-going restoration efforts for a five year period.

Mitigation Measure BIO-3: PRE-CONSTRUCTION MEETING TO ENSURE SPECIAL STATUS SPECIES PROTECTIONS. To protect Special status species that are present in the understory of the site to the highest extent possible, prior to the commencement of any construction activities, a pre-construction meeting with the project biologist shall be held on the site.

Mitigation Measure BIO-4: YADON'S PIPERIA. To reduce the proposed construction's impacts to the approximately 440 Yadon's piperia individuals to a less than significant level, the applicants shall engage a qualified biologist in a Yadons piperia Protection Plan designed to ensure effective protection and conservation of the plants. The plan includes protection before, during, and after construction, installation of a low barrier to ensure inhabitants do not trample individual plants during use phase of the project, and establishment of a Conservation and Scenic Easement through Condition No. 14.

The Monterey County Geographic Informational System identifies the subject property to have a "moderate archaeological sensitivity" area, due to the proximity of the Pacific Ocean. As required by California Assembly Bill ("AB") 52, HCD-Planning notified Native American Tribal groups that had requested County notification on CEQA documents. Tribal notification letters were sent out on March 24, 2025. No requests for consultation were received.

John D. and Bushra Wilkins, the applicants, commented during the circulation of the IS/MND that there was one minor error they found in a mitigation proposed in the MND. The one instance was a statement on the frequency of reporting during the five-year monitoring period for BIO-2, the Enhancement/Restoration Plan. The reporting was described as quarterly for five years, when in fact staff and the project biologist had agreed that periodicity of reporting would be sufficient if monitoring reports are prepared quarterly for the first year, twice annually in the second year, and once per year for the remaining three years. The resolution and MMRP adopted with it reflect this edit. The edit will not reduce the effectiveness of the mitigation. The BIO-2 mitigation, an Enhancement/Restoration Plan, ensures less than significant impacts regardless of the periodicity of monitoring. Recirculation is not required because the comment on the public draft did not present evidence of potentially significant effects caused by the project that were not analyzed in the public draft or significantly alter recommended mitigations.

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

- Cypress Fire Protection District
- Environmental Health Bureau
- HCD-Environmental Services
- HCD-Engineering Services

LUAC
Pursuant to the adoption of Board of Supervisors Resolution No. 15-043, Land Use Advisory Committee (LUAC) Guidelines require the applicable LUAC to review projects that require CEQA

review and Design Approvals that are reviewed by the Zoning Administrator or the Planning Commission. Because the project requires a Design Approval review by the Zoning Administrator and requires an environmental review, County staff referred the project to the Greater Monterey Peninsula Land Use Advisory Committee (LUAC) for review on March 21, 2024 (**Exhibit D**). The LUAC voted unanimously (8 ayes - 0 noes) to support the project as proposed. LUAC discussion is included in Exhibit A, Discussion.

Prepared by: Mary Israel, Supervising Planner
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

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

- Site Plan, Floor Plan, Elevations
- Conditions of Approval

Exhibit C - Initial Study/Mitigated Negative Declaration
Exhibit D - Greater Monterey Peninsula LUAC Minutes
Exhibit E -Vicinity Map

cc: Front Counter Copy; Mary Israel, Supervising Planner; Jacquelyn M. Nickerson, Principal Planner; John D. and Bushra Wilkins, Property Owners; Laura Lawrence, Agent; The Open Monterey Project (Molly Erickson); Lozeau Drury LLP; Keep Big Sur Wild (Christina McGinnis); LandWatch (Executive Director); Project File PLN200316.

Introduced: 8/21/2025 **Current Status:** Agenda Ready

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

PLN200316 - JOHN D. WILKINS AND BUSHRA

Public Hearing to consider action on the construction of an approximately 2,340 square foot single family dwelling and attached 740 square foot garage and 575 square foot Accessory Dwelling Unit with associated improvements; and removal of 25 Monterey Pine trees and 4 Coast Live Oak trees. Development requires 55 cubic yards of grading within 100 feet of environmentally sensitive habitat.

Project Location: 2901 Bird Rock Road, Pebble Beach

Proposed CEQA Action: Adopt a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines.

RECOMMENDATION:

It is recommended that the Zoning Administrator:

1) Adopt a Mitigated Negative Declaration (SCH# 2025070499) pursuant to Section 15074 of the CEQA Guidelines;
2) Approve a Design Approval to allow the construction of a 2,341 square foot one-story single family dwelling with an attached 738 square foot two-car garage and a 575 square foot Accessory Dwelling Unit with associated site improvements; colors and materials are proposed as beige colored stucco body, dark bronze windows and doors and beige/gray stone veneer accents, with charcoal gray composite shingle roofing; and a Use Permit for removal of 25 Monterey Pine and 4 Coast Live oak trees (approximately half of which are dead or deemed hazardous). Development requires 550 cubic yards of grading within 100 environmentally sensitive habitat; and
3) Adopt a Condition Compliance and Mitigation Monitoring and Reporting Plan.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 16 conditions of approval, including four mitigation measures.

PROJECT INFORMATION:

Agent: Aaron Tollefson

Project Owner: John D. Wilkins and Bushra Wilkins

APN: 007-661-005-000

Zoning: Medium Density Residential, with a Building Site, Design Control, and Parking & Use of Major Recreational Equipment Storage in Seaward zoning overlays (MDR/B-6-D-RES)

Parcel Size: 19,500 sq. ft.

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: Yes

Project Planner: Mary Israel, Supervising Planner

israelm@countyofmonterey.gov, (831)755-5183

SUMMARY:
The project site is located approximately 1.3 miles east of 17 Mile Drive and is across the street from Monterey Peninsula Country Club (MPCC) Dunes golf course hole nos. 3 and 4 in a developed residential neighborhood. The property is zoned for Medium Density Residential use, which lists development of single-family dwellings as an allowed use. However, the Design Control zoning overlay requires the granting of a Design Approval for the construction of any structures within this district pursuant to Title 21 section 21.44.030. The Applicant proposes construction of a 2,340 square foot (sf) one-story single family dwelling with an attached 740 sf two-car garage a 200 square foot covered porch, and a 66 square foot balcony, and a 575 sf detached Accessory Dwelling Unit (ADU), and associated site improvements on a 19,500 sf vacant lot in the inland area of Del Monte Forest. Site improvements include a 225 square foot gazebo and approximately 3,200 square feet permeable driveway and 475 square feet of impervious hardscape. The project requires the removal 29 protected trees (25 Monterey Pine and 4 Coast Live oaks), grading of approximately 320 cubic yards of cut and 230 cubic yards of fill within 100 feet of environmentally sensitive habitat.

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Prepared by: Mary Israel, Supervising Planner
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

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Exhibit A

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DISCUSSION:

The proposed project is subject to the 2010 Monterey County General Plan (General Plan), Greater Monterey Peninsula Area Plan (GMPAP) and applicable sections of the Monterey County Inland zoning ordinance (Title 21).

Development Standards
The applicable development standards include special regulations for the Medium Density Residential (MDR) zoning district within the inland area of Del Monte Forest, as identified in Title 21 section 21.12.070 and the 2010 General Plan Figure LU5 designation for the parcel of "Residential 4 units/acre." Additionally, the property has a B-6 overlay, which would adjust the MDR setbacks except where a final or parcel map establishes parcel-specific setbacks; that is the case here. Special setbacks for the Monterey Peninsula Country Club (MPCC) area 4 for lots that front on roads over 50 feet (ft) in width, the front setback is 15 ft, 10 ft (rear) and 10 ft for 1st story and 20 ft for 2nd story (sides). As a corner lot, the setback along Congress Rd. is 15 ft, and the 15 ft setback wraps around and along Bird Rock Rd. and connects to rear property line setback. Side setback of the project is 10 ft (no second floor). Project rear setback is 10 ft. MPCC special setbacks do not restrict the location of non-habitable accessory structures in relation to the main dwelling, as Title 21 normally does. A 225-square foot (sf) gazebo is proposed at the front setback line (15 ft from front of property). Pursuant to Title 21 section 21.12.060, a minimum of 6 ft setback is required between accessory structures. The closest accessory structures are the garage and ADU, which are over 10 ft apart. ADU setbacks are regulated by Title 21 section 21.64.030. The proposed ADU meets the minimum setbacks of this section (4 feet sides and rear). The setbacks of the project meet or exceed the minimum setbacks.

In the MDR zoning district, maximum allowed structure height is 27 feet and the maximum height of the single-family dwelling is 19 feet and 6 inches. Maximum ADU height in the Inland zoning areas is 16 feet, and the proposed ADU is 12 feet and 9 inches. The gazebo is proposed to be approximately 11 feet in height. The allowed maximum site coverage and floor area ratio (FAR) in the MDR district is 35 percent on lots with 4 units per acre. The property is 19,500 square feet (sf), which would allow site coverage and FAR of 6,825 sf. The proposed single-family dwelling unit, garage and gazebo would result in site coverage of 3,564 sf or 18.3 percent, and although ADUs cannot be denied based on site coverage pursuant to California Government Code Section 65852.2, staff notes that the project would be under the maximum with the ADU included (4,139 sf, 21.2 percent). Similarly, project FAR without the ADU is 2,341 sf or 12 percent, and with the ADU included it remains below the maximum allowed by the zoning district (15 percent with ADU). The ADU also meets the size requirements (less than 1,200 square feet) of Title 21 section 21.64.030. Therefore, as proposed, the project meets all required development standards outlined in Title 21 sections 21.12.070 and 21.64.030.

Design Review
The zoning for the subject property contains a Design Control (D) Overlay and therefore is subject to regulations outlined in Title 21 Chapter 21.44 , which is intended to regulate the location, size, configuration, materials, and colors of structures and fences in those areas of the County where design review of structures is appropriate to assure protection of the public viewshed, neighborhood character, and the visual integrity of certain developments without

imposing undue restrictions on private property. After the project was staked and flagged, staff conducted a site inspection on August 31, 2022. Staff determined the proposed structure was appropriately sited for the lot. The proposed residence is comparable with the surrounding neighborhood character in terms of size, color, location and mass. The neighborhood consists of one and two-story dwellings with floor areas ranging from 1,700 to 4,500 square feet. There are various architectural styles in the neighborhood, including ranch style, contemporary, and Spanish Revival. The proposed dwelling and ADU architectural style is contemporary. The proposed exterior colors and materials are consistent with the residential setting. The primary colors and materials include beige colored stucco body, dark bronze windows and doors and beige/gray stone veneer accents. The main and ADU structures would have charcoal gray Class A composite roofing shingles. The gazebo is proposed to be natural wood. Title 20 section 21.12.060 requires that all exterior lighting shall be consistent with the Design Guidelines for Exterior Lighting adopted by the Board of Supervisors pursuant to Title 21 section 21.63.020. Adherence with these guidelines is required by 2010 General Plan Policy LU-1.13. The Project is conditioned to be consistent with this policy and the design guidelines by the application of Condition No. 6. An exterior lighting plan that demonstrates minimization of off-site glare will be required prior to construction permit issuance. Therefore, the proposed project as designed and conditioned is consistent with the Title 21 Design Control district.

Conformance with 2010 General Plan and Greater Monterey Peninsula Area Plan
The property is on Bird Rock Road, 1.3 miles inland of the ocean (Spanish Bay beach, 17 Mile Drive) and across the street from golf holes that are part of the Monterey Peninsula County Club's Dunes course. The property is not within an area identified in the GMPAP as visually sensitive (Figure 14). Potential impact to the public viewshed across the MPCC golf course into Del Monte Forest LUP areas may be created by shiny materials, windows catching sunlight, or exterior lighting at night. The materials and colors that are proposed for the project are muted and treated to reduce glare, as illustrated in **Exhibit B**. Condition No. 6, Exterior Lighting Plan, is applied to the project to ensure glare from the project's exterior lighting is minimized.

The following 2010 General Plan Open Space Policies relate to the proposed project:

- OS-5.6. Native and native compatible species, especially drought resistant species, shall be utilized in fulfilling landscaping requirements.
- OS-5.13. Efforts to obtain and preserve natural areas of particular biologic, scientific, or educational interest, and restrict incompatible uses from encroaching upon them, shall be encouraged.
- OS-5.14. Policies and procedures that encourage exclusion and control or eradication of invasive exotic plants and pests shall be established.
- OS-5.16. A biological study shall be required for any development project requiring a discretionary permit.
- OS-5.17. The County shall prepare, adopt, and implement a program that allows projects to mitigate the loss of critical habitat.

The following GMPAP Policies relate to the proposed project:

- GMP-3.4. Plant materials shall be used to integrate manmade and natural environments, to screen or soften the visual impact of new development, and to provide diversity in developed areas.

- GMP-3.5. Removal of healthy, native oak, Monterey pine, and redwood trees in the Greater Monterey Peninsula Planning Area shall be discouraged. If tree removal is required, then a Use Permit is required for the tree removal and replacement criteria shall follow the Tree Ordinance.
- GMP-3.9. Critical habitat areas should be preserved as open space. When an entire parcel cannot be developed because of this policy, a low intensity, clustered development may be approved. However, the development should be located on those portions of the land least biologically significant so that the development will not upset the natural function of the surrounding ecosystem.

Biological Resources
Consistent with GP Policy OS-5.16, a biological resources assessment evaluating the project's potential construction and operation impacts was prepared for the site by Fred Ballerini - Biological Assessment of Wilkins Residence APN 007-661-005," dated October 5, 2022 and "WILKINS: Biological Assessment Spring Survey Addendum (APN 007-661-005) Jan 31, 2024" (HCD Planning Library Document No. LIB220281). The results of these studies indicated that the site supports an intact Monterey Pine Forest and a fragmented area of Central Maritime Chaparral (approximately 1,100 sf).

Title 21 section 21.06.440 defines environmentally sensitive habitat as an area known or believed, based on substantial evidence, to contain rare or endangered species. The Project biologist identified an environmentally sensitive habitat area (ESHA) on the parcel supporting approximately 440 individual rein orchids, the federally endangered Yadon's piperia (*Piperia yadonii*). The biologist also found California Rare Plant Ranked pine rose (*Rosa pinetorum*) (4 clusters ranging from 4 to 60 stems) and small leaf lomatium (*Lomatium parvifolium*) (approximately 71 plants) in the development footprint. The biologist found the project could proceed as mitigated without significant impact to the Monterey Pine Forest understory or maritime chaparral. The Project is consistent with Policy GMP-3.4 because it includes a landscape plan that will add some non-invasive shrubs as hedges and will otherwise only relocate Monterey pine seedlings/saplings. The project is consistent with Policy GMP-3.9 because the development is proposed to be located on the least biologically significant portion of the parcel, where no Yadon's piperia are known to grow. The replanting of Pine Rose and small-leaved lomatium and their protection that is outlined in Condition Nos. 10 (BIO-1) and 13 (BIO-4) will ensure avoidance of impact to the individual plants, while Condition No. 14, Conservation and Scenic Easement, will preserve the rare plant receptor area and extant Yadon's piperia in perpetuity. Through these activities, the project is also consistent with GP Policies OS-5.13 and OS-5.16.

The project is consistent with GP Policy OS-5.14 because it includes Condition No. 11 (BIO-2), a mitigation which will eradicate invasive exotic plants from the parcel. The project is consistent with GP Policy OS-5.6 because it includes a Landscape Plan that minimizes the introduction of non-native plants and allows approximately 13,000 sf of native Monterey Pine Forest, two-thirds of the parcel area, to remain. Pursuant to Title 21 section 21.66.020.D.4, Condition No. 16 requires a final landscaping plan that shall include plants consistent with and found in the project area.

Forest Resources
Frank Ono prepared a forest resources assessment for the Project. The assessment, Revised Tree Assessment/Forest Management Plan (FMP), Wilkins Residence (April 3, 2024, (HCD Planning Library Document No. LIB210266), focuses on the Project's construction impacts. This assessment inspected and inventoried 60 trees growing within or adjacent to the development area. The arborist found the site to be forested with tall, unstable Monterey pine trees ranging from dead to fair health and health with questionable stability due to what was termed "thin soil and over-saturation." Winter storms have caused several tree failures.

For this development, 30 trees are required for removal, 29 meet "Protected" criteria outlined in Title 21 section 21.64.260. The following table reviews the tree types, condition, and reasoning for removal. **All trees are "protected status" except as indicated in the 3rd column.**

Tree	Condition	Count	Reason for removal
Monterey Pine	living	11	Construction footprint
Monterey Pine	living	2	Adjacent to ADU, dangerous to structures
Monterey Pine	dead or fallen & dying	12 (including 3 "landmark trees"	Dangerous to construction crew and occupants or in construction footprint
Coast live oak	living	2	Construction footprint
Coast live oak	dead	2	Construction footprint
Acacia	living	1 (not protected)	Construction footprint

TOTAL Pines: 13 living, 12 dead/dying and hazardous Monterey pine
TOTAL Oaks: 2 living, 2 dead Coast live oak
TOTAL Protected Trees: 29

The FMP concluded that the tree removal is the minimum required under the circumstances of the case because the property has been impacted by winter storms in the last few years that reduced the health of the stand and, as stated above, soil stability issues. Staff also worked with the Applicant to locate the structures in the least treed areas, but as the IS discussed, all areas of the property are forested. Informed in large part by the FMP, the IS/MND concluded that the removal will not involve a risk of adverse environmental impacts such as soil erosion, adverse impact to water quality of ground and surface waters, adverse ecological impacts or significant reduction to wildlife habitat.

Instead of recommending replanting the County's standard replacement ratios (1:1 ratio with saplings from a nursery), the arborist concluded that the site is abundant with natural recruitment with over 45 viable Monterey pine seedlings/saplings, a superior alternative replacement. Wherever possible, these seedlings/saplings shall be protected with fencing prior to construction activity and maintained until the construction is finished (Condition No 11, BIO-2). A final FMP shall be prepared to ensure in-place protection or onsite relocation of at least 15 of Monterey pine seedlings/saplings. To ensure survival and viability of those 15 replacement Monterey pine trees, mitigation measure BIO-2 requires five years of monitoring. The arborist found the project

could proceed as proposed without harm to the Monterey Pine Forest. The arborist did not recommend offsite planting.

The project has the potential to be consistent with Policy GMP-3.5 because there is a replacement plan for the protected living trees that are proposed for removal to accommodate the house and driveway and the owners are applying for a Use Permit for the removals.

In conclusion, the Project as designed and mitigated is consistent with the 2010 Monterey County General Plan (General Plan), the Greater Monterey Peninsula Area Plan (GMPAP) and applicable sections of the Monterey County Inland zoning ordinance (Title 21).

Land Use Advisory Committee (LUAC)
The Greater Monterey Peninsula LUAC completed project review in a duly-noticed public meeting on March 21, 2024. During the discussion, a neighbor expressed concern with construction personnel parking being off street. The project plans include a draft Construction Management Plan which illustrates onsite parking for six construction vehicles, which should be sufficient. The agent said that the construction personnel could park at an offsite parking lot and carpool to the site, should more parking be required. This shall be demonstrated on the CMP prepared for Condition No. 8. Another concern was for the location of fence encroaching on sensitive habitat of protected plants. There will be a Biological Monitor onsite during 1) preconstruction meeting and 2) construction activities (Conditions No. 12 and 13). There was concern that the project should plan to replace the proposed trees for removal with new tree plantings as specified by the County's ordinances. The arborist recommended allowing naturally occurring saplings to grow. As replacement for the living and hazardous trees removed, 15 saplings shall be in full survivorship by the end of the monitoring period. Finally, the LUAC shared concern with the large size of the driveway and its proximity to the corner of Congress and Bird Rock Roads. The architect stated that the location was chosen to avoid steeper slope and regrading, and it is a large autocourt in order to serve both the main dwelling and ADU. A sight-distance study was prepared for the Project after the LUAC meeting, which demonstrated safe ingress and egress, as discussed below. The LUAC voted unanimously to recommend the project be supported as proposed (8 ayes, 0 noes, 0 absent).

Traffic Safety
The project is on a corner lot with Congress Rd. to the east and Bird Rock Rd. to the north. The driveway location was discussed in the LUAC review to have the potential to interfere with safe traffic patterns on the corner. Therefore, the applicant contracted with Ollie Zhou and Nivendha Baskarapandian, of Hexagon Transportation Consultants, Inc., to prepare a sight distance review for the proposed driveway on April 15, 2024. These transportation analysts found that the posted speed limit of 25 mph on Congress Rd. and Bird Rock Rd. allows stopping sight distances at the proposed driveway that would be adequate for transportation safety. The 16-ft wide driveway will have 6 feet of driveway opening on either site, allowing for sufficient 15-ft sight triangle.

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Exhibit B

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EXHIBIT B
DRAFT RESOLUTION

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

In the matter of the application of:
WILKINS JOHN D. & BUSHRA (PLN200316)

RESOLUTION NO. -

Resolution by the Monterey County Zoning Administrator:

1) Adopting a Mitigated Negative Declaration (SCH# 2025070499) pursuant to Section 15074 of the CEQA Guidelines;
2) Approving a Design Approval to allow construction of a 2,341 square foot one-story single family dwelling with an attached 738 square foot, two-car garage, a 575 square foot Accessory Dwelling Unit with associated site improvements; colors and materials are proposed as beige colored stucco body and dark gray roof, dark bronze windows and doors and beige/gray stone veneer accents, with charcoal gray composite shingle roofing; and Use Permit for removal of 25 Monterey Pine and 4 Coast Live oak trees. Development requires 550 cubic yards of grading within 100 environmentally sensitive habitat; and
3) Adopting a Condition Compliance and Mitigation Monitoring and Reporting Plan.

[2901 Bird Rock Road, Pebble Beach, Greater Monterey Peninsula Area Plan (APN: 007-661-005-000)]

The Wilkins application (PLN200316) came on for a public hearing before the County of Monterey Zoning Administrator on August 28, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, and oral testimony, the Zoning Administrator finds and decides as follows:

FINDINGS

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

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

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

b) Project. The proposed project involves a Design Approval to allow the construction of an approximately 2,340 square foot (sf) one-story single family dwelling and attached 740 sf garage, a 575 sf detached Accessory Dwelling Unit (ADU) with associated site improvements; and a Use Permit for removal of 29 protected trees (15 Monterey Pine and 4 Coast Live Oak trees)

c) Allowed Use. The property is located at 2901 Bird Rock Road, Pebble Beach (Assessor's Parcel Number 007-661-005-000), subject to the GMPAP. The parcel is zoned Medium Density Residential, with a Building Site, Design Control, and Parking & Use of Major Recreational Equipment Storage in Seaward zoning overlays (MDR/B-6-D-RES). Development of a single family dwelling is an allowed use pursuant to Title 21 section 21.12.030.A within the MDR zone. The Design Control zoning overlay requires the granting of a Design Approval for the proposed development pursuant to Title 21, Chapter 21.44 (see Finding No. 4 below). Removal of 29 protected trees requires a Use Permit pursuant to Title 21 section 21.64.260 (see Finding No. 5 below).

d) Lot Legality. The subject parcel, Assessor's Parcel Number (APN) 007-661-005-000, is identified as Lot 5 in Block 400 on the map entitled, "Map of Tract no. 429, Monterey Peninsula Country Club Subdivision No. 4, Being a Subdivision of Portions of El Pescadero and Point Pinos Ranchos, Monterey County, California", filed April 19, 1963 in Volume 7, of "Cities and Towns", at Page 87, in the Office of the County Recorder of the County of Monterey, State of California. Therefore, it is a legal lot of record.

e) Review of Development Standards. The applicable development standards include special regulations for the Medium Density Residential (MDR) zoning district in the Del Monte Forest area as identified in Title 21 section 21.12.070 and the 2010 General Plan designation for the parcel of "Residential 4 units/acre." Title 21 sections 21.12.070 MDR setbacks are required except where a final or parcel map establishes parcel-specific setbacks; that is the case here for all but the setbacks between structures. The setback for lots that front on roads over 50 feet (ft) in width, such as Bird Rock Rd. and Congress Rd, the front setback is 15 ft, the rear setback is 10 ft and the side setback is 10 ft for 1st story and 20 ft for 2nd story (main dwelling). As a corner lot, the setback along Congress Rd. is 15 ft, and the 15 ft setback wraps around and along Bird Rock Rd. and connects to rear property line setback. The gazebo is proposed 15 feet from the front property line; as the final map established the setbacks and did not restrict the location of non-habitable accessory structures, the location is allowed. Project side setback is 10 ft (no second floor on the main dwelling). Project rear setback is 10 ft. Pursuant to Title 21, a minimum of 6 ft setback is required between accessory structures. The closest accessory structures are the garage and ADU,

which are over 10 ft apart. The setbacks of the project meet or exceed the minimum setbacks.

Pursuant to Title 21 sections 21.12.070, the maximum allowed structure height is 27 feet. The proposed maximum height for the single family dwelling is 19 feet and 6 inches. Pursuant to Title 21 section 21.64.030, maximum ADU height in the Inland zoning areas is 16 feet, and the proposed ADU is 12 feet and 9 inches. The maximum allowed height for non-habitable accessory structures is not expressed in Title 21. The gazebo is proposed to be approximately 11 feet in height. The allowed maximum site coverage and floor area ratio (FAR) in the MDR district is 35 percent on lots with 4 units per acre. The property is 19,500 square feet (sf), which would allow site coverage and FAR of 6,825 sf. The proposed single-family dwelling unit, garage and gazebo would result in site coverage of 3,564 sf or 18.3 percent, and although ADUs cannot be denied based on site coverage, staff notes that the project would be under the maximum with the ADU included (4,139 sf, 21.2 percent). Similarly, project FAR without the ADU is 2,341 sf or 12 percent, and with the ADU included it remains below the maximum allowed by the zoning district (15 percent with ADU). Therefore, as proposed, the project meets all required development standards outlined in Title 21 sections 21.12.070 and 21.64.030.

f) Biological Resources. Title 21 section 21.06.440 defines environmentally sensitive habitat as an area known or believed, based on substantial evidence, to contain rare or endangered species. Pursuant to Title 21 section 21.66.020, a biological report was prepared. The Project biologist identified an environmentally sensitive habitat area (ESHA) on the parcel supporting approximately 440 individual rein orchids, the federally endangered Yadon's piperia (*Piperia yadonii*). The biologist also found California Rare Plant Ranked pine rose (*Rosa pinetorum*) (4 clusters ranging from 4 to 60 stems, CRPR 1B.2 species), small leaved lomatium (*Lomatium parvifolium*) (approximately 71 plants, CRPR 4.2 species) in the development footprint.

The ESHA is within 100 feet of the development footprint. Removal of indigenous vegetation and grading is limited to that necessary for the structural improvements and driveway access. The Pine Rose and small-leaved lomatium are to be transplanted and planted within fenced onsite conservation areas identified by the project biologist prior to vegetation removal. Pursuant to Title 21 section 21.66.020.D.4, Condition No. 16 requires a final landscaping plan that shall include plants consistent with and found in the project area. See further discussion in evidence "g".

g) 2010 General Plan consistency. Several 2010 General Plan (GP) Open Space Policies relate to the proposed project. They are:

- OS-5.6. Native and native compatible species, especially drought resistant species, shall be utilized in fulfilling landscaping requirements,
- OS-5.13. Efforts to obtain and preserve natural areas of biologic, scientific, or educational interest, and restrict

incompatible uses from encroaching upon them, shall be encouraged,

- OS-5.14. Policies and procedures that encourage exclusion and control or eradication of invasive exotic plants and pests shall be established,
- OS-5.16. A biological study shall be required for any development project requiring a discretionary permit, and
- OS-5.17. The County shall prepare, adopt, and implement a program that allows projects to mitigate the loss of critical habitat.

The project has been designed to conform with these 2010 GP Open Space policies. The applicants caused a biological resources assessment evaluating the project's potential construction and operation impacts to be prepared for the site by Fred Ballerini. The main report, "Biological Assessment of Wilkins Residence APN 007-661-005," dated October 5, 2022 and "WILKINS: Biological Assessment Spring Survey Addendum (APN 007-661-005) Jan 31, 2024" are on file as HCD Planning Library Document No. LIB220281.

The biologist reviewed the existing vegetation and had extensive personal knowledge of the habitat conditions. The biologist also traversed the site on foot to identify botanical resources and habitat conditions. Data sources included Federal, State and local databases, manuals and maps. The results of these studies indicated that the site supports an intact Monterey Pine Forest and a fragmented area of Central Maritime Chaparral (approximately 1,100 sf).

Among the mitigation measures applied to the project in the Mitigated Negative Declaration (MND), it includes Condition No. 11, BIO-2, a mitigation which will eradicate invasive exotic plants from the parcel, making it consisted with GP Policy OS-5.14. The development is proposed to be located the land least biologically significant portion of the parcel, where no listed species (Yadon's piperia) are known to grow. The replanting of Pine Rose and small-leaved lomatium and their protection that is outlined in Condition Nos. 10 and 13, BIO-1 and BIO-4, will ensure avoidance of impact to special status plants, while Condition No. 14, Conservation and Scenic Easement, will preserve the rare plant receptor area and extant Yadon's piperia in perpetuity. Through these activities, the project is also consistent with GP Policies OS-5.13 and OS-5.16. The project is consistent with GP Policy OS-5.6 because it includes a Landscape Plan that minimizes the introduction of non-native plants and allows approximately 13,000 sf of native Monterey Pine Forest understory with fragmented maritime chaparral, two-thirds of the parcel area, to remain.

h) GMPAP consistency. Several GMPAP Policies relate to the proposed project. They are:

- GMP-3.4. Plant materials shall be used to integrate manmade and natural environments, to screen or soften the visual impact of new development, and to provide diversity in developed areas.

- GMP-3.5. Removal of healthy, native oak, Monterey pine, and redwood trees in the Greater Monterey Peninsula Planning Area shall be discouraged. If tree removal is required, then a Use Permit is required for the tree removal and replacement criteria shall follow the Tree Ordinance.
- GMP-3.9. Critical habitat areas should be preserved as open space. When an entire parcel cannot be developed because of this policy, a low intensity, clustered development may be approved. However, the development should be located on those portions of the land least biologically significant so that the development will not upset the natural function of the surrounding ecosystem.

The project includes a landscape plan that will add some non-invasive shrubs as hedges and will otherwise only relocate Monterey pine seedlings/saplings, making it consistent with consistent with Policy GMP-3.4. There is a replacement plan for the 15 protected living and 14 dead/dying/hazardous trees that are proposed for removal to accommodate the house, garage and driveway and the owners are applying for a Use Permit for the removals, making it consistent with Policy GMP-3.5. The project is consistent with Policy GMP-3.9 because the development is proposed to be located on the least biologically significant portion of the parcel, where no Yadon's piperia are known to grow.

i) Design. As demonstrated in Finding No. 2 and supporting evidence, the project is consistent with Title 21, Chapter 21.44.

j) Geological Hazards. The site is within 660 feet of a fault that may become active. A Geotechnical Report prepared for the Project found that the site was appropriate for development of a single family dwelling and ADU with foundation supported by the granite that site borings revealed at depths of 3 to 6 feet below natural grade. See also Finding No. 2.

k) B-6 Overlay. The property is within a B-6 overlay district, which would adjust the MDR setbacks except where a final or parcel map establishes parcel-specific setbacks; that is the case here.

l) Recreational Equipment Storage Overlay. The property is within Recreational Equipment Storage in seaward zone overlay which allows recreational equipment storage with locational, timing, and visual screening guidelines. Because the Project only involves the first dwelling and accessory structures, this overlay does not alter the proposed Project but guides the use phase.

m) Land Use Advisory Committee (LUAC). The project was sent to the Greater Monterey Peninsula Land Use Advisory Committee (LUAC) for review on March 21, 2024. After robust discussion of construction crew parking, location of fencing, driveway size and tree replacement ratios, the LUAC voted unanimously (8 ayes - 0 noes) to support the project as proposed.

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

o) The project planner conducted a site inspection on August 31, 2022, to verify that the proposed project on the subject parcel conforms to the applicable plans and County Codes.

p) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File no. PLN200316.

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

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

b) As reviewed in detail in the Initial Study and proposed Mitigated Negative Declaration (IS/MND), the site is suitable for the development proposed. Mitigation measures have been proposed to mitigate to less than significant levels the potential impacts to Biological Resources. These mitigation measures are listed in Finding 7. Evidence supports the conclusion that impacts would be less than significant with mitigation incorporated for the biological resources, and that the site is suitable for the uses proposed. Such evidence includes the following reports, prepared and utilized in the environmental assessment of the Project:

- Geotechnical Report prepared by Grice Engineering, Inc., Salinas, California, January 2022 (HCD-Planning Library Document No. LIB220015);
- "Biological Assessment of Wilkins Residence APN 007-661-005," dated October 5, 2022 and "WILKINS: Biological Assessment Spring Survey Addendum (APN 007-661-005) Jan 31, 2024" (HCD-Planning Library Document No. LIB220281);
- Revised Tree Assessment/Forest Management Plan (FMP), Wilkins Residence prepared by Frank Ono, April 3, 2024 (HCD-Planning Library Document No. LIB210266); and
- "Sight Distance Review for the Proposed Driveway at 2901 Bird Rock Road in Pebble Beach, CA by Hexagon Transportation Consultants, Inc., April 15, 2024 (PLN200316 application materials).

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

c) To prepare the site for the driveway, autocourt, dwelling and accessory structures, Landset Engineering, Inc. anticipates approximately 320 cubic yards of cut and 230 cubic yards of fill will be required. The grading is the minimum required for the

development and Best Management Practices will be in place through regulations required for Grading Permits to minimize erosion. Cross sections provided in the attached plans show that the parcel is gently sloped. Development on slopes in excess of 25 percent are avoided. As a part of the construction permit, the applicant will be required to comply with erosion control regulations as outline in Chapter 16.12 of the County Codes. HCD-Engineering reviewed the project and recommended a final Construction Management Plan as Condition No. 8. Implementation of the Plan will minimize construction traffic on public roads for the duration of construction.

d) Geological Hazards. As reviewed in detail in the IS/MND, there is a potentially active fault within 660 feet, associated with the Hatton Canyon fault. There is the potential for strong onsite seismic shaking during the use phase of the Project. Because the Project could be exposed to seismically induced hazards, it will be required to comply with California Building Code seismic design standards and to comply with the project geotechnical report's recommendations. The report found granite at depths of 3 to 6 feet below natural grade. To preclude differential movement in the foundations, the geotechnician recommended that all foundations be supported in the granite. As a result, potential impacts due to seismic hazards would be minimized.

e) Staff conducted a site inspection on August 31, 2022, to verify that the site is suitable for this use.

f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning are found in Project File no. PLN200316.

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

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

b) Necessary public facilities are available. The wastewater will be connected to a sewer system served by Pebble Beach Community Services District. Water will be served by Cal-Am. Water Entitlement for the site was established in 2009 permitting 0.35 acre-feet per year of Pebble Beach Company's existing water use permit pursuant to Monterey Peninsula Water Management District Ordinance No. 39. As discussed in the IS, this amount of water is more than enough to serve the Project.

c) The project is on a corner lot with Congress Rd. to the east and Bird Rock Rd. to the north. The driveway location was discussed in the

LUAC review to have the potential to interfere with safe traffic patterns on the corner. Therefore, the applicant contracted with Ollie Zhou and Nivendha Baskarapandian, of Hexagon Transportation Consultants, Inc. to prepare a sight distance review for the proposed driveway on April 15, 2024. These transportation analysts found that the posted speed limit of 25 mph on Congress Rd. and Bird Rock Rd. allow stopping sight distances at the proposed driveway that would be adequate for transportation safety. The 16-ft wide driveway will have 6 feet of driveway opening on either site, allowing for sufficient 15-ft sight triangle.

d) Staff conducted a site inspection on August 31, 2022, to verify that the site is suitable for this use.

e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning are found in Project File no. PLN200316.

4. **FINDING:** **DESIGN** – The design of the proposed project assures protection of the public viewshed, is compatible with neighborhood character, and assures visual integrity without imposing undue restrictions on private property.

EVIDENCE: a) The applicant proposes a single family dwelling and an attached garage with accessory structures on a lot that is designated for residential use.

b) Pursuant to Title 21, Chapter 21.44, the project site and surrounding area are subject to the Design Control District overlay, which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character.

c) The proposed residence is compatible with the surrounding neighborhood character in terms of size, color, location and mass. The neighborhood consists of one and two-story dwellings with floor areas ranging from 1,700 to 4,500 square feet. There are various architectural styles in the neighborhood, including ranch style, contemporary, and Spanish Revival. The proposed dwelling architectural style is contemporary. The proposed exterior colors and materials are consistent with the residential setting. The primary colors and materials include beige colored stucco body, dark bronze windows and doors and beige/gray stone veneer accents. The main and ADU structures would have charcoal gray Class A composite roofing shingles. The gazebo is proposed to be natural wood.

d) Title 20 section 21.12.060 requires that all exterior lighting shall be consistent with the Design Guidelines for Exterior Lighting adopted by the Board of Supervisors pursuant to Title 21 section 21.63.020. Adherence with these guidelines is required by 2010 General Plan Policy LU-1.13. The Project is conditioned to be consistent with this policy and the design guidelines by the application of Condition No. 6. An exterior lighting plan that demonstrates minimization of off-site glare will be required prior to construction permit issuance. Therefore, the proposed project as designed and conditioned is consistent with the 2010 General Plan and Title 21.

e) The project planner conducted a site inspection on August 31, 2022, to verify that the proposed project conforms to the applicable plans and will not adversely impact the neighborhood character.

f) Based on the evidence described above, the proposed structures and uses are consistent with the surrounding residential neighborhood character (i.e., structural design features, colors, and material finishes). As proposed, the project is compatible with neighborhood character, and assures visual integrity. The project was staked and flagged and staff determined the proposed structure was appropriately sited for the lot.

g) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File no. PLN200316.

5. **FINDING:** **TREE REMOVAL** – The project is consistent with all tree removal policies of to the 2010 General Plan, the GMPAP and Title 21 of the Monterey County Code. 29 trees that meet "Protected" criteria pursuant to Title 21 section 21.64.260 are required for removal to allow the proposed development. Recent winter storm events have taken down many of the trees on the property. Of the 29 trees, 14 are dead/dying and hazardous trees that meet protected criteria, 3 are dead that meet the criteria for "landmark" Monterey pine trees, and 2 are Coast live oak trees. These trees were recommended for removal due to hazards to construction crews or because they are in the development footprint. 15 living protected trees, including 2 Coast live oak and 11 Monterey pine, are in the area that would be the main dwelling, garage, driveway; 2 additional living Monterey pine trees are close to the ADU and the arborist found that they have the potential to fall on the structures. The Zoning Administrator finds, based on substantial evidence, that the tree removal is the minimum required under the circumstances of the case, the removal will not involve a risk of adverse environmental impacts such as soil erosion, adverse impact to water quality of ground and surface waters, adverse ecological impacts or significant reduction to wildlife habitat.

EVIDENCE: a) The removal of more than three protected trees requires a Use Permit pursuant to Title 21 section 21.64.260 (preservation of oaks and other protected trees) and policies of the GMPAP. A Use Permit for removal of 15 living and 14 dead/dying and hazardous is included in this resolution.

b) The 2010 General Plan states that tree removal that requires a permit shall be guided by the area plans (Policy OS-5.9). GMPAP Policy GMP-3.5 discourages the removal of healthy, native oak, Monterey pine, and redwood trees in the Greater Monterey Peninsula Planning Area. The applicant submitted a Forest Management Plan (FMP) which examined impacts of the tree removal on the site and within the forest setting. The FMP (Ono, Frank, April 3, 2024, HCD-Planning Library Doc. No. LIB210266) identified the need to remove 15 living protected trees and 14 dead/fallen dying trees that also meet the County definition of "protected" to accommodate residential development; a 30th tree to be removed is an acacia, which is not a protected species. The living protected trees are in the construction

footprint for the house (4 Monterey pines), garage (5 Monterey pines and two coast live oaks), and driveway (4 Monterey pines). Two (2) Monterey pines are adjacent to the proposed ADU, and the arborist found them to be unstable and in danger of falling too close to the proposed structures (tree numbers 744 A, 13-inch diameter and 744 B 15-inch diameter). The removal of 29 protected trees is the minimum required for the Project for two reasons: 1) the property has been impacted by winter storms in the last few years that reduced the health of the stand; and 2) the Applicant redesigned the Project to locate the structures in the least treed areas, but as the IS discussed, all areas of the property are forested.

c) The project would not adversely affect the long-term maintenance of the forest habitat on the site and in the area. Instead of recommending replanting the County's standard replacement ratios (1:1 ratio with saplings from a nursery), the arborist concluded that the site is abundant with natural recruitment with over 45 viable Monterey pine seedlings/saplings, a superior alternative replacement. The arborist recommended one seedling/sapling be protected in place or transplanted within the site to replace the living, dead, dying, and hazardous trees that would be removed. The forest would have functional resilience and the "legginess" and instability of the trees on the lot is anticipated to be lower. Connectivity with the surrounding forest is provided in the front and side yards of the proposed development. Tree replacement and restoration of the understory with native species would assure on-going health of the forest in the area. The FMP did not indicate that removal and onsite cultivation of 15 Monterey pines would result in adverse ecological impacts or significant reduction to wildlife habitat.

d) The tree removal would not involve significant soil erosion or adverse impact to water quality of ground and surface waters through adherence with the FMP's recommendation to follow American National Standards Institute A300 Standards (such as using hoists and cranes) that will least disrupt remaining vegetation. Impacts would also be minimized through adherence with all conditions of approval.

e) The tree removal would not involve significant noise through adherence with the FMP's recommendations such as any roots that must be cut shall be cut manually in late June and July and no later than February, and adherence with the Noise Control ordinance.

f) The tree removal would not significantly reduce the ability of the existing vegetation to reduce wind velocities to the degree that a nuisance is anticipated to occur. This is due to the larger stand of Monterey Pine Forest immediately to the east and northeast of the project site (SFB Morse Botanical Reserve and other Pebble Beach Company forestland in conservation easement, totaling approximately contiguous 510 acres).

g) Staff conducted a site inspection on August 31, 2022 to review the condition of the stand and conduct a general assessment.

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 is not aware of any violations existing on subject property.

b) Staff conducted a site inspection on August 31, 2022, and researched County records to assess if any violation exists on the subject property.

c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning are found in Project File no. PLN200316.

7. **FINDING:** **CEQA (MITIGATED NEGATIVE DECLARATION) -** On the basis of the whole record before the County of Monterey Zoning Administrator, there is no substantial evidence that the proposed project, as designed, conditioned, and mitigated, would have a significant effect on the environment. The Mitigated Negative Declaration (MND) reflects the independent judgment and analysis of the County.

EVIDENCE:

a) Pursuant to Public Resources Code Section 21083, and California Environmental Quality Act (CEQA) Guidelines sections 15063(a) and 15063(b)(2), the Lead Agency shall conduct environmental review in the form of an Initial Study (IS) to determine if the project may have a significant effect on the environment, and shall prepare a Negative Declaration if there is no substantial evidence that the project or any of its aspects may cause a significant effect on the environment.

b) The County prepared an IS pursuant to CEQA, which is on file in the offices of HCD-Planning and is hereby incorporated by reference (HCD-Planning File No. PLN200316).

c) There is no substantial evidence, based upon the whole record, that the project may have a significant effect on the environment. The IS identified potentially significant effects to Biological Resources. Based upon the analysis of the IS, HCD-Planning prepared a MND. The applicant has agreed to proposed mitigation measures that avoid the effects or mitigate the effects to a point where clearly no significant effects would occur.

d) The Draft IS/MND for HCD-Planning File No. PLN200316 was prepared in accordance with the CEQA Guidelines, filed with the County Clerk on July 11, 2025 and circulated for public review from July 11 to August 11, 2025 (SCH No. 2025070499).

e) Resource areas analyzed in the Draft IS/MND included: aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, tribal cultural resources, and wildfire.

f) Evidence that has been received and considered includes: the application, technical studies/reports (see Finding 2, evidence "b") including archaeological phase 1 reports for nine nearby projects within less than half a mile of the site, staff reports that reflect the County's independent judgment, comment letters, and information

and testimony presented during public meetings and the Zoning Administrator hearing. These documents are on file in HCD-Planning (File No. PLN200316) and related HCD-Planning Library locations are hereby incorporated herein by reference.

g) The County identified no impacts to agriculture and forest resources, mineral resources, population and housing, public services, and recreation.

h) Pursuant to Public Resources Code Section 21080.3.1, on March 24, 2025, the County (HCD-Planning staff) sent AB-35 notification to tribal groups that had requested consultation notice. No tribal group requested consultation.

i) The County identified potentially significant impacts to biological resources. During IS preparation, staff and the project biologist refined the draft measures originally proposed in the project's biological reports to add greater clarity and strengthen the deliverables. Mitigation measures have been proposed to reduce the identified impacts to a level of less than significant:

- Mitigation Measure BIO-1: AVOIDANCE OF SPECIAL STATUS MONTEREY PINE FOREST UNDERSTORY SPECIES. Applicant shall install exclusionary habitat protection fencing as indicated on the construction permit plans to prevent construction impacts.

- Mitigation Measure BIO-2: ENHANCEMENT/RESTORATION OF IMPACTED MONTEREY PINE FOREST. To mitigate for the loss of approximately one third of Monterey pine woodland understory on the project site, the applicant shall enhance and restore the remaining Monterey Pine Forest area by removing invasive plants, transplanting all special status understory species from areas planned for construction to a receptor location onsite, fencing the area during construction and conducting on-going restoration efforts for a five year period.

- Mitigation Measure BIO-3: PRE-CONSTRUCTION MEETING TO ENSURE SPECIAL STATUS SPECIES PROTECTIONS. To protect Sspecial status species that are present in the understory of the site to the highest extent possible, prior to the commencement of any construction activities, a pre-construction meeting with the project biologist shall be held on the site.

- Mitigation Measure BIO-4: YADON'S PIPERIA. To reduce the proposed construction's impacts to the approximately 440 Yadon's piperia individuals to a less than significant level, the applicants shall engage a qualified biologist in a Yadons piperia Protection Plan designed to ensure effective protection and conservation of the plants. The plan includes protection before, during, and after construction, installation of a low barrier to ensure inhabitants do not trample individual plants during use phase of the project, and establishment of a Conservation and Scenic Easement over the area where Yadon's piperia are extant through Condition No. 14.

j) All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. A Condition Compliance and Mitigation Monitoring and Reporting Plan (MMRP) has been prepared in accordance with County of Monterey regulations, which is designed to ensure compliance during project implementation. The applicant must enter into an "Agreement to Implement a Mitigation Monitoring and Reporting Plan" as a condition of project approval (Condition No. 15).

k) Analysis contained in the IS and the record as a whole indicate the project could result in changes to the resources listed in Section 753.5(d) of the CDFW regulations. The project is subject to a State filing fee plus the County recording fee. IS/MND was sent to CDFW for review and comment, and no comments were received. The applicant will pay the State fee and the processing fee payable to the County of Monterey Clerk/Recorder for posting the Notice of Determination (Condition No. 4).

l) John D. and Bushra Wilkins, the applicants, commented during the circulation of the IS/MND that there was one misstatement they found in a mitigation proposed in the MND. The one instance was a statement on the frequency of reporting during the five year monitoring period for mitigation measure BIO-2, the Enhancement/Restoration Plan. The reporting was described as quarterly for five years, when in fact staff and the project biologist had discussed that the periodicity of monitoring reports would be sufficient if prepared quarterly for the first year, twice annually in the second year, and once annually for the remaining three years. The attached MMRP reflects this edit.

m) Pursuant to CEQA Guidelines section 15073.5(c), recirculation of the IS/MND is not required. A minor revision was made to mitigation measure BIO-2, memorialized in the attached MMRP. No additional impacts would result from the clarification because all impacts shall be avoided. The edit will not reduce the effectiveness of the mitigation. The BIO-2 mitigation, an Enhancement/Restoration Plan, ensures less than significant impacts regardless of the periodicity of monitoring. Recirculation is not required because the comment on the public draft did not present evidence of potentially significant effects caused by the project that were not analyzed in the public draft or significantly alter recommended mitigations.

n) The County finds that there is no substantial evidence supporting a fair argument of a significant environmental impact. The analysis and recommendations of the biological report, arborist report, archaeological reports, and geotechnical report informed the IS/MND. All potential impacts can be reduced to a less-than-significant impact through requirements of the MMRP and adherence with County and State regulations during subsequent ministerial permit processing (See Findings 1, 2, 3, 4 and 5 above).

o) The County of Monterey Zoning Administrator considered the MND, along with the Combined Development Permit at a duly noticed public hearing held on August 28, 2025.

p) County of Monterey HCD-Planning, located at 1441 Schilling Place, 2nd Floor, Salinas, California, is the custodian of documents and

other materials that constitute the record of proceedings upon which the decision to adopt the MND is based.

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

EVIDENCE:

a) Board of Supervisors. Pursuant to Section 21.44.040 of the Monterey County Zoning Ordinance (Title 21), appeals to any action taken by an Appropriate Authority pursuant to Chapter 21.44 may be appealed to the Board of Supervisors. The decision of the Board of Supervisors would be final and may not be appealed.

b) Pursuant to CEQA Guidelines Section 15074(f), when a non-elected decision-making body within a local lead agency adopts a negative declaration, that adoption may be appealed to the agency's elected decision-making body.

DECISION

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

A) Adopt a Mitigated Negative Declaration (SCH# 2025070499) pursuant to Section 15074 of the CEQA Guidelines;

B) Approve a Design Approval to allow construction of a 2,341 square foot one-story single family dwelling with an attached 738 square foot, two-car garage, , a 575 square foot Accessory Dwelling Unit with associated site improvements; colors and materials are proposed as beige colored stucco body, dark bronze windows and doors and beige/gray stone veneer accents, with charcoal gray composite shingle roofing; and a Use Permit for removal of 25 Monterey Pine and 4 Coast Live oak trees. Development requires 550 cubic yards of grading within 100 environmentally sensitive habitat; and

C) Adopt a Condition Compliance and Mitigation Monitoring and Reporting Plan.

PASSED AND ADOPTED this 28th day of August, 2025.

_____

Mike Novo, AICP, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

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

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

NOTES

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

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

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

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County of Monterey HCD Planning

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

PLN200316

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Design Approval and Use permit (PLN200316) allows construction of an approximately 2,340 square foot (sf) single family dwelling and attached 740 sf garage and 575 sf Accessory Dwelling Unit with associated improvements; removal of 25 Monterey pine and 4 Coast live oak trees (approximately half of which are dead or hazardous). The property is located at 2901 Bird Rock Road, Pebble Beach(Assessor's Parcel Number 007-661-005-000), Greater Monterey Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the HCD Chief of Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Design Approval and Use Permit (Resolution Number _____) was approved by the County of Monterey Zoning Administrator for Assessor's Parcel Number 007-661-005-000 on August 28, 2025. The permit was granted subject to 16 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 HCD Chief of 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. PD005 - FISH & GAME FEE NEG DEC/EIR

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to the State Public Resources Code Section 753.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Within five (5) working days of project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the Director of HCD - Planning.

If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the County of Monterey, to the Director of HCD - Planning prior to the recordation of the final/parcel map, the start of use, or the issuance of building permits or grading permits.

5. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The biologist found potential special-status raptors such as sharp-shinned hawk (Accipter striatus), Cooper's hawk (Accipiter cooperi), and white-tailed kite (Elanus leucurus) could potentially nest within any of the large Monterey pine trees in the immediate area or occupy the nearby coastal scrub. Other avian species could be nesting in trees that are proposed for removal. The disturbances caused by vegetation clearing and other construction activity have the potential to harm the identified special status species.

To avoid impacts to special status nesting birds, a qualified biologist shall perform pre-construction nesting bird surveys no more than one week before scheduled start of any construction phase that is scheduled to start between February 1 through September 15. This includes tree removals and vegetation clearing.

The nesting survey, performed by a qualified biologist, shall cover the project site and adjacent areas. If active nests are observed, the nest site shall be flagged and a buffer established to prevent nest failure. The buffer widths shall be determined by the qualified biologist, based on species, site conditions and anticipated construction activities. In no case shall the buffer for special-status raptors be less than 350 feet. Other nesting birds shall have buffers between 50 and 350 ft, depending on the species' sensitivities pursuant to current avian biology/ecology literature.

Active nests shall be monitored at a frequency determined by the monitoring biologist, but no less than once per week, until the nestlings have fledged. If any construction activities appear to be interfering with nest maintenance (e.g., feedings and incubation), the buffers shall be enlarged or nearby construction activities postponed, until the young have fledged, as determined by the qualified biologist. (HCD - Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to HCD -Planning a nest survey prepare by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

Prior to the issuance of any construction permit, Applicant/Owner shall submit a contract Scope of Work to HCD – Planning for review and approval demonstrating Applicant/Owner has retained a qualified biologist to conduct preconstruction nesting bird surveys meeting the requirements of this condition.

6. 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.

7. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

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

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

8. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

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

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

The CMP shall provide a location of the off-site parking and shuttle route to the job site.

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

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

9. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

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

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

10. MM BIO-1: AVOIDANCE OF SPECIAL STATUS MONTEREY PINE FOREST UNDERSTORY SPECIES

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Biological Report by Fred Ballerini, "Biological Assessment of Wilkins Residence APN 007-661-005," dated October 5, 2022 and "WILKINS: Biological Assessment Spring Survey Addendum (APN 007-661-005) Jan 31, 2024" (HCD Planning Library Document No. LIB220281) concluded that special status species which inhabit Monterey Pine Forest Understory are known to occur within the subject parcel.

Project recommendations include installing exclusionary habitat protection fencing to prevent construction impacts. Prior to issuance of construction permits for grading and/or building, the owner/applicant shall incorporate a note on all construction plans (for building and grading) that the project shall comply with the specifications related to habitat protective fencing contained in the Biological Report by Fred Ballerini, project biologist, "Biological Assessment of Wilkins Residence APN 007-661-005," dated October 5, 2022 and "WILKINS: Biological Assessment Spring Survey Addendum (APN 007-661-005) Jan 31, 2024" (HCD Planning Library Document No. LIB220281).
(HCD-Planning)

Compliance or Monitoring Action to be Performed: Mitigation Monitoring Action No. 1.a: Include the biological resources note indicated in MM BIO-1 on all construction permit plans.

Mitigation Monitoring Action No. 1.b: Include the locations of exclusionary habitat protection fencing on construction permit plans (plans should be reviewed by a qualified biologist prior to submitting to HCD).

Mitigation Monitoring Action No. 1.c: Install exclusionary habitat protection fencing as indicated on the construction permit plans to prevent construction impacts.

11. MM BIO-2: ENHANCEMENT/RESTORATION OF IMPACTED MONTEREY PINE FOREST

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To mitigate for the loss of approximately one third of Monterey pine woodland understory on the project site, the following Enhancement/Restoration shall be require:
A. Eradicate majority of non-native grasses, weeds and introduced landscape plants from the property. These were noted by the project biologist to be significant on the eastern portion of the property in 2022 but may expand because of construction and tree removal.
B. Restore the approximately 8,000 sf area on the eastern portion of the property using the dominant native species present on project site consistent with the recommendations in the Biological Report by Fred Ballerini, project biologist, "Biological Assessment of Wilkins Residence APN 007-661-005," dated October 5, 2022 and "WILKINS: Biological Assessment Spring Survey Addendum (APN 007-661-005) Jan 31, 2024" (HCD Planning Library Document No. LIB220281).
a. The plan is to include: responsible parties, planting stock, plant list, quantities, sizes, planting schedules, site preparation, maintenance activities, maintenance schedule, performance standards, final success criterion, and a monitoring program.
An annual report on Restoration/Enhancement and Preservation Areas shall be prepared for each year of a five year monitoring period. For each annual report, a biologist shall visit the site to verify that native plant habitat with less than 10 percent non-native species is maintained on the property. When the monitoring period is closed, the owner shall continue to prevent invasive non-native plant species from colonizing.

Special status species inhabiting Monterey Pine Forest Understory are known to occur within the subject parcel: pine rose (Rosa pinetorium), a California Rare Plant Ranked (CRPR) 1B.2 species and small-leaved lomatium (Lomatium parvifolium), a CRPR 4.2 species.

Direct impacts to pine rose are anticipated to impact 4 clusters ranging from 4 to 60 stems. Direct impacts to small leaf lomatium are anticipated to impact 71 plants. Prior to issuance of construction permits for grading and/or building, the owner/applicant shall ensure that any pine rose and small leaved lomatium within the planned hardscape areas are collected and replanted on the property by a qualified biologist.

If the replanted special status species are not successfully replanted, the project biologist shall note that in the Quarterly report and, prior to the next quarterly report, additional new native planting will be done. Transplanted and new individuals shall be incorporated into an adaptive Enhancement/Restoration Area Plan (E/RAP) consistent with the Biological Report by Fred Ballerini, project biologist, "Biological Assessment of Wilkins Residence APN 007-661-005," dated October 5, 2022 and "WILKINS: Biological Assessment Spring Survey Addendum (APN 007-661-005) Jan 31, 2024" (HCD-Planning Library Document No. LIB220281).

The project arborist noted proposed removal of 30 protected trees. Of these, 15 trees (13 pines and two oaks) are alive, the rest are dead.

The arborist concluded that the site is abundant with natural recruitment of over 45 viable Monterey pine seedlings/saplings, so rather than recommending replanting the Monterey Pine on the site in one-to-one replacement ratio of nursery plants, the arborist will direct the use of the existing onsite seedlings/saplings for use to "replace" (or

restore) the removed trees. Transplanted saplings/seedlings shall be protected with fencing prior to construction activity with the fencing maintained until the construction is finaled. (HCD-Planning)

Compliance or Monitoring Action to be Performed:

Mitigation Monitoring Action No. 2.a: Eradicate no less than 80% of non-native grasses, weeds and introduced landscape plants from the Wilkins property.

Mitigation Monitoring Action No. 2.b: The owner/applicant shall incorporate a restoration/landscape graphical plan into the construction plan set consistent with the recommendations of the project Biological Report (HCD Planning Library Document No. LIB220281) and, the Arborist Report (HCD Planning Library Document No. LIB210266).

The plan sheet(s) shall be reviewed and certified by a qualified biologist and arborist prior to submittal to HCD-Building Services. Compliance actions contained in the Biological Report include Monterey Pine woodland understory restoration through collecting special status species within the planned hardscape areas and replanting them within the restoration area. The E/RAP shall indicate where the special status species are anticipated to be taken from and the location to which they shall be planted. Protective fencing around the Monterey Pine seedlings/saplings, maritime chapparal, and the proposed restoration area shall be shown on all appropriate sheets of the construction plan set.

Mitigation Monitoring Action No. 2.c: Prior to final inspection, the property owner/applicant shall restore the impacted habitat as per the approved E/RAP. The E/RAP shall incorporate transplanting special status species onsite.

A letter report, prepared by the project arborist, shall be submitted to HCD-Planning for review and approval. The report shall confirm that the Tree Protection Standards included in the Tree Resource Assessment Management Plan, prepared by Frank Ono dated April 3, 2024, have been implemented and that the retained trees are in a healthy, growing condition. If any decline in health that is attributable to the construction is noted, additional trees should be planted on the site using, if still available, the onsite existing seedlings/saplings.

Mitigation Monitoring Action No. 2.d: Monitoring and reporting of MMA Nos. 2a-2c shall occur quarterly for the first year, bi-annually for the second year, and annually for years 3-5 with the fifth year report being a final report. Final report shall be sent to CDFW and U.S. FWS.

A qualified biologist shall maintain, monitor and report to HCD-Planning, as stipulated in the Mitigation and Monitoring Plan.

An intermediate performance standard shall be measured at 100 percent survival of the planted Monterey pine forest understory plants in the fall of year 1 and 2. The final success criterion is 100 percent survival on 15 naturally recruited Monterey pine saplings and 80 percent on understory in year 5. If naturally recruited Monterey pine saplings do not survive, Applicant/Owner shall replant with native stock to meet the tree replacement required by Monterey County Codes (1:1 replacement).

When the monitoring period is closed, the owner is expected to maintain the native understory on the undeveloped areas by weeding to prevent invasive non-native plant species from colonizing. This is also memorialized by a standard Planning Condition of Approval for Notice of Report.

12. MM BIO-3: PRE-CONSTRUCTION MEETING TO ENSURE SPECIAL STATUS SPECIES PROTECTIONS

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Special status species which inhabit Monterey Pine Forest Understory are known to occur within the subject parcel. To protect those species to the highest extent possible, prior to the commencement of any construction activities, a pre-construction meeting shall be held on the site.

Timing of the meeting may be after the removal and transplantation of pine rose and small leaf lomatium as described in MM BIO-2 and any necessary transplanting and protection measures of Yadon's piperia and as described in MM BIO-4. The preconstruction meeting shall be facilitated by the owner or agent of the project. The meeting shall include representatives of each of the selected contractors, any consultant who will conduct required monitoring, and the owner/applicant. The purpose of the meeting is to review the conditions of approval that are applicable to the grading and construction of the approved development. A report of this meeting including date of meeting, content reviewed and list of attendees, shall be submitted to HCD-Planning, within five business days of the preconstruction meeting date. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Mitigation Monitoring Action No. 3.a: Before construction begins, a pre-construction meeting shall be held on the site.

Mitigation Monitoring Action No. 3.b: A report of this meeting including date of meeting, content reviewed and list of attendees, shall be submitted to HCD-Planning, within five business days of the preconstruction meeting date.

13. MM BIO-4: YADON'S PIPERIA

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Yadon's piperia (Piperia yadonii), an endangered orchid, federally listed Endangered species, State Rare plant rank 1B.1 (Rare, threatened, or endangered in California), is found along the northern portion of the property extending into the road right-of-way owned by Pebble Beach Company. In January 2024, the project biologist flagged 479 total piperia on the site with approximately 260 falling on the applicants parcel and the remaining 219 occurring in the road right-of-way.

To reduce the proposed construction's impacts to the Yadon's piperia to a less than significant level, effective protection and conservation of approximately 437 (or more if more are present) individual Yadon's piperia plants is required.

Prior to construction permit issuance, a qualified biologist shall inform the appropriate contact within United States Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW, CEQA office) of the most current siting and count estimates of the Wilkins site's population and the proposed onsite protection in a "Yadon's piperia Protection Plan" (YPPP). The YPPP shall include:
a) protection before, during, and after construction (MM No 1),
b) a low barrier to ensure inhabitants do not trample individual plants during use phase of the project, and
c) establishment of a Conservation and Scenic Easement.

If the USFWS and/or CDFW propose a more effective option either during public draft review of the IS/MND or prior to project permitting, the agencies' expressed actions (in writing) shall be adopted as modification to this measure. If written communication indicates a need for greater protection but does not present specific directions, the project biologist and County shall meet and confer with the regulating agency staff to capture in writing the agency's modifications to MM BIO-4. Written modification to MM BIO-4 shall be included in the draft Mitigation Monitoring and Reporting Plan for PLN200316 to be reviewed for decision by the appropriate County authority. (HCD-Planning)

Compliance or Monitoring Action to be Performed:

Mitigation Measure Action No. 4.a: A qualified biologist shall prepare a plan for onsite protection of the Yadon's piperia population. This Yadon's piperia Protection Plan (YPPP) shall incorporate the most current restoration biology practices for native orchids. Applicant/Owner shall make the YPPP available to HCD-Planning for review and approval prior to the pre-construction meeting indicated in MM BIO- 3.

Mitigation Measure Action No. 4.b: A qualified biologist shall monitor for survival, recruitment, and population dynamics for five years. Applicant/Owner or project biologist shall send electronic copy of the monitoring reports to HCD-Planning for review and approval within one month of every 4th quarter for the monitoring period.

Mitigation Measure Action No. 4.c: If the Yadon's piperia population expands to areas outside of the low barrier within the five-year monitoring period, a qualified biologist shall oversee the adjustment to the low barrier to include them or the installation of a separate smaller barrier to protect the individual(s).

When the monitoring period is closed, the owner is expected to maintain the YPPP in perpetuity, including the inclusion of the area in the required Conservation and Scenic Easement.

The owner shall prevent invasive non-native plant species from colonizing where Yadon's piperia are known to inhabit. This is also memorialized by a standard Planning Condition of Approval for Notice of Report.

14. PD022(B) - EASEMENT-CONSERVATION & SCENIC IN THE DEL MONTE FOREST

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: A conservation and scenic easement shall be conveyed to the Del Monte Forest Conservancy over those portions of the property where habitats of rare, endangered and sensitive native plants exist in accordance with the procedures in Monterey County Code § 20.64.280.A. The easement conveyance shall include funding adequate to ensure the management and protection of the easement area over time. The easement shall be developed in consultation with a certified professional and the Del Monte Forest Conservancy Inc. A Subordination Agreement shall be required, where necessary. These instruments shall be subject to approval by the County as to form and content, shall provide for enforcement, if need be, by the County or other appropriate agency, and name the County as beneficiary in event the Conservancy is unable to adequately manage these easements for the intended purpose of scenic and visual resource protection. An easement deed shall be submitted to, reviewed, and approved by the Director of HCD - Planning and accepted by the Board of Supervisors prior to recording the parcel/final map or prior to issuance of grading and building permits. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to recording the parcel/final map or prior to the issuance of grading and building permits, the Owner/Applicant/Certified Professional shall submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to the to the Del Monte Forest Conservancy for review and approval.

Prior to recording the parcel/final map or prior to the issuance of grading and building permits, the Owner/Applicant/Certified Professional shall submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to HCD - Planning for review and approval.

Prior to recording the parcel/final map or prior to the issuance of grading and building permits, the Owner/Applicant, shall submit a signed and notarized Subordination Agreement, if required, to HCD - Planning for review and approval

Prior to or concurrent with recording the parcel/final map, prior to the issuance of grading and building permits, or commencement of use, the Owner/Applicant shall record the deed and map showing the approved conservation and scenic easement. Submit a copy of the recorded deed and map to HCD-Planning.

15. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring and/or Reporting Plan (Agreement) in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed Agreement. The agreement shall be recorded. (HCD- Planning)

Compliance or Monitoring Action to be Performed: Within sixty (60) days after project approval or prior to the issuance of building and grading permits, whichever occurs first, the Owner/Applicant shall:

1) Enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring Plan.

2) Fees shall be submitted at the time the property owner submits the signed Agreement.

3) Proof of recordation of the Agreement shall be submitted to HCD-Planning.

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to issuance of building permits, a landscaping plan shall be submitted to the HCD Chief of Planning. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping and shall include an irrigation plan. All plant species shall be consistent with and found in the project area, and the plan shall be reviewed by the Project Biologist prior to submittal. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of 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 plant species shall be consistent with and found in the project area, and the plan shall be reviewed by the Project Biologist prior to submittal. 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 "Non-Residential Water Release Form and Water Permit Application" to the Monterey County Water Resources Agency 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 installed and inspected.

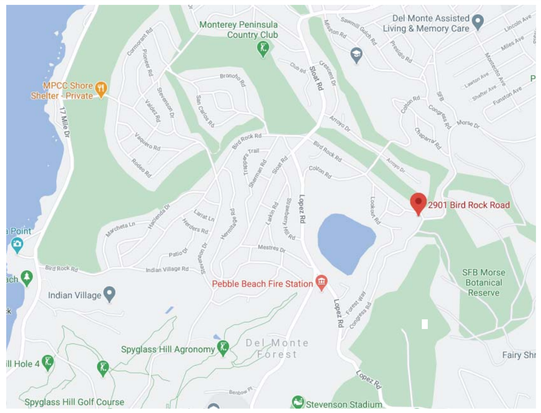
On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

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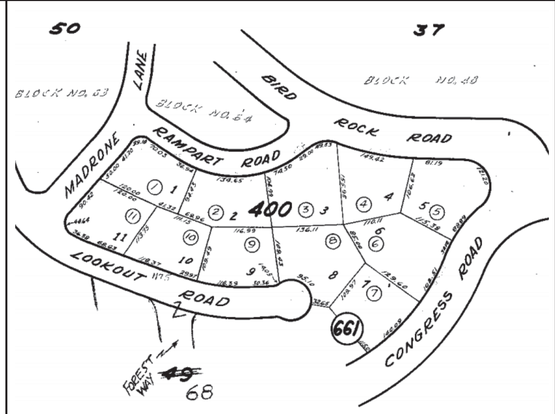
New Residence for Mr. and Mrs. Wilkins

2901 Bird Rock Road
Pebble Beach, California 93953

VICINITY MAP



ASSESSORS MAP



SHEET INDEX

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C2	TOPOGRAPHIC MAP, EXISTING CONDITIONS
C3	GRADING, DRAINAGE & UTILITY PLAN
C4	GRADING SECTION, CONSTRUCTION DETAILS
C5	STANDARD PLANS AND DETAILS
C6	EROSIONS AND SEDIMENT CONTROL PLAN
L-1	LANDSCAPE PLAN
FM-1	FUEL MANAGEMENT PLAN
CM-1	CONSTRUCTION MANAGEMENT PLAN
A1.3	ENTIRE SITE PLAN, NOTES
A1.5	NEW FLOOR PLAN
A1.7	EXTERIOR ELEVATIONS, WINDOW FLASHING DETAILS
A1.8	EXTERIOR ELEVATIONS, WINDOW FLASHING DETAILS
A2.1	ROOF PLAN
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A2.3	MATERIAL SAMPLES
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PROJECT DATA

PROJECT ADDRESS	2901 BIRD ROCK ROAD PEBBLE BEACH, CALIFORNIA 93953
PARCEL NUMBER:	007-661-005-000
MONTEREY COUNTY ZONING:	**MDR / B-6-D-RES**
SITE AREA:	19,500 S.F.
CONSTRUCTION TYPE:	V-B
OCCUPANCY TYPE:	R-3
STORIES:	ONE STORY
SEWER SYSTEM:	EXISTING PUBLIC SEWER SYSTEM
SQUARE FOOTAGE:	
(N) RESIDENCE:	2,341 S.F.
(N) 2-CAR GARAGE ATTACHED:	738 S.F.
(N) ACCESSORY DWELLING UNIT:	575 S.F.
TOTAL:	3,654 S.F. (INCLUDING GARAGE = 15.78%)
BUILDING SITE COVERAGE:	
(N) RESIDENCE FOOTPRINT:	2,341 S.F.
(N) GARAGE FOOTPRINT:	738 S.F.
(N) ADU FOOTPRINT:	575 S.F. (NOT COUNTED TO COVERAGE)
(N) PATIO & WALKWAYS:	475 S.F.
(N) DRIVEWAY:	3,194 S.F. (PERVIOUS PAVERS) NOT COUNTED
(N) GAZEBO:	225 S.F.
(N) BALCONY OFF MASTER:	66 S.F.
TOTAL:	3,845 S.F. (19.72% SITE COVERAGE)
TREES TO BE REMOVED:	**(30) TREES TO BE REMOVED** (2) COAST LIVE OAKS (CONST. IMPACTS) (13) MONTEREY PINES (CONST. IMPACTS) (15) DEAD OR HAZARDOUS (REMOVED FOR SAFETY)
BUILDING HEIGHTS:	
MAXIMUM HEIGHT - MAIN RESIDENCE:	27'-0" FROM AVERAGE NATURAL GRADE
PROPOSED HEIGHT - MAIN RESIDENCE:	19'-6" FROM AVERAGE NATURAL GRADE
MAXIMUM HEIGHT - ADU:	15'-0" FROM AVERAGE NATURAL GRADE
PROPOSED HEIGHT - ADU:	12'-9" FROM AVERAGE NATURAL GRADE
FIRE SPRINKLER REQUIREMENT:	**SPRINKLERS REQUIRED**
GRADING:	**CUT = 320.00 C.Y.** **FILL = 230.00 C.Y.** **SURPLUS = 90.00 C.Y. (USED ON SITE)**

GENERAL NOTES

TYPICAL CONSTRUCTION REQUIREMENTS OF THE **2019 CRC** SHALL APPLY WHERE APPLICABLE AND WHEN NOT SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS.

SITE FAMILIARIZATION: CONTRACTOR IS RESPONSIBLE TO ACQUAINT HIMSELF WITH THE SITE PRIOR TO SUBMITTING A PROPOSAL. IF THE CONTRACTOR DISCOVERS ANY CONDITIONS DURING HIS SITE VISIT FAMILIARIZATION WHICH HE FEELS WILL ADVERSELY AFFECT THE WORK, OR WHICH HE FEELS HAVE NOT BEEN ADEQUATELY ADDRESSED BY THE CONSTRUCTION DOCUMENTS, HE IS TO NOTIFY THE DESIGNER IN WRITING.

CONSTRUCTION DETAILS: NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE CARRIED OUT BY RESPECTIVE CONTRACTORS IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR WITH MANUFACTURERS SPECIFICATIONS FOR INSTALLATION FOR THEIR MATERIALS OR ITEMS.

DEMOLITION: COORDINATE ALL DEMOLITION REQUIREMENTS WITH THE OWNER. VERIFY WITH OWNER WHICH ITEMS, IF ANY, HE WISHES TO RETAIN FOR HIS USEAGE. ALL OTHER ITEMS BECOME PROPERTY OF THE CONTRACTOR AND ARE TO BE PROPERLY REMOVED FROM THE PREMISES. UTILIZE DUST CONTROL MEASURES DURING DEMOLITION.

GLAZING: ALL DOORS ARE TO HAVE TEMPERED GLAZING. ALL GLAZING IN ANY AREAS SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED GLASS. GLAZING WITHIN 24" OF ANY EDGE OF DOOR OR WITHIN 18" OF THE FLOOR MUST COMPLY.

MECHANICAL AND PLUMBING: IT IS THE ESSENCE OF THE CONTRACTOR THAT ALL SYSTEMS SHALL FUNCTION WELL INDIVIDUALLY AND IN COMBINATION WITH OTHER SYSTEMS. THE CONTRACTOR IS RESPONSIBLE FOR THE PLUMBING LAYOUT FOR ALL FIXTURES AND EQUIPMENT.

GFI PROTECTION: ALL 125 VOLT, SINGLE PHASE 15 AND 20 AMP RECEPTACLE OUTLETS INSTALLED OUTDOORS, IN GARAGES, IN BATHROOMS AND WITHIN 6 FEET OF KITCHEN SINKS ABOVE COUNTERTOP SURFACE SHALL HAVE GROUND FAULT CIRCUIT PROTECTION.

SMOKE DETECTORS: SMOKE AND CARBON MONOXIDE ALARMS FOR LOCATION OF ALARMS AT AREA LEADING TO BEDROOMS PER CURRENT 2016 CRC REQUIREMENTS. ALARMS SHALL BE LOCATED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS SMOKE DETECTORS ARE REQUIRED TO BE INSTALLED IN EACH SLEEPING AND EACH STORY AND IN THE BASEMENT (WHERE APPLICABLE). REQUIRED SMOKE DETECTORS SHALL RECEIVE PRIMARY POWER FROM BUILDING WIRE. ADDITIONS OR REPAIRS WITH A VALUATION OF $1,000 OR MORE REQUIRE THAT SMOKE DETECTORS BE INSTALLED. IN DWELLING UNITS WHERE THE CEILING HEIGHT OF A ROOM OPEN TO THE HALLWAY BY 24" OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM. DETECTORS SHALL SOUND AN ALARM IN ALL SLEEPING AREAS. (REFER TO 2016 RESIDENTIAL CODE FOR SMOKE DETECTORS).

NAILING TO BE IN COMPLIANCE WITH **2019 CALIFORNIA RESIDENTIAL CODE** TABLE.

ALL HOT WATER FAUCETS THAT HAVE MORE THAN 10 FEET OF PIPE BETWEEN THE FAUCET AND THE HOT WATER HEATER SERVING SUCH FAUCET SHALL BE EQUIPPED WITH A HOT WATER RECIRCULATING SYSTEM. (SECTION 6 (Q), ORD. 3522).

NO PERSON MAY TAP INTO ANY FIRE HYDRANT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID, WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER PURVEYOR SUPPLYING WATER TO THE HYDRANT AND FROM THE MONTEREY COUNTY HEALTH DEPARTMENT.

ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SHUT-OFF NOZZLE. WHEN AN AUTOMATIC SHUT-OFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUT-OFF NOZZLE.

ALL MANUFACTURERS INSTALLATION GUIDES TO BE PROVIDED TO INSPECTOR AT TIME OF FIELD INSPECTION.

THE HOT WATER PLUMBING SYSTEM SHALL BE RECIRCULATING HOT WATER SYSTEM.

CARBON MONOXIDE DETECTORS: AN APPROVED CARBON MONOXIDE DETECTOR SHALL BE CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO BEDROOMS. CARBON MONOXIDE DETECTORS ARE REQUIRED TO BE INSTALLED IN EACH STORY AND IN THE BASEMENT (WHERE APPLICABLE). REQUIRED CARBON MONOXIDE DETECTORS SHALL RECEIVE PRIMARY POWER FROM BUILDING WIRE. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN THE HALLWAY. DETECTORS SHALL SOUND AND ALARM IN AREAS LOCATED NEAR SLEEPING AREAS. (REFER TO 2013 CALIFORNIA RESIDENTIAL CODE FOR CARBON MONOXIDE DETECTORS, SECTION R315).

FIRE DEPARTMENT NOTES

FIRE007 - DRIVEWAYS
DRIVEWAYS SHALL NOT BE LESS THAN 12 FEET WIDE UNOBSTRUCTED, WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15 FEET. THE GRADE FOR ALL DRIVEWAYS SHALL NOT EXCEED 15 PERCENT. WHERE THE GRADE EXCEEDS 8 PERCENT. A MINIMUM STRUCTURAL ROADWAY SURFACE OF 0.17 FEET OF ASPHALTIC CONCRETE ON 0.34 FEET OF AGGREGATE BASS SHALL BE REQUIRED. THE DRIVEWAY SURFACE SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS (22 TONS), AND BE ACCESSIBLE BY CONVENTIONAL DRIVE VEHICLES, INCLUDING SEDANS. FOR DRIVEWAYS WITH TURNS 90 DEGREES AND LESS, THE MINIMUM HORIZONTAL INSIDE RADIUS OF CURVATURE SHALL BE 28 FEET. FOR ALL DRIVEWAY TRUNS, AND ADDITIONAL SURFACE OF 4 FEET SHALL BE ADDED. ALL DRIVEWAYS EXCEEDING 150 FEET IN LENGTH, BUT LESS THAN 800 FEET IN LENGTH, SHALL PROVIDE A TURNOUT NEAR THE MIDPOINT OF THE DRIVEWAY. WHERE THE DRIVEWAY EXCEEDS 800 FEET, TURNOUTS SHALL BE PROVIDED AT NO GREATER THAN 400-FOOT INTERVALS. TURNOUTS SHALL BE A MINIMUM OF 12 FEET WIDE AND 30 FEET LONG WITH A MINIMUM OF 25-FOOT TAPRE AT BOTH ENDS. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF 150 FEET OF SURFACE LENGTH AND SHALL BE LOCATED WITHIN 50 FEET OF THE PRIMARY BUILDING. THE MINIMUM TURNING RADIUS FOR A TURNAROUND SHALL BE 40 FEET FROM THE CENTER LINE OF THE DRIVEWAY. IF A HAMMERHEAD / T IS USED, THE TOP OF THE "T" SHALL BE A MINIMUM OF 60 FEET IN LENGTH.

FIRE011 - ADDRESSES FOR BUILDINGS
ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO. 1241. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS. LETTERS, NUMBERS AND SYMBOLS FOR ADDRESSES SHALL BE MINIMUM OF 4 INCH HEIGHT, 1/2 INCH STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE VISIBLE AND LEGIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN. WHERE A ROADWAY PROVIDES ACCESS SOLELY TO SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.

FIRE020 - DEFENSIBLE SPACE REQUREMENTS (HAZARDOUS CONDITIONS)
REMOVE COMBUSTIBLE VEGETATION FROM WITHIN A MINIMUM OF 100 FEET OF STRUCTURES. LIMB TREES 6 FEET UP FROM GROUND. REMOVE LIMBS WITHIN 10 FEET OF CHIMNEYS. ADITIONAL FIRE PROTECTION OR FIREBREAKS APPROVED BY THE REVIEWING AUTHORITY MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION, TO BE DETERMINED BY REVIEWING AUTHORITY AND THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.

FIRE022 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (HAZARDOUS CONDITIONS)
THE BUILDING(S) AND ATTACHED GARAGE(S) SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM. INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD. A MINIMUM OF FOUR (4) SETS OF PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED BY A CALIFORNIA LICENSED C-16 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. THIS REQUIREMENT IS NOT INTENDED TO DELAY ISSUANCE OF A BUILDING PERMIT. A ROUGH SPRINKLER INSPECTION MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION. DUE TO SUBSTANDARD ACCESS, OR OTHER MITIGATING FACTORS, SMALL BATHROOM(S) AND OPEN ATTACHED PORCHES, ,CARPORTS AND SIMILAR STRUCTURES SHALL BE PROTECTED WITH FIRE SPRINKLERS.

FIRE027 - ROOF CONSTRUCTION (VERY HIGH HAZARD SEVERITY ZONE)
ALL NEW STRUCTURES AND ALL EXISTING STRUCTURES RECEIVING NEW ROOFING OVER 50 PERCENT OR MORE OF THE EXISTING ROOF SURFACE WITHIN A ONE-YEAR PERIOD, SHALL REQUIRE A MINIMUM OF ICBO CLASS "A" ROOF CONSTRUCTION.

ARCHAEOLOGICAL RESOURCES NOTE:

IF ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS ARE UNEXPECTEDLY DISCOVERED DURING CONSTRUCTION, WORK SHALL BE HALTED ON THE PROJECT PARCEL UNTIL IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHAEOLOGIST. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES SHALL BE FORMULATED, WITH THE APPROVAL OF THE LEAD AGENCY, AND IMPLEMENTED.

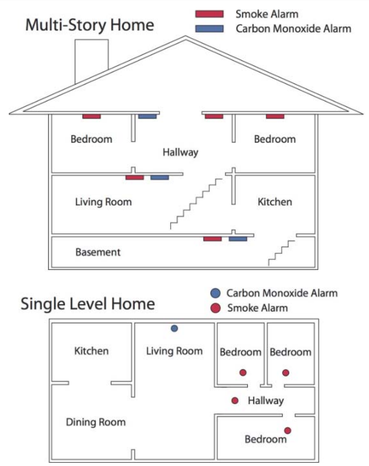
SCOPE OF WORK

1. **NEW 2,341 S.F SINGLE FAMILY DWELLING WITH ATTACHED 738 S.F. 2-CAR GARAGE.**
2. **NEW 199 S.F. COVERED FRONT PORCH**
3. **NEW 66 S.F. BALCONY**
4. **NEW MILGARD CLAD WINDOWS AND DOORS TO ENTIRE RESIDENCE**
5. **NEW 50 YR. COMPOSITION ROOFING (COLOR: CHARCOAL)**
6. **NEW 575 S.F. ACCESSORY DWELLING UNIT**
7. **NEW 225 S.F. GAZEBO**

GREEN BUILDING STANDARDS NOTE

CONTRACTOR SHALL SUPPLY AN OPERATION AND MAINTENANCE MANUAL TO BE SUPPLIED AT FINAL INSPECTION COMPLYING WITH SECTION 4.410 OF THE GREEN BUILDING STANDARDS CODE (R109.1.6.2 CRC)

SMOKE & CARBON MONOXIDE LOCATIONS



APPLICABLE CODES

THIS PROJECT SHALL COMPLY WITH ALL CURRENT CODES LISTED AS FOLLOWS:

2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 TITLE 24 ENERGY COMPLIANCE
2022 CALIFORNIA GREEN BUILDING CODE

AST
DESIGN GROUP
957 Angelus Way
Del Rey Oaks, CA 93940
Phone: (831) 578-3450

Aaron S. Tollefson, Designer

New Residence For:

Wilkins Residence

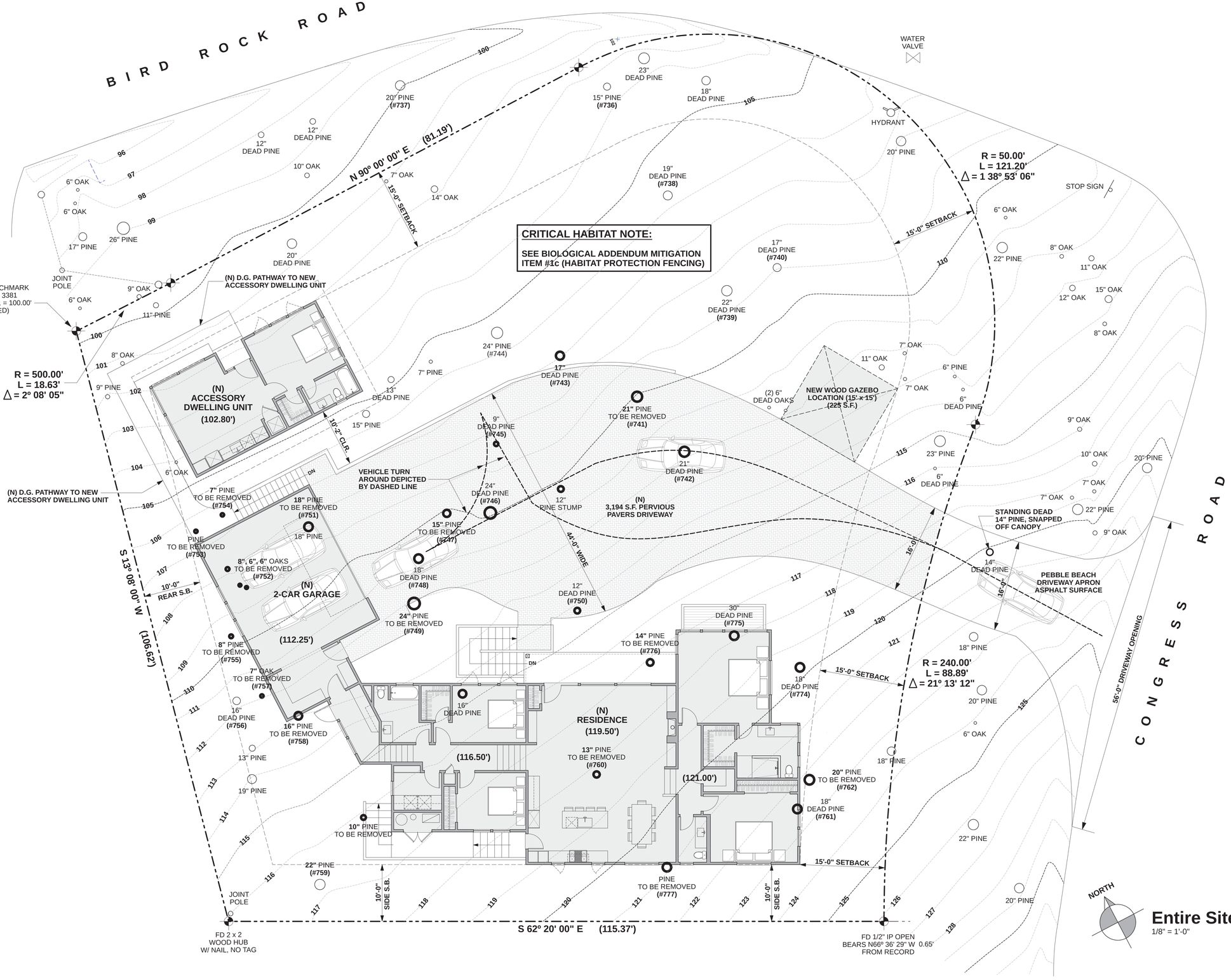
2901 Bird Rock Road
Pebble Beach, California
A.P.N.: 007-661-005

DRAWINGS:
PROJECT DATA
SHEET INDEX
SCOPE OF WORK
NOTES
APPLICABLE CODES
ASSESSORS MAP
VICINITY MAP

DRAWN BY: AST
DRAWING DATE: Aug. 31, 2020
REVISION DATES:
February 20, 2021 (Revisions)
November 11, 2021 (Planning)
February 10, 2022 (Bldg. Submittal)
December 20, 2023 (Planning Rev.)
January 24, 2024 (Planning Rev.)
January 31, 2024 (Planning Rev.)

THE USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT OR DESIGNER AND VISUAL CONTRACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

SHEET
A1.0



Entire Site Plan

1/8" = 1'-0"

AST
DESIGN GROUP
957 Angelus Way
Del Rey Oaks, CA 93940
Phone: (831) 578-3450

Aaron S. Tollefson, Designer

New Residence For:

Wilkins Residence

2901 Bird Rock Road
Pebble Beach, California
A.P.N.: 007-661-005

DRAWINGS:
ENTIRE SITE PLAN

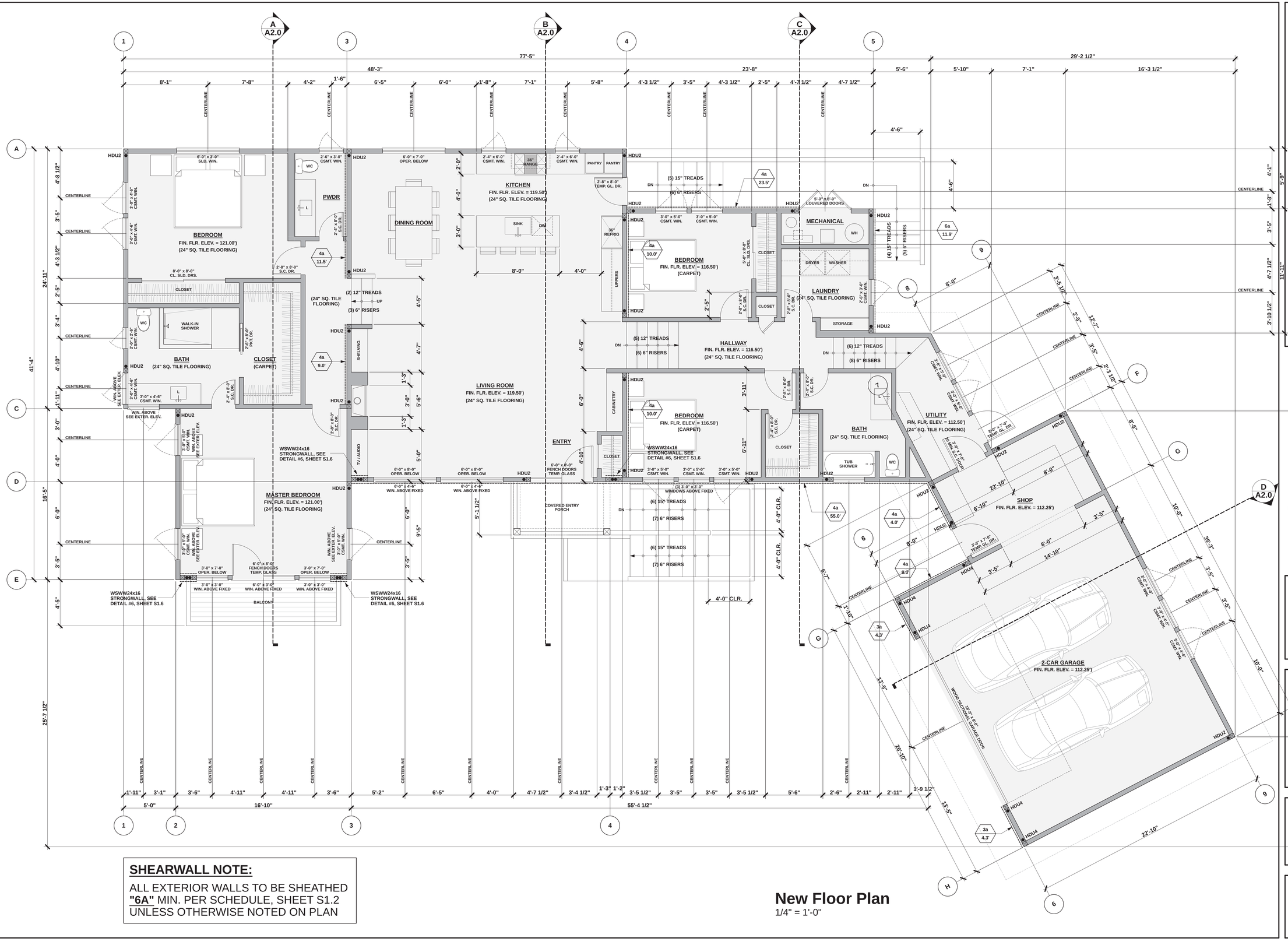
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SHEET
A1.3



SHEARWALL NOTE:

ALL EXTERIOR WALLS TO BE SHEATHED **"6A"** MIN. PER SCHEDULE, SHEET S1.2 UNLESS OTHERWISE NOTED ON PLAN

New Floor Plan

1/4" = 1'-0"

AST
DESIGN GROUP
957 Angelus Way
Del Rey Oaks, CA 93940
Phone: (831) 578-3450

LICENSED PROFESSIONAL ENGINEER — C62330 — RENEWS 09.30.24 — CIVIL — STATE OF CALIFORNIA

Aaron S. Tollefson, Designer

New Residence For:

Wilkins Residence

2901 Bird Rock Road
Pebble Beach, California
A.P.N.: 007-661-005

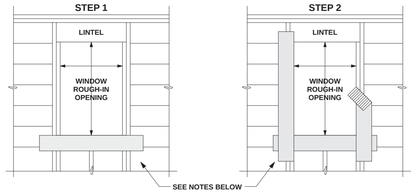
DRAWINGS:
FLOOR PLAN (MAIN LEVEL)
NOTES

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DRAWING DATE: Aug. 31, 2020
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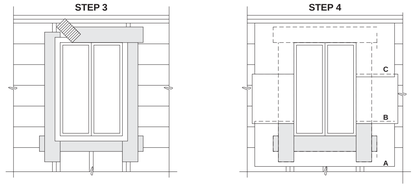
SHEET

A1.5



ATTACH SILL STRIP WITH TOP EDGE LEVEL WITH ROUGH SILL: EXTEND BEYOND EDGE OF ROUGH OPENING AT LEAST 8". SECURE ALL MOISTOP OR SIMILAR APPROVED FLASHING MATERIAL WITH GALVANIZED NAILS OR POWER-DRIVEN STAPLES.

ATTACH JAMB STRIPS WITH SIDE EDGE EVEN WITH ROUGH-JAMB FRAMING, START STRIP 1" BELOW LOWER EDGE OF SILL STRIP AND EXTEND 4" ABOVE LOWER EDGE OF LINTEL.



INSTALL WINDOW INTO ROUGH OPENING WITH SILL AND JAMB FLANGES OVER PREVIOUSLY INSTALLED FLASHING. ATTACH HEAD FLASHING OVER THE WINDOW FLANGE.

COMMENCING AT THE BOTTOM (SOLE PLATE) OF THE WALL, LAY BUILDING PAPER UNDER SILL STRIP.

NOTE:
CUT ANY EXCESS BUILDING PAPER THAT MAY EXTEND ABOVE THE SILL FLANGE LINE ON EACH SIDE OF THE OPENING.

DO NOT SPLICE BUILDING PAPER HORIZONTALLY SO THAT THE PAPER WILL LAP OVER THE JAMB STRIPS. INSTALL EXCESSIVE LINES OF BUILDING PAPER (B, C, D, ETC.) OVER JAMB AND HEAD FLANGES, LAPPING EACH COURSE.

NOTES:

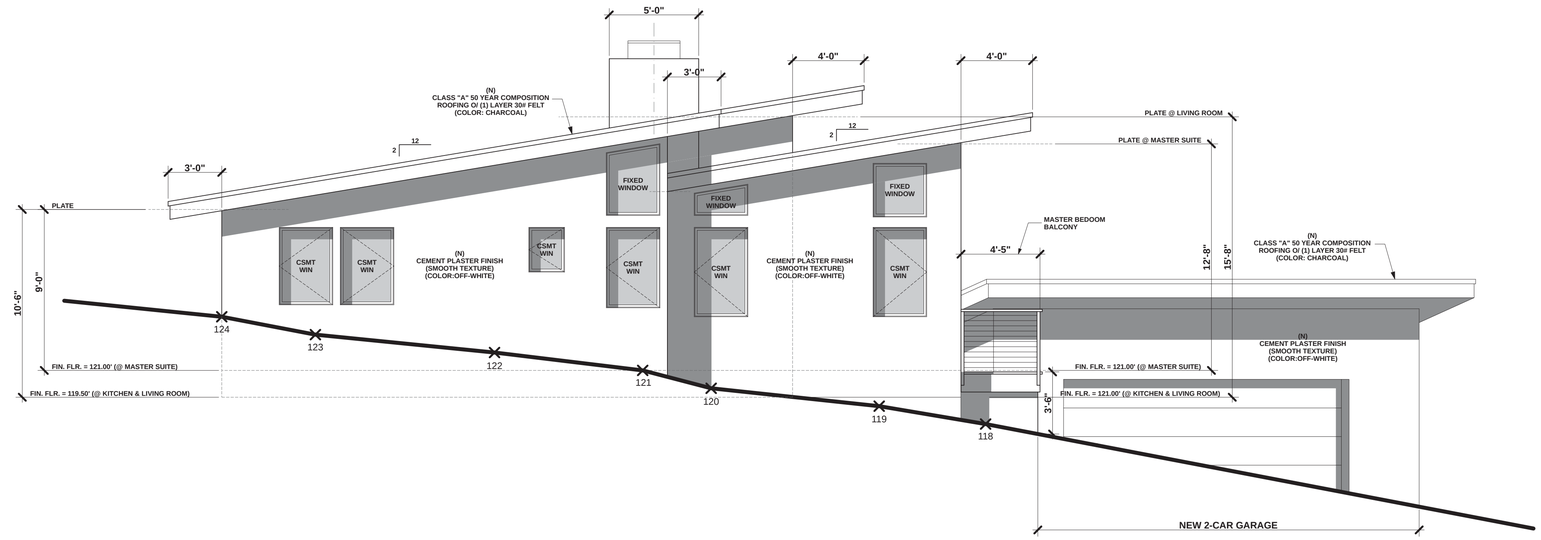
1. LINE-WIRE WHEN USED AS BACKING TO SUPPORT BUILDING PAPER BENEATH WIRE LATH (NETTING) FOR PORTLAND CEMENT (STUCCO), SHALL BE INSTALLED, AS FOLLOWS:

   WIRE GAUGE, SPACING AND ATTACHMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF MANUFACTURER SPECIFICATIONS.

   PERIPHERAL FLASHING AT ALL EDGES OF WALL OPENINGS MUST COVER THE WIRE BACKING.

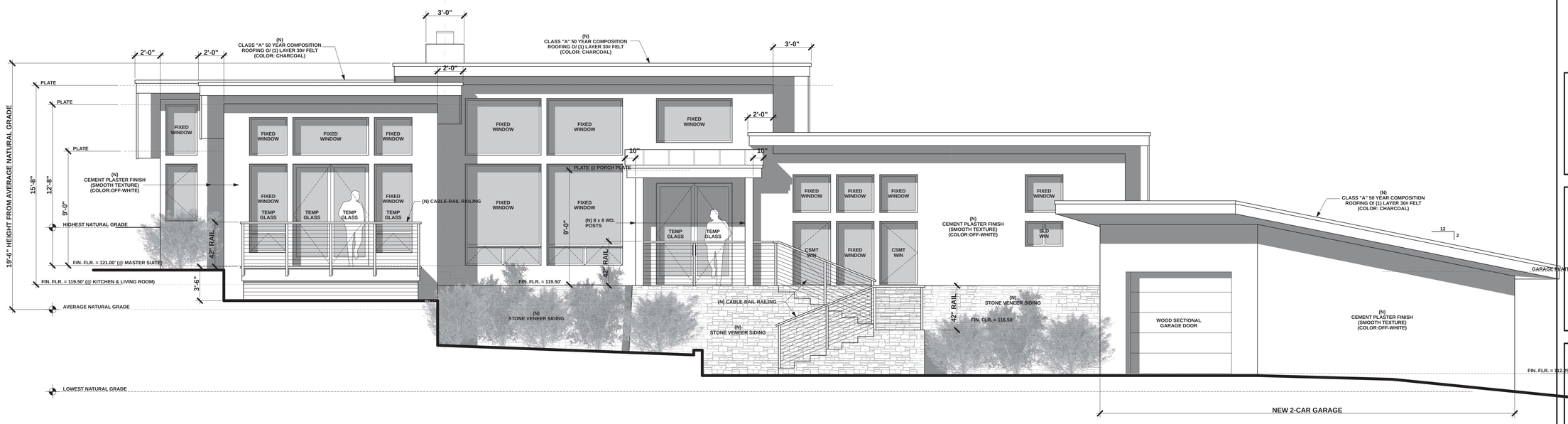
   NO ATTACHMENT DEVICES NOR THE WIRE BACKING SHALL COVER OR PENETRATE THE FLASHING MATERIAL.
2. MOISTOP FLASHING MINIMUM 9" WIDE.
3. PROVIDE SEALANT AS RECOMMENDED BY WINDOW MANUFACTURER PRIOR TO INSTALLATION OF WINDOW OR SLIDING DOOR.

Window Flashing Installation Details



East Exterior Elevation

1/4" = 1'-0"



North Exterior Elevation

1/4" = 1'-0"

AST
DESIGN GROUP
957 Angelus Way
Del Rey Oaks, CA 93940
Phone: (831) 578-3450

LICENSED PROFESSIONAL ENGINEER — C62330 — RENEWS 09.30.24 — CIVIL — STATE OF CALIFORNIA

Aaron S. Tollefson, Designer

New Residence For:

Wilkins Residence

2901 Bird Rock Road
Pebble Beach, California
A.P.N.: 007-661-005

DRAWINGS:
EXTERIOR ELEVATIONS

DRAWN BY: AST

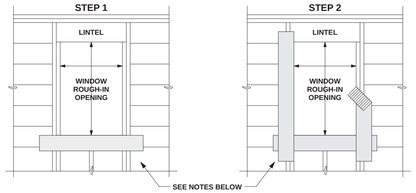
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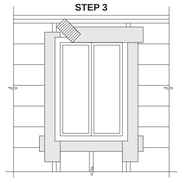
SHEET

A1.7

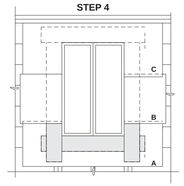


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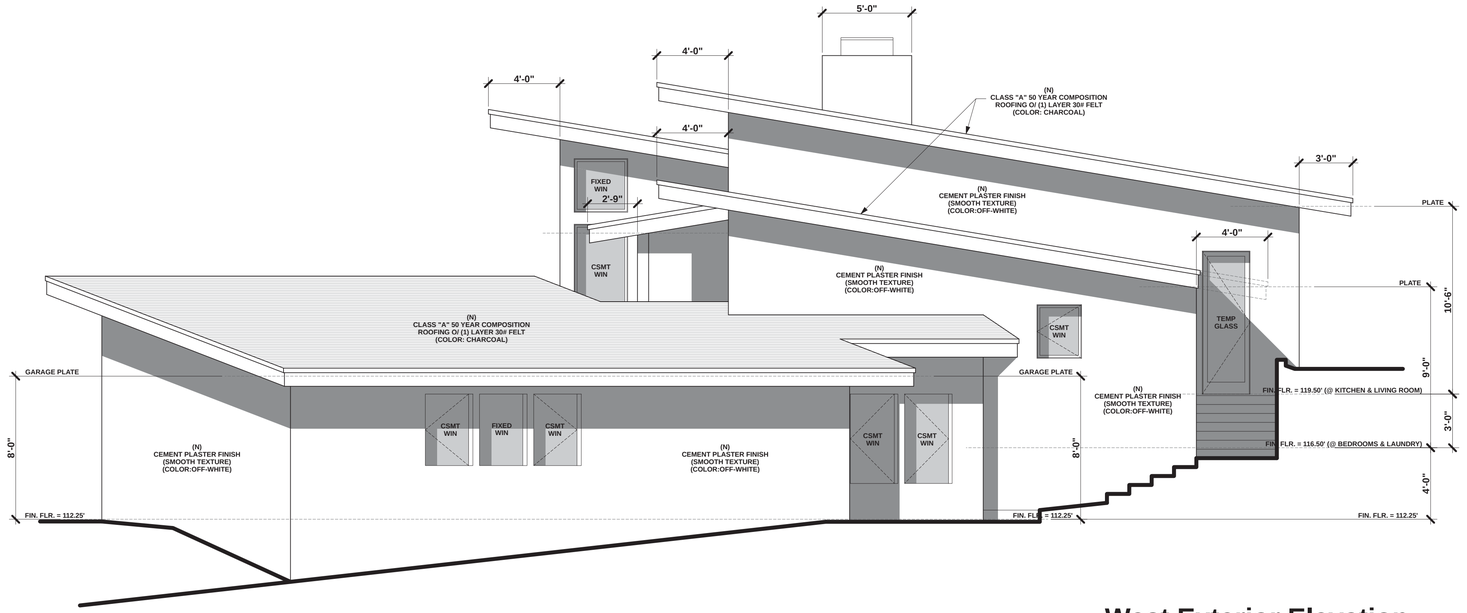
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3. PROVIDE SEALANT AS RECOMMENDED BY WINDOW MANUFACTURER PRIOR TO INSTALLATION OF WINDOW OR SLIDING DOOR.

Window Flashing Installation Details



West Exterior Elevation

1/4" = 1'-0"



South Exterior Elevation

1/4" = 1'-0"

AST
DESIGN GROUP
957 Angelus Way
Del Rey Oaks, CA 93940
Phone: (831) 578-3450

LICENSED PROFESSIONAL ENGINEER
C62330
RENEWS 09.30.24
CIVIL
STATE OF CALIFORNIA

Aaron S. Tollefson, Designer

New Residence
For:

Wilkins Residence

2901 Bird Rock Road
Pebble Beach, California
A.P.N.: 007-661-005

DRAWINGS:
EXTERIOR ELEVATIONS

DRAWN BY: AST

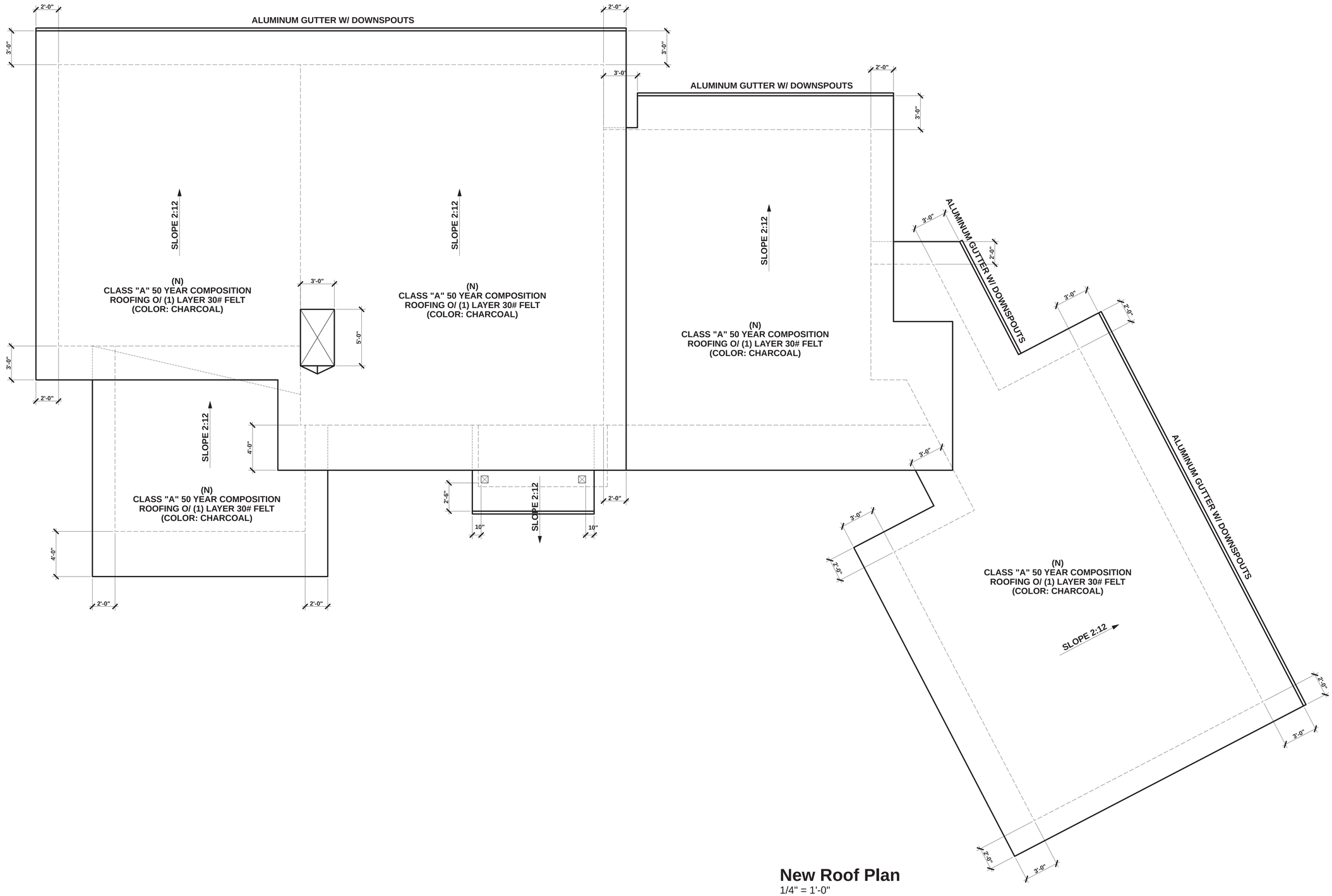
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SHEET

A1.8



New Roof Plan

1/4" = 1'-0"

AST

DESIGN GROUP

957 Angelus Way
Del Rey Oaks, CA 93940
Phone: (831) 578-3450

LICENSED PROFESSIONAL ENGINEER
AARON S. TOLLEFSON
C62330
RENEWS 08.30.24
CIVIL
STATE OF CALIFORNIA

Aaron S. Tollefson, Designer

New Residence
For:

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Pebble Beach, California
A.P.N.: 007-661-005

DRAWINGS:
ROOF PLAN

DRAWN BY: AST

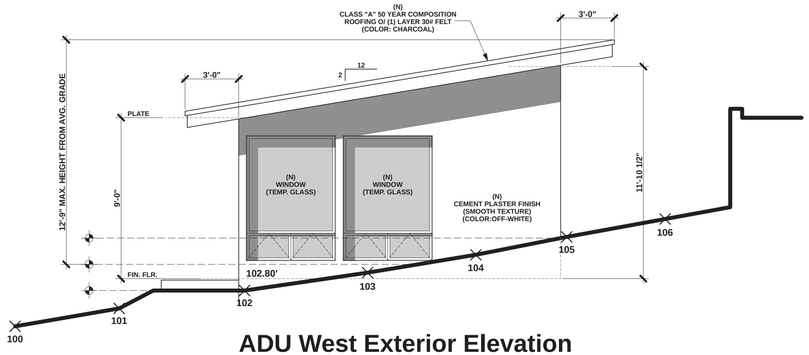
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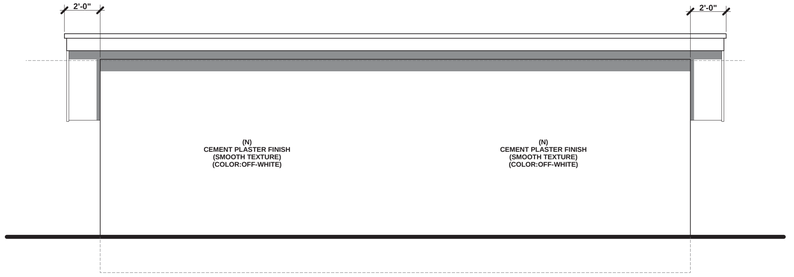
SHEET

A2.1



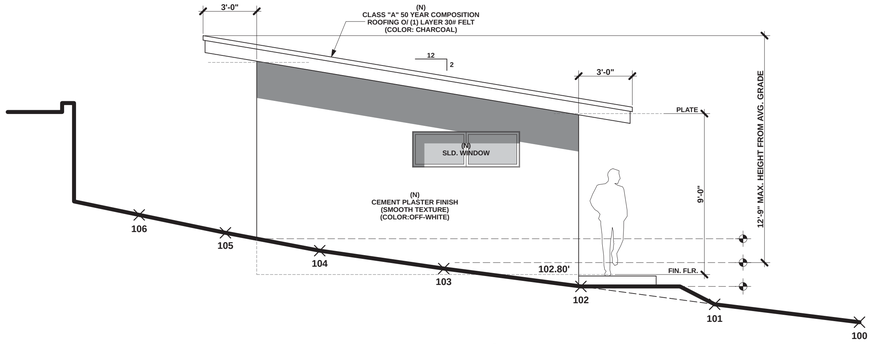
ADU West Exterior Elevation

1/4" = 1'-0"



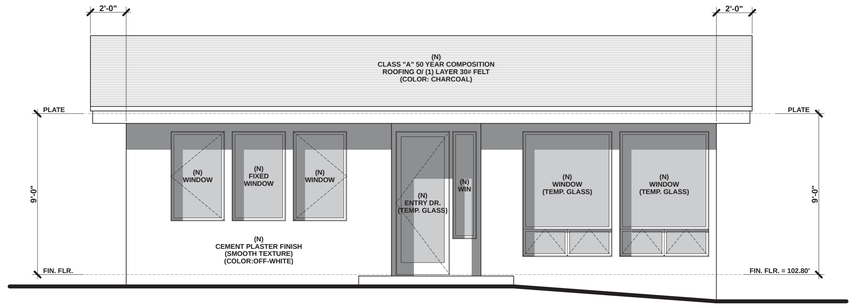
ADU South Exterior Elevation

1/4" = 1'-0"



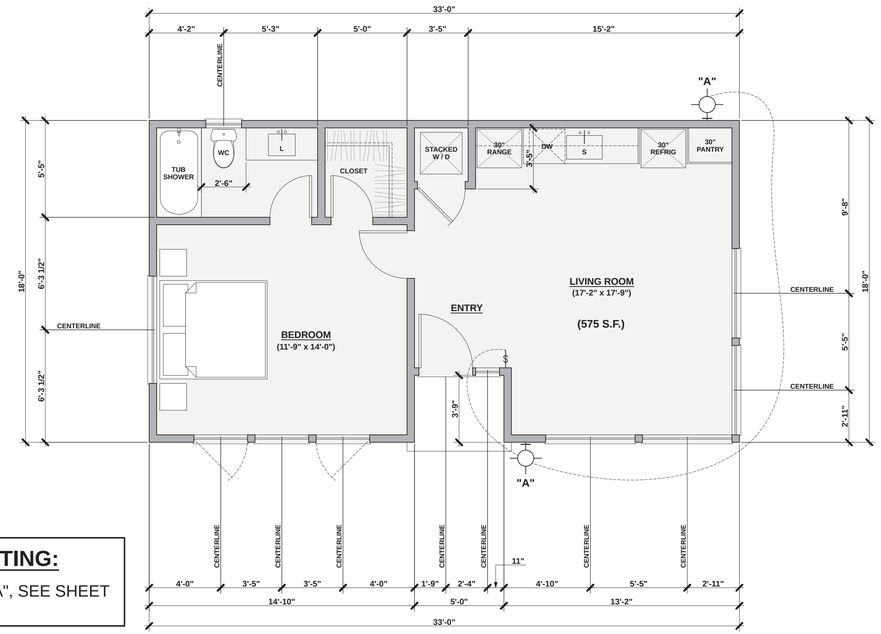
ADU East Exterior Elevation

1/4" = 1'-0"



ADU North Exterior Elevation

1/4" = 1'-0"



EXTERIOR LIGHTING:

LIGHTING FIXTURE "A", SEE SHEET A2.3 AT SAMPLES

ADU Floor Plan

1/4" = 1'-0"

AST
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Del Rey Oaks, CA 93940
Phone: (831) 578-3450

Aaron S. Tollefson, Designer

New Residence
For:

Wilkins Residence

2901 Bird Rock Road
Pebble Beach, California
A.P.N.: 007-661-005

DRAWINGS:

ADU FLOOR PLAN
ADU EXTERIOR ELEVATIONS

DRAWN BY: AST

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SHEET

A2.2



Light Fixture "A"

Product Details

A traditional style wall lantern light featuring an original blend of matte black finish and mixed metal colors.

Additional Info:

Traditional style unites with classic color schemes to create the Maren collection of outdoor wall lantern lights, presented by Quoizel. The clean matte black finish of the outer rectangle creates a classical angular frame, while the mixed metal interior displays a Victorian aesthetic. With A single bright bulb centered in the wall light, warm illumination is cast outwards across your outdoor area.

QUOIZEL

Shop all Quoizel

- 13" high x 6" wide. Extends 5 1/2" from the wall. Weighs 4.4 lbs.
- Takes one maximum 100 watt standard-medium base bulb (not included).
- Traditional outdoor wall lantern light, from the Maren collection by Quoizel.
- Matte black finish over aluminum construction. Mixed metal interior. Clear glass panels.
- Damp rated for outdoor use. Can be mounted with bulb facing up or down.

Specifications

Product Attributes

Finish	Black
Style	Traditional
Brand	Quoizel

Technical Specifications

Height	13.00 inches
Width	6.00 inches
Weight	4.40 pounds

Exterior Lighting Specifications

"MILGARD" ALUMINUM WINDOWS
(COLOR: DAR BRONZE)



STONE VENEER AT EXTERIOR
NORTH ELEVATION



50 YR. COMPOSITION ROOFING
(COLOR: CHARCOAL)





SMOOTH STUCCO FINISH
(COLOR: OFF-WHITE-CREAM)

CAL-STONE CONC (PERVIOUS) PAVERS
FOR DRIVEWAY
(COLOR: GREY TONES)





MILGARD "FRENCH" DOORS
(COLOR: DARK BRONZE)

Material Samples

AST
DESIGN GROUP
957 Angelus Way
Del Rey Oaks, CA 93940
Phone: (831) 578-3450

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DRAWINGS:
MATERIAL SAMPLES

DRAWN BY: AST

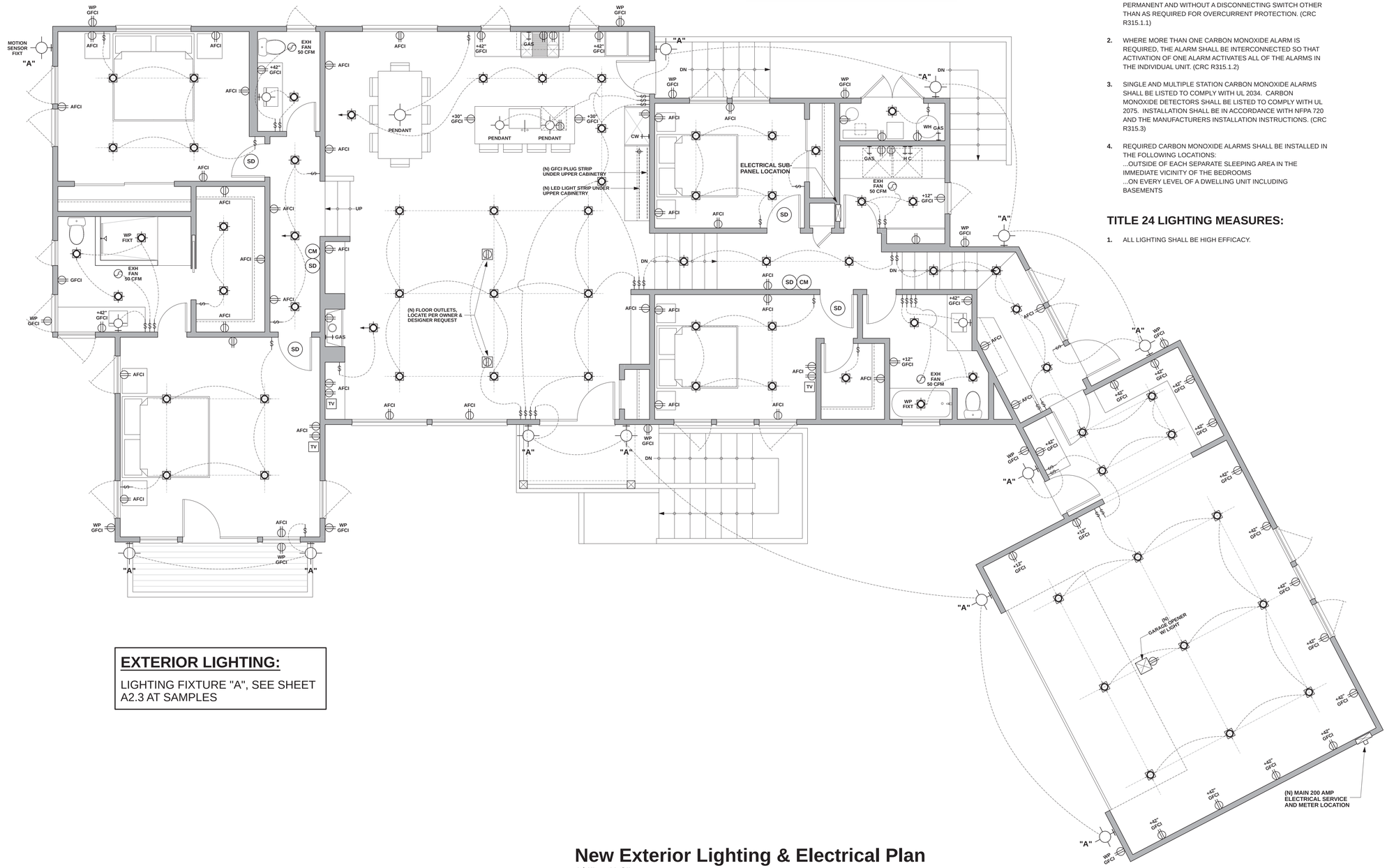
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SHEET

A2.3



EXTERIOR LIGHTING:

LIGHTING FIXTURE "A", SEE SHEET A2.3 AT SAMPLES

EXTERIOR LIGHTING:

LIGHTING FIXTURE "A", SEE SHEET A2.3 AT SAMPLES

New Exterior Lighting & Electrical Plan

1/4" = 1'-0"

CARBON MONOXIDE NOTES:

1. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION. (CRC R315.1.1)
2. WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED, THE ALARM SHALL BE INTERCONNECTED SO THAT ACTIVATION OF ONE ALARM ACTIVATES ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. (CRC R315.1.2)
3. SINGLE AND MULTIPLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED TO COMPLY WITH UL 2034. CARBON MONOXIDE DETECTORS SHALL BE LISTED TO COMPLY WITH UL 2075. INSTALLATION SHALL BE IN ACCORDANCE WITH NFPA 720 AND THE MANUFACTURERS INSTALLATION INSTRUCTIONS. (CRC R315.3)
4. REQUIRED CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
   ...OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
   ...ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS

TITLE 24 LIGHTING MEASURES:

1. ALL LIGHTING SHALL BE HIGH EFFICACY.

AST
DESIGN GROUP
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Del Rey Oaks, CA 93940
Phone: (831) 578-3450

Aaron S. Tollefson, Designer

New Residence For:

Wilkins Residence

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Pebble Beach, California
A.P.N.: 007-661-005

DRAWINGS:
ELECTRICAL PLAN

DRAWN BY: AST

DRAWING DATE: Aug. 31, 2020

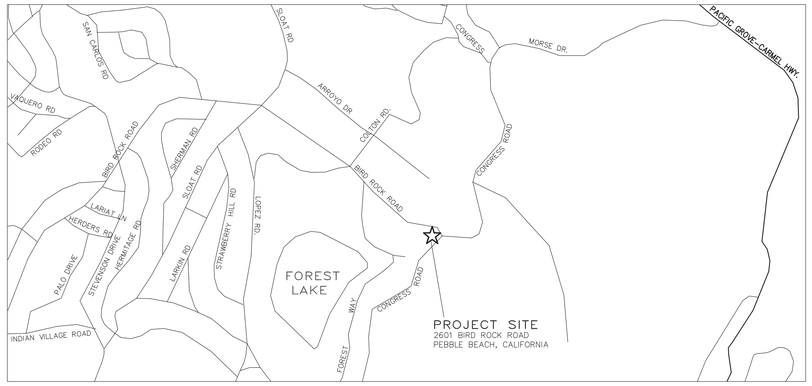
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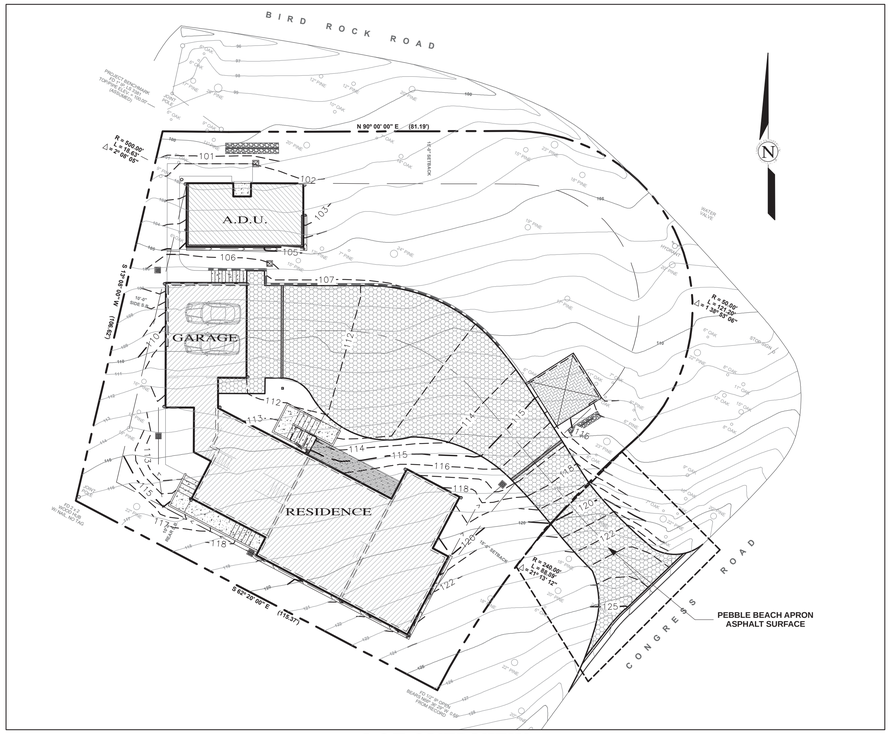
SHEET

E1.0

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
WILKINS RESIDENCE
APN: 007-661-005
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA



VICINITY MAP
NOT TO SCALE



LOT OVERVIEW
SCALE: 1"=20'

LEGEND:

NEW:

- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- DRAINAGE SWALE FLOW LINE
- STORM DRAIN LINE
- RWL — RAIN-WATER LEADER
- SUBD — SUBDRAIN PIPE
- DISPERSION TRENCH SUBDRAIN
- 114.40 SPOT ELEVATION
- ROOF DOWNSPOUT
- ASPHALT CONCRETE SURFACE
- PORTLAND CEMENT CONCRETE SURFACE
- PERMEABLE CONCRETE PAVER SURFACE
- ROCK/BIOFILTRATION BASIN
- NEW HOUSE FOOTPRINT
- WOOD DECK

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

GEOTECHNICAL INSPECTION SCHEDULE

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

GENERAL NOTES:

1) PROJECT DESIGN BASED ON INFORMATION PROVIDED AND SHOWN ON THE SITE PLAN FOR THE WILKINS RESIDENCE A1.3 PREPARED BY AST DESIGN GROUP, DATED AUGUST 31, 2020, AND THE BASE TOPOGRAPHIC INFORMATION PREPARED BY OTHERS.

2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THROUGHLY COMPILED AND DEEMED COMPLETE WITH THE PROJECT AREA, PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.

3) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.

4) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

GRADING & DRAINAGE NOTES:

1) ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE AND EROSION CONTROL ORDINANCE, THE RECOMMENDATIONS FOUND IN THE PROJECT SOIL'S ENGINEERING INVESTIGATION PREPARED BY OTHERS, THE LATEST VERSION OF THE CALTRANS SPECIFICATIONS, THE GOVERNING PUBLIC AGENCIES, THE LATEST VERSION OF THE CALIFORNIA BUILDING CODE (CBC) AND THESE PLANS.

2) SURFACE ORGANICS SHALL BE STRIPPED AND STOCKPILED FOR LATER USE AS TOPSOIL MATERIAL ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.

3) NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4" IN DEPTH.

4) THERE ARE APPROXIMATELY 320 C.Y. OF CUT AND 230 C.Y. OF FILL WITH A SURPLUS OF 90 C.Y. EXCAVATION SHALL BE USED FOR EMBANKMENT CONSTRUCTION, LANDSCAPE PURPOSES (DUNES) AND/OR HAULED OFF-SITE ON A LEGAL MANNER. ADDITIONAL ON-SITE SPOILS GENERATED FROM FOUNDATIONS, UTILITY TRENCHES, SEPTIC CONSTRUCTION, ETC. IS NOT INCLUDED IN THE ABOVE REFERENCED QUANTITIES. IMPORT MATERIAL SHALL MEET THE REQUIREMENTS OF SELECT STRUCTURAL FILL AS NOTED IN THE SOIL'S REPORT AND BE APPROVED BY THE SOILS ENGINEER PRIOR TO PLACEMENT.

5) EMBANKMENT MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS, MOISTURE CONDITIONED, AND COMPACTED TO 90% MIN. REL. COMPACTION. ALL BASEROCK AND THE UPPER 12" OF SUBGRADE SHALL BE COMPACTED TO 95% MIN. REL. COMPACTION.

6) ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER. STEEPER SLOPES MAY BE ALLOWED ONLY WITH THE PERMISSION OF THE SOIL'S ENGINEER.

7) PAD ELEVATIONS SHALL BE CERTIFIED TO 0.10', PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

8) DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. CONTRACTOR SHALL PROVIDE ADEQUATE WATER TO CONTROL DUST DURING AND FOR GRADING OPERATIONS.

9) A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY OF MONTEREY PLANNING AND BUILDING INSPECTION DEPARTMENT AT SCHEDULED INSPECTIONS.

10) THE GROUND IMMEDIATELY ADJACENT TO FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AT 5% FOR A MINIMUM DISTANCE OF 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FOOT OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED AT A MINIMUM OF 1% WHERE LOCATED WITHIN 5 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE BUILDING.

11) ROOF DRAINAGE SHALL BE CONTROLLED BY GUTTER AND DOWN SPOUTS AND CONNECTED INTO RAIN WATER LEADERS WHICH OUTLET INTO CATCH BASINS AND DISCHARGED TO DISPERSION TRENCHES. RAIN WATER LEADERS SHALL BE 4" PVC-SDR 35 PIPE, HAVE A MINIMUM SLOPE OF 1% AND A MINIMUM COVER OF 12". THE RAIN WATER LEADER TRENCHES SHOULD HAVE THEIR BEARING SURFACES FOUNDED BELOW AN IMAGINARY 1:1 (HORIZONTAL TO VERTICAL) LANE PROJECTED UPWARD FROM THE BOTTOM EDGE OF THE BUILDING FOOTINGS.

12) STORM WATER (SURFACE RUNOFF) SHALL BE COLLECTED BY A COMBINATION OF CATCH BASINS, TRENCH DRAINS AND DRAINAGE SWALES OUTLETTING ONTO DISSIPATORS/DISPERSION TRENCHES AS SHOWN ON THE SITE DRAINAGE PLAN.

13) SUBSURFACE DRAINAGE FOR RETAINING/FOUNDATION WALLS WILL BE COLLECTED AND PIPED TO DAYLIGHT IN A NON-EROSIVE MANNER AND/OR TO A DISPERSION TRENCH. CLEANOUTS SHALL BE INSTALLED AT ALL HORIZONTAL BENDS.

14) THE STORM DRAIN FACILITIES SHALL BE AS SHOWN ON THE PLANS. CATCH BASINS & JUNCTION BOXES SHALL BE "CHRISTY" PRODUCTS V12 WITH CAST IRON GRATE/SOLID LID OR APPROVED EQUAL. TRENCH DRAINS SHALL BE "NDS" PRODUCTS. THE STORM DRAIN PIPE SHALL BE P.V.C. MIN. SDR 35.

15) ALL NEW UTILITY AND DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND.

16) UTILITY TRENCHES WITHIN THE BUILDING PAD OR ANY NEW PAVED AREAS SHALL BE BACKFILLED WITH CLEAN, IMPORTED SAND AND THE TRENCH BACKFILL SHALL BE COMPACTED TO 95% MIN. RELATIVE COMPACTION. THE TOP 8" OF TRENCH SHALL BE CAPPED WITH NATIVE SOIL. IN NON-PAVED AREAS NATIVE BACKFILL SHALL BE USED AND COMPACTED TO 90% MIN. RELATIVE COMPACTION.

17) ALL WORK IS SUBJECT TO APPROVAL BY THE PUBLIC WORKS SUPERINTENDENT INSPECTION AND ACCEPTANCE.

18) NO LAND DISTURBING OR GRADING SHALL OCCUR ON THE SUBJECT PARCEL BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF RMA - BUILDING SERVICES.

19) SPECIAL INSPECTIONS, BY A SPECIAL INSPECTOR, ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.

20) THE LOCATION, HEIGHT AND THE PLATE HEIGHTS OF THE NEW STRUCTURE MUST BE CERTIFIED BY A SURVEYOR TO BE IN CONFORMANCE WITH THE APPROVED PLANS.

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

STORM WATER CONTROL NOTES:

1) THE PROJECT IS NOT LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER No. 2013-0001-DWQ; THEREFORE, THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRs) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.

2) THE PROJECT IS NOT IN ANY OF THE CONDITIONED AREAS OF THE PEBBLE BEACH COMPANY DRAINAGE REQUIREMENTS AND IS NOT REQUIRED TO ANY SPECIAL STORM WATER FACILITY DESIGN.

TOTAL LOT AREA = 19,423 SQ.FT.
NEW IMPERVIOUS AREA = 4,201 SQ.FT.
PERVIOUS DRIVEWAY AREA = 3,894 SQ.FT.
TOTAL AREA OF DISTURBANCE = 11,900 SQ.FT.

GRADING QUANTITIES:
CUT = 320 C.Y.
FILL = 230 C.Y.
NET = 90 C.Y. EXPORT

INDEX TO SHEETS

SHEET C1 COVER SHEET
SHEET C2 TOPOGRAPHIC MAP/EXISTING CONDITIONS
SHEET C3 GRADING, DRAINAGE & UTILITY PLAN
SHEET C4 GRADING SECTIONS
SHEET C5 STANDARD PLANS AND CONSTRUCTION DETAILS
SHEET C6 EROSION & SEDIMENT CONTROL PLAN

CONTACT INFORMATION:

PRIMARY: OWNER
MR. & MRS. DAVE & BUSHRA WILKINS
2015 YOSEMITE STREET
SEASIDE, CA 93955

SECONDARY: ARCHITECT
AST DESIGN GROUP
ATTN: MR. AARON S. TOLLEFSON
957 ANGELUS WAY
DEL REY OAKS, CA 93940
PH (831) 578-3450

SITE LOCATION:
2901 BIRD ROCK ROAD
PEBBLE BEACH, CA 93953

" COVER SHEET "

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
WILKINS RESIDENCE
A.P.N.: 007-661-005
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
FOR
MR. & MRS. DAVE & BUSHRA WILKINS

SCALE: AS SHOWN
DATE: JULY 2019
JOB NO. 1966-01

No.	DATE	BY	REVISION
	12/18/23	AMS	ARCHITECT REVIEW
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	07/01/20	AMS	NEW SITE PLAN PER OWNER
	07/23/19	AMS	RELEASED TO CLIENT

SHEET C1
OF 6 SHEETS

APPROVED BY:
GUY R. GIRAUDO
121023

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

BIRD ROCK ROAD

PROJECT BENCHMARK
FD 1" IP LS 3381
TOP/PIPE ELEV = 100.00'
(ASSUMED)

JOINT POLE

N 90° 00' 00" E (81.19')

R = 500.00'
L = 18.63'
Δ = 2° 08' 05"

S 13° 08' 00" W (101.62')

JOINT POLE

FD 2 x 2
WOOD HUB
W/ NAIL, NO TAG

S 62° 20' 00" E (115.37')

FD 1/2" IP OPEN
BEARS N68° 36' 22" W, 0.65'
FROM RECORD

R = 50.00'
L = 121.20'
Δ = 138° 53' 06"

R = 240.00'
L = 88.89'
Δ = 21° 13' 12"

CONGRESS ROAD

WATER VALVE

HYDRANT

STOP SIGN

6" OAK
6" OAK
17" PINE
26" PINE
12" DEAD PINE
12" DEAD PINE
20" PINE (#737)
10" OAK
6" OAK
9" OAK
7" OAK
11" PINE
20" DEAD PINE
14" OAK
15" PINE (#736)
22" DEAD PINE
18" DEAD PINE
6" OAK
9" PINE
6" OAK
19" DEAD PINE (#738)
12" DEAD PINE
7" PINE
15" PINE
24" PINE (#744)
7" PINE TO BE REMOVED (#754)
8" PINE TO BE REMOVED (#753)
18" PINE TO BE REMOVED (#751)
(3) PRONG 8" - 6" OAKS TO BE REMOVED (#752)
8" PINE TO BE REMOVED (#755)
17" DEAD PINE (#743)
9" DEAD PINE (#745)
17" DEAD PINE (#740)
22" DEAD PINE (#739)
20" PINE
6" OAK
22" PINE
8" OAK
11" OAK
12" OAK
15" OAK
8" OAK
15" PINE TO BE REMOVED (#747)
24" DEAD PINE (#746)
21" PINE TO BE REMOVED (#741)
12" PINE STUMP
(2) 6" DEAD OAKS
11" OAK
7" OAK
7" OAK
6" PINE
6" DEAD PINE
7" OAK TO BE REMOVED (#757)
16" DEAD PINE (#756)
16" DEAD PINE (#748)
24" PINE TO BE REMOVED (#749)
21" DEAD PINE (#742)
16" PINE TO BE REMOVED (#758)
13" PINE
15" PINE
12" DEAD PINE (#750)
23" PINE
6" DEAD PINE
16" DEAD PINE
14" PINE TO BE REMOVED (#775)
30" DEAD PINE (#776)
9" OAK
10" OAK
7" OAK
7" OAK
20" PINE
10" PINE TO BE REMOVED
22" PINE (#759)
13" PINE TO BE REMOVED (#760)
18" DEAD PINE (#774)
14" DEAD PINE
22" PINE
9" OAK
18" PINE
20" PINE TO BE REMOVED (#762)
18" DEAD PINE (#761)
18" PINE
20" PINE
6" OAK
PINE TO BE REMOVED (#777)
22" PINE
20" PINE

X TREE TO BE REMOVED

10 0 5 10 20

" TOPOGRAPHIC MAP/EXISTING CONDITIONS "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

WILKINS RESIDENCE

A.P.N.: 007-661-005

PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA

FOR

MR. & MRS. DAVE & BUSHRA WILKINS

APPROVED BY:

GUY R. GIRARDO

02/23

REGISTERED PROFESSIONAL ENGINEER
GUY R. GIRARDO
No. 56589
Exp. 06-30-25
CIVIL
STATE OF CALIFORNIA

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No.	DATE	BY	REVISION
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	07/01/20	AMS	NEW SITE PLAN PER OWNER
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SCALE: 1"=10'
DATE: JULY 2019
JOB NO. 1966-01

SHEET C2

OF 6 SHEETS

BIRD ROCK ROAD

CONGRESS ROAD

N 90° 00' 00" E (81.19')

CRITICAL HABITAT NOTE:

SEE BIOLOGICAL ADDENDUM MITIGATION ITEM #1c (HABITAT PROTECTION FENCING)

A.D.U.
FF=102.80
FP=101.97

GARAGE
FF=112.25
FP=111.42

ENTRY
FF=112.50
FP=111.67

BEDROOMS
FF=116.50
FP=114.00

RESIDENCE

DINING/LIVING ROOM
FF=119.50
FP=117.00

MAIN BEDROOMS
FF=121.00
FP=118.50

MOTOR COURT
PERVIOUS PAVERS PAVEMENT
SEE TYPICAL SECTION AT RIGHT

GAZEBO
FF=115.30
FP=114.80

DRIVEWAY

PROJECT BENCHMARK
FD 1" IP LS 3391
TOP PIPE ELEV = 100.00'
(ASSUMED)

EROSION CONTROL–DISPERSION TRENCH–1
15L.F.x3'Wx3'D
DISP. PIPE FL=99.30

20L.F.–4"PVC S=3.0%

JUNCTION BOX–1
LID=101.90
FL=100.27 IN AD1
FL=100.05 IN SDCO
FL=99.60 OUT
BOTTOM=98.90

SDCO–1
LID=102.15
FL=100.65

24L.F.–4"PVC S=2.0%

AREA DRAIN–1
GR=102.25
FL=100.75

RETAINING WALL SUBDRAIN

CONCRETE SWALE 12"WIDEx2"DEEP

27L.F.–6"PVC S=11.3%

RETAINING WALL PART OF FOUNDATION

CATCH BASIN–1
GR=106.20
FL=104.20 IN(2)
FL=103.70 OUT

30L.F.–4"PVC S=1.0%

JUNCTION BOX–2
LID=106.00
FL=104.50

TW=113.00

RETAINING WALL
91 L.F.
5.5' MAX. HEIGHT

RETAINING WALL PART OF FOUNDATION
6' MAX. HEIGHT

TRENCH DRAIN–1
GR=111.50
FL=111.00/110.80

STORM DRAIN LINE
35L.F.–4"PVC–S=14.5%

AREA DRAIN–2
GR=111.60
FL=110.20 IN
FL=109.60 OUT

STAIRS
15 STEPS
@ 6"H

STORM DRAIN LINE
44L.F.–4"PVC–S=13.2%

CATCH BASIN–2
GR=112.00
FL=110.00

DRAINAGE SWALE FLOWLINE

2.5:1 CUT SLOPE

3:1 CUT SLOPE

2:1 FILL SLOPE

STORM DRAIN LINE
46L.F.–4"PVC–S=14.5%

FD 2 x 2 WOOD HUB W/ NAIL, NO TAG

RETAINING/STEM WALL SUBDRAIN–S=0.5% MIN.

CATCH BASIN–3
GR=118.65
FL=116.65

S 62° 20' 00" E (115.37')

RETAINING/FOUNDATION WALL HEIGHT VARIES – 3' MAX.

RETAINING/STEM WALL SUBDRAIN–S=0.5% MIN.

CONCRETE SWALE 12"WIDEx2"DEEP

RAIN–WATER LEADER (RWL) (ROOF WATER DISCHARGE) 16"MIN COVER–S=1.0% MIN.

FD 1/2" IP OPEN BEARS N66° 36' 58" W, 0.65' FROM RECORD

EARTH SWALE 12"WIDEx4"DEEP

CATCH BASIN–4
GR=116.50
FL=115.00 IN 12
FL=114.50 OUT
BOTTOM=113.50

PERVIOUS PAVERS PAVEMENT TYPICAL SECTION

PEBBLE BEACH APRON ASPHALT SURFACE

EXISTING ASPHALT BERM 24" WIDE (TO REMAIN)

LANDSCAPE WALL
13 L.F.
3' MAX. HEIGHT

RETAINING WALL
33 L.F.
4' MAX. HEIGHT

EROSION CONTROL–DISPERSION TRENCH–2
10L.F.x2'Wx2'D
DISP. PIPE FL=113.30

STORM DRAIN LINE
23L.F.–4"PVC–S=5.2%

TRENCH DRAIN–2
GR=116.75
FL=116.25/116.11
FL=115.10' OUT

R = 500.00'
L = 18.63'
Δ = 2° 08' 05"

R = 50.00'
L = 121.20'
Δ = 138° 53' 06"

R = 240.00'
L = 88.99'
Δ = 21° 13' 12"

S 13° 08' 00" W (106.62')

10'-0" REAR S.B.L.

15'-0" SETBACK

10'-0" SIDE S.B.L.

18'-0" SETBACK

WATER VALVE

HYDRANT

STOP SIGN

JOINT POLE

10 0 5 10 20

N

APPROVED BY:

GUY R. GIRARDO

REGISTERED PROFESSIONAL ENGINEER
Guy R. Girardo
No. 56569
Exp. 06-30-25
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STATE OF CALIFORNIA

12/21/23

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GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

WILKINS RESIDENCE

A.P.N.: 007-661-005

PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA

FOR

MR. & MRS. DAVE & BUSHRA WILKINS

" GRADING, DRAINAGE & UTILITY PLAN "

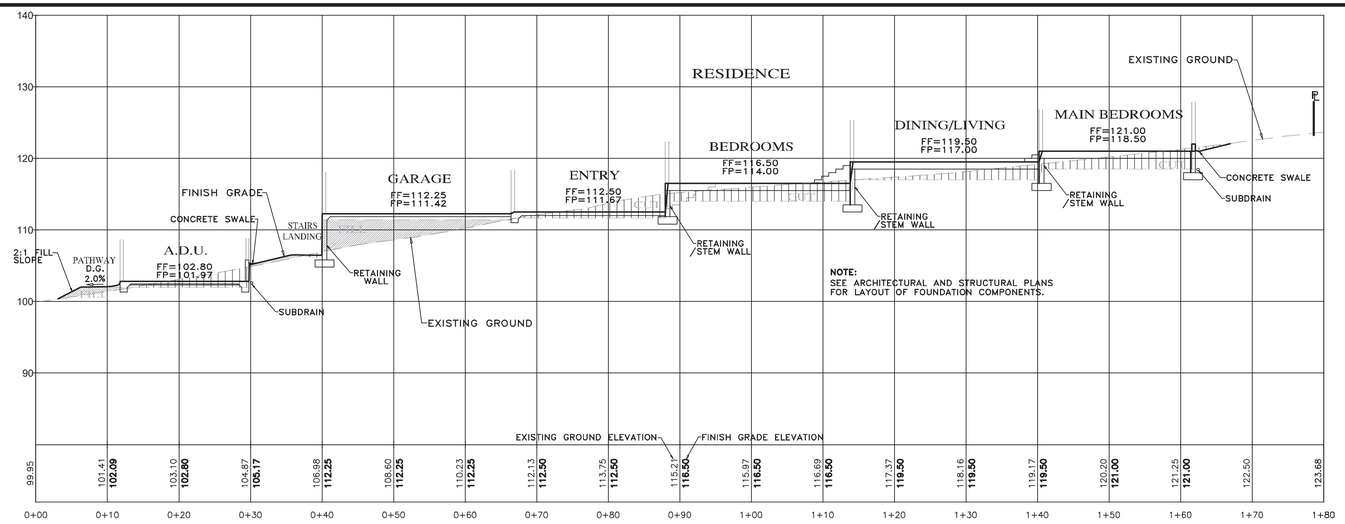
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DATE: JULY 2019
JOB NO. 1966-01

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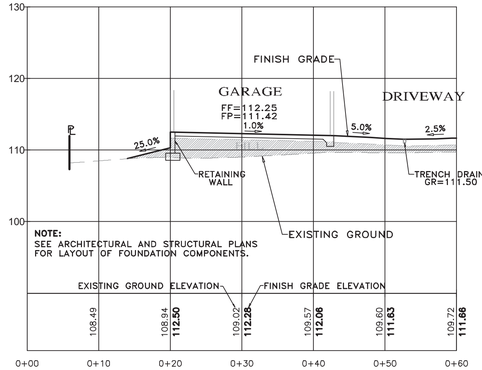
SHEET C3

OF 6 SHEETS

323

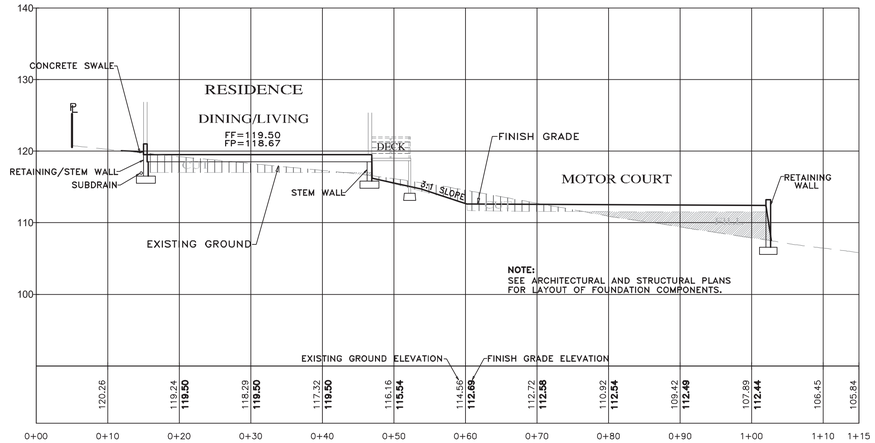


SECTION A-A
SCALE: 1"=10' H&V

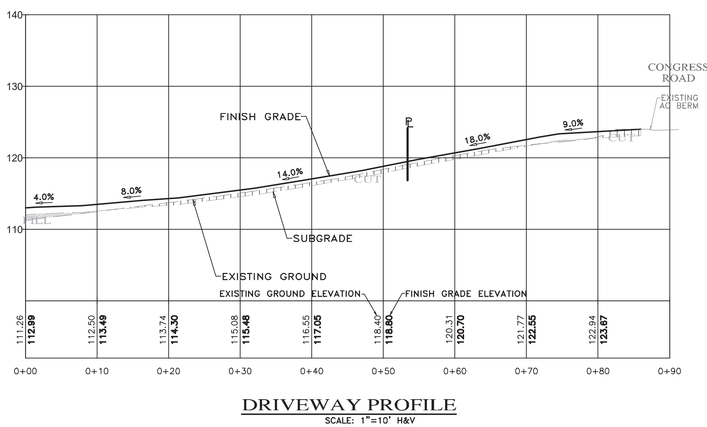


SECTION B-B
SCALE: 1"=10' H&V

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



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



DRIVEWAY PROFILE
SCALE: 1"=10' H&V

" GRADING SECTIONS "

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
RESIDENCE
WILKINS
A.P.N.: 007-661-005
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
FOR
MR. & MRS. DAVE & BUSHRA WILKINS

APPROVED BY:
GUY R. GIRARDO

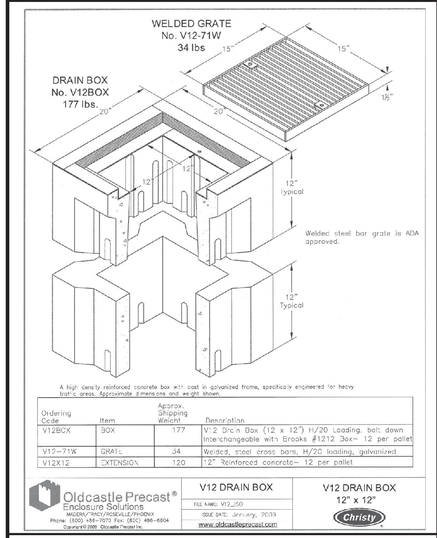
PROFESSIONAL ENGINEER * REGISTERED * CIVIL * STATE OF CALIFORNIA
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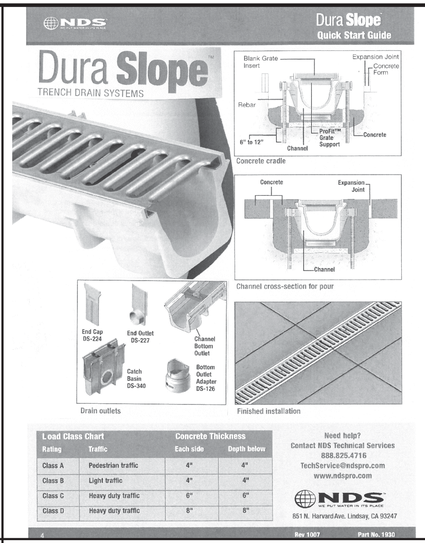
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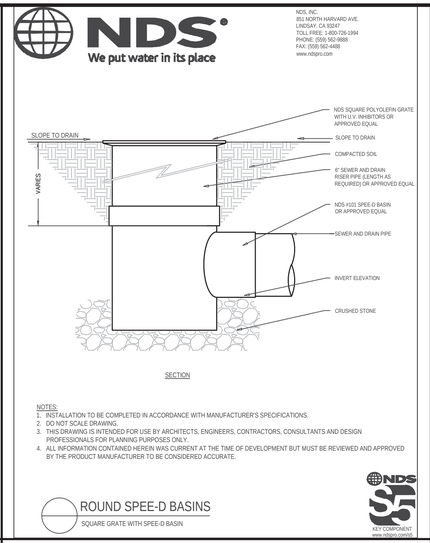
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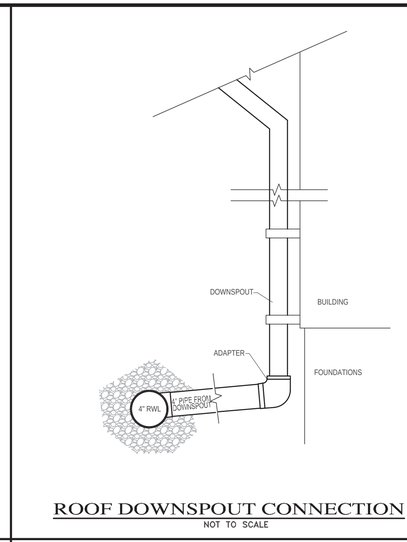
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SHEET C4
OF 6 SHEETS

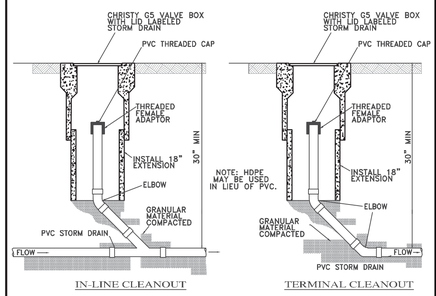








ROOF DOWNSPOUT CONNECTION
NOT TO SCALE



CLEAN OUT
NOT TO SCALE

PAVEMENT TYPICAL SECTION
NOT TO SCALE

KEYWAY & BENCH DETAIL
NOT TO SCALE

NOTES:
1) MINIMUM LONGITUDINAL SLOPE SHALL BE NOT LESS THAN 1.0%
2) THE SWALE SHALL BE REVEGETATED WITH A HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER UNTIL GROWTH IS ESTABLISHED.
3) IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO REGULARY MAINTAIN THE SWALE AS NEEDED FROM EXCESSIVE GROWTH FROM EXCESSIVE GROWTH AND/OR SILTATION.

EARTH DRAINAGE SWALE
NOT TO SCALE

CONCRETE SWALE AT RETAINING WALL
NOT TO SCALE

BLANK

EROSION CONTROL/DISPERSION TRENCH DETAIL
NOT TO SCALE

TRENCH SIZING:

SQUARE FOOTAGE OF NEW IMPERVIOUS:
TOTAL AREA = 3,716 SF

COEFFICIENT 'C'
C=1.0

INTENSITY
85TH PERCENTILE = 0.8 IN = 0.067 FT

VOLUME REQ'D
Q=CIA
Q=(1.0)(0.067FT)3,716 SF) = 249.0 CF

VOLUME PROVIDED TRENCH 1
VOID RATIO = 0.40
3' WIDE x 3' DEEP x 15L.F.
V=((3')(3')(15'))x(0.40) = 54.0 CF

INFILTRATION RATE: 3 IN/HR
AREA TO INFILTRATE: 45 SQ.FT.
V=45x(0.25/HR)=11.3 C.F/HR
VOL. INFILTRATED ON 24 HRS.=270.0 C.F.
TOTAL VOLUME PROVIDED = 324.0 C.F.

VOLUME PROVIDED TRENCH 2
VOID RATIO = 0.40
2' WIDE x 2' DEEP x 10L.F.
V=((2')(2')(10'))x(0.40) = 16.0 CF

INFILTRATION RATE: 3 IN/HR
AREA TO INFILTRATE: 20 SQ.FT.
V=20x(0.25/HR)=5.0 C.F/HR
VOL. INFILTRATED ON 24 HRS.=120.0 C.F
TOTAL VOLUME PROVIDED = 136.0 C.F.

TOTAL VOLUME PROVIDED FOR THE 2 TRENCHES: 460.0 C.F.

CALCULATIONS

BLANK

BLANK

PROFESSIONAL ENGINEER — Guy R. Giraudo — No. 58589 — Exp. 06-30-20 — CIVIL — REGISTERED — STATE OF CALIFORNIA

APPROVED BY: GUY R. GIRAUDO 12/2/19

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GRADING, DRAINAGE & EROSION CONTROL PLAN

" STANDARD PLANS AND CONSTRUCTION DETAILS "

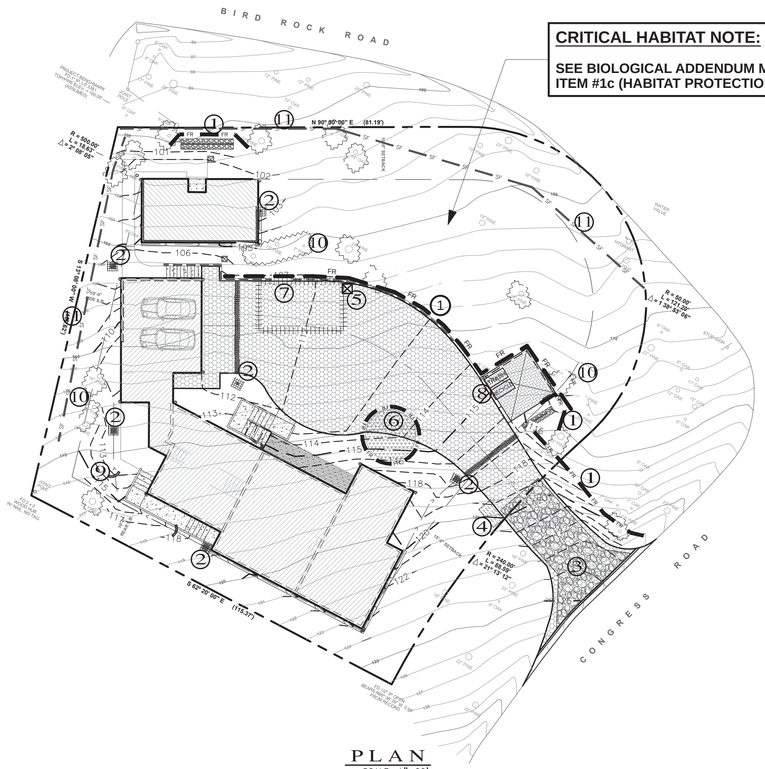
OF RESIDENCE
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	12/05/19	AMS	NEW SITE PLAN
	07/01/19	AMS	NEW SITE PLAN PER OWNER
	07/23/19	AMS	RELEASED TO CLIENT

SHEET C5
OF 6 SHEETS

325



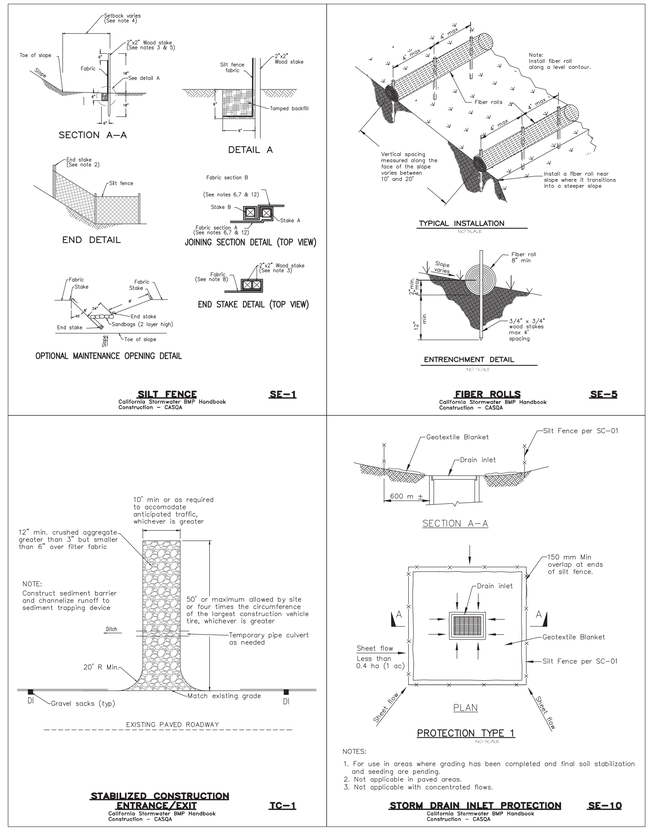
PLAN
SCALE: 1"=20'

CRITICAL HABITAT NOTE:

SEE BIOLOGICAL ADDENDUM MITIGATION ITEM #1c (HABITAT PROTECTION FENCING)

EROSION & SEDIMENT CONTROL NOTES:

1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE COUNTY OF MONTEREY EROSION CONTROL ORDINANCE.
2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.
3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
6) EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.
7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
8) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
9) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
10) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.
11) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.
12) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDED WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRA'MOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.
13) THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
14) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO COUNTY RMA–ENVIRONMENTAL SERVICES PRIOR TO BEG. WORK.



LEGEND:

1. FR — FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER), SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.
2. DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER – SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.
3. STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP–DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.
4. CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.
5. SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF–SITE
6. STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM..
7. CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.
8. TRASH / RECYCLE — WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF–SITE DISPOSAL. WHEN ON–SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATERTIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ONSITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.
9. GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 4OZ/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH 0.5" – 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.
10. TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH–MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BE A LICENSED AND CERTIFIED ARBORIST.
11. SF — SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEYED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	CONTINUOUS DURING TASK LISTED
1. Verify material below shallow foundations are adequate to achieve the design bearing capacity	––	X
2. Verify excavations are extended to proper depth and have reached proper material	––	X
3. Perform classification and testing of compacted fill materials	––	X
4. Verify use of proper materials, densities and lift sicknesses during placement and compaction of compacted fill.	X	––
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	––	X

CONSTRUCTION INSPECTION REQUIREMENTS

A–PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD–ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.

B–DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD–ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP's INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.

C–PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD–ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

Material Delivery and Storage WM-1



Categories: EC Erosion Control; SE Sediment Control; TC Tracking Control; WE Wind Erosion Control; NS Non-Stormwater Management Control; WM Waste Management and Materials Pollution Control ☑
Legend: ☑ Primary Category ☒ Secondary Category

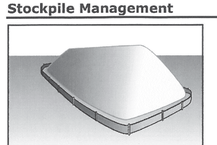
Description and Purpose
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area,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

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

Targeted Constituents: Sediment ☑; Nutrients ☑; Trash ☑; Metals ☑; Bacteria; Oil and Grease ☑; Organics ☑

Potential Alternatives: None

Stockpile Management WM-3



Categories: EC Erosion Control; SE Sediment Control ☒; TC Tracking Control; WE Wind Erosion Control; NS Non-Stormwater Management Control ☒; WM Waste Management and Materials Pollution Control ☒
Legend: ☑ Primary Category ☒ Secondary Category

Description and Purpose
Stockpile management procedures and practices are designed to reduce or eliminate air and stormwater pollution from stockpiles of soil, soil amendments, sand, paving materials such as portland cement concrete (PCC) rubble, asphalt concrete (AC), asphalt concrete rubble, aggregate base, aggregate sub base or pre-mixed aggregate, asphalt minder (so called "cold mix" asphalt), and pressure treated wood.

Targeted Constituents: Sediment ☑; Nutrients ☑; Trash ☑; Metals ☑; Bacteria; Oil and Grease ☑; Organics ☑

Potential Alternatives: None

Solid Waste Management WM-5



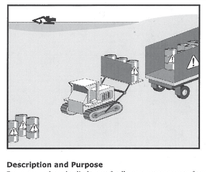
Categories: EC Erosion Control; SE Sediment Control; TC Tracking Control; WE Wind Erosion Control; NS Non-Stormwater Management Control; WM Waste Management and Materials Pollution Control ☑
Legend: ☑ Primary Objective ☑ Secondary Objective

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.

Targeted Constituents: Sediment ☑; Nutrients ☑; Trash ☑; Metals ☑; Bacteria; Oil and Grease ☑; Organics ☑

Potential Alternatives: None

Hazardous Waste Management WM-6



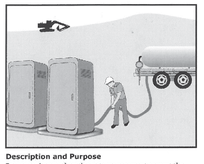
Categories: EC Erosion Control; SE Sediment Control; TC Tracking Control; WE Wind Erosion Control; NS Non-Stormwater Management Control; WM Waste Management and Materials Pollution Control ☑
Legend: ☑ Primary Objective ☑ Secondary Objective

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.

Targeted Constituents: Sediment; Nutrients ☑; Trash ☑; Metals ☑; Bacteria ☑; Oil and Grease ☑; Organics ☑

Potential Alternatives: None

Sanitary/Septic Waste Management WM-9



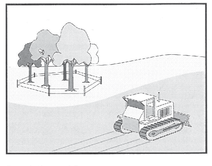
Categories: EC Erosion Control; SE Sediment Control; TC Tracking Control; WE Wind Erosion Control; NS Non-Stormwater Management Control; WM Waste Management and Materials Pollution Control ☑
Legend: ☑ Primary Category ☑ Secondary Category

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.

Targeted Constituents: Sediment; Nutrients ☑; Trash ☑; Metals; Bacteria ☑; Oil and Grease; Organics ☑

Potential Alternatives: None

Preservation Of Existing Vegetation EC-2



Categories: EC Erosion Control ☑; SE Sediment Control; TC Tracking Control; WE Wind Erosion Control; NS Non-Stormwater Management Control; WM Waste Management and Materials Pollution Control
Legend: ☑ Primary Objective ☑ Secondary Objective

Description and Purpose
Carefully planned preservation of existing vegetation minimizes the potential of removing or injuring existing trees, vines, shrubs, and grasses that protect soil from erosion.

Targeted Constituents: Sediment ☑; Nutrients; Trash; Metals; Bacteria; Oil and Grease; Organics

PROFESSIONAL ENGINEER * REGISTERED * GUY R. GIRARDO * No. 56560 * Exp. 06-30-25 * CIVIL * STATE OF CALIFORNIA

APPROVED BY: GUY R. GIRARDO 12/18/23

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

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

WILKINS RESIDENCE

A.P.N.: 007-661-005

PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA

FOR

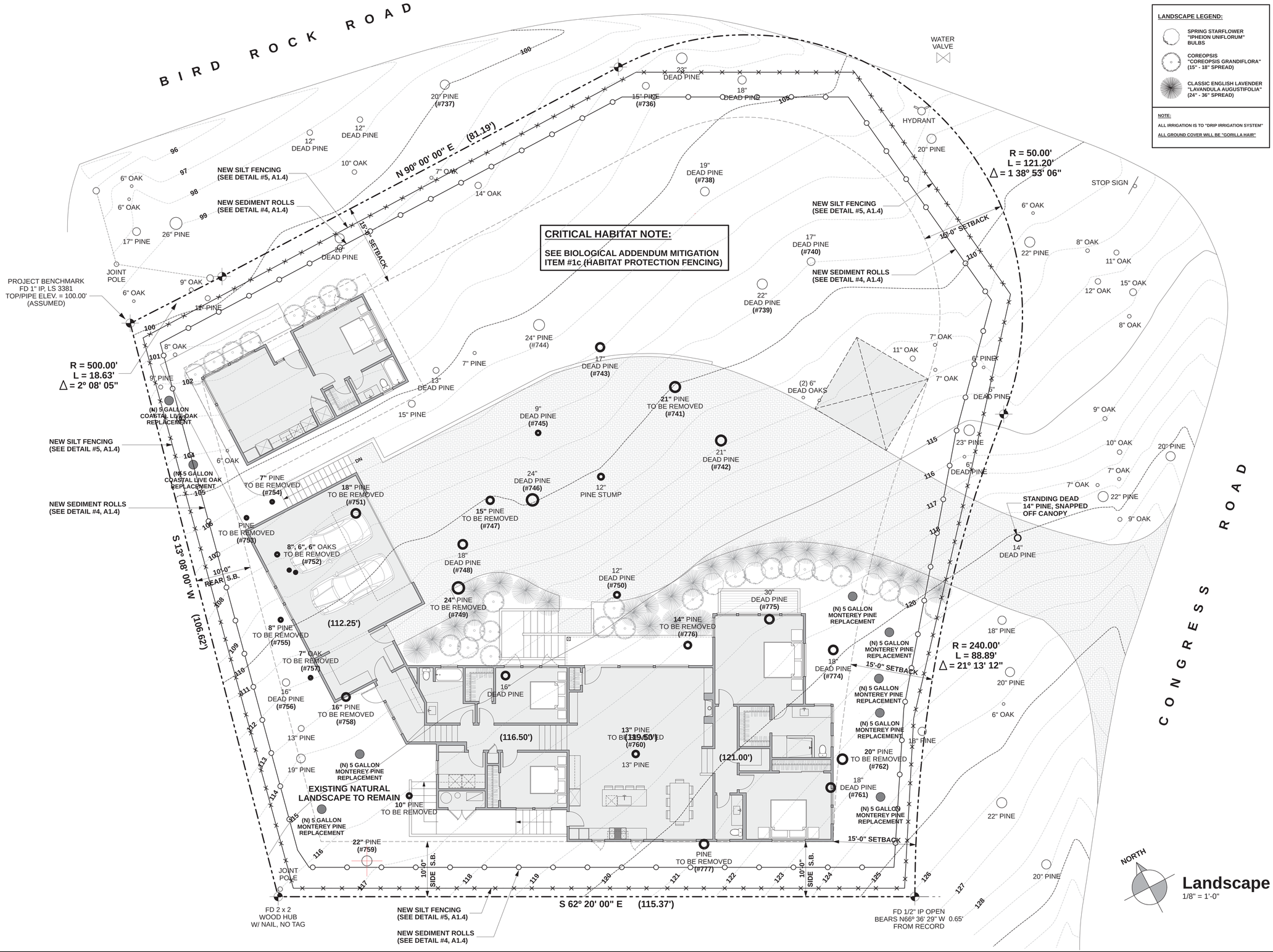
MR. & MRS. DAVE & BUSHRA WILKINS

" EROSION & SEDIMENT CONTROL PLAN "

SCALE: AS SHOWN
DATE: JULY 2019
JOB NO. 1966–01

No.	DATE	BY	REVISION
	12/18/23	AMS	ARCHITECT REVIEW
	12/05/23	AMS	NEW SITE PLAN
	07/01/20	AMS	NEW SITE PLAN PER OWNER
	07/23/19	AMS	RELEASED TO CLIENT

SHEET C6
OF 6 SHEETS



Landscape Plan

1/8" = 1'-0"

AST
DESIGN GROUP
957 Angelus Way
Del Rey Oaks, CA 93940
Phone: (831) 578-3450

Aaron S. Tollefson, Designer

New Residence For:

Wilkins Residence

2901 Bird Rock Road
Pebble Beach, California
A.P.N.: 007-661-005

DRAWINGS:
LANDSCAPE PLAN

DRAWN BY: AST

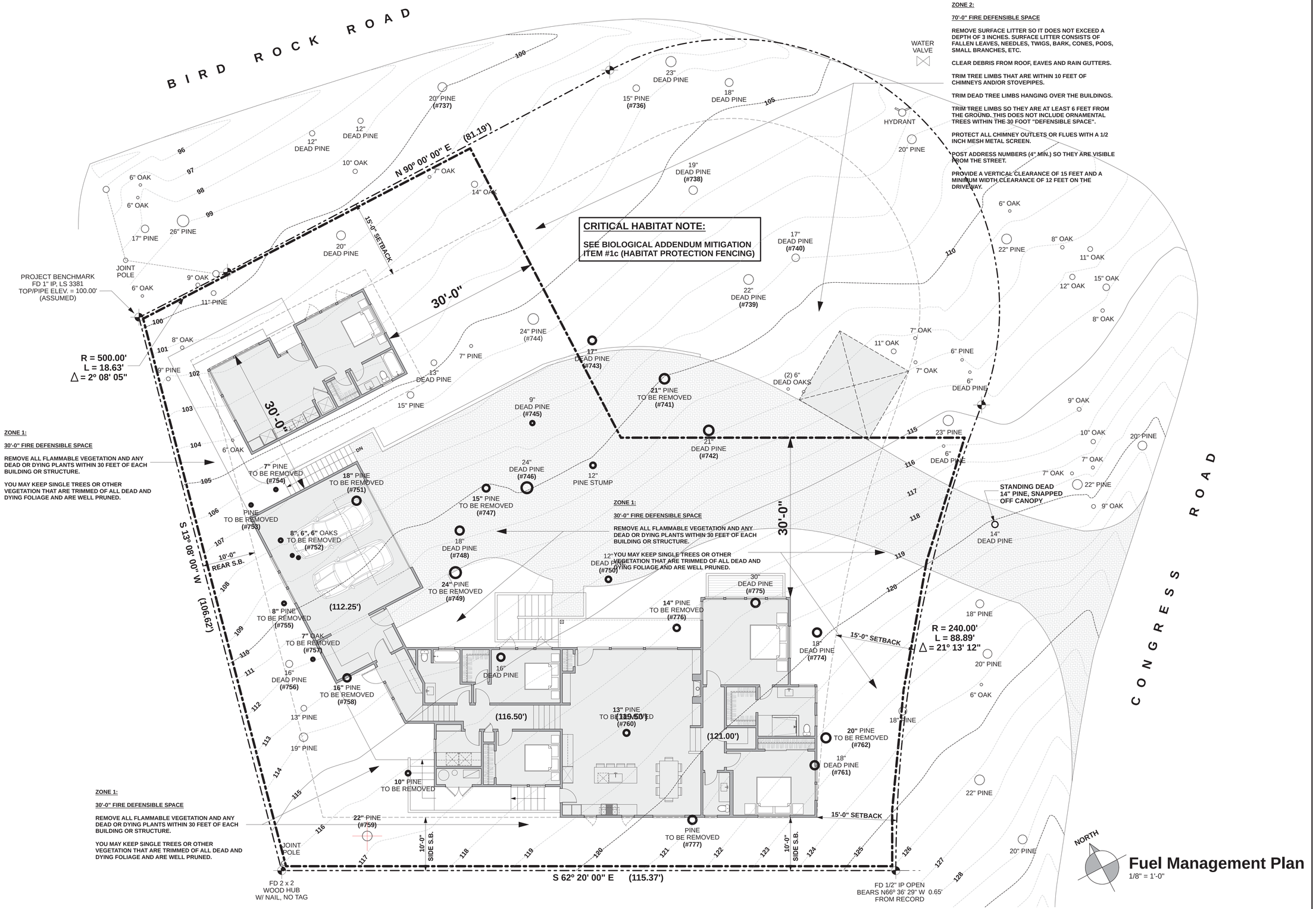
DRAWING DATE: Aug. 31, 2020

REVISION DATES:
February 20, 2021 (Revisions)
November 11, 2021 (Planning)
February 10, 2022 (Bldg. Submittal)
December 20, 2023 (Planning Rev.)
January 24, 2024 (Planning Rev.)
January 31, 2024 (Planning Rev.)

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SHEET

L-1



Fuel Management Plan

1/8" = 1'-0"

ZONE 1:

30'-0" FIRE DEFENSIBLE SPACE

REMOVE ALL FLAMMABLE VEGETATION AND ANY DEAD OR DYING PLANTS WITHIN 30 FEET OF EACH BUILDING OR STRUCTURE.

YOU MAY KEEP SINGLE TREES OR OTHER VEGETATION THAT ARE TRIMMED OF ALL DEAD AND DYING FOLIAGE AND ARE WELL PRUNED.

ZONE 2:

70'-0" FIRE DEFENSIBLE SPACE

REMOVE SURFACE LITTER SO IT DOES NOT EXCEED A DEPTH OF 3 INCHES. SURFACE LITTER CONSISTS OF FALLEN LEAVES, NEEDLES, TWIGS, BARK, CONES, PODS, SMALL BRANCHES, ETC.

CLEAR DEBRIS FROM ROOF, EAVES AND RAIN GUTTERS.

TRIM TREE LIMBS THAT ARE WITHIN 10 FEET OF CHIMNEYS AND/OR STOVEPIPES.

TRIM DEAD TREE LIMBS HANGING OVER THE BUILDINGS.

TRIM TREE LIMBS SO THEY ARE AT LEAST 6 FEET FROM THE GROUND. THIS DOES NOT INCLUDE ORNAMENTAL TREES WITHIN THE 30 FOOT "DEFENSIBLE SPACE".

PROTECT ALL CHIMNEY OUTLETS OR FLUES WITH A 1/2 INCH MESH METAL SCREEN.

POST ADDRESS NUMBERS (4" MIN.) SO THEY ARE VISIBLE FROM THE STREET.

PROVIDE A VERTICAL CLEARANCE OF 15 FEET AND A MINIMUM WIDTH CLEARANCE OF 12 FEET ON THE DRIVEWAY.

AST
DESIGN GROUP
957 Angelus Way
Del Rey Oaks, CA 93940
Phone: (831) 578-3450

Aaron S. Tollefson, Designer

New Residence
For:

Wilkins Residence

2901 Bird Rock Road
Pebble Beach, California
A.P.N.: 007-661-005

DRAWINGS:
FUEL MANAGEMENT PLAN

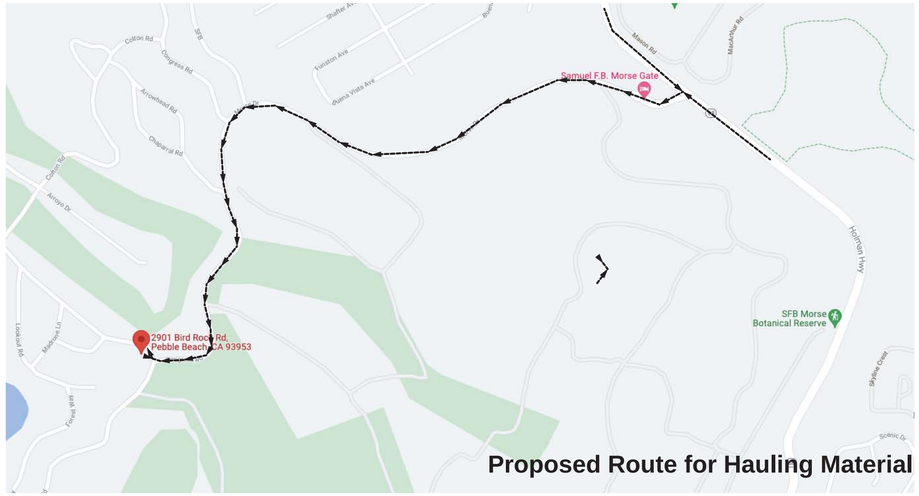
DRAWN BY: AST

DRAWING DATE: Aug. 31, 2020

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SHEET
FM-1



TYPES OF CONSTRUCTION VEHICLES:

1. TRACTORS FOR GRADING
2. CONCRETE TRUCKS
3. LUMBER TRUCKS
4. MISC. TRADE VEHICLES (MID-SIZE VEHICLES)

VEHICLE TRIPS PER DAY: 2 - 4 VEHICLES PER DAY

AMOUNT OF GRADING PER DAY: PROPOSED GRADING WILL OCCUR FIRST 3 - 4 WEEKS OF CONSTRUCTION PER CIVIL DRAWINGS

HOURS OF OPERATION: 7:00AM - 4:00PM

PROJECT SCHEDULING:
START OF PROJECT: MARCH 2022
END OF PROJECT: JULY 2023

NAMES & CONTACT INFO. RESPONSIBLE FOR PROJECT DURING CONSTRUCTION:

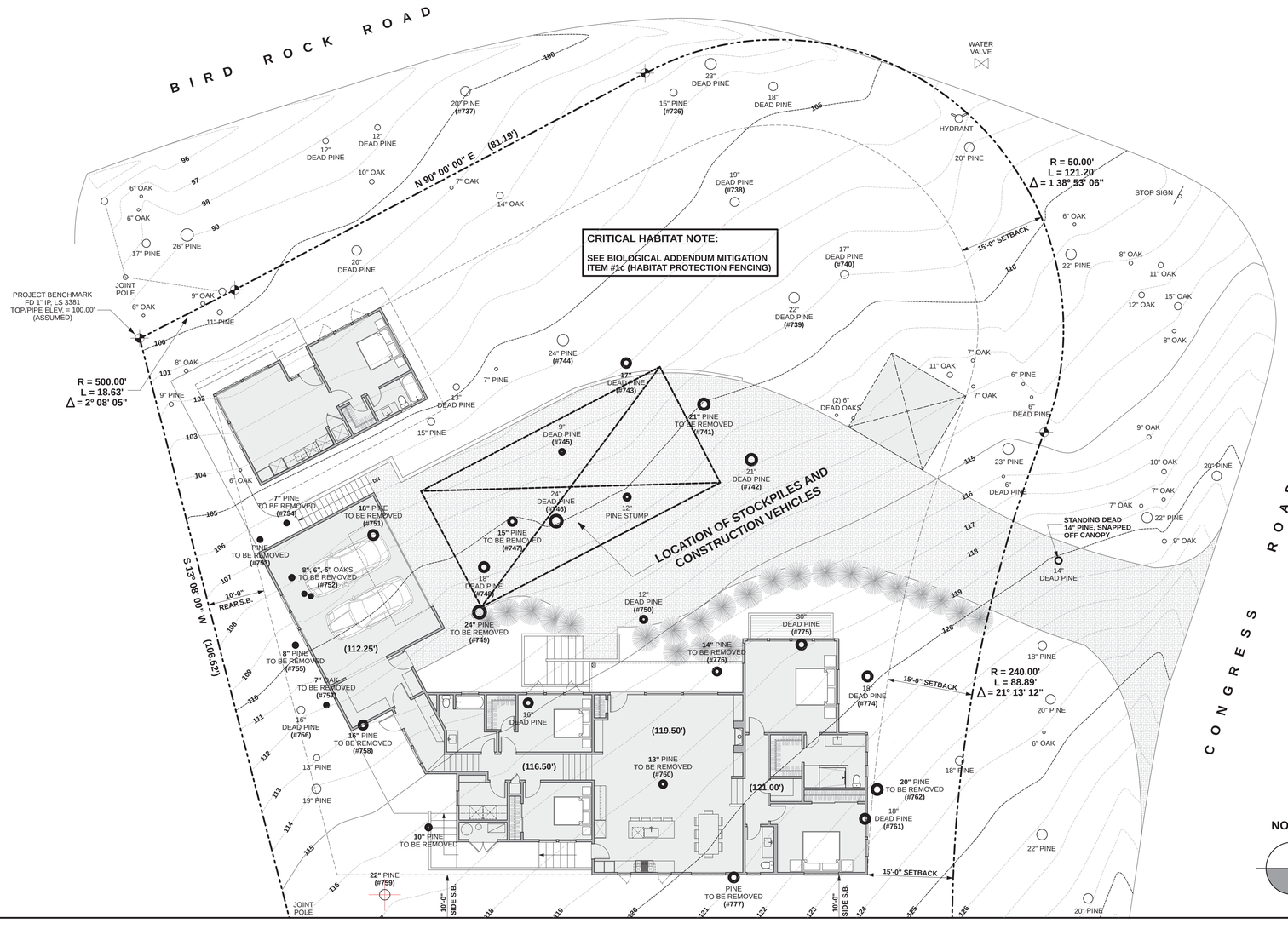
MR. JOHN (DAVE) WILKINS (OWNER)
(831) 224-0447

LUNA CONSTRUCTION
JAVIER LUNA
(831) 206-5598

AARON TOLLEFSON (DESIGNER)
(831) 578-3450

AST
DESIGN GROUP
957 Angelus Way
Del Rey Oaks, CA 93940
Phone: (831) 578-3450

Aaron S. Tollefson, Designer



Construction Management Plan
3/32" = 1'-0"

NORTH

New Residence For:

Wilkins Residence

2901 Bird Rock Road
Pebble Beach, California
A.P.N.: 007-661-005

DRAWINGS:
CONSTRUCTION MANAGEMENT PLAN

DRAWN BY: AST

DRAWING DATE: Aug. 31, 2020

REVISION DATES:
February 20, 2021 (Revisions)
November 11, 2021 (Planning)
February 10, 2022 (Bldg. Submittal)
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SHEET
CM-1

Exhibit C

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County of Monterey
State of California

MITIGATED NEGATIVE DECLARATION

Project Title:	Wilkins John D & Bushra
File Number:	PLN200316
Owner:	Wilkins John D & Bushra
Project Location:	2901 Bird Rock Road, Pebble Beach
Primary APN:	007-661-005-000
Project Planner:	Mary Israel
Permit Type:	Use Permit and Design Approval
Project Description:	Design Approval for construction of a 2,340 square foot one-story single family dwelling with an attached 740 square foot, two-car garage, 200 square foot covered porch, a 66 square foot balcony, a 225 square foot gazebo, and a 575 square foot accessory dwelling unit. Additionally, site improvements include approximately 3,200 square feet of driveway (pervious pavers) and 475 square feet of impervious hardscape requiring 550 cubic yards of grading (320 cut, 230 fill) and a Use Permit for removal of up to 30 living and dead/dying trees (13 living Monterey Pine (Pinus radiata) and 2 living Coast Live Oak (Quercus agrifolia), one Acacia (not a protected tree) and a remainder number of dead and dying Monterey Pines as well as two dead Coast Live Oaks.

THIS PROPOSED PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS IT HAS BEEN FOUND:

a) That said project will not have the potential to significantly degrade the quality of the environment.

b) That said project will have no significant impact on long-term environmental goals.

c) That said project will have no significant cumulative effect upon the environment.

d) That said project will not cause substantial adverse effects on human beings, either directly or indirectly.

Decision Making Body:	Planning Commission
Responsible Agency:	County of Monterey
Review Period Begins:	July 11, 2025
Review Period Ends:	August 11, 2025

Further information, including a copy of the application and Initial Study are available at the Monterey County Housing & Community Development, 1441 Schilling Place South, 2nd Floor, Salinas, CA 93901/(831) 755-5025

COUNTY OF MONTEREY
HOUSING AND COMMUNITY DEVELOPMENT

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

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DELCARATION
MONTEREY COUNTY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that Monterey County Housing & Community Development has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of CEQA, for a Design Approval for a new residence and Use Permit for removal of native trees in Pebble Beach, California. (Wilkins, PLN200316) at 2901 Bird Rock Road, Pebble Beach (APN 007-661-005-000) (see description below).

The Mitigated Negative Declaration and Initial Study, as well as referenced documents, are available for review at Monterey County Housing & Community Development – Planning, 1441 Schilling Pl South 2nd Floor, Salinas, California, and the Harrison Memorial Public Library in Carmel-by-the-Sea. The Mitigated Negative Declaration and Initial Study are also available for review in an electronic format by following the instructions at the following link: https://www.countyofmonterey.gov/government/departments-a-h/housing-community-development/planning-services/current-planning/general-info/recent-environmental-documents .

The Planning Commission is tentatively expected to consider this proposal at a meeting on August 27, 2025 at 9:00 a.m. in the Monterey County Board of Supervisors Chambers, Government Center, 168 West Alisal Street, Salinas, California. Written comments on this Mitigated Negative Declaration will be accepted from **July 11, 2025** to **August 11, 2025**. Comments can also be made during the public hearing.

Project Description: A Design Approval for construction of a 2,340 square foot one-story single family dwelling with an attached 740 square foot, two-car garage, 200 square foot covered porch, a 66 square foot balcony, a 225 square foot gazebo, and a 575 square foot accessory dwelling unit. Additionally, site improvements include approximately 3,200 square feet of driveway (pervious pavers) and 475 square feet of impervious hardscape) requiring 550 cubic yards of grading (320 cut, 230 fill) and a Use Permit for removal of up to 30 living and dead/dying trees (13 living Monterey Pine (Pinus radiata) and 2 living Coast Live Oak (Quercus agrifolia), one Acacia (not a protected tree) and a remainder number of dead and dying Monterey Pines as well as two dead Coast Live Oaks. The property is located at 2901 Bird Rock Road, Pebble Beach, (Assessor's Parcel Number 007-661-005-000), Greater Monterey Peninsula Area Plan.

We welcome your comments during the 30-day public review period. You may submit your comments in hard copy to the name and address above. The Agency also accepts comments via e-mail or facsimile but requests that you follow these instructions to ensure that the Agency has received your comments. To submit your comments by e-mail, please send a complete document including all attachments to:

CEQAcomments@countyofmonterey.gov

An e-mailed document should contain the name of the person or entity submitting the comments and contact information such as phone number, mailing address and/or e-mail address and include any and all attachments referenced in the e-mail. To ensure a complete and accurate record, we request that you also provide a follow-

up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please send a second e-mail requesting confirmation of receipt of comments with enough information to confirm that the entire document was received. If you do not receive e-mail confirmation of receipt of comments, then please submit a hard copy of your comments to ensure inclusion in the environmental record or contact the Agency to ensure the Agency has received your comments.

Facsimile (fax) copies will be accepted with a cover page describing the extent (e.g. number of pages) being transmitted. A faxed document must contain a signature and all attachments referenced therein. Faxed document should be sent to the contact noted above at **(831) 757-9516**. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please contact the Agency to confirm that the entire document was received.

For reviewing agencies: Housing & Community Development requests that you review the enclosed materials and provide any appropriate comments related to your agency's area of responsibility. The space below may be used to indicate that your agency has no comments or to state brief comments. In compliance with Section 15097 of the CEQA Guidelines, please provide a draft mitigation monitoring or reporting program for mitigation measures proposed by your agency. This program should include specific performance objectives for mitigation measures identified (CEQA Section 21081.6(c)). Also inform this Agency if a fee needs to be collected in order to fund the mitigation monitoring or reporting by your agency and how that language should be incorporated into the mitigation measure.

All written comments on the Initial Study should be addressed to:

County of Monterey
Housing & Community Development
Attn: Mary Israel
1441 Schilling Pl South 2nd Floor
Salinas, CA 93901

Re: Wilkins John D & Bushra; File Number PLN200316

From: Agency Name: _____

Contact Person: _____

Phone Number: _____

___ No Comments provided

___ Comments noted below

___ Comments provided in separate letter

COMMENTS: _____

_____

_____

DISTRIBUTION

1. State Clearinghouse (1 copy of the Executive Summary & Notice of Completion)
2. County Clerk's Office
3. CalTrans District 5 (San Luis Obispo office)
4. Association of Monterey Bay Area Governments
5. Monterey Bay Air Resources District
6. California Department of Fish & Wildlife, Region 4, Renee Robison
7. US Fish and Wildlife Service, Chad Mitcham (chad_mitcham@fws.gov)
8. Louise Miranda-Ramirez, C/O Ohlone/Costanoan-Esselen Nation
9. California American Water Company
10. Cypress Fire Protection District C/O Pebble Beach CSD
11. Monterey County HCD-Engineering Services
12. Monterey County HCD-Environmental Services
13. Monterey County Public Works, Facilities & Parks
14. Monterey County Environmental Health Bureau
15. Harrison Memorial Public Library
16. Wilkins John D and Bushra, Owners
17. Laura Lawrence C/O The Law Offices of Aengus L Jeffers, Agent
18. Aaron Tollefson, Architect
19. The Open Monterey Project
20. LandWatch Monterey County
21. Property Owners & Occupants within 300 feet (**Notice of Intent only**)

Distribution by e-mail only (Notice of Intent only):

22. U.S. Army Corps of Engineers (cespn-pa2@usace.army.mil)
23. Juan Barboza (jbarboza@nccrc.org)
24. Molly Erickson (Erickson@stamplaw.us)
25. Margaret Robbins (MM_Robbins@comcast.net)
26. Michael Weaver (michaelrweaver@mac.com)
27. Monterey/Santa Cruz Building & Construction (caseyv@smw104.org)
28. Garry Hofer (garry.hofer@amwater.com)
29. Jack Wang (Jack.Wang@amwater.com)
30. Jeana Arnold (jeana.arnold@pge.com)
31. Louise Miranda-Ramirez (Ramirez.louise@yahoo.com)
32. Mimi Sheridan (mimisheridan@msn.com)
33. California Department of Fish & Wildlife (r4ceqa@wildlife.ca.gov)
34. Michael Lozeau C/O Lozeau Drury LLP (michael@lozeaudrury.com)
35. Juliana Lopez C/O Lozeau Drury LLP (juliana@lozeaudrury.com)
36. California Department of Fish & Wildlife, Marine Region (r7ceqa@wildlife.ca.gov)

Revised 5/7/25

COUNTY of MONTEREY
HOUSING & COMMUNITY DEVELOPMENT
1441 SCHILLING PL SOUTH 2nd FLOOR, SALINAS, CA 93901
PHONE: (831) 755-5025/FAX: (831) 757-9516

INITIAL STUDY

BACKGROUND INFORMATION

Project Title:	Wilkins John D & Bushra
File No.:	PLN200316
Project Location:	2901 Bird Rock Road, Pebble Beach
Name of Property Owner:	Wilkins John D and Bushra
Name of Applicant:	John D. and Bushra Wilkins
Assessor's Parcel Number:	007-661-005-000
Acreage of Property:	0.45 acres
General Plan Designation:	Residential – 4 units/acre
Zoning District:	Medium Density Residential with a B-6 overlay, Design Control District, and major Recreational Equipment Storage in seaward zone overlay, or "MDR/B-6-D-RES"
Lead Agency:	County of Monterey
Prepared By:	Mary Israel, Supervising Planner
Date Prepared:	June 2025
Contact Person:	Mary Israel, Supervising Planner
Phone Number:	(831) 755-5183

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

This Project includes:

1. Design Approval for construction of an approximately 2,340 square foot (sf) one-story single-family dwelling with an attached approximately 740 sf two-car garage, a 200 sf covered porch, a 66 sf balcony, a 225 sf gazebo, and a 575 sf accessory dwelling unit (ADU). Additionally, site improvements include approximately 3,200 sf of driveway (pervious pavers) and 475 sf of impervious patio and walkways requiring 550 cubic yards of grading (320 cut, 230 fill).
2. Use Permit for removal of up to 30 living and dead/dying trees (13 living Monterey Pine (*Pinus radiata*) and 2 living Coast live oak (*Quercus agrifolia*), one acacia (not a protected tree) and a remainder number of dead and dying Monterey Pines as well as two dead Coast live oaks.

The Project proposes development within proximity to sensitive habitat area where protected understory plant species are reported. As the project is located within the Inland Zoning area, there is no discretionary permit for development near sensitive habitat areas.

The subject parcel is within Pebble Beach area planned build out of Monterey Peninsula Country Club subdivision #4.

This Initial Study/Mitigated Negative Declaration ("IS/MND") describes and identifies the environmental impacts associated with the Project based on existing public data, Applicant-provided site plans and technical reports.

This IS/MND identifies mitigation to address the impacts resulting from project construction and use.

A. Project Description:

Introduction
The Project (PLN200316) includes construction of a single-family residence and associated infrastructure at 2901 Bird Rock Road, Pebble Beach, California, APN 007-661-005-000 (Figure 1. Regional Map and Figure 2. Vicinity Map for PLN200316).

Project construction includes:

1. a 2,341 sf two-story split level single family dwelling with a 200 sf covered porch, 66 sf balcony, and 738 sf attached garage;

2. a 575 sf one-story ADU with a 225 sf gazebo, 475 impervious patio/walkway, retaining walls and driveway requiring approximately 320 cubic yards cut & 230 cubic yards fill (Figure 3. Site Plan);

3. Removal of 13 protected living and approximately 13 dead/dying Monterey pine trees, removal of 2 protected living and 2 dead Coast live oak trees (total 30 trees with one unprotected acacia), and

4. Construction in proximity to habitat containing a native orchid, Yadon's piperia (Yadon's Rein Orchid, *Piperia yadonii*), a federally listed endangered plant species, endemic to Monterey County, and other sensitive plants found in Monterey Pine Forest.

Site Access
The Project site is accessible from Bird Rock Road or Congress Road. The project was redesigned during application reviews to have driveway entrance proposed from Congress Road. The Project includes an auto court in front of the main dwelling's 738 sf garage.

The driveway location that serves both the main dwelling and the ADU has been redesigned to avoid steeper slopes and minimize impacts to sensitive plant habitat. The applicant provided a letter from the Pebble Beach Company's Architectural Review Office that stated they found the driveway alignment acceptable.

Lighting
The Project includes exterior lighting. Exterior light fixtures shall be unobtrusive, downlit and shielded to mitigate nighttime glare as much as possible. Fixtures include wall 12 wall sconces.

The plans include an illustration of an exterior lighting wall sconce that would not meet County exterior lighting regulations. Therefore, a condition of approval shall be added to the Project permit to ensure appropriate shielding (Condition No. 6).

Building Colors and Materials, Heights
Design Approval for the project is required because the Project is within a Design Control overlay district.

Colors and materials are proposed as beige colored stucco body and dark gray roof, dark bronze windows and doors and beige/gray stone veneer accents. The roofs of both structures are proposed as charcoal gray Class A composite roofing shingles. (Figure 4, Colors and Materials).

The primary dwelling's maximum height (at the highest point of the roof in the structure's center) is 19 feet (') and 6 inches (") from average natural grade.

The ADU is 12'9" from average natural grade. The gazebo is anticipated to be approximately 11 feet tall, constructed of natural brown wood. (Figure 5. Elevations).

Utilities
The Project will connect to existing utility infrastructure for electrical power, potable water, and wastewater/sewage disposal.

Electricity - The Project will connect to the existing electrical grid through underground service connections.

Water - The Project will connect to California American Water, the local water service provider.

Sewer - The Project will connect to the Pebble Beach Community Services District (Pebble Beach CSD) wastewater system.

Stormwater Drainage
The Project is located within the Sawmill Gulch section of the Pescadero Watershed. Stormwater management is designed to protect watershed functions (Figure 6. Erosion Control Plan).

The Project proposes a stormwater drainage system designed to comply with County of Monterey's urban stormwater quality management and discharge control ordinance (Chapter 16.14). The system captures runoff from impervious surfaces for onsite percolation with appropriate flow dissipation.

In a controlled design, some runoff will be directed to the ditch in the Pebble Beach right-of-way at the front of the property and routed down along the road.

Landscaping
The Project proposes landscaping that complies with 2010 General Plan Policies OS-5.6 and GMP-3.4, utilizing native and native-compatible drought-resistant species. The landscape plan includes hedges and other plantings that will integrate the built environment with the natural setting and screen the visual impact of new development.

Non-developed portions of the parcel shall be conserved with existing vegetation, giving special attention to areas containing Yadon's piperia.

A restoration plan will be implemented for areas currently overrun by invasive species. Required ongoing maintenance will ensure that invasive species are effectively controlled over the long term.

Construction
During construction, residential development will generally involve dump trucks, backhoes, graders, concrete trucks, equipment and material delivery trucks, pick-up trucks, cars, etc. Most of the equipment would be brought to the site at the beginning of work and remain on-site until project completion.

Trucks will deliver materials to the site as necessary. Construction equipment and stockpiles will be kept on-site. When construction starts depends on the Project’s approval date, seasonal factors and the contractor's schedule.

Once approved, construction is expected to last approximately 12-18 months. Construction activities will be limited to the hours between 7 AM to 4 PM, Monday through Friday. Some Saturdays may be included. No construction activities would occur on Sundays or holidays.

Construction access will be controlled through access points on Bird Rock Road and Congress Road. Construction workers and materials will arrive at the site via nearby major roadways.

On-site construction parking will accommodate six construction vehicles, which should be sufficient. Should more parking be required, construction personnel will park at an offsite parking lot and carpool to the site.
A Biological Monitor will be onsite during the preconstruction meeting and construction activities to ensure protection of sensitive habitat areas. Temporary construction fencing will be installed to protect habitat areas containing Yadon's piperia.

Figure 1. Regional Map



Figure 1. 2901 Bird Rock Road shown in Google Earth image dated 2/11/2007. The property is in the Pebble Beach area of the Monterey Peninsula,

Figure 2. Vicinity Map

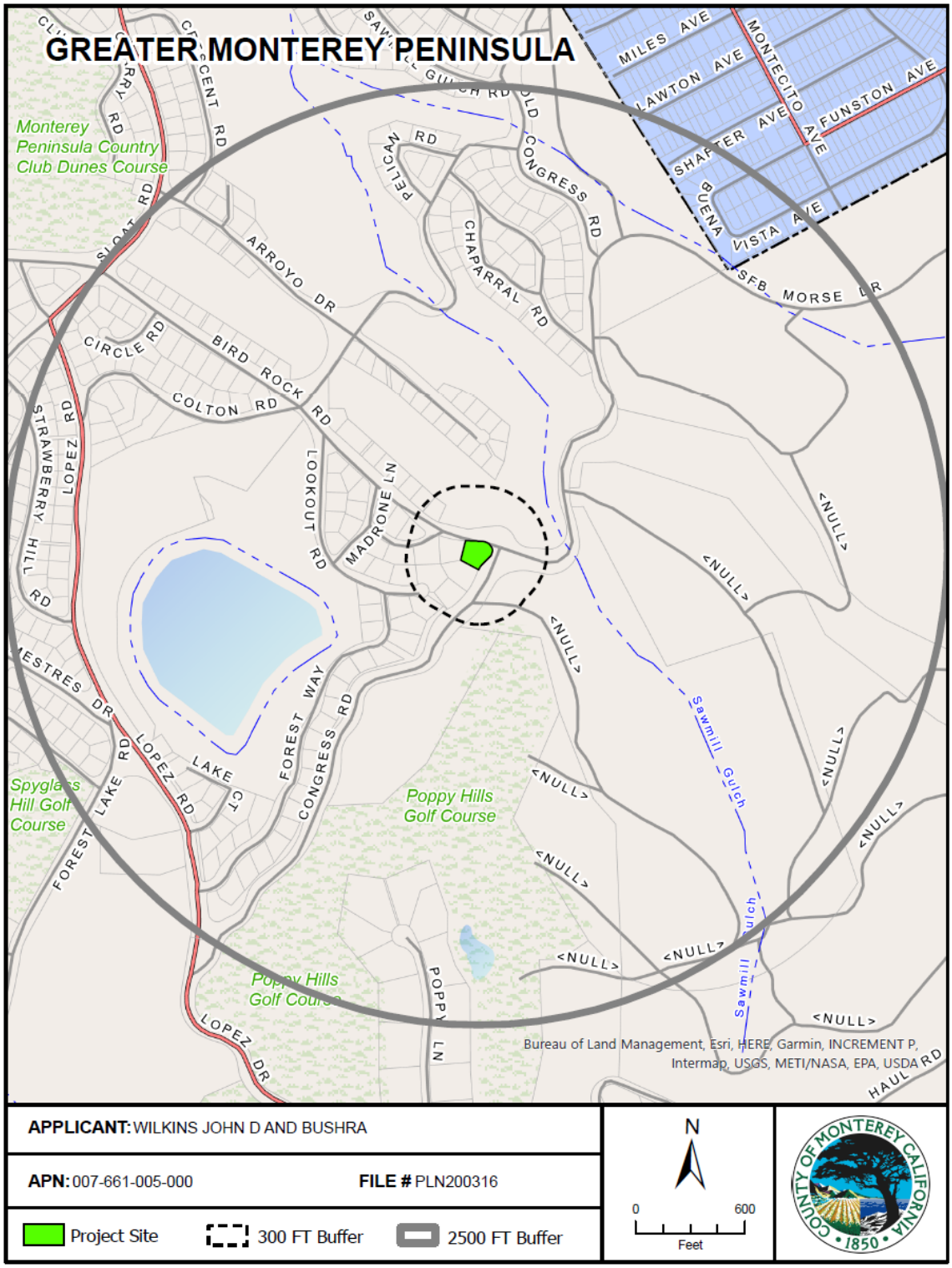


Figure 3. Site Plan

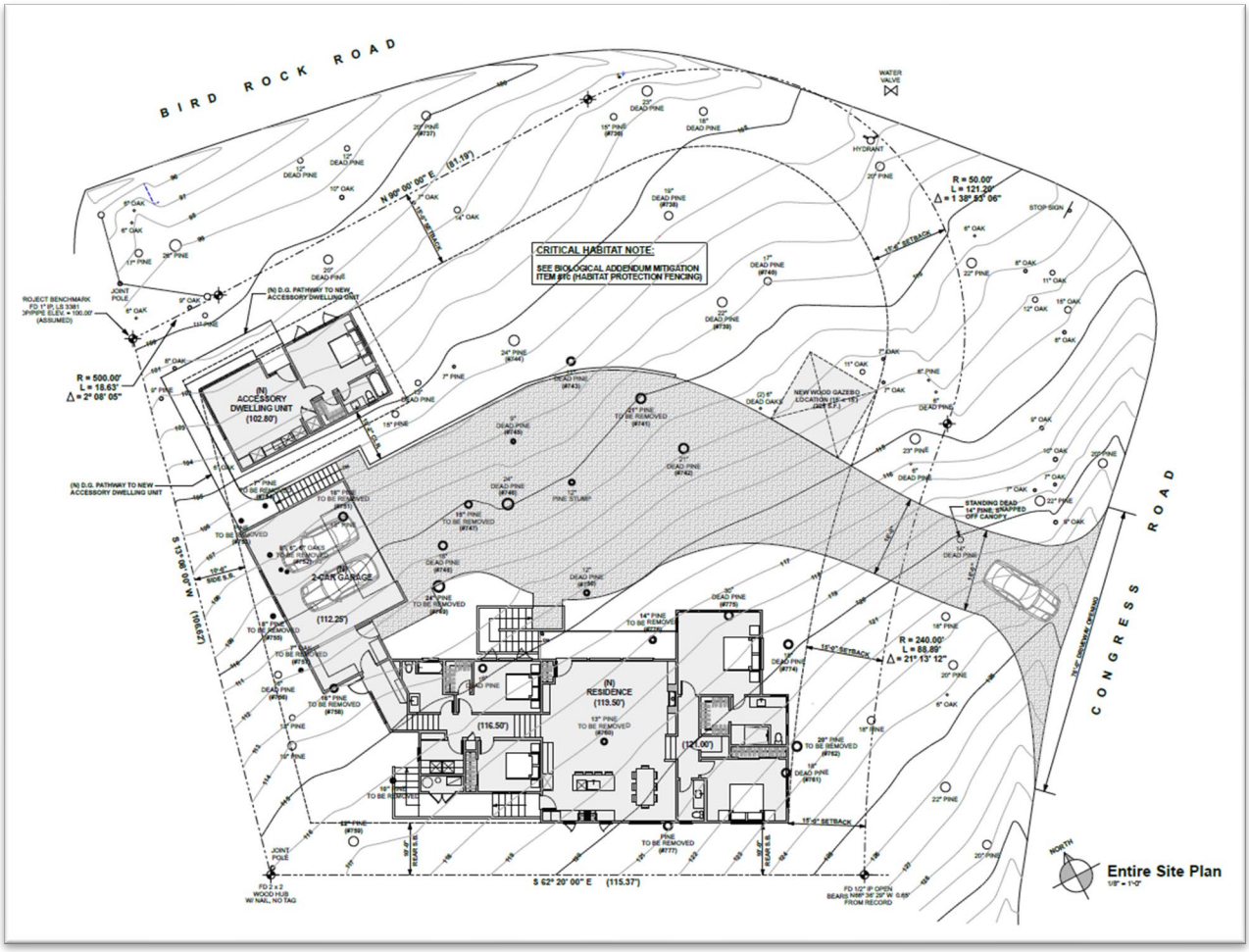


Figure 4. Colors and Materials



Smooth stucco body

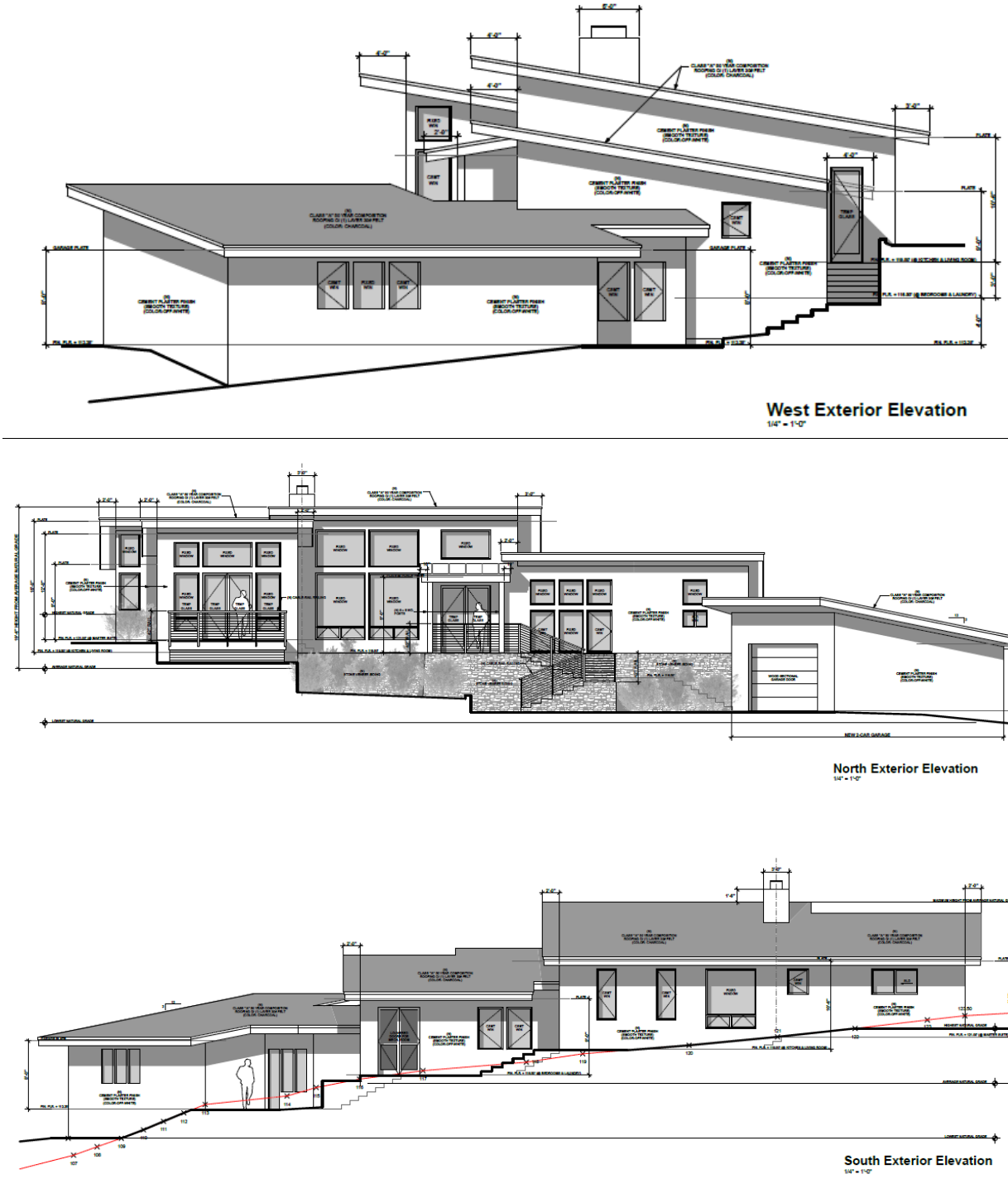


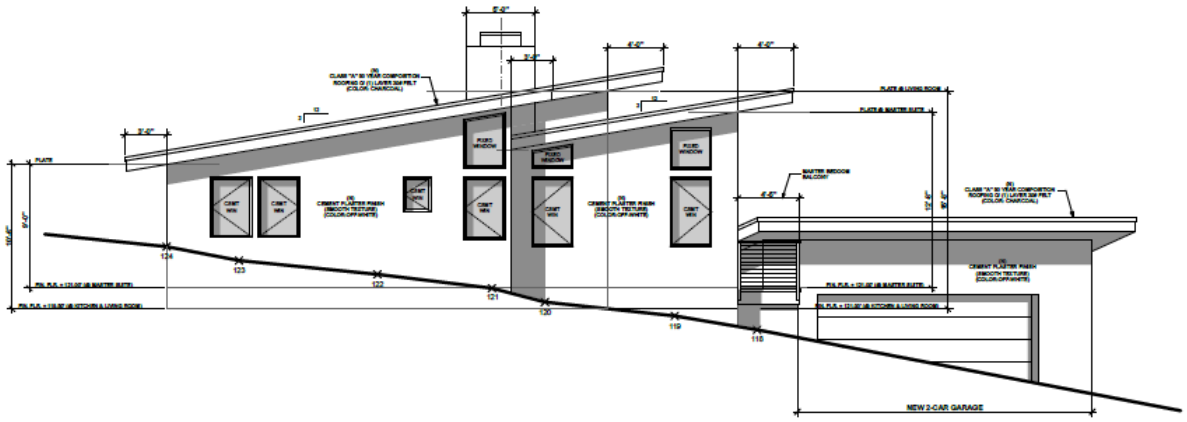
Beige stone veneer



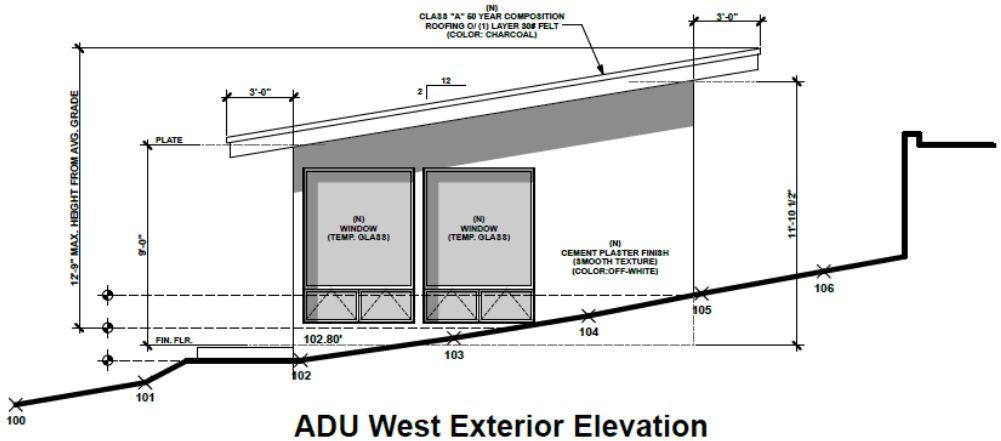
Gray composite roof & metal windows.

Figure 5. Elevations

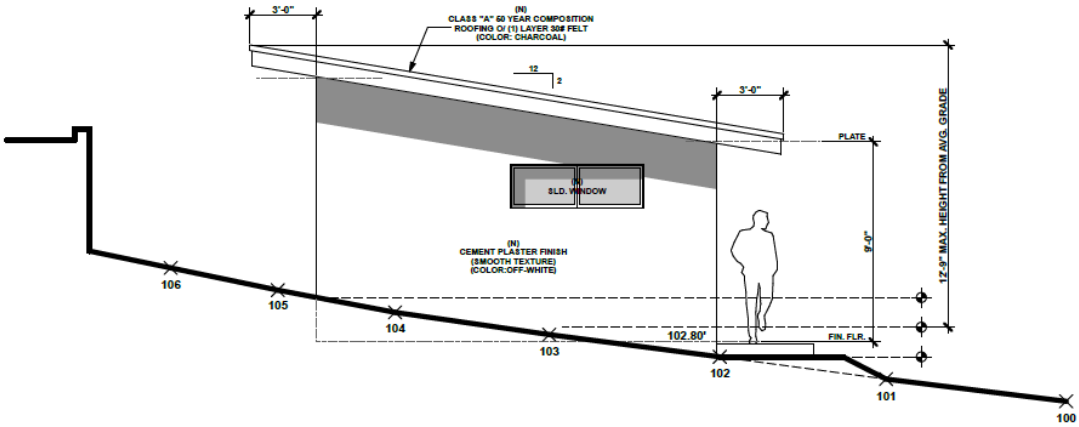




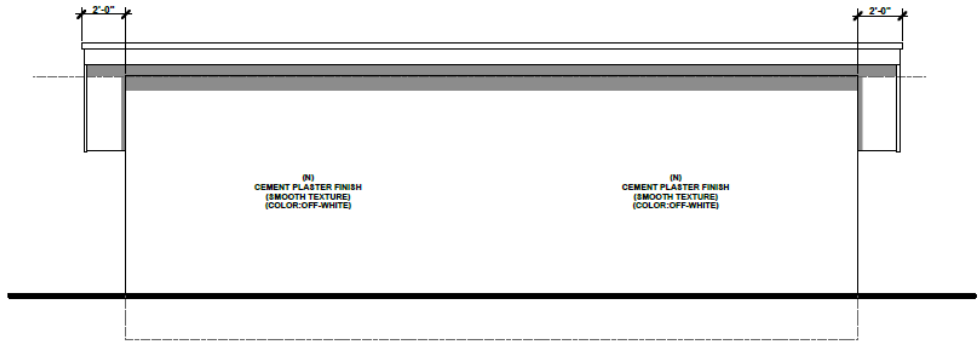
East Exterior Elevation
1/4" = 1'-0"



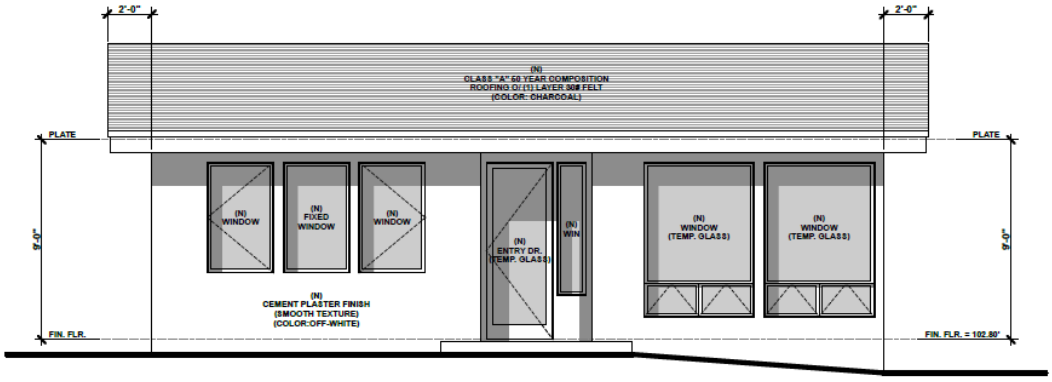
ADU West Exterior Elevation
1/4" = 1'-0"



ADU East Exterior Elevation
1/4" = 1'-0"



ADU South Exterior Elevation
1/4" = 1'-0"



ADU North Exterior Elevation
1/4" = 1'-0"

Figure 6. Landscape Plan

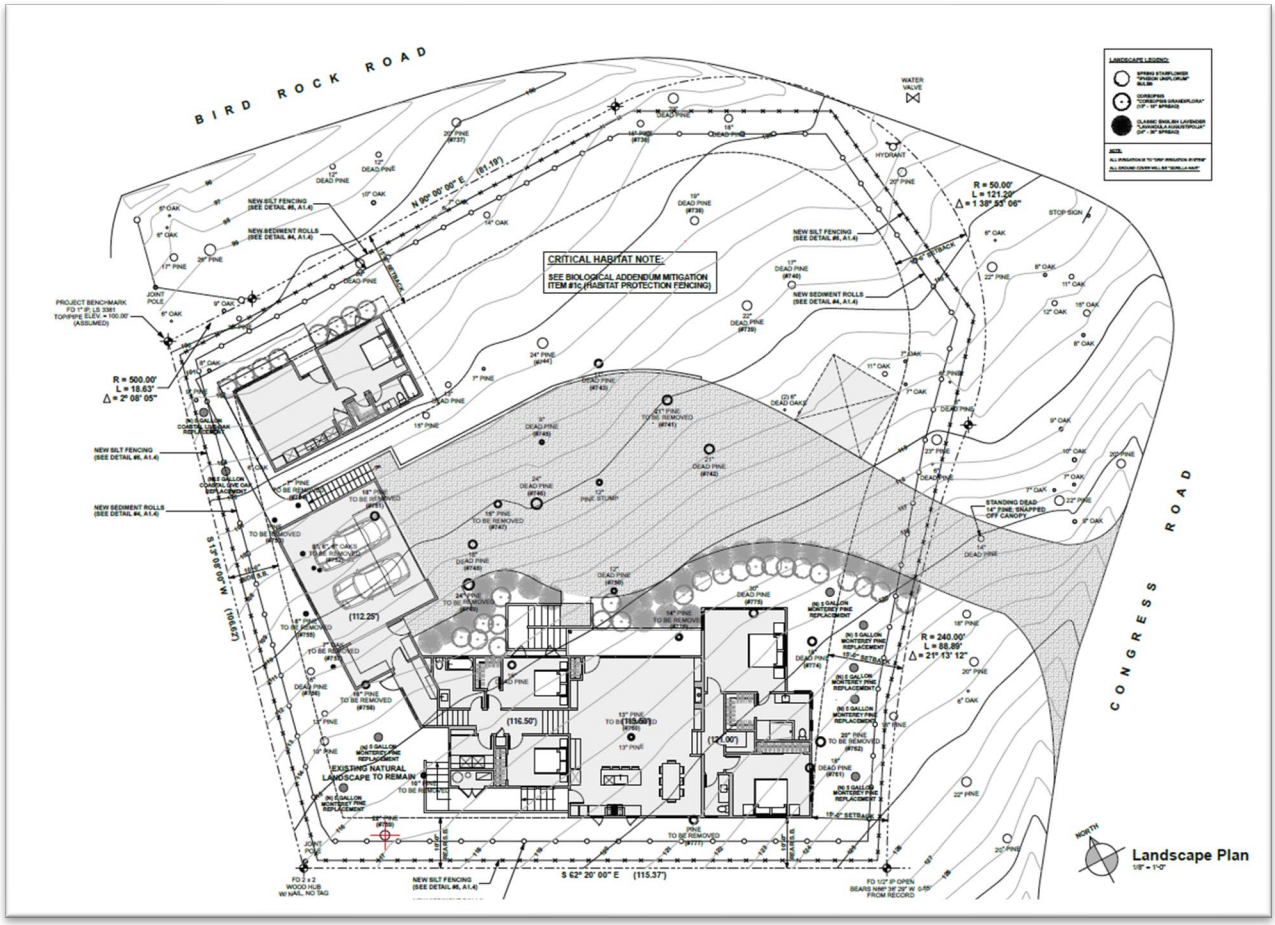


Figure 7. Erosion Control Plan

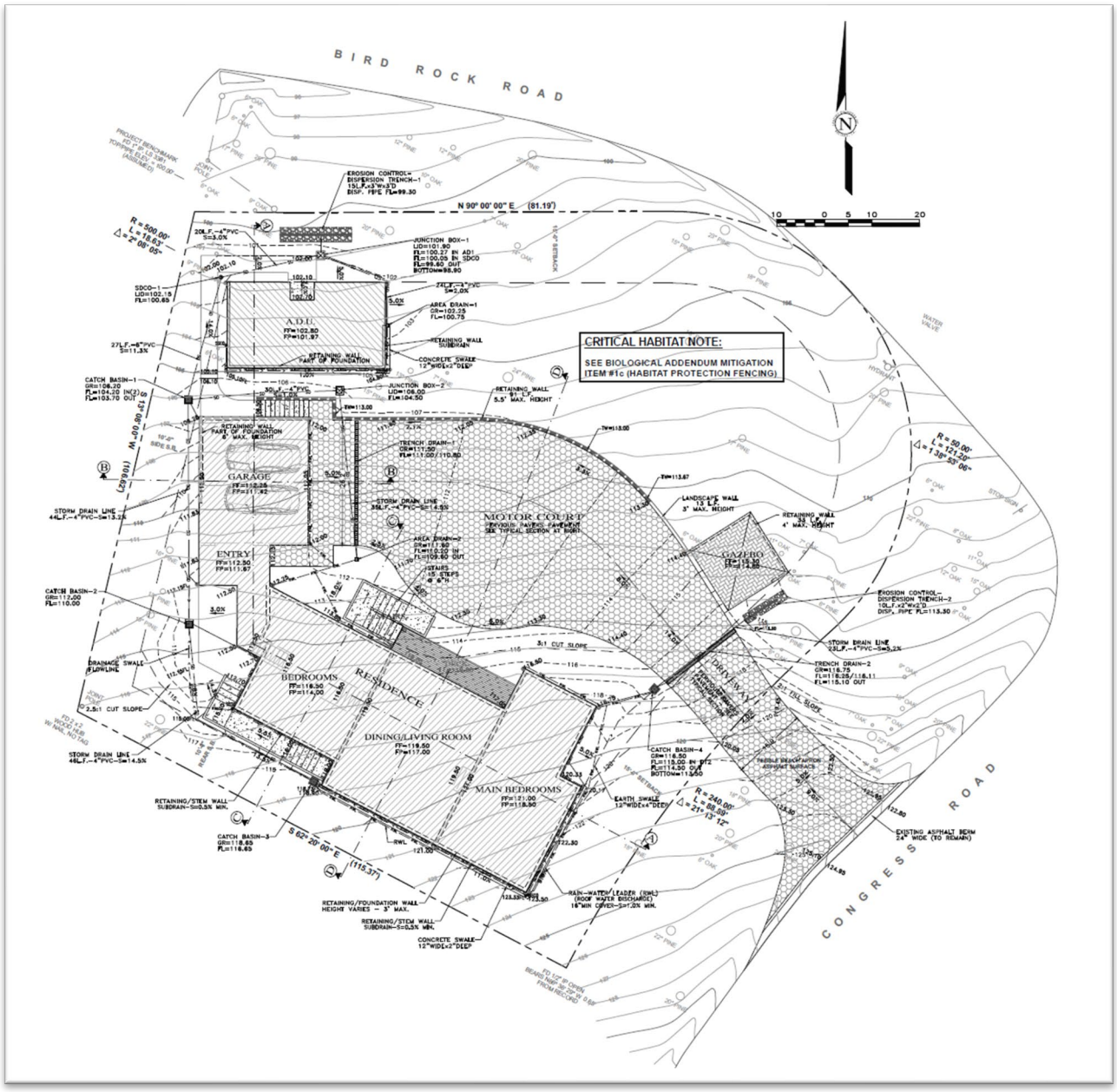
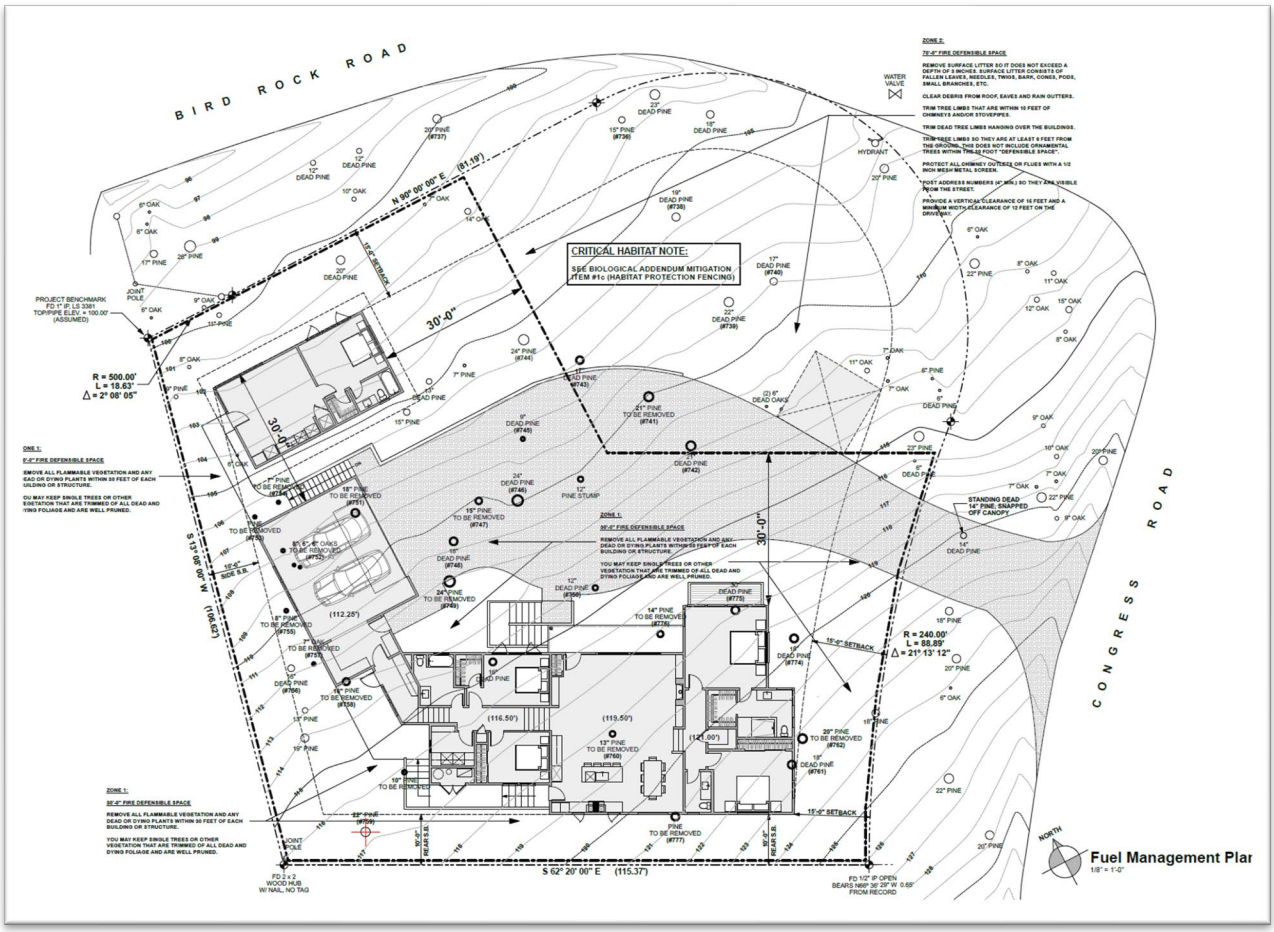


Figure 8. Fire Fuel Management Plan



III. PROJECT CONSISTENCY WITH OTHER APPLICABLE LOCAL AND STATE PLANS AND MANDATED LAWS

Use the list below to indicate plans applicable to the project and verify their consistency or non-consistency with project implementation.

General Plan/Area Plan	☒	Air Quality Mgmt. Plan	☒
Specific Plan	☐	Airport Land Use Plans	☐
Water Quality Control Plan	☒	Local Coastal Program-LUP	☐

General Plan/Area Plan: The Project is in Pebble Beach, CA, an unincorporated area in Monterey County. Land use and development within the Project site is governed by the 2010 Monterey County General Plan.

Together with the Greater Monterey Peninsula Area Plan (GMPAP), these planning documents provide guidance to support development and future growth while preserving scenic and environmental resources as much as possible.

The Project site is designated as "RESIDENTIAL 4 Units per acre" with zoning of Medium Density Residential with a B-6 overlay, Design Control District, and major Recreational Equipment Storage in seaward zone overlay, or "MDR/B-6-D-RES". This designation allows for single-family residential development on the parcel.

The Project consists of a single-family residence with associated improvements, including removal of 15 protected living trees and several deemed-hazardous dead trees. Dwelling and accessory structure construction requires a Design Approval, development by right. The project requires a Use Permit because of number of trees proposed for removal. The project's construction and operation will be consistent with the land use designation upon granting of required permits.

The parcel was created as part of the Monterey Peninsula Country Club No. 4 subdivision, Tract No. 429. The subdivision final map was filed in Volume 7 Cities and Towns Page 87 on April 9, 1963. The parcel is Lot 5 in Block 400, a legal lot.

General Plan Policies - The 2010 General Plan policies include guidance on natural resources, environmental constraints, human resources, area development and plan implementation. County noise ordinances are included in the Countywide noise ordinance updates.

Issues discussed in the 2010 General Plan's goals and objectives which relate to this project include policies focusing on conservation of critical habitat and minimizing impacts to listed species.

Key 2010 GP Policies include OS-5.3, which requires careful planning and development to provide for conservation and maintenance of critical habitat. Policy OS-5.4 requires development avoid, minimize, and mitigate impacts to listed species and critical habitat to the extent feasible.

The Project is designed to be consistent with these policies by locating development on the least biologically-significant portion of the parcel, where no Yadon's piperia (a federally listed endangered

plant) are known to grow. The area where this protected plant is known to grow will be permanently conserved in a conservation easement deed.

Biological Resources: The Project is consistent with OS-5.16 and OS-5.17. A Biological Report was prepared and potential impacts to Monterey pine forest understory plants, including Yadon's piperia and species of concern. During project reviews, the project was redesigned to place the main dwelling away from the critical habitat area and reduce the size of the autocourt. Additional accessory structures were also added in consultation with the Biologist to ensure they would not impact Yadon's piperia or the species of concern. Mitigation measures are proposed to reduce the impacts to Yadon's piperia and species of concern to a less-than-significant level.

The United States Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) have an opportunity to review this Initial Study and make recommendations on the mitigation measures.

The Project can be made consistent with OS-5.14 with adoption of a mitigation measure to develop and follow a restoration plan focused on areas now overrun with invasive species, and long-term maintenance will ensure the invasive species are effectively controlled.

Tree Preservation: The Project can be made consistent with GMPAP Policy GMP-3.5 as long as the Tree Replacement Plan, (for the 15 protected living trees proposed for removal) is followed. The number of trees replacing the 15 removed are expected to be fully established by the end of the monitoring period.

Critical Habitat: The Project can be made consistent with GMPAP Policy GMP-3.9 because the development is proposed to be located on the least biologically significant portion of the parcel. The project will impact the onsite Monterey Pine Forest habitat, with understory species including special status plants. Proposed mitigation measures will reduce these impacts to a less-than-significant level.

Landscape: The Project can be made consistent with GMPAP Policy GMP-3.4 with the proposed landscape plan placing Monterey pine trees in the front setback, blocking the main dwelling from street views and adding screening hedges - integrating the development with the natural environment and soften visual impacts.

Greater Monterey Peninsula Land Use Advisory Committee Review: The Project is located within the Greater Monterey Peninsula Land Use Advisory Committee's ("LUAC") jurisdiction, responsible for reviewing project applications and providing advice and assistance to planning decision-makers on the development application review. a duly-noticed public hearing review of project was conducted on March 21, 2024.

The LUAC, considering the project’s conformance with the 2010 General Plan, has recommended approval. Neighbor concerns regarding construction personnel parking, sensitive habitat protection, tree replacement and driveway size were considered by the LUAC.

The LUAC voted unanimously to recommend the project be supported as proposed (8 ayes, 0 noes, 0 absent). With that feedback and staff-level consistency review, HCD finds that, as conditioned and mitigated, the Project is consistent with the 2010 Monterey County General Plan. **CONSISTENT**

Water Quality Control Plan: The Project lies within the Sawmill gulch section of the Pescadero Watershed area, Surface soils in the Sawmill Gulch area are primarily silty sand underlain by shallow bedrock and clay layers.

According to the geotechnical report prepared for this project (Grice, January 2022, LIB220015), soils include “damp” and "medium stiff" silty clay observed at 1.5 to 1.75 feet, continuing to a depth of 3.5 to 6 feet. The site borings reached lightly weathered granite between 3 to 6 feet below grade.

The Project could result in temporary construction-related effects (e.g., erosion). These effects will not likely be significant with application of the County of Monterey’s urban stormwater quality management and discharge control ordinance (Chapter 16.14) during the Project’s construction phase. These regulations limit the ability of new construction to cause stormwater to discharge in an unsafe manner.

The Project will capture runoff from impervious surfaces into onsite percolation with appropriate flow dissipation. Runoff will be directed to the ditch in the Pebble Beach Right-of-Way at the front of the property, routed down flow along the road.

Chapter 16.14 also regulates pollutant discharge. Application of Chapter 16.12 Erosion Control during construction will ensure Best Management Practices are employed. Sediment is fully contained onsite. The site will be inspected prior to grading, during grading, and with a final inspection to ensure compliance.

For additional discussion on hydrology and water quality, please refer to **Section VI.9 Hydrology and Water Quality** of this Initial Study. **CONSISTENT**

Air Quality Management Plan: The Project is located within the North Central Coast Air Basin ("NCCAB"), which includes unincorporated areas of Monterey County. Air quality in the Project area is managed and regulated by Monterey Bay Air Resources District (MBARD). MBARD has developed Air Quality Management Plans ("AQMPs") and CEQA Air Quality Guidelines to address attainment and maintenance of state and federal ambient air quality standards within the NCCAB.

The 2012-2015 AQMP, the 2008 CEQA Air Quality Guidelines and 2016 Guidelines for Implementing the California Environmental Quality Act are the most recent documents used to evaluate attainment and maintenance of air quality standards. The California Air Resources Board ("CARB") uses ambient data from each air monitoring site in the NCCAB to calculate Expected Peak Day Concentration over a consecutive three-year period. There are no indications that the Project would cause a significant impact to air quality or greenhouse gas emissions ("GHGs") based on available air quality monitoring data. **CONSISTENT**

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

A. FACTORS

The environmental factors checked below would be potentially affected by this project, as discussed within the checklist on the following pages.

☒ Aesthetics	☐ Agriculture/Forestry Resources	☒ Air Quality
☒ Biological Resources	☒ Cultural Resources	☐ Energy
☒ Geology/Soils	☒ Greenhouse Gas Emissions	☒ Hazards & Hazardous Materials
☒ Hydrology/Water Quality	☒ Land Use/Planning	☐ Mineral Resources
☒ Noise	☐ Population/Housing	☐ Public Services
☐ Recreation	☐ Transportation	☒ Tribal Cultural Resources
☐ Utilities/Service Systems	☒ Wildfire	☒ Mandatory Findings of Significance

Some proposed applications that are not exempt from CEQA review may have little or no potential for adverse environmental impact related to most of the topics in the Environmental Checklist; and/or potential impacts may involve only a few limited subject areas. These types of projects are generally minor in scope, located in a non-sensitive environment and are easily identifiable and without public controversy. For the environmental issue areas where there is no potential for significant environmental impact (and not checked above), the following finding can be made using the project description, environmental setting, or other information as supporting evidence.

☐ Check here if this finding is not applicable

FINDING: For the above referenced topics that are not checked off, there is no potential for significant environmental impact to occur from either construction, operation, or maintenance of the proposed project and no further discussion in the Environmental Checklist is necessary.

EVIDENCE:

Agricultural and Forestry Resources: The California Department of Conservation Division of Land Resource Protection and the Farmland Mapping and Monitoring Program ("FMMP") maps California's agricultural resources. The FMMP designated the Project site as "Other Land" and therefore would not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The Project is not zoned for agricultural use and is not under a Williamson Act contract.

The Project site is not zoned or designated as forestland and therefore would not result in the loss or conversion of forest land for non-forestland use. The Project would not result in the loss or conversion of forest land for non-forest land use. Therefore, the Project would not result in impacts to agriculture and forestry resources.

Energy: The project would require energy during construction to operate construction equipment and worker vehicles to and from the project site. The proposed site improvements include the construction of a single-family dwelling with an attached garage, an ADU and a gazebo. Due to the small scale of the project, energy use associated with construction would be nominal and short term and would not be considered wasteful, inefficient, or unnecessary. Operational energy demand would be minimal. Pacific Gas & Electric provides electricity to the project site.

The project would be required to comply with California Building Code, Title 24 standards which minimize wasteful, inefficient, or unnecessary consumption of energy resources during operation.

California's Green Building Standards Code (CALGreen; California Building Code Title 24, Part 11) requires implementation of energy-efficient light fixtures and building materials into the design of new construction projects. With implementation of these regulations, the project will not conflict with state or local plans for renewable energy or energy efficiency. Therefore, the project does not result in potentially significant environmental effects due to the wasteful, inefficient, or unnecessary consumption of energy. (Sources: 4, 5, 6, 7, 32, 33, 34)

Mineral Resources: Mineral resources are determined in accordance with the Surface Mining and Reclamation Act ("SMARA") of 1975 and the California Geological Survey which maps mineral resources of regional significance. There are no known mineral resources on the Project site. As a result, the Project will not result in the loss of availability of a known mineral resource that would be of value to the region and residents of the state. Additionally, the Project site is not designated as a mineral resource recovery site. Therefore, the Project will not result in the loss of availability of a locally important mineral resource recovery site. Therefore, the Project would not result in any impacts to mineral resources. (Sources: 9, 26, 28, 32, 33, 34)

Population and Housing: The Project consists of a single-family dwelling unit, detached guesthouse, workshop, garage and supporting infrastructure. The main residential unit will not significantly contribute to regional growth not previously forecasted. The Association of Monterey Bay Area Governments ("AMBAG") projects the region's population, housing and employment, documenting anticipated changes in the regional growth forecast. The current regional growth forecast was adopted on June 15, 2022. The regional growth forecast does not evaluate individual areas of unincorporated County of Monterey and therefore growth projections for Pebble Beach are combined under the grouping of *Unincorporated*. The population within the Unincorporated area is anticipated to increase by 6,317 persons between 2015 and 2045, representing a 6-percent increase. The Project would not induce substantial population growth either directly or indirectly. Additionally, project construction and operation will not displace existing housing units. Therefore, the Project will not result in any population or housing-related impacts. (Sources: 1, 28, 32, 33, 34).

Public Services: The Project will not result in any adverse impacts relating to the need for new, or physically altered, government facilities to maintain acceptable service ratios, response times, or other

performance objectives for any public services (i.e., fire protection, police protection, schools, parks, or other public facilities). The Cypress Fire Protection District provides fire protection services to the Project site. The Pebble Beach CSD contracts California Highway Patrol (CHP) to augment vehicle code enforcement in Pebble Beach. County departments and service providers reviewed the project application and did not identify any impacts to these services. Therefore, the Project will not result in impacts related to public services. (Sources: 1, 3, 26, 30, 33, 34)

Recreation: The Project will not create increased use of existing neighborhood and/or regional parks or other recreational facilities causing substantial physical deterioration. The Project will not adversely impact parks, trail easements, or other recreational opportunities. Therefore, the Project will not result in any adverse recreation-related impacts. Moreover, the Project will not induce population growth or result in a substantial change in the population where recreational resources would be negatively impacted or require expansion. (Sources: 32, 33, 34)

Transportation: The project will not generate traffic nor increase the number of permanent vehicle trips beyond that accounted for in regional studies and the site's development. Traffic distribution will not cause level of service degradation on any roadway or intersection, nor substantially increase vehicle miles traveled relative to existing conditions. There are no traffic safety issues related to the Project.

The operational phase of the project will generate new daily trips but not exceed the daily threshold of 110 trips as set by the Office of Planning and Research ("OPR"). Construction-related activities will temporarily increase traffic from worker-generated trips; however, no adverse impact is expected to occur due to the small scale of the project.

A draft Construction Management Plan was submitted with the project application including treatment of temporary traffic increases. An estimated 2-3 total truck trips will occur daily over the span of 18 months. These truck trips include hauling materials offsite following vegetative clearing of the vacant lot, grading and soil export and import of engineering and construction materials. The haul route will exit Pebble Beach from Congress Road through the Samuel F.B. Morse gate, then utilize Highway 1.

If material deliveries cause any streets along the haul route to be partially blocked by delivery trucks or loading/unloading operations, a flagperson shall be present to direct traffic around the lane obstruction. The flagperson shall always be present when delivery/construction operations may impact traffic on the haul route and surrounding streets.

The project would not increase hazards due to any design features, like blind turns, or incompatible uses since the site is zoned to allow residential uses; nor will it result in inadequate emergency access. In a memorandum prepared by Hexagon Transportation Consultants, Inc. (April 15, 2024), transportation analysts Ollie Zhou and Nivendha Baskarapandian found that the intersection of Bird Rock and Congress Roads have a posted speed limit of 25 mph and stopping sight distances at the proposed driveway would be adequate for transportation safety. The 16' wide driveway will have 6' of driveway opening on either site, allowing for sufficient 15' sight triangle.

The project does not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. The project

does not intensify existing levels of traffic. For these reasons, the project does not result in negative transportation impacts.(Sources: 26, 28, 32, 33, 34, 39)

Utilities/Service Systems: The project will be served by existing potable water and wastewater treatment infrastructure. Potable water service will be provided by California American Water. Wastewater treatment will be provided by Pebble Beach CSD. The project's small scope does not impact Pebble Beach CDS's remaining capacity or operations. Electricity will be provided by Pacific Gas & Electric. Solid waste disposal will be provided by the Monterey Regional Waste Management District. The project will not generate a significant amount of solid waste does not require expansion of current utility infrastructure or impact the area's solid waste collection and disposal facilities.

Any excess construction materials will be recycled as feasible with the remainder being hauled to a landfill. The minimal amount of construction waste produced will not affect the permitted landfill capacity. Given these facts, the project will not result in impacts related to utilities and service systems. (Sources: 3, 15, 16, 28, 29, 31, 33, 34, 36, 38)

B. DETERMINATION

On the basis of this initial evaluation:

☐ I find that the Project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the Project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the Project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Mary Israel	July 10, 2025
Signature	Date

Mary Israel, Supervising Planner, County of Monterey
Housing and Community Development

V. EVALUATION OF ENVIRONMENTAL IMPACTS

1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).

2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached and other sources used, or individuals contacted should be cited in the discussion.

8) The explanation of each issue should identify:
   a) The significance criteria or threshold, if any, used to evaluate each question; and
   b) The mitigation measure identified, if any, to reduce the impact to less than significance.

VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS **Except as provided in Public Resources Code Section 21099, would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista? (sources: 26, 28, 32, 33, 34, 35)	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (sources: 13, 26, 28, 32, 33)	☐	☐	☐	☒
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? (sources: 13, 26, 28, 32, 33, 34, 35)	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (sources: 26, 28, 32, 33, 34, 35)	☐	☐	☒	☐

Discussion/Conclusion:

The Project is located at 2901 Bird Rock Road, Pebble Beach (Assessor's Parcel Number 007-661-005-000). Scenic vistas in the Bird Rock Road area of Pebble Beach include views of the Pacific Ocean.

The Project is located approximately 1.3 miles east of 17 Mile Drive, a scenic corridor. HCD-Planning staff viewed the site from 17 Mile Drive in the site evaluation conducted on August 31, 2022. The site was not visible from 17 Mile Drive due to topography, vegetation and distance. As part of the site evaluation, staff reviewed the staking and flagging and evaluated the Project's potential to conflict with the Design Control district regulations. The immediate neighborhood is residential and almost completely built out. The architectural design is consistent with the neighborhood's design eclectic architecture.

Colors and materials are proposed as a beige-colored stucco body, dark gray roof, dark bronze windows and doors and front with beige/gray stone veneer accents.

Because he Project site is located far back from 17 Mile Drive with screening vegetation and topographic features, staff concluded there are no ridgeline impacts and that the Project's potential visual impacts on public viewsheds will be less than significant.

The Del Monte Forest Land Use Advisory Committee (LUAC) considered the project's conformance with the 2010 General Plan and the design control district in its decisions to recommend approval. Neighbor concerns were addressed regarding construction personnel parking, sensitive habitat protection, tree replacement and driveway size. These concerns were addressed by the architect in the meeting. No neighbor or LUAC member concerns were voiced regarding the architectural design of the structures, colors or materials. The LUAC voted unanimously to recommend the project as proposed (8 ayes, 0 noes, 0 absent).

Title 20 section 21.12.060 - requires that all exterior lighting shall be consistent with the Design Guidelines for Exterior Lighting adopted by the Board of Supervisors pursuant to Title 21 section 21.63.020. The Guidelines require lighting be unobtrusive and constructed or located so that only the intended area is illuminated. In this way, the Project will comply with County's dark night skies policy.

Aesthetics 1(a) – Less Than Significant Impact

The project is in a developed residential neighborhood and is consistent with other residential development on developed sites within the immediate vicinity.

No project elements would be visible from Highway 1, a designated scenic highway, due to the site's distance from the highway and vegetation between the project site and highway. The segment of 17 Mile Drive located west of the site is a scenic corridor. Views of the Project Site from 17 Mile Drive are primarily limited due to distance.

Because the structure is subordinate to and blended into the environment, is on the portion of the parcel least visible from 17 Mile Drive's public viewing areas and retains existing trees and native vegetation to the maximum extent possible, it complies with Design Control district standards.

The project design is also consistent with existing residential development within the immediate vicinity in terms of color, materials, mass, and height. Through adherence with the County's standard exterior lighting condition of approval, the project shall be consistent with 1982 General Plan and Design Control district requirements. Therefore, as proposed, the project would not have a substantial adverse effect on a scenic vista.

Aesthetics 1(b) – No Impact

No project elements will substantially damage scenic resources, including trees, rock outcroppings or buildings within a state scenic highway. As discussed above, the proposed development is not near Highway 1.

No historic buildings are impacted by the project, and development is occurring away from rock outcroppings and other scenic features in the project vicinity. Therefore, the project would have no impact on scenic resources.

Aesthetics 1(c) and (d) – Less Than Significant Impact

As described above, existing topography and vegetation effectively screen the proposed development from Highway 1, the closest designated scenic highway, and major public viewing areas. While the Project will be removing up to 30 trees, the Project will be required to restore/enhance trees/woodlands onsite through cultivation of 15 volunteer Monterey pines and restoration and conservation of Monterey Pine Forest understory.

Prior to occupancy, one naturally occurring Monterey pine tree seedling/sapling will be either protected in place or moved to create a tree line between the structures and neighboring parcel/roadway to balance for all removed living protected tree (15 removed). Therefore, any removal of trees which may make the Project visible will be restored, minimizing impacts. Those to be moved will be maintained ensure to the potential visual impact of the project will be screened (see **Figure 6. Landscape Plan** and **VI.4 Biological Resources** for more information.)

The Project does not entail any nighttime construction-related activities. The Project would include exterior lighting in the form of 10 sconces on the main dwelling and garage and 2 sconces on the ADU. The Project would be required to comply with County Standard Condition of Approval for an Exterior Lighting Plan (Condition No. 6), which includes the requirement for all exterior lighting to not result in excessive illumination or off-site glare. As designed and conditioned, the project would result in a less-than-significant impact to the existing visual character or quality of public views of the site, its surroundings, and the day or nighttime views in the area.

By its design, the Project shall have a less than significant impact on Aesthetic Resources with its natural colors, native landscaping, and the application of a standard County Planning condition of approval enforcing the exterior lighting policy. For these reasons, the Project has a less than significant impact.

2. AGRICULTURAL AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (sources: 5, 6, 26)	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (sources: 6, 26, 28, 32, 33)	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (sources: 11, 26, 28)	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use? (sources: 11, 26, 28, 32, 33, 34)	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? (sources: 5, 6, 26, 28, 32)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

Please refer to **Section IV. A Environmental Factors Potentially Affected**. The Project would have no impact on agricultural or forest land resources.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (sources: 17, 22, 23, 24, 26, 28)	☐	☐	☐	☒
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? (sources: 22, 23, 24, 28, 32, 33)	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations? (sources: 22, 23, 24, 26, 28, 32, 33)	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? (sources: 34, 35)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

The project site is within the North Central Coast Air Basin, ("NCCAB") which is under the jurisdiction of the Monterey Bay Air Resources District ("MBARD"). MBARD is responsible for producing an Air Quality Management Plan ("AQMP") that reports air quality and regulates stationary air pollution sources throughout the NCCAB. The 2012–2015 AQMP for the Monterey Bay region addresses attainment and maintenance of state and federal ambient air quality standards within the NCCAB, which includes unincorporated Pebble Beach. MBARD is also responsible for measuring the concentration of pollutants and comparing those concentrations against Ambient Air Quality Standards ("AAQS"). Additionally, MBARD monitors criteria pollutants to determine whether they are in attainment or not in attainment. **Table 3-1 Attainment Status for the NCCAB** illustrates the attainment status for criteria pollutants.

Table 3-1
Attainment Status for the NCCAB

Pollutant	State Designation	Federal Designation
Ozone (O_3)	Nonattainment – Transitional	Attainment

Table 3-1
Attainment Status for the NCCAB

Pollutant	State Designation	Federal Designation
Inhalable Particulates (PM_{10})	Nonattainment	Attainment
Fine Particulates ($PM_{2.5}$)	Attainment	Attainment
Carbon Monoxide (CO)	Monterey Co. – Attainment	Attainment
	San Benito Co. – Unclassified	Attainment
	Santa Cruz Co. – Unclassified	Attainment
Nitrogen Dioxide (NO_2)	Attainment	Attainment
Sulfur Dioxide (SO_2)	Attainment	Attainment
Lead	Attainment	Attainment

Source: Monterey Bay Air Resources District, 2017. 2012 – 2015 Air Quality Management Plan

MBARD has set air quality thresholds of significance for the evaluation of projects. **Table 3-2 Thresholds of Significance Construction Emissions** illustrates the thresholds of significance used to determine if a project would have a significant air quality effect on the environment during construction.

Table 3-2
Thresholds of Significance Construction Emissions

Pollutant	Threshold of Significance (lbs./day)
Nitrogen Oxides (NOx)	137
Reactive Organic Gases (ROG)	137
Respirable Particular Matter (PM_{10})	82
Fine Particulate Matter ($PM_{2.5}$)	55
Carbon Monoxide (CO)	550

Source: Monterey Bay Unified Air Pollution Control District, 2016. Guidelines for Implementing the California Environmental Quality Act.

In addition to these thresholds, MBARD has also determined that a significant short-term construction generated impact would occur if more than 2.2 acres of major earthmoving (i.e., excavation) per day was to occur. Activities associated with this threshold include excavation and grading. For projects that require minimal earthmoving activities, MBARD has determined that a significant short-term construction generated impact would occur if more than 8.1 acres per day of earthmoving was to occur.

Table 3-3 Thresholds of Significance Operational Emissions illustrates the thresholds of significance used to determine if a project would have a significant air quality effect on the environment during operation.

Table 3-3
Thresholds of Significance Operational Emissions

Pollutant	Threshold of Significance (lbs./day)
Nitrogen Oxides (NOx)	137
Reactive Organic Gases (ROG)	137
Respirable Particular Matter (PM_{10})	82
Fine Particulate Matter ($PM_{2.5}$)	55
Carbon Monoxide (CO)	550

Source: Monterey Bay Unified Air Pollution Control District, 2016. Guidelines for Implementing the California Environmental Quality Act.

CARB defines a sensitive receptor as children, elderly, asthmatic and others who are at high risk of negative health outcomes due to exposure to air pollution. Pursuant to California Health and Safety Code Sec. 42705.5, a sensitive receptor includes hospitals, schools, day care centers and such locations as the district or state board may determine. MBARD similarly defines sensitive receptors and adds that the location of sensitive receptors be explained in terms that draw a relationship to the project site and potential air quality impacts. The nearest sensitive receptor (e.g., residence, health care center, visitor serving accommodations) is located approximately 40 ft to the west of the Project site and is a residence.

Air Quality Impact (a) No Impact: CEQA Guidelines Sec. 15125(b) requires evaluation of a project for consistency with applicable regional plans, including the AQMP. The most recent MBARD update was the 2012 – 2015 AQMP and was adopted in March 2017. This plan addresses attainment of the State ozone standard and Federal air quality standards. The AQMP accommodates growth by projecting growth in emissions based on population forecasts prepared by the Association of Monterey Bay Area Governments ("AMBAG") and other indicators. Consistency determinations are issued for commercial, industrial, residential and infrastructure related projects that have the potential to induce population growth. A project is considered inconsistent with the AQMP if it has not been accommodated in the forecast projects considered in the AQMP.

The Project consists of the construction of an approximately 2,340 square foot (sf) one-story single-family dwelling and an attached 740 sf two-car garage, 200 sf covered porch, a 66 sf balcony, a 225 sf gazebo, and a 575 sf ADU. Site improvements include approximately 3,200 sf of driveway (pervious pavers), and 475 impervious patio and walkway requiring a total of 550 cubic yards of grading (320 cut, 230 fill) and removal of up to 30 living and dead/dying trees.

The Project does not induce substantial population growth or result in the need for additional residential development beyond what currently exists. The current regional growth forecast was adopted on June 15, 2022. The regional growth forecast does not evaluate individual areas of unincorporated Monterey County and therefore growth projections for Pebble Beach are combined under *Unincorporated*.

The population within the Project area is anticipated to increase by 6,317 persons between 2015 and 2045, representing a 6-percent increase. The Project would not induce substantial population growth either directly or indirectly beyond what was forecasted. Therefore, the Project would not conflict with or obstruct an applicable air quality plan. For these reasons, no impact would occur.

Air Quality Impact (b-d) Less than Significant: The MBARD 2016 CEQA Air Quality Guidelines contain standards of significance for evaluating potential air quality effects of projects subject to CEQA. According to MBARD, a project would violate an air quality standard and/or contribute to an existing or projected violation if it would emit (from all sources, including exhaust and fugitive dust) more than:

- 137 pounds per day of oxides of nitrogen (NO_x),
- 137 pounds per day of reactive organic gases (ROG),
- 82 pounds per day of respirable particulate matter (PM_{10}),
- 55 pounds per day of fine particulate matter ($PM_{2.5}$) and

- 550 pounds per day carbon monoxide (CO).

Construction impacts- According to MBARD's criteria for determining construction impacts, a project would result in a potentially significant impact if it would result in 8.1 acres of minimal earthmoving per day or 2.2 acres per day with major grading and excavation. This Project's construction will temporarily disturb a 0.27 acre area. Construction requires equipment such as tractors, backhoes, excavators, loading trucks and pickup trucks, with construction related emissions coming from sources such as exhaust or fugitive dust. Construction will not, however, exceed MBARD's significance criteria. Grading and excavation-related activities occurring over several days, would not exceed MBARD's daily ground-disturbing thresholds for excavation (2.2 acres per day) or grading (8.1 acres per day).

The Project will implement standard construction Best Management Practices ("BMPs") related to dust suppression e.g. watering active construction areas, prohibiting grading activities during periods of high wind (over 15 mph), covering trucks hauling soil, covering exposed stockpiles, etc.) thereby further ensuring temporary construction-related effects are minimized. For these reasons, project construction Project would have a less than significant impact on air quality.

Operational Emissions - The Project could result in operational emissions but will not result in a significant impact. Operational emissions will not exceed an applicable MBARD threshold of significance. The Project will be used for residential uses consisting of a single-family dwelling and an accessory dwelling unit. The Project will be constructed in accordance with contemporary building standards.

Solar Arrays - The Project includes rooftop solar arrays as required by California law (effective 2020) for new housing construction.

Vehicle Trip Emissions - Additionally, operational emissions generated by vehicle trips would be minimal. As discussed in Section IV.A Transportation, the Project would generate new daily trips but would not exceed the daily threshold of 110 trips as set by the Office of Planning and Research ("OPR"). For these reasons, operational emissions associated with the Project would not exceed an applicable MBARD threshold of significance. The Project would result in a less than significant impact to air quality during operation.

The nearest sensitive receptor is a single-family dwelling, located approximately 40 feet west of the Project. As discussed, Project construction would generate air quality impacts. Any temporary impacts will not exceed MBARD thresholds. Therefore, Project impacts are less than significant. Project construction could generate temporary odors from construction equipment (e.g., diesel exhaust) which could be noticeable at times to residences, visitors and others in the Project vicinity. However, construction-generated odors will be temporary and not create objectionable odors affecting a substantial number of persons. This represents a less than significant impact.

Through application of standard MBARD BMPs, along with County Building Services construction plan review and inspection, the Project will have a less-than-significant impact on Air Quality.

4. BIOLOGICAL RESOURCES **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? (sources: 2, 21, 26, 28, 33, 34, 35)	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? (sources: 2, 21, 26, 28, 33, 34, 35, 40)	☐	☒	☐	☐
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (sources: 2, 21, 26, 28, 33, 40)	☐	☐	☒	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (sources: 2, 21, 28, 43)	☐	☒	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (sources: 2, 21, 28, 31, 32, 34, 35)	☐	☒	☐	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (sources: 2, 21, 28)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

A biological resources assessment evaluating the Project's potential construction and operation impacts was prepared for the site by Fred Ballerini - *Biological Assessment of Wilkins Residence APN 007-661-005," dated October 5, 2022 and "WILKINS: Biological Assessment Spring Survey Addendum (APN 007-661-005) Jan 31, 2024"* (HCD Planning Library Document No. LIB220281),

Frank Ono prepared a forest resources assessment for the Project. The assessment, *Revised Tree Assessment/Forest Management Plan, Wilkins Residence (April 3, 2024)*, focuses on the Project's construction impacts.

Consistent with CEQA Guidelines Sec. 15150, findings of these technical analyses are herein incorporated by reference. For a more detailed discussion of the site's biological resources, please refer to the technical reports available for review at the Monterey County HCD-Planning Office located in Salinas, California and online via Accela Citizen Access at https://aca-prod.accela.com/MONTEREY/Default.aspx.

Methodology

Biological Assessment - Fred Ballerini conducted spring and summer botanical site surveys of the site on August 18, 2022 and April 20, 2023. These surveys focused on identification of sensitive habitat and potential rare species and habitat. Field surveys were conducted within blooming/identification periods for special-status plant species. To determine the site's suitability to support any special-status species, the biologist used and reviewed the existing vegetation and personal knowledge of the habitat conditions. The site was traversed on foot to identify botanical resources and habitat conditions. Data sources included Federal, State and local databases, manuals and maps.

The biological resource assessment discovered that the site supports an intact Monterey Pine Forest and a fragmented area of Central Maritime Chaparral (approximately 1,100 sf).

The California Department of Fish and Wildlife (CDFW) consider these Environmentally Sensitive Habitats (ESHA). ESHA are habitats that support special-status species, provide important habitat values for wildlife, represent areas of unusual or regionally restricted habitat types and/or provide high biological diversity.

The ESHA on this parcel supports the rare species of pine rose (*Rosa pinetorum*) (4 clusters ranging from 4 to 60 stems), small leaf lomantium (approximately 71 plants) and the federally-endangered Yadon's piperia (*Piperia yadonii*) habitat.

Forest Resources - the updated Tree Resource Assessment Management Plan prepared by Frank Ono (dated April 3, 2024 (LIB210266)), evaluated potential impacts associated with the Project's construction and operation. Frank Ono conducted site inspections on May 1, 2020.

This assessment inspected and inventoried 60 trees growing within or adjacent to the development area. The arborist found the site to be forested with tall, unstable Monterey pine trees ranging from poor to fair health and health with questionable stability due to what was termed "thin soil and over-saturation." Winter storms has caused several tree failures.

For this development, 30 trees are required for removal, 29 meet "Protected" criteria (Title 21 section 21.64.260 - Preservation of oak and other protected trees), 3 are "Landmark" Monterey Pine trees. The majority of the trees are either already fallen down or standing dead. Therefore, the arborist found that they would meet the County's criteria for hazardous trees and their removal will ensure the safety of the construction crew and the Project as a whole.

"Protected" tree criteria is defined as trees 6 inches or more as measured diameter at breast height ("dbh") of any tree included in the area's native tree list. "Protected" oak trees are those which measure 6 inches or more at a height of 2 feet above ground. "Landmark" trees are trees of any native species 24 inches or more in diameter dbh; Landmark oaks are 24 inches diameter (measured two feet above the ground).

"Hazardous" tree criteria is defined by HCD as a tree that is endangering the safety of persons (property owner(s), neighbors, general public …), structures (single family dwelling) or public-use areas (roads, side-walks…). The condition status of a tree can range from healthy to already down, yet if there is no specific hazard target, then there is no hazard. Following this criteria, a qualified arborist designates trees as hazardous.

In the follow-up review of the Monterey pine stand after the stormy 2023 winter, the arborist found only 15 (13 Monterey pines and two Coast live oaks) alive and standing from the original number estimated for removal within the proposed construction footprint.

The remainder of the 30 trees proposed for removal include 1 unprotected acacia tree, 13 dead Monterey pine, including 3 landmark trees, and 2 dead Coast live oak trees. Given light by the many older tree failures, natural recruitment had provided approximately 45 Monterey pine seedlings and saplings onsite. The existence of these seedlings and saplings proves valuable for the ability to use them on the site to replace the trees proposed for removal due to site construction.

Maritime Chaparral: The biological resource assessment determined the site supports small areas of maritime chaparral, characterized by the presence of shaggy bark manzanita (*Arctostaphylos tomentosa*). Other manzanita may also be present in addition to this endemic evergreen shrub, but fire controls on the parcel reduced them to basal stumps beyond identification.

The chaparral is located in the central portion of the parcel. Other plant species in the chaparral include Huckleberry (*Vaccinium ovatum*), sticky monkey-flower (*Diplaucus aurantiacus*), poison oak (*Toxicodendron diversilobum*) and pine rose (*Rosa pinetorium*).

Project development will cause the loss of approximately one third of the Monterey pine woodland understory on the project site:

- driveway development impacts will result in the removal of approximately 1,100 sf of maritime chaparral containing 24 shaggy bark manzanita plants
- ADU development impacts will result in the removal of 600 sf of mostly exotic annual grasses and may temporarily impact smaller patches of maritime chaparral.

Special-Status Plant Species

"Species of concern" include those listed by either the Federal or State resource agencies as well as those identified as rare by California Native Plant Society ("CNPS") - List 1B. The biologist conducted a search of the CNPS and California Natural Diversity Database ("CNDDB"), identifying several species of concern within the greater Project area.

During site visits, the biologist confirmed the presence of Yadon's piperia (*Piperia yadonii*) along the northern portion of the property. Yadon's piperia is an endangered orchid, federally listed as an Endangered species, listed as a State Rare plant (rank 1B.1 Rare, threatened, or endangered in California). See Figure 9.

Figure 9. Image from biological report addendum by Fred Ballerini, April 15, 2024 (source: 2).



General location of ADU structure in yellow outline. Flagging represents piperia locations.

Additionally found within the proposed development area are two special status species of the Monterey Pine Forest Understory were positively identified: pine rose (*Rosa pinetorium*), a California Rare Plant Ranked (CRPR) 1B.2 species, and small leaved lomatium (*Lomatium parvifolium*), a CRPR 4.2 species.

Tree Replacement

Instead of recommending replanting the County's standard replacement ratios (1:1 ratio with saplings from a nursery), the arborist concluded that the site is abundant with natural recruitment with over 45 viable Monterey pine seedlings/saplings, a superior alternative replacement.

These saplings shall be protected with fencing prior to construction activity and maintained until the construction is finaled. A Final Forest Management Plan shall be prepared to ensure relocation of at least 13 of the existing on-site Monterey pine seedlings/saplings. To ensure survival and viability of those 15 replacement Monterey pine trees, the Forest Management Plan shall include a five year maintenance plan.

The arborist recommended that a standard formula for spacing thinning of stems in a healthy stand be followed. The Forest Management Plan may require occasional deep watering twice monthly during the late spring, summer, and fall during the first two years should the site experience drought conditions.

The arborist did not recommend replanting the coast live oaks.

Fuel Management

A Fuel Management Plan will be prepared to control wildfire fuels within 100 ft from all structures.

Pursuant to standard County regulations, the Fuel Management Plan, implemented to reduce wildfire risk while minimizing impacts on biological resources shall include the following:

Zone 1 – Extending 30 ft from all structures

1. Remove all dead plants, grass and weeds.
2. Remove dead or dry leaves and pine needles from yard, roof and rain gutters.
3. Remove branches that hang over roof and keep branches 10 ft away from chimney.
4. Trim dead portions of tree limbs within 10 ft from the ground.
5. Remove or prune flammable plants and shrubs near windows.
6. Create separation between trees, shrubs and items that could catch fire such as patio furniture, wood piles, etc.
7. Trim trees regularly to keep branches a minimum of 10 ft from other trees. Review by Project Arborist.
8. Trim all limbs within 6 ft of the ground.
9. Remove all cut material or chip and spread on site.
10. Provide and maintain, at all times, a screen over all every chimney outlet and stove pipe attached to a fireplace.
11. Post house numbers per Cypress FPD requirements.

Zone 2 – Extending 100 ft from all structures

1. Manage vegetation in defensible spaces in a manner sensitive to the biological resources and compatible with CAL FIRE guidelines.

2. To reduce the fire ladder to the tree canopy, maintain a low (12-18 in tall) understory of native vegetation.
3. Trim tree limbs within 6 ft of ground.
4. Remove tree limbs up to 10 to 15 ft where necessary to create vertical space between bushes and trees per note #3.
5. Leave some logs scattered on bare soil to provide cover for wildlife.
6. Remove fallen dead trees, see Requirement #1, Zone 1 above.
7. Create vertical space between grass, shrubs and trees by thinning undergrowth adjacent to trees and/or pruning trees.
8. On moderate slopes 20-40%, horizontal spacing between bushes should be 4x the height of the bush.
9. All undergrowth thinning, tree pruning and woodland thinning must be performed under the guidance of the Project Arborist in the field.
10. Remove fallen leaves, twigs, bark, cones and small branches.
11. Project shall be inspected for clearances by Cypress FPD.
12. All trimming and tree pruning shall be performed under the guidance of the Project Arborist.
13. Environmentally sensitive areas may require alternative fire protection measures, to be determined by the reviewing agency and the director of planning and building inspection.

Biological Resources Impact (a), (b) and (d) Less than Significant with Mitigation: The Project is within the Monterey Pine Forest. There are many species that are endemic to this forest type; the biological resource assessment encountered several within the project site.

The site was found to support three special status species which inhabit Monterey Pine Forest Understory:

a. Yadon's piperia (Piperia yadonii), an endangered orchid, federally listed Endangered species, State Rare plant rank 1B.1 (Rare, threatened, or endangered in California), is found along the northern portion of the property extending into the road right-of-way owned by Pebble Beach Company. In January 2024, the project biologist flagged 479 total piperia on the site with approximately 260 falling on the applicants parcel and the remaining 219 occurring in the road right-of-way. Project construction could result in short-term, temporary direct and indirect impacts to the Yadon's piperia.

b. Pine Rose (Rosa pinetorium), a California Rare Plant Ranked (CRPR) 1B.2 species, Direct impacts to pine rose are anticipated to be 4 clusters ranging from 4 to 60 stems.

c. Small-leaved lomatium (*Lomatium parvifolium*), a CRPR 4.2 species. Direct impacts to small leaf lomatium are anticipated to be 71 plants.

The Project supports habitats considered "sensitive" by the 2010 General Plan and California Department of Fish and Wildlife for ecological reasons - including maritime chaparral and Monterey Pine Forest. Project construction will result in removal of approximately 1,100 sf of maritime chaparral containing 24 shaggy bark manzanita plants. ADU construction will impact an estimated 600 sf of Monterey Pine Forest understory. Total permanently converted area will be approximately 8,850 sf (4,380 sf impervious and 3,380 sf pervious coverage and approximately 1,100 sf proposed landscaping).

The biologist found potential special-status raptors such as sharp-shinned hawk (Accipter striatus), Cooper's hawk (Accipiter cooperi), and white-tailed kite (Elanus leucurus) could potentially nest within any of the large Monterey pine trees in the immediate area or in the nearby coastal scrub. Other birds of prey that could nest in the tall Monterey pine trees include red-tailed hawk (Buteo jamaicensis), red-shouldered hawk (Buteo lineatus), great horned owl (Bubo virginianus), barn own (Tyto alba), turkey vulture (*Cathartes aura*) and others.

Project construction could result in short-term, temporary direct and indirect impacts to these birds of prey and other nesting bird species (e.g., wildlife harassment or mortality, nest abandonment, habitat loss) associated with construction activities (e.g., soil compaction, noise, dust, vegetation removal, erosion and sedimentation, hazardous material spills and introduction and spread of non-native, invasive species).

Mitigation Measure BIO-1: AVOIDANCE OF SPECIAL STATUS MONTEREY PINE FOREST UNDERSTORY SPECIES

The Biological Report by Fred Ballerini, "*Biological Assessment of Wilkins Residence APN 007-661-005*," dated October 5, 2022 and "*WILKINS: Biological Assessment Spring Survey Addendum (APN 007-661-005) Jan 31, 2024*" (HCD Planning Library Document No. LIB220281) concluded that special status species which inhabit Monterey Pine Forest Understory are known to occur within the subject parcel.

Project recommendations include installing exclusionary habitat protection fencing to prevent construction impacts. Prior to issuance of construction permits for grading and/or building, the owner/applicant shall incorporate a note on all construction plans (for building and grading) that the project shall comply with the specifications related to habitat protective fencing contained in the Biological Report by Fred Ballerini, project biologist, "*Biological Assessment of Wilkins Residence APN 007-661-005*," dated October 5, 2022 and "*WILKINS: Biological Assessment Spring Survey Addendum (APN 007-661-005) Jan 31, 2024*" (HCD Planning Library Document No. LIB220281).

Mitigation Monitoring Action No. 1.a: Include the biological resources note indicated in MM BIO-1 on all construction permit plans.

Mitigation Monitoring Action No. 1.b: Include the locations of exclusionary habitat protection fencing on construction permit plans (plans should be reviewed by a qualified biologist prior to submitting to HCD).

Mitigation Monitoring Action No. 1.c: Install exclusionary habitat protection fencing as indicated on the construction permit plans to prevent construction impacts.

Mitigation Measure BIO-2: ENHANCEMENT/RESTORATION OF IMPACTED MONTEREY PINE FOREST

To mitigate for the loss of approximately one third of Monterey pine woodland understory on the project site, the following Enhancement/Restoration shall be require:

A. Eradicate majority of non-native grasses, weeds and introduced landscape plants from the property. These were noted by the project biologist to be significant on the eastern portion of the property in 2022 but may expand because of construction and tree removal.

B. Restore the approximately 8,000 sf area on the eastern portion of the property using the dominant native species present on project site consistent with the recommendations in the Biological Report by Fred Ballerini, project biologist, "*Biological Assessment of Wilkins Residence APN 007-661-005," dated October 5, 2022* and "*WILKINS: Biological Assessment Spring Survey Addendum (APN 007-661-005) Jan 31, 2024*" (HCD Planning Library Document No. LIB220281).

a. The plan is to include:

i. responsible parties,
ii. planting stock,
iii. plant list,
iv. quantities,
v. sizes,
vi. planting schedules,
vii. site preparation,
viii. maintenance activities,
ix. maintenance schedule,
x. performance standards,
xi. final success criterion,
xii. monitoring program

An annual report on Restoration/Enhancement and Preservation Areas shall be prepared for each year of a five year monitoring period.

For each annual report, a biologist shall visit the site to verify that native plant habitat with less than 10 percent non-native species is maintained on the property. When the monitoring period is closed, the owner shall continue to prevent invasive non-native plant species from colonizing.

Special status species inhabiting Monterey Pine Forest Understory are known to occur within the subject parcel: pine rose (*Rosa pinetorium*), a California Rare Plant Ranked (CRPR) 1B.2 species and small-leaved lomatium (*Lomatium parvifolium*), a CRPR 4.2 species.

Direct impacts to pine rose are anticipated to impact 4 clusters ranging from 4 to 60 stems. Direct impacts to small leaf lomatium are anticipated to impact 71 plants.

Prior to issuance of construction permits for grading and/or building, the owner/applicant shall ensure that any pine rose and small leaved lomatium within the planned hardscape areas are collected and replanted on the property by a qualified biologist.

If the replanted special status species are not successfully replanted, the project biologist shall note that in the Quarterly report and, prior to the next quarterly report, additional new native planting will be done. Transplanted and new individuals shall be incorporated into an adaptive Enhancement/Restoration Area Plan (E/RAP) consistent with the Biological Report by Fred Ballerini, project biologist, "*Biological Assessment of Wilkins Residence APN 007-661-005*," dated October 5, 2022 and "*WILKINS: Biological Assessment Spring Survey Addendum (APN 007-661-005) Jan 31, 2024*" (HCD-Planning Library Document No. LIB220281).

The project arborist noted proposed removal of 30 protected trees. Of these, 15 trees (13 pines and two oaks) are alive, the rest are dead.

The arborist concluded that the site is abundant with natural recruitment of over 45 viable Monterey pine seedlings/saplings, so rather than recommending replanting the Monterey Pine on the site in one-to-one replacement ratio of nursery plants, the arborist will direct the use of the existing onsite seedlings/saplings for use to "replace" (or restore) the removed trees. Transplanted saplings/seedlings shall be protected with fencing prior to construction activity with the fencing maintained until the construction is finaled.

Mitigation Monitoring Action No. 2.a: Eradicate no less than 80% of non-native grasses, weeds and introduced landscape plants from the Wilkins property.

Mitigation Monitoring Action No. 2.b: The owner/applicant shall incorporate a restoration/landscape graphical plan into the construction plan set consistent with the recommendations of the project Biological Report (HCD Planning Library Document No. LIB220281) and, the Arborist Report (HCD Planning Library Document No. LIB210266).

The plan sheet(s) shall be reviewed and certified by a qualified biologist and arborist prior to submittal to HCD-Building Services. Compliance actions contained in the Biological Report include Monterey Pine woodland understory restoration through collecting special status species within the planned hardscape areas and replanting them within the restoration area. The E/RAP shall indicate where the special status species are anticipated to be taken from and the location to which they shall be planted. Protective fencing around the Monterey Pine seedlings/saplings, maritime chapparal, and the proposed restoration area shall be shown on all appropriate sheets of the construction plan set.

Mitigation Monitoring Action No. 2.c: Prior to final inspection, the property owner/applicant shall restore the impacted habitat as per the approved E/RAP. The E/RAP shall incorporate transplanting special status species onsite.

A letter report, prepared by the project arborist, shall be submitted to HCD-Planning for review and approval. The report shall confirm that the Tree Protection Standards included in the Tree Resource Assessment Management Plan, prepared by Frank Ono dated April 3, 2024, have been implemented and that the retained trees are in a healthy, growing condition. If any decline in health that is attributable to the construction is noted, additional trees should be planted on the site using, if still available, the onsite existing seedlings/saplings.

Mitigation Monitoring Action No. 2.d: Monitoring and reporting of MMA Nos. 2a-2c shall occur four times a year for five full years after completion of the project (i.e. construction of the home).

A qualified biologist shall maintain, monitor and report to HCD-Planning, as stipulated in the Mitigation and Monitoring Plan.

An intermediate performance standard shall be measured at 100 percent survival of the planted Monterey pine forest understory plants in the fall of year 1 and 2. The final success criterion is 100

percent survival on 15 naturally recruited Monterey pine saplings and 80 percent on understory in year 5. If naturally recruited Monterey pine saplings do not survive, Applicant/Owner shall replant with native stock to meet the tree replacement required by Monterey County Codes (1:1 replacement).

When the monitoring period is closed, the owner is expected to maintain the native understory on the undeveloped areas by weeding to prevent invasive non-native plant species from colonizing. This is also memorialized by a standard Planning Condition of Approval for Notice of Report.

Mitigation Measure BIO-3: PRE-CONSTRUCTION MEETING TO ENSURE SPECIAL STATUS SPECIES PROTECTIONS

Special status species which inhabit Monterey Pine Forest Understory are known to occur within the subject parcel. To protect those species to the highest extent possible, prior to the commencement of any construction activities, a pre-construction meeting shall be held on the site.

Timing of the meeting may be after the removal and transplantation of pine rose and small leaf lomatium as described in MM BIO-2 and any necessary transplanting and protection measures of Yadon's piperia and as described in MM BIO-4. The preconstruction meeting shall be facilitated by the owner or agent of the project. The meeting shall include representatives of each of the selected contractors, any consultant who will conduct required monitoring, and the owner/applicant. The purpose of the meeting is to review the conditions of approval that are applicable to the grading and construction of the approved development. A report of this meeting including date of meeting, content reviewed and list of attendees, shall be submitted to HCD-Planning, within five business days of the preconstruction meeting date.

Mitigation Monitoring Action No. 3.a: Before construction begins, a pre-construction meeting shall be held on the site.

Mitigation Monitoring Action No. 3.b: A report of this meeting including date of meeting, content reviewed and list of attendees, shall be submitted to HCD-Planning, within five business days of the preconstruction meeting date.

Mitigation Measure BIO-4: YADON'S PIPERIA

Yadon's piperia (*Piperia yadonii*), an endangered orchid, federally listed Endangered species, State Rare plant rank 1B.1 (Rare, threatened, or endangered in California), is found along the northern portion of the property extending into the road right-of-way owned by Pebble Beach Company. In January 2024, the project biologist flagged 479 total piperia on the site with approximately 260 falling on the applicants parcel and the remaining 219 occurring in the road right-of-way.

To reduce the proposed construction's impacts to the Yadon's piperia to a less than significant level, effective protection and conservation of approximately 437 (or more if more are present) individual Yadon's piperia plants is required.

Prior to construction permit issuance, a qualified biologist shall inform the appropriate contact within United States Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW, CEQA office) of the most current siting and count estimates of the Wilkins site's population and the proposed onsite protection in a "Yadon's piperia Protection Plan" (YPPP).

The YPPP shall include:
a) protection before, during, and after construction (MM No 1),
b) a low barrier to ensure inhabitants do not trample individual plants during use phase of the project, and
c) establishment of a Conservation and Scenic Easement.

If the USFWS and/or CDFW propose a more effective option either during public draft review of the IS/MND or prior to project permitting, the agencies' expressed actions (in writing) shall be adopted as modification to this measure. If written communication indicates a need for greater protection but does not present specific directions, the project biologist and County shall meet and confer with the regulating agency staff to capture in writing the agency's modifications to MM BIO-4. Written modification to MM BIO-4 shall be included in the draft Mitigation Monitoring and Reporting Plan for PLN200316 to be reviewed for decision by the appropriate County authority.

Mitigation Measure Action No. 4.a: A qualified biologist shall prepare a plan for onsite protection of the Yadon's piperia population. This Yadon's piperia Protection Plan (YPPP) shall incorporate the most current restoration biology practices for native orchids. Applicant/Owner shall make the YPPP available to HCD-Planning for review and approval prior to the pre-construction meeting indicated in MM BIO- 3.

Mitigation Measure Action No. 4.b: A qualified biologist shall monitor for survival, recruitment, and population dynamics for five years. Applicant/Owner or project biologist shall send electronic copy of the monitoring reports to HCD-Planning for review and approval within one month of every 4th quarter for the monitoring period.

Mitigation Measure Action No. 4.c: If the Yadon's piperia population expands to areas outside of the low barrier within the five-year monitoring period, a qualified biologist shall oversee the adjustment to the low barrier to include them or the installation of a separate smaller barrier to protect the individual(s).

When the monitoring period is closed, the owner is expected to maintain the YPPP in perpetuity, including the inclusion of the area in the required Conservation and Scenic Easement.

The owner shall prevent invasive non-native plant species from colonizing where Yadon's piperia are known to inhabit. This is also memorialized by a standard Planning Condition of Approval for Notice of Report.

Condition No. 5. NESTING BIRD/RAPTOR SURVEYS. The biologist found potential special-status raptors such as sharp-shinned hawk (*Accipter striatus*), Cooper's hawk (*Accipiter cooperi*), and white-tailed kite (*Elanus leucurus*) could potentially nest within any of the large Monterey pine trees in the immediate area or occupy the nearby coastal scrub.

Other avian species could be nesting in trees that are proposed for removal. The disturbances caused by vegetation clearing and other construction activity have the potential to harm the identified special status species.

To avoid impacts to special status nesting birds, a qualified biologist shall perform pre-construction nesting bird surveys no more than one week before scheduled start of any construction phase that is scheduled to start between February 1 through September 15.

The nesting survey, performed by a qualified biologist, shall cover the project site and adjacent areas. If active nests are observed, the nest site shall be flagged and a buffer established to prevent nest failure. The buffer widths shall be determined by the qualified biologist, based on species, site conditions and anticipated construction activities. In no case shall the buffer for special-status raptors be less than 350 feet. Other nesting birds shall have buffers between 50 and 350 ft, depending on the species' sensitivities pursuant to current avian biology/ecology literature.

Active nests shall be monitored at a frequency determined by the monitoring biologist, but no less than once per week, until the nestlings have fledged. If any construction activities appear to be interfering with nest maintenance (e.g., feedings and incubation), the buffers shall be enlarged or nearby construction activities postponed, until the young have fledged, as determined by the qualified biologist.

Condition No. 5 Monitoring Action: Prior to the issuance of any construction permit, Applicant/Owner shall submit a contract Scope of Work to HCD – Planning for review and approval demonstrating Applicant/Owner has retained a qualified biologist to conduct preconstruction nesting bird surveys meeting the requirements of this condition.

Within 30 days of construction start, the project biologist shall submit a memorandum describing the results of the preconstruction survey to state and federal agencies (if required) and HCD – Planning for review and approval.

Subject to these mitigation measures and one standard condition of approval, the Project will not have a substantial adverse effect directly or indirectly through habitat modifications on any species identified as candidate, sensitive, or special status; nor will the Project have a substantial adverse effect on any native resident or migratory fish or wildlife species. Implementation of Mitigation Measures **BIO-1** through **BIO-4** and Condition No. 5 will reduce potential impacts to the species and sensitive communities discussed above to a less than significant level.

Biological Resources Impact (c) Less than Significant: The Project will not have a substantial adverse effect on any riparian habitat, wetlands, or other sensitive natural communities. No riparian habitat or wetlands were identified within the Project site. The Project will not have a substantial adverse effect on state or federally protected wetlands as none exist within the Project site.

Potentially adverse indirect impacts may occur through erosion, sedimentation and introduction of hazardous materials. To minimize construction-generated water quality impacts, the contractor/engineer shall implement standard construction BMPs and is required to comply with Monterey County requirements for water-quality impacts. Additionally, project design Project shall direct drainage away from structures, septic systems and away from steep slopes and utilizing dispersion trenches and other energy reducing features for reducing runoff and erosion (**Section VI.10 Hydrology and Water Quality).**

Biological Resources Impact (e) Less than Significant with Mitigation: The Project, as mitigated, will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The Project site includes maritime chaparral and Monterey Pine Forest, designated as sensitive resources in the General Plan. Implementation of mitigation measures and standard conditions of approval identified in this study ensure temporary impacts during construction are minimized and protection, restoration and management plans are established and adequately implemented to minimize operational impacts. See Mitigation Measure **BIO-1** through Mitigation Measure **BIO-4** and Condition No. 5, above.

Biological Resources Impact (f) No Impact: The Project does not conflict with the provisions of an adopted habitat conservation plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plans. Development on or within the vicinity of the site is governed by the 2010 General Plan, the GMPAP and Title 21.

Overall, the Project shall have a less than significant impact on Biological Resources through the application of Mitigation Measures **BIO-1** through **BIO-4** and the application of standard County and State conditions of approval, including Condition No. 5.

5. CULTURAL RESOURCES **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? (sources: 18, 26, 28, 32, 33, 36)	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? (sources: 18, 26, 28, 36, 37)	☐	☐	☒	☐
c) Disturb any human remains, including those interred outside of dedicated cemeteries? (sources: 18, 26, 28, 36, 37)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

This section presents a discussion of the site's existing setting for cultural resources and an evaluation of potential impacts of the Project on cultural resources. Cultural resources include archaeological resources, historical resources and paleontological resources - defined as follows.

- "Archaeological resources" for this report includes both surficial and buried prehistoric and historic cultural materials.
- Geoarchaeological resources are prehistoric cultural resources that have been buried under sediments due to river flows over time.

- "Historical resources" for this report includes historic building and other structures.
- "Paleontological resources" for this report includes surface and buried fossils containing information about past plants and wildlife.

The analysis of the potential impacts related to cultural resources was based on review of existing published literature and cultural resource reports prepared for development in and immediately adjacent to the site. The professional opinions rendered in these documents are in relation to a review of plans for the site's construction and grading.
The following 2010 Monterey County General Plan policies pertain to cultural and paleontological resources in private development projects.

Policy OS-6.1: Important representative and unique archaeological sites and features shall be identified and protected for all parcels with undisturbed natural conditions (i.e., ungraded properties), consistent with State Office of Historic Preservation guidelines and definitions employed on a statewide basis, including Phase I, II, and III studies.

Policy OS-6.3: New development proposed within moderate or high sensitivity zones, or within 150 feet of a known recorded archaeological and/or cultural site, shall complete a Phase I survey including use of the regional State Office of Historic Preservation or the California Native American Heritage Commission's list of sacred and traditional sites. Routine and Ongoing Agricultural Activities shall be exempted from this policy in so far as allowed by state or federal law.

The following Phase I surveys relate to the Project site: *(HCD-Planning Library Document Nos. LIB170060, LIB170161, LIB200245, LIB200205, LIB140325, LIB170423, LIB160334, LIB170423, LIB160249).* Eight reports have been conducted within 0.5-mile of the Project site. These reports included a variety of regional overviews, site-specific studies, and archaeological surveys for a variety of projects that required ground disturbance. None of these reports identified any resources near the Project site.

Cultural Resources Impact (a), (b) and (c) Less than Significant:
There are no known archaeological resources on the site, based on the archaeological reporting for the project area including records search, literature review, and review of the Native American Heritage Commission resources. There are no structures or historic resources on the site based on a field visit on August 31, 2022. The likelihood of paleontological resources is low based on the geology and paleontological sensitivity of the site.

No archaeological resources were identified in the 500-foot radius as a result of the records search. In addition, soils augured on the Project site had medium greyish brown sand of fine to medium-fine gradation, containing few amounts of silty clay within one foot of surface. At approximately one foot below grade the sands were pale in color and contained few to little amounts of silty clay. There were no dark oily soils encountered. As the soils are neither alluvium nor demonstrating coloration typical of prehistoric cultural resource sites, they have a low potential for buried cultural resources (sources: 36, 44).

Although no cultural resources were identified for the Project, there is always the possibility ground-disturbing activities could uncover or adversely affect unknown archaeological sites and resources.

If archaeological resources are uncovered at the site, the Project would be required to implement the HCD-Planning standard Cultural Resources Condition of Approval which requires construction activities to stop until further analysis of the discovery is made.

No Native American human remains or significant cultural resources are known to exist on the project site. If unanticipated human remains are unearthed, California Health and Safety Code, Section 7050.5, requires an immediate stop to construction activity, with no further disturbance to occur until the county coroner has made the necessary findings as to the origin and disposition pursuant to the California Public Resources Code, Section 5097.98.

If the remains are determined to be of Native American descent, the county coroner has 24 hours to notify the Native American Heritage Commission (NAHC), which will determine and notify the most likely descendant. The most likely descendant shall complete inspection of the site and make recommendations to the landowner within 48 hours of being granted access.

The project would also be required to implement Monterey County Condition of Approval PD003(B), prohibiting excavation in the area surrounding the remains until the county coroner and the NAHC, if applicable, are contacted and the remains are treated in accordance with California Public Resources Code, Sections 5097.98–5097.994.

With adherence to existing regulations and the Monterey County Condition of Approval PD003(B), impacts to human remains would be less than significant.

6. ENERGY **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? (sources: 26, 28, 31, 33, 34, 35)	☐	☐	☐	☒
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (sources: 28, 31, 33, 34)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

Please refer to **Section IV.A Environmental Factors Potentially Affected**. The Project will not have an impact on Energy through the application of standard County and State regulations during construction permitting.

7. GEOLOGY AND SOILS **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. (sources: 7, 20, 25, 26, 33, 36, 41, 42, 43)	☐	☐	☒	☐
ii) Strong seismic ground shaking? (sources: 7, 20, 25, 26, 33, 36, 41, 42, 43)	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction? (sources: 7, 20, 25, 26, 33, 36, 41, 42, 43)	☐	☐	☒	☐
iv) Landslides? (sources: 20, 25, 26, 33, 36, 41, 42, 43)	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil? (sources: 20, 25, 26, 33, 36, 42, 43)	☐	☒	☐	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (sources: 7, 20, 25, 26, 33, 36, 42, 43)	☐	☐	☐	☒

7. GEOLOGY AND SOILS **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? (sources: 20, 25, 26, 33, 36, 42, 43)	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (sources: 20, 25, 26, 33, 36, 42, 43)	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (sources: 9, 26,32, 33, 36, 37, 44)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

Grice Engineering prepared a geotechnical investigation for the Project. The investigation, *Geotechnical Report for the proposed Wilkins Residence 2901 Bird Rock Road, Pebble Beach, California A.P.N. 007-661-005-000 (January 10, 2022)*, evaluated potential impacts associated with the Project's construction and operation. Lawrence E. Grice of Grice Engineering conducted a field investigation and collected soil borings to determine near surface and subsurface soil conditions and determine suitability for Project construction.

Seismicity and Fault Zones

The geologic structure of central California is primarily a result of tectonic events during the past 30 million years. Faults in the area are believed to be a result of movements along the Pacific and North American tectonic plate boundaries. Movements along these plates are northwest-trending and largely comprised of the San Andreas Fault system. Monterey's complex geology is a result of changes in sea level and tectonic uplifting. Geologic units in the region have been displaced by faulting and folding.

Located at 2901 Bird Rock Road in Pebble Beach, California the project is in the Sawmill Gulch section of the Pescadero Watershed area. The site is relatively flat with no slopes greater than 25 percent. There is a potentially active fault within 660 feet, associated with the Hatton Canyon fault.

Soils

According to the Geotechnical Report prepared for this project (Grice, January 2022, LIB220015), the soils include damp and "medium stiff" silty clay observed at 1.5 to 1.75 feet, which continued to a depth of 3.5 to 6 feet. The site borings reached lightly weathered granite between 3 to 6 feet below grade.

Surface soils in the Sawmill Gulch area are primarily silty sand underlain by shallow bedrock and clay layers.

Geology and Soils Impact (a.i-a.iii) Less than Significant: The Project is not located within any of the Alquist-Priolo Earthquake Fault Zones established by the Alquist-Priolo Earthquake Fault Zone Act of 1972. However, there is a potentially active fault within 660 feet, associated with the Hatton Canyon fault.

Due to the site's proximity to active and potentially active faults, there is the potential for strong onsite seismic shaking during its design lifetime. Because the Project could be exposed to seismically induced hazards, it will be required to comply with California Building Code seismic design standards and to comply with the project geotechnical report's recommendations.

The report found granite at depths of 3 to 6 feet below natural grade. To preclude differential movement in the foundations, the geotechnician recommended that all foundations be supported in the granite. As a result, potential impacts due to seismic hazards would be minimized. This represents a less than significant impact.

The Project is in an area of low liquefaction susceptibility as identified in the Geotechnical report. Liquefaction and lateral spreading tend to occur in loose, fine saturated sands and in places where the liquefied soils can move toward a free face (e.g., a cliff or ravine). Due to the soil composition and low liquefaction susceptibility, the potential risk of lateral spreading is low.

The potential risk for occurrence of damaging liquefaction would be low during a strong seismic event. This represents a less than significant impact.

Geology and Soils Impact (a.iv) No Impact: The Project is in an area of low landslide risk as identified in the Geotechnical Report. The site is relatively flat with no slopes greater than 25 percent. The geotechnical report determined that the Site is suitable for the proposed development from a geotechnical and engineering standpoint.

The Project will be constructed in accordance with the recommendations of the geotechnical report, standard engineering and seismic safety design techniques, thereby minimizing potential impacts. For these reasons, this represents a less than significant impact.

Geology and Soils Impact (b) Less than Significant with Mitigation: The area is identified as having moderate erosion hazard rating. Grading and excavation could result in localized erosion on-site. The Project would temporarily disturb soils during construction activities to accommodate the residence, driveway, and associated infrastructure. The Project will implement standard construction BMPs to minimize potential erosion-related effects and will also be required to implement standard erosion control measures during construction. The Project will implement all geotechnical analysis recommendations to further ensure erosion impacts are minimized. All disturbed areas will be revegetated consistent with **Mitigation Measure BIO-2**, which includes monitoring and maintenance of revegetated areas.

The Project will be required to comply with standard County conditions of approval related to grading restrictions, as well as comply with requirements of Monterey County Code Chapter 16.12 Erosion Control and Chapter 16.14 Urban Stormwater Quality Management and Discharge Control. Implementation of standard construction BMPs, in addition to adhering to applicable County code requirements, ensures that impacts will be minimized. For these reasons, this represents a less than significant impact with mitigation.

Geology and Soils Impact (c and e) No Impact: The Project is in an area with low liquefaction and low landslide risk. The Project site is not located in a known subsidence zone; and therefore, it is unlikely that the Project would be subject to subsidence-related hazards.

While the site is in a seismically active region with a potentially active fault within 660 feet associated with the Hatton Canyon fault, the geotechnical report did not suggest landslide risk due to the lack of slope and stabilization measures typical for the construction. Because the Project will be constructed in accordance with the geotechnical report recommendations, standard engineering and seismic safety design techniques, no landslide impacts are anticipated.

The Project is not located on an unstable geologic units identified as having potential for an on- or off-site landslide creating a direct or indirect risk to life or property. The project does not include an onsite wastewater treatment system.

Geology and Soils Impact (d) Less than Significant: Based on the geotechnical investigation, the site contains silty clay soils and lightly weathered granite at depth. Grice Engineering did not identify any significant geotechnical characteristics that require immediate attention and found the Project site to be suitable for the Project. The Project will be constructed in accordance with the geotechnical report recommendations and applicable building codes. For these reasons, this represents a less than significant impact.

Geology and Soils Impact (f) No Impact: Significant paleontological resources are fossils or assemblages of fossils that are unique, unusual, rare, uncommon and diagnostically or stratigraphically important, as well as those that add to an existing body of knowledge in specific areas, stratigraphically, taxonomically, or regionally.

They include fossil remains of large to very small aquatic and terrestrial vertebrates, remains of plants and animals previously not represented in certain portions of the stratigraphy and assemblages of fossils that might aid stratigraphic correlations. Most fossils found in Monterey County are of marine life forms and form a record of the region's geologic history of advancing and retreating sea levels.

A review of nearly 700 known fossil localities within the County was conducted in 2001; 12 fossil sites were identified as having outstanding scientific value. The Project site is not located on or near any of those sites. No impact would occur.

The Project shall have a less than significant impact on Geology and Soils through the application of Mitigation Measure **BIO-2** and the standard County Building Services BMP requirements for grading and construction permits.

8. GREENHOUSE GAS EMISSIONS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (sources: 22, 23, 24, 33, 34)	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (sources: 22, 23, 24, 28, 33, 34)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

Various gases in the Earth's atmosphere exceed background levels and, in absorbing infrared radiation from the sun, create a warming or greenhouse effect. Scientists have tracked the role of increased atmospheric greenhouse gasses, or GHGs, due to human activity. Solar radiation enters the atmosphere from space and a portion of the radiation is absorbed by the earth's surface. The earth emits this radiation back toward space, but the properties of the radiation change from high-frequency solar radiation to lower-frequency infrared radiation.

GHGs are effective in absorbing infrared radiation, thereby playing a critical role in determining the earth's surface temperature. When GHGs are in excessive levels in the atmosphere, radiation that otherwise would have escaped back into space is retained, resulting in a warming of the atmosphere known as the greenhouse effect. Among the prominent GHGs contributing to the greenhouse effect, or climate change, are carbon dioxide ("CO_2"), methane ("CH_4"), ozone ("O_3"), water vapor, nitrous oxide ("N_2O") and chlorofluorocarbons ("CFCs"). Human-caused emissions of these GHGs exceeding natural ambient concentrations are responsible for the greenhouse effect. In California, transportation is the largest emitter of GHGs.

MBARD has not yet adopted a threshold for construction-related GHG emissions but recommends utilizing thresholds set by neighboring districts (e.g., Sacramento Metropolitan Air Quality Management District ["SMAQMD"]).

SMAQMD adopted an updated threshold based on the 2030 target year in April 2020. According to SMAQMD, a project would result in a significant GHG related impact if the Project would emit more than 1,100 metric tons of Carbon Dioxide equivalent-CO_2e ("$MTOCO_2e$") per year. Operation of a stationary source project will not have a significant GHG impact if the project emits less than 10,000 $MTOCO_2e$.

Greenhouse Gas Emissions (a) Less than Significant: The Project is in the NCCAB, where air quality is regulated by MBARD. As discussed above, if a project emits fewer than 1,100 $MTOCO_2e$ per year, its GHG emissions impact would be less than significant. The Project will generate temporary construction

related GHG emissions. Any potential effects from GHG generation during construction would be short-term and temporary.

Project operation will not increase permanent greenhouse gas emissions that may have a significant impact on the environment because of the Project's limited scope. The Project will be constructed in accordance with contemporary building standards and include energy efficient upgrades (e.g., rooftop solar arrays).

The Project will connect to an existing electrical grid managed by Pacific Gas & Electric Company. All Pacific Gas & Electric Company (PG&E) customers within Monterey County are enrolled in Central Coast Community Energy (3CE). 3CE is a locally-controlled public agency providing carbon-free electricity to residents and businesses. Formed in February 2017 as Monterey Bay Community Power and renamed 3CE in September 2020, 3CE is a joint powers authority, and runs the Community Choice Aggregation ("CCA") program (Public Utilities Code § 366.2 et. seq.) for the counties of Monterey, Santa Cruz, San Benito, and Santa Barbara Counties as well as several cities within San Luis Obispo County.

In Monterey County, 3CE partners with PG&E, which continues to provide billing, power transmission and distribution, customer service, grid maintenance services and natural gas services to residents, commercial facilities and agriculture. 3CE's standard electricity offering is carbon free and has progressed on a pathway toward 100% renewable sources by 2030. As of February 2022, 3CE's residential power is classified as 34 percent renewable. Therefore, the local power system is reducing emissions.

The Project, consisting of a single-family dwelling unit, attached garage, and a detached ADU with associated site improvements, will result in minimal additional traffic increases once operational (**Section IV. A Transportation)**. Therefore, there are no significant impact generated by operational emissions associated with traffic-related impacts; the Project will not create a substantial increase in traffic impacts near the Project vicinity. For these reasons, the Project will result in a less than significant impact to GHG emissions during operation.

Greenhouse Gas Emissions (b) Less than Significant: Monterey County does not currently have an adopted GHG reduction plan with numerical reduction targets for individual uses and developments. As described above, the Project is not expected to generate GHG emissions exceeding applicable thresholds. Therefore, the Project will not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases; Project impacts Project are less than significant.

The Project shall have a less than significant impact on Greenhouse Gasses by design and with the application of the State and County regulations and requirements through construction permitting.

9. HAZARDS AND HAZARDOUS MATERIALS **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (sources: 12, 14, 33, 34)	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (sources: 12, 14, 33, 34)	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (sources: 26, 33, 34)	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (sources: 12, 14, 26, 33, 34)	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? (sources: 26, 33, 34)	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (sources: 26, 28, 33, 34)	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (sources: 10, 11, 26, 30, 33)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

Hazardous materials, as defined by the California Code of Regulations, are substances with certain physical properties that could pose a substantial present or future hazard to human health or the environment when improperly handled, disposed, or otherwise managed. Hazardous waste is any hazardous material that is discarded, abandoned, or slated to be recycled. Hazardous materials and waste can result in public health hazards if improperly handled, released into the soil or groundwater, or through airborne releases in vapors, fumes, or dust. Soil and groundwater having concentrations of hazardous constituents higher than specific regulatory levels must be handled and disposed of as hazardous waste when excavated or pumped from an aquifer.

The Hazardous Waste and Substances Site ("Cortese") List is a planning tool used by the state, local agencies and developers to comply with CEQA requirements related to the disclosure of information about the location of hazardous materials release sites. California Government Code Section 65962.5 requires the California EPA ("CalEPA") to develop at least annually an updated Cortese List.

Various state and local government agencies are required to track and document hazardous material release information for the Cortese List. There are no hazardous materials release sites in the vicinity of the Project site. Similarly, according to the California Department of Toxic Substances Control's ("DTSC") EnviroStor database and State Water Resources Control Board ("SWRCB") GeoTracker database, there are no open or active cleanup sites in the vicinity of the Project.

Hazards and Hazardous Materials Impact (a) Less than Significant: Project construction would entail the use of hazardous materials (e.g., fuel, cleaning materials, etc.). The types and amounts of hazardous materials used will vary according to the type of activity. It is unlikely that construction will create a significant impact due to the routine transport, use, or disposal of hazardous materials because of the Project's size and the temporary nature of construction.

Hazardous materials shall be handled and stored in compliance with all local, state and federal regulations pertaining to hazardous materials. These safety measures will ensure that impacts would be less than significant.

Project operation could generate surface runoff that may contain urban pollutants from vehicles, including cleaning and maintenance materials, oil, grease and heavy metals. Hazardous materials will be handled and (if needed) stored in compliance with all local, state and federal regulations pertaining to hazardous materials. Any hazardous materials will be limited in quantity and concentrations set forth by the manufacturer and/or applicable regulations. Any hazardous materials will be limited in quantity and concentrations set forth by the manufacture and/or applicable regulations. Therefore, this represents a less than significant impact.

Hazards and Hazardous Materials Impact (b) Less than Significant: Project construction and use could generate surface runoff that may contain urban pollutants from vehicles, including oil, grease and heavy metals. Hazardous materials will be handled and (if needed) stored in compliance with all local, state and federal regulations pertaining to hazardous materials. Any hazardous materials would be limited in quantity and concentrations set forth by the manufacture and/or applicable regulations.

The Applicant/Owner shall implement erosion control measures consistent with MCC Chapter 16.12 to minimize potential impacts due to contaminated runoff. Additionally, the Project shall implement

standard BMPs and erosion control measures (e.g., minimize grading, re-vegetate disturbed areas, etc.) that minimize potential impacts associated with the Project. Therefore, this represents a less than significant impact.

Hazards and Hazardous Materials Impact (c-e) No Impact: The Project is not located within one-quarter mile of an existing or proposed school. The nearest school is the Pebble Beach campus of the Stevenson School, just over 1 mile away.

The Project site is not listed on any hazardous materials sites compiled pursuant to Government Code Section 65962.5.

The Project is not located within an airport land use plan or within two (2) miles of an airport and will not result in a safety hazard to, or significant noise for people residing or working in the Project area. The nearest airport is the Monterey Regional Airport, 4.25 miles away.

Therefore, no impacts will occur.

Hazards and Hazardous Materials Impact (f) Less than Significant: The Project will be accessed via Bird Rock Road which connects to 17 Mile Drive and Congress Road. The Monterey County 2021 Evacuation and Transportation Plan does not identify specific designated evacuation routes because evacuation routes are considered dynamic and change based on the nature and location of an emergency. As a result, all local roadways in the Project's vicinity Project can potentially be utilized as evacuation routes during an emergency.

The Project will generate up to three additional cars on the road, not a significant impact upon emergency response or evacuation plans.

The project will comply with the Monterey County Regional Fire District Fire Prevention safety standards. Safety standards include specific driveway and road turnabout minimum widths and radii which the Project plans illustrate. The Project will not impair implementation or physically interfere with an adopted emergency response plan or emergency evacuation plan. For these reasons, impacts would be less than significant.

Hazards and Hazardous Materials Impact (g) Less than Significant: The Project is in a California Department of Forestry and Fire Protection ("CAL FIRE") State Responsibility Area, categorized as a "High Fire Hazard Severity Zone". Structures and people could be exposed to a significant risk of loss, injury or death involving wildland fires. Potential fire hazards during construction could occur in connection with the operation of equipment and other activities, which could cause sparks or other sources of ignition in dry areas. This is a temporary construction impact.

During routine residential use, potential fire hazards due to sparks or sources of ignition could occur. The Project shall comply with fire safety provisions of the California Building Code and Monterey County Code; thereby reducing the risk of damage from wildland fire to the maximum extent practicable. Additionally, the Project shall implement the fuel and vegetation management recommendations

presented in the Fuel Management Plan and create defensible spaces within 30 ft and 100 ft of all structures (**Section VI.4 Biological Resources).** For these reasons, impacts would be less than significant.

The Project shall have a less than significant impact on Hazards and Hazardous Materials by design and with the application of the State and County regulations and requirements through construction permitting.

10. HYDROLOGY AND WATER QUALITY **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality? (sources: 4, 17, 20, 34, 36, 38)	☐	☐	☐	☒
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (sources: 1, 17, 20, 29, 33, 34, 36, 38)	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site? (sources: 25, 26, 33, 36)	☐	☐	☒	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite? (sources: 19, 20, 26, 33, 36)	☐	☐	☒	☐
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?; or (sources: 20, 26, 33, 36)	☐	☐	☐	☒
iv) impede or redirect flood flows? (sources: 19, 20, 26, 33, 36)	☐	☐	☐	☒

10. HYDROLOGY AND WATER QUALITY **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? (sources: 8, 19, 20, 26, 33, 36)	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (sources: 4, 17, 29, 33, 34, 38)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:
The project will convert permeable surfaces to impermeable, which may have less than significant impacts on erosion and drainage. The County has specific policies and regulations to ensure there will be no significant impacts to the environment or surrounding neighborhood due to the proposed development. Drainage will be controlled as to minimize the potential for any flooding on- or off-site.

Hydrology and Water Quality Impact (a) (c.iii) (c.iv) and (d) – No Impact:
The project will not violate any water quality standards or waste discharge requirements because it only involves the construction of one single-family residence and associated site improvements on a site zoned for such uses.

In January, 2022, free water was observed (by the geotechnical engineer) between approximately 1 to 2 feet as sheet flow in the topsoil at contact with the underlaying clayey horizon. The geotechnical engineer was at the site in the rainy season. The project shall be constructed during dry season months and comply with requirements of Monterey County Code Chapter 16.12 Erosion Control and Chapter 16.14 Urban Stormwater Quality Management and Discharge Control.

Implementation of standard construction BMPs, in addition to adhering to applicable County code requirements, ensures impacts will be minimized. Therefore, the project will not have an impact on groundwater supplies or interfere substantially with groundwater recharge.

The project will not expose people or structures to a significant risk involving flooding. The site is in Federal Emergency Management Agency Flood Zone X, the designation for areas of minimal flood hazard outside the special flood hazard area. The site will be developed but water runoff would not exceed the normal low levels for a single-family dwelling during construction or use. During construction, County codes are applied to the construction phase to ensure runoff reduction.

The residential use is not expected to involve activities associated with increased flooding risks. The project will also comply with Chapter 16.08 requirements, which ensure that temporary construction-related water quality impacts are minimized.

The Project will be required to comply with the drainage policies of MCC Chapter 16.14 Monterey County Stormwater Ordinance and the recommendations of the Project's geotechnical investigation.

The proposed structural development will not create or contribute runoff water exceeding the capacity of existing or planned stormwater drainage systems and will not introduce new sources of polluted runoff or degrade water quality. The plans show water will be collected and retained onsite through an energy dissipater and water will be conveyed into the drain inlet on Bird Rock Road.

As stated previously, the project must comply with County Codes pertaining to grading, erosion control, and stormwater management. These requirements include preparation and submittal of a drainage plan as part of the construction permit plan set to address post-construction requirements and runoff reduction.

To minimize construction-generated water quality impacts, the contractor/engineer shall implement standard construction BMPs. The Project will also be required to comply with County Code Chapter 16.08, ensuring temporary construction-related water quality impacts are minimized.

The Project will be required to comply with the drainage policies of County Code Chapter 16.14 Monterey County Stormwater Ordinance and the recommendations of the Project's geotechnical investigation.

Tsunami and flooding vulnerability on the site is limited. The last tsunami incident was in 2011, when an earthquake off the coast of Japan created large and rapid changes in water level (up to 6 feet) in the Monterey Bay Area.

In January, 2023, atmospheric rivers caused flooding in the lower elevation areas of coastal Pebble Beach. The elevation of the proposed building site is between 102 and 120 feet above mean sea level, so the potential for inundation from a tsunami is low. Therefore, the proposed development will not result in negative impacts related to hydrology/water quality.

Hydrology and Water Quality Impact (b) and (e) -- Less than Significant: As discussed, the Project consists of the construction of a single-family dwelling unit, an ADU, and accessory structures and associated improvements. The site is zoned and designated for medium density residential uses; construction of a single-family residence increases water demand for the area, but not more than what is planned for the area as the first single family dwelling on a parcel anticipated for this use.

The Monterey County Environmental Health Bureau reviewed the project application and determined the project complies with applicable ordinances and regulations.

2010 GP Policy PS-3.1 exempts a first dwelling on a vacant parcel from complying with long range sustainable water supply requirements. The 2010 GP EIR's recommended mitigations to address this anticipated build-out were set policies for GP implementation and for County support of regional water supply improvement inter-agency planning efforts. MPWMD has programs underway which address the demand on groundwater for the basins that are the source of water for the Project.

The Project will not substantially decrease groundwater supplies or interfere substantially with groundwater recharge nor impede sustainable groundwater basin management. Temporary water use will occur during construction in connection with dust suppression activities. Construction water use will be minimal and will not decrease groundwater supplies or interfere with the process of groundwater recharge.

The owners have a recorded assignment of a portion of MPWMD Water Entitlement and Water Use Permit pursuant to MPWMD Ordinance No. 39. The recorded assignment states the property owners have 0.35 acre-feet per year (AFY).

Water will be used during operation for the single-family residence, ADU, and restoration activities in Monterey Pine Forest for the first three years and on an as-needed basis for fire suppression.

Single-family-related water fixtures include:

a. one (1) master bathroom with two (1) sinks, one (1) shower, and (1) toilet;
b. one bathroom with one (1) sink, one (1) toilet and one (1) tub/shower;
c. one (1) bathroom with one (1) sink and one (1) toilet;
d. one (1) kitchen sink and one (1) dishwasher and one (1) clothes washer.

ADU-related water fixtures include one (1) kitchen sink, one (1) bathroom with one (1) sink, one (1) tub/shower and one (1) toilet).

MPWMD provides a water usage estimate form pursuant to Rule 24 Water Use Capacity Use Factors that must be filled out with the construction permit. MPWMD determines residential water use by identifying the water fixtures (e.g., sinks, toilets, showers, etc.) and multiplying the fixture unit value by .01 to determine acre feet per year.

The MPWMD draft residential water release form submitted with the planning permit application indicates the Project's residential use would require an estimated 0.21 AFY. The project will have an additional 0.14 AFY for forest resource restoration as needed to establish saplings/native plants.

The Project will result in an increase to groundwater demand, but not a significant impact. Pebble Beach, California is part of the MPWMD service area that primarily relies on two groundwater basins, the Carmel Valley Groundwater Basin (CVGB, approximately 65% of the water used) and the Seaside Groundwater Basin (approximately 30% of the area's water). The CVVGB consists mainly of a shallow alluvial aquifer associated with the Carmel River.

The Seaside Groundwater Basin is a larger, deeper aquifer system composed of three formations: Santa Margarita, Paso Robles, and Aromas Sand/Older Dune. Both the Carmel Valley and Seaside groundwater basins have overdraft issues due to excessive pumping, leading to depleted storage and potentially seawater intrusion in coastal areas.

The Pebble Beach Company has a Wastewater Reclamation Project that treats wastewater and uses it for irrigating their golf courses, reducing the need for potable water and helping conserve the groundwater resources. To balance the water resources that it manages, MPWMD is implementing an Aquifer Storage and Recovery program to enhance groundwater storage by injecting excess winter flows

from the Carmel River into the Seaside basin. Buildout of residences on residentially zoned parcels like the Project are anticipated in the MPWMD water permitting program.

In keeping with MPWMD ordinances, the owners have secured water rights that are the "de minimus" residential water use per lot in the MPWMD regulated area.

AMBAG's regional growth forecast has anticipated population growth in unincorporated Monterey County; the Project will not induce substantial population growth either directly or indirectly. As a result, the Project will not substantially decrease water supplies or interfere substantially with groundwater recharge. This represents a less than significant impact.

The Project will not conflict with or obstruct a water quality control plan or sustainable groundwater management plan. The Project proposes to use approximately 0.21 AFY water. This represents a less than significant impact.

Hydrology and Water Quality (c.i) (c.ii)– Less Than Significant Impact:
As designed and regulated by local policies, the project will not substantially alter the drainage pattern of the site. The proposed residence is sited on slopes less than 25 percent and will limit development of impervious site coverage to approximately 23 percent of the parcel.

Since the existing lot is currently undeveloped with no impervious coverage, there would be a potentially significant increase in pervious coverage impacting existing site drainage. However, the implementation of specific regulations will ensure proper drainage is installed and there will be no significant flooding on site or offsite.

Pervious pavers will cover an additional 17 percent of the parcel. The site's overall drainage characteristics will be altered but the regulatory environment limits it to a less-than-significant increase erosion or runoff.

Specifically, the project will be required to comply with relevant sections of the Monterey County Code (MCC) pertaining to grading, erosion control, and urban stormwater management (MCC Chapters 16.08, 16.12 and 16.14).

In summary, overall site development creates a less than significant impact because it is subject to current regulations regarding control of drainage and erosion and will be required to address post-construction requirements and runoff reduction.

Project operation could result in water quality effects from hazardous material usage. Potential water quality effects could occur in connection with on-going maintenance activities, use of routine household cleaning products and operation of mechanized equipment (e.g., generator, vehicles).

Like construction-related impacts, operational impacts will be temporary in nature and will not substantially increase potential water quality impacts. Project design will direct drainage away from structures and away from slopes utilizing dispersion trenches, storm drains and gutters for reducing runoff and erosion. For these reasons, any temporary construction-related impacts associated with the Project are less than significant.

The Project shall have a less than significant impact on Hydrology and Water Quality by design and with the application of the State and County regulations and requirements through construction permitting.

11. LAND USE AND PLANNING **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community? (sources: 26, 27, 28, 32, 33, 34, 35)	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? (sources: 2, 4, 18, 21, 26, 27, 28, 32, 33, 34, 35, 36, 37)	☐	☒	☐	☐

Discussion/Conclusion/Mitigation:

The Project lies within the Inland zoning district of Pebble Beach, where the 2010 General Plan and Greater Monterey Peninsula Area Plan (GMPAP) policies and codes apply. The 2010 General Plan identifies the Project's land use as "Rural Density Residential, 4 units per acre."

The "Rural Density Residential" land use category supports low density residential and agricultural development. Development density maximum is 4 units per acre. The Rural Density Residential designation allows for a single-family dwelling and guesthouse, ADU and junior ADU on a lot. The parcel is within the planned residential buildout area of Monterey Peninsula Country Club #4. Special setbacks that apply to both main buildings and accessory buildings in the MPCC areas were created through a blanket variance (ZA00595). The setbacks are:

Front

For lots that front on roads over 50 feet in width, the front setback is 15 feet; for all others, the front yard setback is 20 feet (Title 21 section 21.12.060.C.1.a).

Side and Rear

The special side and rear setbacks are 10 feet minimum, except for 2nd story side setbacks; those setbacks are 20 feet minimum (Title 21 section 21.12.070.D.3.b).

County of Monterey Inland Zoning Ordinance (Title 21) section 21.12.030.A and N state that a single-family dwelling and an ADU are uses allowed and do not require an Administrative Permit.

Because the Property has a Design Control district overlay, a Design Approval is required.

Design Control zoning districts, pursuant to Title 21 Chapter 21.44, regulate the location, size, configuration, materials, and colors of structures and fences, except agricultural fences, in those areas of the County of Monterey where the design review of structures is appropriate to assure protection of the public viewshed, neighborhood character, and to assure the visual integrity of certain developments without imposing undue restrictions on private property.

Any building permit issued for development proposed in a "D" district requires the size, configuration, materials and colors of such structures are approved in a public hearing. After such approval has been obtained, the structures must be constructed substantially in accordance with approval; changes to design and colors and materials require a planning approval, as well.

The project is within both a “B-6” district overlay and a “RES” district.

B-6 zoning district, pursuant to Title 21 Chapter establishes specific regulations for lot size and structure setbacks and provides guidance on subdivisions in areas impacted by public facility constraints. In the B-6 district, lots as shown on the recorded final map or parcel map may not be further subdivided. Lot line adjustments may be allowed. Lot line adjustments which reduce the size of a lot shall require an Administrative Permit. Adjustments of equal areas between lots do not require an Administrative Permit or a variance.

This project does not include a subdivision or lot line adjustment. Setbacks in the B-6 district are specifically set by the ordinance unless otherwise indicated on the final map or parcel map.

In this case, the setbacks were set by the special blanket variance for the Monterey Peninsula Country Club #4 (ZA00595). Therefore, there is no conflict with the B-6 district.

The RES district, pursuant to Title 21 Chapter 21.57 preserves the residential and scenic character of neighborhoods by permitting the parking and use of major recreational equipment to ensure visibility is minimized and incompatibility with adjoining residential land uses is avoided.

No recreational vehicle use or storage is proposed. Therefore, the project does not require review or permitting for the district.

The 2010 General Plan (2010 GP) policies include guidance on natural resources, environmental constraints, human resources, area development and plan implementation. County noise ordinances are included in the Countywide noise ordinance updates.

Issues discussed in the 2010 GP's goals and objectives application to this project include policies focusing on conservation of critical habitat and minimizing impacts to listed species. Key 2010 GP Open Space Policies include OS-5.3, which requires development to be carefully planned to provide for the conservation and maintenance of critical habitat, and OS-5.4, which requires development to avoid, minimize, and mitigate impacts to listed species and critical habitat to the extent feasible. In addition, Title 21 section 21.66.020.C and D provides the regulations and general development standards for development within environmentally sensitive habitats.

2010 GP Open Space Policies OS-5.14, OS-5.16 and OS-5.17 require a Biological Report to be prepared for new development projects and effective long-term maintenance of environmentally sensitive habitats to be provided.

Due to the potential for sensitive, listed spring flowering species to occur on the parcel, Project Biologist Fred Ballerini conducted a Spring survey of the property to supplement the October 2022 Biological Assessment (HCD-Planning Library Document No. LIB220271). Field surveys were conducted from January 30 through November 1, 2023 to target various Monterey Pine Forest understory plant flowering periods. The field surveys identified several additional special status species including small leaved lomatium (*Lomatium parvifolium*), a CRPR 4.2 species, pine rose, and the federally-listed endangered Yadon's piperia (*Piperia yadonii*), a CRPR 1B.1 species. The Addendum identified 260 Yadon's piperia on the northern portion of the Property and 219 plants within the adjacent Pebble Beach Company Road easement along Bird Rock Road.

A Key Water Resources Policy, PS-3.1, states that water quality of the groundwater aquifers shall be protected and new development shall be controlled to a level that can be served by identifiable, available, long term-water supplies. The first single family dwelling on a vacant parcel is exempt from demonstrating compliance. Therefore, the project complies with Policy PS-3.1 through exemption.

GMPAP Policy GMP-3.5 requires a replacement plan for protected living trees that are proposed for removal to accommodate development. GMPAP Policy GMP-3.9 requires development impacts to avoid biologically significant areas. GMPAP Policy GMP-3.4 requires the use of design elements and landscaping to integrate the development with the natural environment and soften visual impacts.

As discussed in VI.4 Biological Resources, the project includes removal of living, dying and dead trees which shall total up to 30 trees. GMPAP Policy GMP-3.5 established Monterey pine as a protected tree in the Greater Monterey Peninsula Planning Area and states that an ordinance shall be developed to identify required procedures for removal of these trees. Said ordinance shall take into account fuel modification needed for fire prevention in the vicinity of structures and shall include permit requirements and replacement criteria.

To grant a permit pursuant to Title 21 section 21.64.260 – Preservation of oak and other protected trees, the applicant is usually required to relocate or replace each removed protected tree on a one-to-one ratio. This requirement may be varied upon a showing that such a requirement will create a special hardship in the site's use or such replacement would be detrimental to the long-term health and maintenance of the remaining habitat.

The arborist provided a professional opinion in the Forest Management Plan (HCD-Planning Library Doc. No. LIB210266) that the best replanting ratio for the long-term health and maintenance of the Monterey Pine Forest on the property would be to utilize volunteer saplings that are found on the site to and to only establish Monterey pine trees. The arborist did not require 2:1 replanting for the 3 dead Monterey pine that meet the criteria for "landmark," nor recommend replanting of oak trees. The arborist also provided substantial evidence in the report that the tree removals should be granted, particularly that the removals will not involve a risk of adverse environmental impact and that it is the minimum required for the project.

Dead and dying trees would be hazardous to construction workers and 15 living trees is the minimum that would need to be removed for the construction of the proposed house, garage, autocourt, ADU and gazebo. Replacement of these Monterey Pine can be established with the use of existing seedlings/saplings already growing onsite.

Land Use and Planning Impact (a) No Impact: The division or disruption of an established community would occur if a project creates a physical barrier that separates, isolates, or divides a portion of a built community. The physical division of a community is traditionally associated with the construction of large-scale transportation improvements (e.g., highways) or the creation of a large university campus.

The Project, located within a rural residential area, consists of the following:

1. Single-family dwelling, attached carport and deck,
2. Detached ADU
3. Gazebo,
4. Private driveway,
5. Tree removal to accommodate structural development and a new driveway
6. Building site grading.

The project is consistent with the area's land use and planning and will not create a barrier that would divide an established community.

Land Use and Planning Impact (b) Less than Significant with Mitigation: The Project does not conflict with any applicable land use plan, policy, or regulation adopted for the purposes of avoiding and/or mitigating an adverse environmental effect. A biological study was made over several seasons at the subject site. The Project is designed to locate development on the least biologically significant portion of the parcel, where no Yadon's piperia (a federally listed endangered plant) are known to grow.

Other sensitive species of understory plants that are not protected species (pine rose and small leaved lomatium) will be manually moved out of the anticipated footprint by a qualified biologist into a receptor site within the parcel. Additional impacts to these plants were avoided through relocation of the Project driveway during application review.

The 260 protected plants on the property will be protected through a Conservation and Scenic Easement ("CSE") granted to the Del Monte Forest Conservancy.

Approximately 71 small leaf lomatium will be impacted by the Project. Replacement chaparral species, replacement lomatium, transplanted pine rose, and the Yadon's piperia will be located within the CSE area. In this way, protected and sensitive plant species will survive the construction phase and direct impact is avoided by the Project's design.

Mitigation Measures proposed in this Initial Study will improve the long-term health of the Pine Forest understory that supports the protected plants. Mitigation Measures include avoidance of bat and avian species and a restoration plan to remove invasive plant species in natural areas outside of the CSE, as well.

Therefore, the Project, as designed and mitigated, is consistent with 2010 General Plan Open Space Policies OS-5.3 and OS-5.4. The Project is consistent with GMPAP Policy GMP-3.9 because the

development is proposed to be located on the least biologically significant portion of the parcel. The Project is consistent with 2010 GP Policies OS-5.14, OS-5.16 and OS-5.17 and Title 21 section 21.66.020.C and D because natural resources are temporarily impacted by the construction of the Project, but restoration and preservation will avoid long-term impacts.

The potential for significant impact is reduced to a level of less than significant through mitigation (**Section VI.4, Biological Resources**).

The Project is potentially consistent with GMPAP Policy GMP-3.5 because there is a replacement plan designed by the project arborist for the protected living trees that are proposed for removal to accommodate the house, garage and driveway. The number of trees to replace the removed trees shall be 15 fully established, healthy trees by the end of the monitoring period.

The Project has the potential to be consistent with GMPAP Policy GMP-3.4 because it includes a landscape plan placing Monterey pine trees in the front setback beside the main dwelling with hedges to integrate the development with the natural environment and soften visual impacts.

The Project is consistent with Title 20 section 21.12.060 - Site development standards for height, density, and site coverage. The main dwelling maximum height is 19.5 ft, less than the 30-foot maximum from average natural grade. The accessory structures are 12 ft 9 in (ADU) and approximately 11 ft (gazebo), which are both under the maximum heights allowable for habitable and non-habitable structures (15 feet).

Minimum setbacks between structures are also met; the ADU is planned to be 10 ft, 2 in from the garage, 4 feet more than the required 6 foot minimum.

The gazebo is located approximately 30 feet away from the nearest structure.

The building site coverage is 3,079 sf for the house and garage, plus 575 sf for the ADU and 225 sf for the gazebo, for a total of approximately 3,880 sf.

The building site coverage at 20 percent, is 15 percent less than the maximum allowable site coverage of 35 percent.

With imposition of Condition No. 6 Exterior Lighting Plan, the Project shall be consistent with Title 20 section 21.12.060 lighting requirements.

The Project is consistent with the special zoning overlay setbacks for the parcel. Front setback for main dwelling is 15 ft. Side setback is 10 ft. Rear setback is 10 ft. ADU setbacks are met with 15 ft front, 15 ft side, and 10 ft between the ADU and the nearest structure.

The Project shall have a less than significant impact on Land Use and Planning by design and with the application of mitigation measures **BIO-1** through **BIO-4**, Condition No. 5, and the State and County regulatory environment enforced by the County during construction permitting.

12. MINERAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (sources: 9, 26, 28, 32, 33, 34)	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? (sources: 9, 26, 28, 32, 33, 34)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

The Project would have no impact on mineral resources (**Section IV.A Environmental Factors Potentially Affected**).

13. NOISE Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (sources: 4, 26, 28, 33, 34, 39)	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels? (sources: 26, 28, 33, 34, 39)	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (sources: 26, 28, 33, 34)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

Noise is commonly defined as unwanted sound. Sound levels are usually measured and expressed in decibels ("dB") with zero (0) decibels corresponding roughly to the threshold of hearing. Most sounds consist of a broad band of frequencies, with each frequency differing in sound level. The intensities of each frequency add together to generate a sound. Most environmental noise includes a conglomeration of noise from distant sources, which creates a relatively steady background noise in which no source is identifiable.

The Project's primary source of noise will be from vehicle traffic along Congress Road and noise generated from the construction near residential and recreational land uses. The nearest sensitive receptor is located approximately 40 ft to the west of the Project site. The County-wide Noise Ordinance is applied to the construction phase of the project (MCC Chapter 10.60). If excessive noise causes complaints, HCD code enforcement may require adjustments to the construction site or enforce the CMP to reduce uncomfortable noise generation.

Noise Impact (a) Less than Significant: Project construction will generate temporary noise in the project vicinity due to the use of equipment (e.g., trucks, tractors, excavators) that will be subject to regulations from the current Noise Ordinance (MCC Chapter 10.60).

Construction activities are required to comply with the Monterey County Noise Ordinance as described in MCC Chapter 10.60. The ordinance applies to "any machine, mechanism, device, or contrivance" within 2,500 ft of any occupied dwelling unit and limits the noise generated to 70 dBA at 50 ft from the noise source. Noise generating construction activities are limited to the hours between 7 AM. and 7 PM. Monday through Saturday. No construction noise is allowed on Sundays or holidays.

While the extent, duration and volume of noise generated by Project construction has not been identified, it is unlikely construction noise will result in a significant impact given the site location, proximity of existing sensitive receptors, type of construction and the temporary nature of construction activities. **Table 13-1 Construction Equipment Noise Emission Levels** identifies typical noise emissions (i.e., levels) generated by construction equipment and how equipment noise reduces with distance.[1]

Table 13-1
Construction Equipment Noise Emission Levels

Equipment	Typical Noise Level (dBA) 50 ft from Source	Typical Noise Level (dBA) 100 ft from Source[1]	Typical Noise Level (dBA) 200 ft from Source[1]	Typical Noise Level (dBA) 400 ft from Source[1]
Air Compressor	81	75	69	63
Backhoe	80	74	68	62
Ballast Equalizer	82	76	70	64
Ballast Tamper	83	77	71	65
Compactor	82	76	70	64
Concrete Mixer	85	79	73	67
Concrete Pump	82	76	70	64
Concrete Vibrator	76	70	64	58

[1] The rate of noise diminishes as the distance from the source of noise doubles.

Table 13-1
Construction Equipment Noise Emission Levels

Equipment	Typical Noise Level (dBA) 50 ft from Source	Typical Noise Level (dBA) 100 ft from Source[1]	Typical Noise Level (dBA) 200 ft from Source[1]	Typical Noise Level (dBA) 400 ft from Source[1]
Dozer	85	79	73	67
Generator	82	76	70	64
Grader	85	79	73	67
Impact Wrench	85	79	73	67
Jack Hammer	88	82	76	70
Loader	80	74	68	62
Paver	85	79	73	67
Pneumatic Tool	85	79	73	67
Pump	77	71	65	59
Roller	85	79	73	67

Source: U.S. Department of Transportation, *Transit Noise and Vibration Impact Assessment,* 2018. Construction generated noise levels drop off at a rate of about 6 dBA per doubling of distance between the source and receptor.

The nearest sensitive receptor is a residence located approximately 40 ft to the west of the site. Based on the proximity of the nearest receptor and the rate that noise diminishes, construction-related activities have the potential to exceed the County's noise related threshold. Should a neighbor express disturbance, there is a standard procedure for noise complaints through the Sheriff's office. Should the complaints persist, a noise buffering plan will be implemented through negotiations with the HCD Code Enforcement team.

Operational noise will not result in a substantial permanent increase in ambient noise within the surrounding area. The Project consists of a single-family dwelling unit, attached carport and deck, detached guesthouse with an attached workshop and garage, private driveway, solar energy system, water storage tanks and on-site septic system including a leach field. The Project will result in minimal new traffic increases once operational. For these reasons, the Project will have a less than significant impact.

Noise Impact (b) Less than Significant: The Project will not generate excessive ground-borne vibration or ground-borne noise. Project construction will require excavation and grading. These activities will be minor and temporary in nature. Project operation will not create a new source of vibration. For these reasons, the Project would have a less than significant impact.

Noise Impact (c) No Impact: The Project is not located within the vicinity of a private airstrip of an airport land use plan, or within two miles of a public airport. For these reasons, no impact would occur.

The Project shall have a less than significant impact on Noise by design and with the application of the State and County regulations and requirements through construction permitting.

14. POPULATION AND HOUSING Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? sources: 1, 27, 28, 33, 34)	☐	☐	☐	☒
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? (sources: 1, 27, 28, 33, 34)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

Please refer to **Section IV.A Environmental Factors Potentially Affected**. The Project will not have an impact on population and housing as it is the first single family dwelling on a residentially-zoned parcel.

15. PUBLIC SERVICES Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
a) Fire protection? (sources: 26, 30, 34)	☐	☐	☐	☒
b) Police protection? (sources: 26, 34)	☐	☐	☐	☒
c) Schools? (sources: 26, 34)	☐	☐	☐	☒
d) Parks? (sources: 26)	☐	☐	☐	☒
e) Other public facilities? (sources: 26, 34)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

Please refer to **Section IV.A Environmental Factors Potentially Affected**. The Project will not have an impact on public services as it is the first single family dwelling on a residentially zoned parcel in an urbanized area.

16. RECREATION **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (sources: 32, 33, 34)	☐	☐	☐	☒
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (sources: 32, 33, 34)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

Please refer to **Section IV.A Environmental Factors Potentially Affected).** The Project will not have an impact on recreation as it is the first single family dwelling on a residentially zoned parcel in an urbanized area.

17. TRANSPORTATION **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities? (sources: 28, 31, 32, 33, 34, 35)	☐	☐	☐	☒
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)? (sources: 28, 31, 32, 33, 34, 35)	☐	☐	☐	☒

17. TRANSPORTATION Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? sources: 2, 28, 31, 32, 33, 34, 35)	☐	☐	☐	☒
d) Result in inadequate emergency access? (sources: 2, 28, 31, 32, 33, 34, 35)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:
Please refer to **Section IV.A Environmental Factors Potentially Affected).** The Project will not have an impact on transportation as it is the first single family dwelling on a residentially zoned parcel in an urbanized area. Sight distance for traffic on the corner of Congress and Bird Rock was found to be sufficient for traffic safety.

18. TRIBAL CULTURAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k); or (sources: 18, 26, 28)	☐	☐	☒	☐

18. TRIBAL CULTURAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. (sources: 18, 26, 28, 37, 44)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:
Pursuant to AB 52, because the Project required the preparation of an Initial Study, Tribal notification letters were sent out on March 24, 2025. No requests for consultation were received.

The following nine Phase I surveys relate to the Project site: *(HCD-Planning Library Document Nos. LIB170060, LIB170161, LIB200245, LIB200205, LIB140325, LIB170423, LIB160334, LIB160249 and LIB100404,* listed in Source 18). Nine reports have been conducted within the immediate area and up to 0.5-mile in all cardinal directions around of the Project site. These reports included a variety of regional overviews, site-specific studies, and archaeological surveys for a variety of projects that required ground disturbance. None of these reports identified any resources near the Project site.

No Tribal cultural resources, as defined in Public Resources Code Section 21074, are listed or eligible for listing in the California Register of Historic Resources, or in a local register of historic resources, are known to exist at the Project site. No known or previously recorded archeological sites are in the Project site.

Tribal Cultural Resources Impact (a.i) & (a.ii) Less than Significant:
No listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k) were identified on the site. Tribal notification letters were sent to Native American Tribes, none responded that a consultation would be necessary.

The is no evidence in available records that the subject parcel may include an archaeological site or resources supported by substantial evidence to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.

The nearest archaeology site is over 4,000 feet from the project parcel (Morley, June 11, 2016, source 18). However, it is possible that unexpected traces of intact deposits of significant historic or prehistoric materials or cultural materials (e.g., human remains, concentrations of marine shell, animal bones, heat altered rock or historic trash pits) may be encountered during grading. Therefore, a Condition of

Approval is applied that requires work involving ground disturbance to stop if any potential resources are inadvertently uncovered. Condition No. 3 states that after work stoppage, the owner shall cause a qualified archaeologist to be contacted to investigate.

The Project shall follow Health and Safety Code § 7050.5, - if any human remains are exposed, no further excavation or disturbance occurs in the area, the county coroner is called to verify that the remains are not subject to medical jurisprudence. Within 24 hours of notification, the coroner shall call the California Native American Heritage Commission (NAHDC) if the remains are known or thought to be Native American. The NAHDC selects a Most Likely Descendant (MLD) from a list it has compiled since 1978. The chosen MLD has 24 hours to respond. All work will halt within a 50-yard radius until an osteologist can examine the remains, and a treatment plan for any said remains has been provided.

The Project as conditioned will have a less than significant impact on Tribal Cultural resources.

19. UTILITIES AND SERVICE SYSTEMS **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? (sources: 28, 31, 33, 34, 36, 36)	☐	☐	☐	☒
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years? (sources: 29, 33, 34, 38)	☐	☐	☐	☒
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (sources: 3, 33, 34, 36)	☐	☐	☐	☒
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? (sources: 4, 15, 16)	☐	☐	☐	☒

19. UTILITIES AND SERVICE SYSTEMS **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Comply with federal, state and local management and reduction statues and regulations related to solid waste? (sources: 15, 16)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:
Please refer to **Section IV.A Environmental Factors Potentially Affected).** The Project will not have an impact on utilities and service systems as it is the first single family dwelling on a residentially zoned parcel in an urbanized area.

20. WILDFIRE **If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan? (sources: 4, 10, 11, 26, 30, 33)	☐	☐	☒	☐
b) Due to slope, prevailing winds and other factors, exacerbate wildfire risks and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? (sources: 10, 11, 26, 30, 33)	☐	☐	☒	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? (sources: 10, 11, 26, 30, 33)	☐	☐	☒	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? (sources: 10, 11, 25, 26, 30, 33)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

The Project is in a CAL FIRE State Responsibility Area and is categorized as a "High Fire Hazard Severity Zone." The Project site could be subject to wildland fire hazards.

The Project site and surrounding area is served by the Cypress Fire Protection District (Cypress FPD), staffed by CAL FIRE. The nearest fire station to the Project site is, located approximately 1 mile to the south of the Project site.

The Project will implement a Fire Fuel Management Plan (FFMP) to mitigate wildfire risk and control vegetation on the Project site. The FFMP will remove dead vegetation, trim trees and shrubs and manage vegetation in defensible spaces within 30 ft and 100 ft of all structures in a manner sensitive to the biological resources and compatible with CAL FIRE guidelines.

Activities within Zone 1 (30 ft from structures) will include removal of dead vegetation, trimming tree limbs and branches and creating separation between trees, shrubs and items that could catch fire such as patio furniture, wood piles, etc. Activities within Zone 2 (100 ft from all structures) would include maintaining a low (12-18 in tall) understory of native vegetation, removing fallen trees and plant material and inspection of clearances by Cypress FPD. A draft FFMP was provided in the Project Plans, see **Figure 8** and **Section VI.4 Biological Resources.**

Wildfire Impact (a) – (d) Less than Significant: The Project could expose persons and structures to wildland fire hazards or exacerbate fire risks and thereby expose people and/or structures to potential wildland fire hazards. The Project is designed to accommodate emergency vehicles; its and construction will not require the closure of any public roads or interfere with an adopted emergency response plan or emergency evacuation plan.

Project operation will not result in a significant impact to acceptable service ratios, response times, or other performance objectives for wildfire. During construction, potential fire hazards could occur in connection with the operation of equipment and other activities that could cause sparks or other sources of ignition in dry areas. This is a temporary construction impact.

Project operation could also result in potential fire hazards due to the introduction of new development and increased site use. The Project was evaluated for conformance with the ability to comply with adopted hazard mitigating codes and regulations found in the MCC Fire Code and Building Code as part of the development review process.

The Project demonstrates consistency with these policies as recommendations for fire-resistant roof materials are incorporated. The Project will implement a FFMP to mitigate wildfire risk and control vegetation on the Project site. The FFMP will remove dead vegetation, trim trees and shrubs and manage vegetation in defensible spaces within 30 ft and 100 ft of all structures. The Project will comply with the applicable fire safety provisions of the California Building Code.

The single-family dwelling unit with attached garage and detached ADU is on an area between 102 and 120 feet in elevation, up and away from areas typically flooding and where no landslide risk is anticipated. As a result, the Project is not anticipated to expose people or structures to significant risks, including downslope or downstream flooding or landslides, because of runoff, post-fire slope instability or drainage changes.

VII. MANDATORY FINDINGS OF SIGNIFICANCE

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number, or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (sources: 2, 18, 21, 26, 28, 33, 34)	☐	☒	☐	☐
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects and the effects of probable future projects.) (sources: 2, 18, 33, 34, 35)	☐	☐	☒	☐
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (sources: 2, 4, 18, 33, 34, 35)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

Mandatory Findings Impact (a) Less than Significant with Mitigation Incorporated: As discussed in this IS/MND, the Project will not:

1) degrade the quality of environment;
2) substantially reduce the habitat of a fish or wildlife species;
3) cause a fish or wildlife population to drop below self-sustaining levels;
4) threaten to eliminate plant or animal community;
5) reduce the number or restrict the range of a rare or endangered plant or animal; or
6) eliminate important examples of major periods of California history or prehistory.

The Project will result in temporary construction-related impacts to biological resources that will be mitigated to less than significant through mitigation measures identified in Section VI.4. The Project site does not contain, nor is located near, any known cultural resources.

While unlikely, construction could unearth previously unknown resources. Potential impacts to cultural resources shall be avoided through implementation of a standard County Condition of Approval to ensure potential impacts related to the inadvertent discovery of previously unknown resource are minimized.

All potentially significant impacts associated with the Project would be minimized to a less than significant level through the standards followed in construction permit issuance and inspections in compliance with County, State and Federal codes.

Mandatory Findings Impact (b) Less than Significant: To determine whether a cumulative effect requires an EIR, the lead agency shall consider whether the impact is significant and whether the effects of the project are cumulatively considerable (CEQA Guidelines §15064(h)(1)). In addition, CEQA allows a lead agency to determine that a project's contribution to a potential cumulative impact is not considerable and thus not significant when mitigation measures identified in the initial study will render those potential impacts less than considerable (CEQA Guidelines 15064(h)(2)).

This IS/MND contains recommendations and mitigation measures to ensure that all potentially significant impacts are minimized to a less than significant level. Furthermore, the County has identified Conditions of Approval to minimize potential impacts. Implementation of these various measures will ensure that the Project's impacts will be less than significant.

As there is limited development of this type in the area and the development is organized and restricted under the General Plan, Title 21 Zoning Ordinance, and other relevant MCC codes, the Project, in combination with other residential development, will not result in a cumulatively considerable adverse environmental effect.

Mandatory Findings Impact (c) Less than Significant: The Project will not have a substantial adverse effect on human beings, either directly or indirectly.

The Project would result in temporary construction-related impacts that would be minimized to a less than significant level through the incorporation of construction best management measures and mitigation measures identified throughout this IS/MND.

The Project consists of a single-family dwelling unit, attached garage and ADU and associated improvements. The Project will not conflict with the allowable use at the site.

Conditionally allowed uses (tree removals) are supported by the proposed volunteer Monterey pine replanting, a restoration and preservation program for Monterey Pine Forest understory that are included in the Mitigation Measures and Monitoring Plans for the Project. Additionally, the Project will not induce substantial population growth either directly or indirectly or result in a substantial increase in traffic.

VIII. CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE ENVIRONMENTAL DOCUMENT FEES

Assessment of Fee:

The State Legislature, through the enactment of Senate Bill (SB) 1535, revoked the authority of lead agencies to determine that a project subject to CEQA review had a "de minimis" (minimal) effect on fish and wildlife resources under the jurisdiction of the California Department of Fish and Wildlife. Projects that were determined to have a "de minimis" effect were exempt from payment of the filing fees.

SB 1535 has eliminated the provision for a determination of "de minimis" effect by the lead agency; consequently, all land development projects that are subject to environmental review are now subject to the filing fees, unless the California Department of Fish and Wildlife determines that the project will have no effect on fish and wildlife resources.

To be considered for determination of "no effect" on fish and wildlife resources, development applicants must submit a form requesting such determination to the California Department of Fish and Wildlife. A No Effect Determination form may be obtained by contacting the Department by telephone at (916) 653-4875 or through the Department's website at www.wildlife.ca.gov.

Conclusion: The Project will be required to pay the fee.

Evidence: Based on the record as embodied in the County of Monterey HCD-Planning files pertaining to PLN200316 and the attached Initial Study / Proposed (Mitigated) Negative Declaration.

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Exhibit D

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MINUTES
Del Monte Land Use Advisory Committee
Thursday, March 21, 2024

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

2. **Roll Call**

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

Members Absent:

3. **Approval of Minutes:**

A. **March 7, 2024** minutes

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

Second: Kim Caneer (LUAC Member's Name)

Ayes: All

Noes:

Absent:

Abstain:

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

None

5. **Scheduled Item(s)**

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

B) Announcements

7. Meeting Adjourned: 3:30 pm

Minutes taken by: Maureen Lyon

Action by Land Use Advisory Committee
Project Referral Sheet

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

Advisory Committee: Del Monte Forest

2.

Project Name: PLN200316
File Number: WILKINS JOHN D & BUSHRA
Project Location: 2901 BIRD ROCK RD, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 007-661-005-000
Project Planner: Mary Israel
Area Plan: Greater Monterey Peninsula Area Plan
Project Description: Design Approval to allow construction of a 2,340 square foot (sq. ft.) one-story single family dwelling and an attached 740 sq. ft. two-car garage, a 66 sq. ft. balcony, a 225 sq. ft. gazebo, and a 575 sq. ft. accessory dwelling unit and Use Permit to allow removal of 27 living and dead/dying trees – 12 healthy Monterey Pine trees, 11 dead Monterey pines, and 4 healthy Coast Live oaks. Colors and materials are proposed to be beige colored stucco body and dark gray roof, dark bronze windows and doors and front and beige/gray stone veneer accents. The project includes 3,860 sq. ft. of driveway and patio (3,382 pervious pavers and 475 impervious hardscape) and approximately 550 cubic yards of grading (320 cut, 230 fill).

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

(Please include the names of the those present)

Laura Lawerence, Owners: John and Bushra Wilkins

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

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Neighbor concerned about site parking for contractors			Plan includes on site parking for six construction vehicles

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Location of fence encroaching on sensitive habitat of protected plants		Biologist approved placement of fencing. Biologist will be on-site during installation.
Plan for replacing removed trees with new plantings as by county ordinace		Forester has suggested protecting and leaving natural new growth trees existing rather than planting nursery stock
Driveway takes up considerable amount of space in current planned location		Other options explored with architect. Location chosen to avoid steep slope and regrading.

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

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

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

X Support Project as proposed

___ Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: All

Noes:

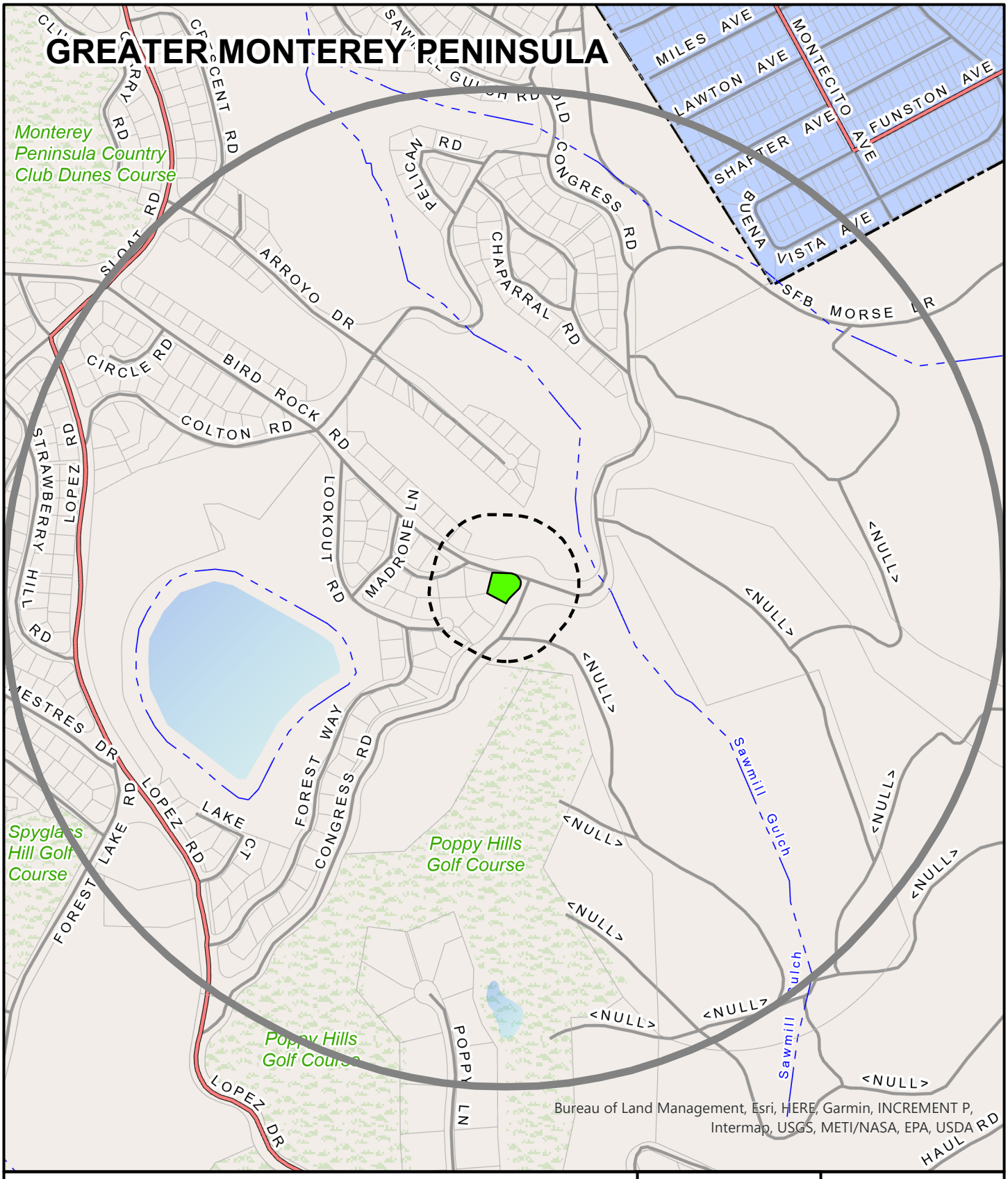
Absent:

Abstain:

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Exhibit E

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APPLICANT: WILKINS JOHN D AND BUSHRA

APN: 007-661-005-000 **FILE #** PLN200316

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

COUNTY OF MONTEREY CALIFORNIA • 1850 •

PLANNER: MARY ISRAE

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