

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

In the matter of the application of:

SHEN YUAN ET AL (PLN180387)

RESOLUTION NO. 19-002

Resolution by the Planning Commission to:

- 1) Consider an Addendum for Lot 3 together with the Laguna Seca Office Park Final Environmental Impact Report (FEIR) pursuant to §15164 of the CEQA Guidelines; and
- 2) Approve a Combined Development Permit consisting of:
 - a) A General Development Plan that establishes:
 - i. Uses allowed including up to 12 professional office spaces and Water systems facilities serving four or fewer connections;
 - ii. Hours of operation, seven days a week from 7 AM to 7 PM; and
 - iii. 28 parking spaces for the office use.
 - b) An Administrative Permit and Design Approval to allow construction of a 10,011 square foot two-story office building; and
 - c) Use Permit to allow the removal of eleven (11) Oak trees.

[PLN180387, SHEN YUAN ET AL, 24480 Citation Court, Monterey, Greater Monterey Peninsula Area Plan (APN: 173-121-003-000)]

The Shen application (PLN180387) for a Combined Development Permit came on for public hearing before the Monterey County Planning Commission on 30 January 2019. Having considered all the written and documentary evidence, the administrative record, the staff report, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in the:
 - *2010 Monterey County General Plan*;
 - *Greater Monterey Peninsula Area Plan*; and
 - *Monterey County Zoning Ordinance (Title 21)*

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

- b) The property is located at 24480 Citation Court, Monterey (Assessor's Parcel Number 173-121-003-000), Greater Monterey Peninsula Area Plan. The parcel is zoned "VO/B-6-UR-D-S" (Visitor Serving/Professional and Office Serving in the Urban Reserve Zoning District with overlays for Building Site, Design Control, and Site Plan Review) wherein professional office space is an allowed use. The project includes construction of a professional office building. Therefore, the project is an allowed land use for this site.
- c) In accordance with Section 21.22.030 of Title 21, a General Development Plan (GDP) is required if there is no prior approved GDP for the proposed use on the parcel. A GDP has been prepared for the project that describes the proposed uses including:
 - Professional office uses, small water systems serving 4 or fewer parcels, and changes in use within the structure provided it does not change the nature or intensity of the use
 - Standards for parking (28 spaces),
 - Hours of operation, and
 - Site development standards.

The GDP conforms to the applicable goals and policies in the Monterey County Code and the conditions imposed as part of the Laguna Seca Office Park subdivision. An exception to the parking standards is included in the GDP to avoid removal of more trees and to encourage carpooling and alternative transportation means.

- d) Pursuant to Chapter 21.45 of Title 21, development within a Site Plan Review, "S", zone requires an Administrative Permit. Staff reviewed the plans and documents submitted for the proposed project and conclude the development is located appropriately in context of the site's natural resources and constraints (See Findings and Evidence that follow).
- e) In accordance with Section 21.50 of Title 21, development is allowed in the "UR" zone subject to review by the City of Monterey. The plans were provided to the City of Monterey for review. City staff expressed concern regarding replacement of removed oak trees. County staff communicated that the applicant would be required to implement a 1:1 replacement ratio. City staff was satisfied with the County staff response and had no other issues.
- f) The subject parcel is Lot 3 of the Laguna Seca Office Park subdivision that was approved by the Board of Supervisors (Resolution No. 84-203) on 8 May 1984.
- g) Water supply. See Finding 6.
- h) Tree removal. See Finding 7.
- i) In accordance with the *2010 General Plan*, exterior lighting shall be unobtrusive, reduce off-site glare, and only light an intended area, the project is required to adhere to Chapter 21.63 – Design Guidelines for Exterior Lighting of Title 21. Therefore, Condition No. 9 requires submittal of an Exterior Lighting Plan to the Chief of

Planning for review and approval.

- j) The project was referred to the Greater Monterey Peninsula (GMP) Land Use Advisory Committee (LUAC) for review. Based on LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors (Resolution No. 15-103), this application warranted referral to the LUAC because the project includes a design approval subject to a public hearing. The GMP LUAC meeting 5 December 2018 resulted in a 4-0 vote recommending approval of the project with changes. The LUAC commented the building occupancy proposed in the GDP exceeded the number of parking spaces and recommended there be no more occupants allowed than the number of parking spaces necessary for the same number of vehicles. The architect changed the building occupancy as limited to 40 total with an increase in parking spaces from 25 to 28. At maximum occupancy, the assumption would be that approximately 25% percent of vehicles would be carpool carrying a minimum of two building occupants (Condition No. 24 requires a minimum four stalls dedicated to carpool vehicles), and 12.5% would use public transit service or another form of transportation. The LUAC requested that responsibility for open space maintenance be memorialized as a project requirement. Therefore, Condition No. 8 requires the open space be maintained along with the landscaping.
- k) Staff conducted a site inspection on 7 November 2018 to verify the subject parcel conforms to the proposed plans.
- l) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN180387.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA-Planning, RMA-Environmental Services, Monterey County Regional Fire Protection District (MCRFPD), RMA-Public Works, Environmental Health Bureau (EHB), and Water Resources Agency (WRA). There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Technical reports by outside consultants found no physical or environmental constraints that would indicate the site would be unsuitable for the use proposed. The following reports were prepared for analysis of this project:
 - “Tree Resource Assessment” (LIB180368) prepared by Frank Ono, Pacific Grove, CA, 27 July 2018
 - “Soil Engineering Investigation” (LIB150358) prepared by LandSet Engineers, Inc., Salinas, CA, July 2015
 - “Biological Assessment for Lot #5 of Laguna Seca Office Park” (LIB120260) prepared by Patrick Regan, 18 May 2012Staff independently reviewed these reports and concurs with their conclusions.

- c) Nest piles of the Monterey Dusky-footed woodrat were identified on Lot 3 during preparation of the biological assessment (File No. LIB 120260) that surveyed vacant Lots 2-7 surrounding Citation Court. The woodrats were identified as “Species of Concern” by both the federal Fish and Wildlife Service and the California Department of Fish and Wildlife. At this time, the Monterey Dusky-footed woodrat does not recognized as threatened, endangered or within the Greater Monterey Peninsula (GMP) Area Plan (AP) map of Areas of Special Biological Importance (ASBI). Notwithstanding, Condition No. 21 has been placed on the project which addresses a pre-construction survey, the maintenance of buffers (10-feet) and the method of removal, if necessary, prior to tree removal, grading, or construction.
- d) Staff conducted a site visit on 7 November 2018 to confirm the site is suitable for the proposed use.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN180387.

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 the RMA-Planning, Monterey County Regional Fire Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. 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 to serve the project. See Finding 6.
 - c) Staff conducted a site inspection on 7 November 2018 to verify that the site is suitable for this use.
 - d) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN180387.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA-Planning and RMA-Building Services records and found no violation to exist on the property.
 - b) Staff Conducted a site inspection 7 November 2018 and confirmed there is no development.
 - c) No known violations exist on the subject parcel.

5. **FINDING:** **CEQA (Addendum):** - An Addendum to a previously certified FEIR for the Laguna Seca Office Park (File No. 80-109, Resolution No. PC-3734) was prepared pursuant to Code of Regulations, Title 14, Section 15164 to reflect changes or additions in the project that do not cause substantial changes or new information that would require major revisions to the certified FEIR.
- EVIDENCE:**
- a) An FEIR for the Laguna Seca Office Park was prepared and certified by the Board of Supervisors on 22 February 1983 (Board Resolution PC-3734). An Addendum to the Laguna Seca Office Park FEIR was considered by the Planning Commission on 29 August 2012 in association with development of Lot 5 of the Office Park (Planning Commission Resolution No. 12-035).
 - b) An Addendum to the Laguna Seca Office Park FEIR for Lot 3, with reference to the previously considered Addendum for development of Lot 5, was prepared pursuant to Code of Regulations, Title 14, Section 15164 (CEQA Guidelines). The Addendum, attached as Exhibit E3 to the 30 January 2019 Staff Report to the Planning Commission, reflects the County's independent judgment and analysis.
 - c) Pursuant to Section 15164 of the CEQA Guidelines, some changes or additions to the project are necessary, but none of the conditions described in Section 15162, calling for preparation of a subsequent EIR, have occurred.
 - d) Pursuant to Section 15162 of the CEQA Guidelines, there are no substantial changes proposed in the project that would require major revisions to the prior FEIR. The attached Addendum has been prepared specifically for the development of Lot 3 of the Laguna Seca Office Park. The previously certified FEIR contemplated development with a professional office building on Lot 3 of the Office Park. Changes in circumstances and new information that have occurred since the FEIR was certified have been addressed in an addendum to the certified FEIR prepared for development on Lot 5 of the Office Park (Planning Commission Resolution No. 12-035, Lot 5). The addendum for Lot 3 makes minor and technical changes to the project description for development specifically on Lot 3 of the Office Park and incorporates the analysis and conclusions in the certified FEIR with reference to the analysis in the Addendum prepared for development of Lot 5.
 - e) Pursuant to Section 15162 of the CEQA Guidelines, there are no substantial changes with respect to the circumstances under which the project is undertaken that would require major revisions to the prior Office Park FEIR. Changes in circumstances that have occurred since the FEIR was certified include traffic conditions, adjudication of the groundwater basin, CEQA requirement to review potential impacts to greenhouse gases, and biological considerations. Analysis in the Addendum demonstrates major revisions to the Office Park FEIR are not required due to these changes in circumstances. Traffic impacts remain within those previously anticipated in the previously certified FEIR. The proposed project would generate approximately 110 ADT based on the 10,011 square-foot building on Lot 3, well under the potential generation of 151

ADT analyzed in the FEIR. Water use is estimated within the legal Standard Production Allocation for Cal-Am under the terms of the State adjudication for the Bishop Unit. The adjudication describes *de minimis* production by any person or entity less than five (5) AFY is not likely to significantly contribute to material injury to or any interest related to the Seaside Groundwater Basin. The estimated total water use for the proposed project is 1.979 AFY and is within the legal Standard Production Allocation for Cal-Am. Greenhouse gases are mitigated by compliance with policies of the 2010 General Plan that requires implementation of measures for energy efficiency of buildings that exceed measures contemplated in the FEIR. Impacts to woodlands are mitigated in accordance with the measures within the FEIR.

- f) Pursuant to Section 15162 of the CEQA Guidelines, there is no new information of substantial importance that was not known at the time the Office Park FEIR was adopted. There are no findings resulting from new information that indicate previously unidentified significant environmental impacts or substantially more severe impacts, or that require the need for imposing previously infeasible mitigation measures, or considerably different mitigation measures or alternatives from those analyzed in the Office Park FEIR. The addendum was prepared due to changes in circumstances since certification of the EIR. New information resulting from changes in circumstances have been addressed (see preceding evidence).
- g) There is no substantial evidence, in light of the whole record that the project, as conditioned, would cause new impacts or intensification of previously analyzed impacts due to the implementation or operation of the proposed project.
- h) The custodian of documents and materials which constitute the record of proceedings upon which the decision is based is the County Resource Management Agency, 1441 Schilling Place South, 2nd floor, Salinas, California.
- i) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN180387.

6. **FINDING:** **WATER SUPPLY** – The project has an adequate long-term water supply and manages development in the area so as to minimize adverse effects on the aquifers and preserve them as viable sources of water for human consumption.

- EVIDENCE:**
- a) Monterey County General Plan Policy PS-3.1 prohibits approval of discretionary permits without proof, based on specific findings and supported by evidence, that there is a long-term sustainable water supply, both in quality and quantity.
 - b) Water for the development is provided by California American Water Company (Cal-Am) Bishop Unit which would provide the parcel with water from the Seaside Groundwater Basin, adjudicated as of 27 March 2006.
 - c) Under the terms of the adjudication (Superior Court of the State of California in and for the County of Monterey Case No. M664343),

rights to the adjudicated water source will come from connection to the Cal-Am Standard Production allocation.

- d) A Watermaster has been appointed to oversee the water use within the adjudicated area and to enforce the “Physical Solution” issued in the court decision. The adjudicated area is within the jurisdiction of the Monterey Peninsula Water Management District (MPWMD). Therefore, the applicant shall obtain all necessary clearance from the Watermaster and MPWMD prior to connection with the Bishop Unit water system.
- e) The Physical Solution includes provision of water committed by Cal-Am to the anticipated buildout of the previously approved Laguna Seca Office Park (Final Map recorded 22 January 1988) wherein the applicant proposed development of Lot 3.
- f) The Bishop Unit is a public water system regulated by the Public Utilities Commission (PUC) and regularly tested by the State Water Resources Control Board (Water Board). Therefore, adherence to the requirements of the Water Board would assure that water quality standards are met.

7. **FINDING:**

TREE REMOVAL: Removal of eleven (11) protected oak trees is the minimum required under the circumstances and will not cause a risk of adverse environmental impacts.

EVIDENCE:

- a) The project has been designed and sited to minimize the removal of protected trees to the greatest extent feasible. Alternate locations on the site would incur competing resource constraints that are not as easily renewable as tree resources: 60-foot wide easement along the western boundary of the parcel, excessive grading of the hillside at the northern half of the site, and greater amount of paving for driveway entrance to onsite parking at the southern half of the site. The west side setback is the minimum width allowed for the development and contiguous open space is maximized toward the boundary shared with York School at the northern edge of the site. All eleven trees will be replaced onsite (Condition No. 11).
- b) In accordance with Section 21.64.260.3.a of Title 21, a Forest Management Plan (FMP) and a Use Permit are required for removal of more than three protected oak trees. This application includes a request for a Use Permit to remove (11) protected oak trees, none of which are identified as landmark trees.
- c) The removal will not involve a risk of adverse environmental impacts. An FMP was prepared by Frank Ono 27 July 2018 and concludes low potential for soil erosion, decrease in water quality, increase in noise pollution, effect on air movement, detriment to ecological systems, or damage to wildlife habitat.
- d) The oaks on the subject parcel shall be managed for fire protection. In order to prevent fire hazard in the very highly sensitive State Responsibility Area for fire protection, the Owner/applicant/certified arborist/professional forester shall maintain fire defensible space around all structures on the property.
- e) In accordance with Public Resources Code 21083.4 of CEQA, restoration may not comprise more than half the mitigation measure for Oak tree removal in order to reduce potential environmental

impacts to less than significant. However, the site was previously committed to commercial use in 1983, at which time appropriate environmental review of the cumulative forest impacts were contained in the Laguna Seca Office Park FEIR. The proposed project is consistent with the anticipated level of development analyzed in the certified FEIR and would not create a new significant effect on oak woodlands.

- f) Pursuant to Section 21.64.260.4, the 11 trees proposed for removal require one-to-one replacement. Condition No. 11 requires tree replacement and monitoring.
- g) The Migratory Bird Treaty Act prohibits any taking of nesting birds. Therefore, Condition No. 7 requires a nesting study prior to grading or construction if the trees are scheduled for removal during the nesting season, typically February 22 to August 1.
- h) Staff site inspection 7 November 2018 verified the removal of 11 trees is the minimum necessary for implementation of the proposed project and that there was no indication of potential adverse environmental impacts as a result of the tree removal.

8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.
Section 21.80.040.D of Title 21 designates the Board of Supervisors as the appropriate authority to hear an appeal of the decision on this application.

DECISION

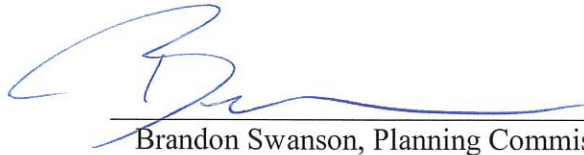
NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

1. Consider an Addendum for Lot 3 together with the Laguna Seca Office Park Final Environmental Impact Report (FEIR) pursuant to §15164 of the CEQA Guidelines; and
2. Approve a Combined Development Permit consisting of:
 - a) A General Development Plan that establishes:
 - i. Uses allowed including up to 12 professional office spaces and Water systems facilities serving four or fewer connections;
 - ii. Hours of operation, seven days a week from 7 AM to 7 PM; and
 - iii. 28 parking spaces for the office use.
 - b) An Administrative Permit and Design Approval to allow construction of a 10,011 square foot two-story office building; and
 - c) Use Permit to allow the removal of eleven (11) Oak trees

for Assessor's Parcel Number 173-121-003-000 (1.59 acres) in general conformance with the attached Plan set and subject to twenty-four (24) Conditions of Approval, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 30th day of January 2019 upon motion of Commissioner Diehl, seconded by Commissioner Ambriz, by the following vote:

AYES: Ambriz, Coffelt, Duflock, Diehl, Getzelman, Gonzalez, Mendoza, Roberts
NOES: None
ABSENT: Vandever
ABSTAIN: None



Brandon Swanson, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON **FEB 06 2019**

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 SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **FEB 19 2019**

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

NOTES

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

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

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

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

Monterey County RMA Planning

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

PLN180387

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN180387) consisting of a General Development Plan, Use Permit, Administrative Permit, and Design Approval allows construction of a new 10,011 square foot two-story commercial building, removal of 11 protected Oak trees, and development in a Site Plan Review zoning district. The property is located at 24480 Citation Court, Monterey (Assessor's Parcel Number 173-121-003-000), 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 RMA - 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. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number 19-002) was approved by the Planning Commission for Assessor's Parcel Number 173-121-003-000 on 30 January 2019. The permit was granted subject to 24 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County 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.
(RMA - 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, 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 RMA - 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 recovery.

4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

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

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

5. PD007- GRADING WINTER RESTRICTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Chief of RMA - Building Services. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: The Owner/Applicant, on an on-going basis, shall obtain authorization from the Chief of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.

6. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of RMA - 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. (RMA - 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 RMA - 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 RMA-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

7. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Any tree removal activity that occurs during the typical bird nesting season (February 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. (RMA - 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 RMA-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. PD012(G) - LANDSCAPE PLAN & MAINTENANCE (OTHER)

Responsible Department: RMA-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 Chief of Planning for review and approval. 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, including replacement of the eleven removed oak trees (5-gallon or larger), and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences, along with open space on the parcel shall be continuously maintained by the applicant and all plant material and open space shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - 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 RMA - 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 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.

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Chief of RMA - Planning, prior to the issuance of building permits.
(RMA - 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 RMA - 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.

10. PD011(A) - TREE REMOVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

11. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Within 60 days of permit approval, the applicant shall replace and or relocate each tree approved for removal as follows:
- Replacement ratio: one-to-one

Replacement tree(s) shall be located within the same general location as the tree being removed. (RMA - Planning)

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

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

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

12. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (County Counsel)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the County Counsel for review and signature by the County.

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

13. EROSION CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an erosion control plan in conformance with the requirements of Monterey County Code Chapter 16.12. The erosion control plan shall include a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), as applicable. The plan shall also include RMA-Environmental Services standard inspection notes 1, 2, & 3. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit an erosion control plan to RMA-Environmental Services for review and approval. Standard inspection notes are available on the RMA-Environmental Services website.

14. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a grading plan incorporating the recommendations in the approved geotechnical report. The grading plan shall include contour lines and cross-sections that identify the existing grade, proposed grade, and the extent of any proposed excavation and/or fill. The grading plan shall include the geotechnical inspection schedule that identifies when the inspections will be completed, who will conduct the inspection (i.e., PG, PE, and/or Special Inspector), a description of the required inspection, inspector name, and the completion date. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a grading plan to RMA-Environmental Services for review and approval.

15. STORMWATER CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide a stormwater control plan that includes stormwater detention facilities to mitigate on-site and off-site impacts from impervious surface stormwater runoff, and oil grit separators for the paving parking areas. Drainage improvements shall be constructed in accordance with plans approved by RMA-Environmental Services. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a stormwater control plan to RMA-Environmental Services for review and approval.

16. CALIFORNIA CONSTRUCTION GENERAL PERMIT

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) including the Waste Discharger Identification (WDID) number, to RMA-Environmental Services. In lieu of a Stormwater Pollution Prevention Plan (SWPPP), a letter of exemption or erosivity waiver from the Central Coast Regional Water Quality Control Board may be provided.
(RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building 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.

17. GEOTECHNICAL PLAN REVIEW

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from the licensed practitioner that their geotechnical recommendations have been incorporated into the approved grading plan and stormwater control plan. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: The applicant shall provide certification from the licensed practitioner that their geotechnical recommendations have been incorporated into the approved grading plan and stormwater control plan. (RMA-Environmental Services)

18. AS-BUILT CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: Prior to final inspection, the applicant shall provide a letter from a licensed engineer certifying that all development has been constructed in accordance with the recommendations in the approved geotechnical report and the approved grading plan and stormwater control plan. (RMA- Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed practitioner.

19. EHSP01 - SEPARATE RECYCLABLES (NONSTANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: All persons shall separate recyclables from other solid waste generated at their premises and shall place such recyclables into a different approved container to facilitate segregation at a solid waste facility pursuant to California Assembly Bill AB 341 and Monterey County Code, Chapter 10.41.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits, the applicant shall submit to the Environmental Health Bureau for review and approval a descriptive plan on how recyclables will be collected and stored throughout the site. Solid waste and recycling container enclosures shall be sized appropriately and located on the site plan.

20. EHSP02 - TENANT AGREEMENTS -FOOD FACILITY, HAZARDOUS MATERIALS, MEDICAL AND SOLID WASTE COMPLIAN

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The owner of the property is responsible to ensure that all uses are in compliance with Local, State and Federal requirements. Future tenants/uses of the property are unknown at this time. The lease agreement (or lease addendum) between the property owner and the tenant shall indicate the following: All new tenants shall contact Environmental Health Bureau prior to commencement of operations to ensure all proper Health permits are obtained. Permits are required for: Retail Food Facilities, Hazardous Material Handling/ Storage/Hazardous Waste Generation, and Solid waste related activities such as medical waste generation, recycling, materials recovery, waste tire storage, transfer/processing, and processing of construction/demolition debris. The tenant/applicant shall pay all applicable fees to EHB prior to commencement of operations.

Compliance or Monitoring Action to be Performed: Prior to final inspection of the construction permit for the professional office building, the applicant is to submit a template of the lease agreement to EHB. The lease agreement (or lease addendum) between the property owner and the tenant shall indicate the following: All new tenants shall contact Environmental Health Bureau prior to commencement of operations to ensure all proper Health permits are obtained. Permits are required for: Retail Food Facilities, Hazardous Material Handling/ Storage/Hazardous Waste Generation, and Solid waste related activities such as recycling, materials recovery, waste tire storage, transfer/processing, and processing of construction/demolition debris. The tenant/applicant shall pay all applicable fees to EHB prior to commencement of operations. This condition is on-going.

21. PDSP001-MONTEREY DUSKY FOOTED WOODRAT PRE-CONSTRUCTION SURVEY FOR MAIN STRUCTURE (NON-STAND

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Monterey Dusky-footed Woodrat (MDFW) is a California Department of Fish & Wildlife (CDFW) species of special concern that is endemic to the Monterey Peninsula. This is a subspecies of the dusky-footed woodrat (*Neotoma macrotis*), which is common to oak woodlands and other forest types throughout California.

Active Woodrat nests should be avoided in the breeding season if at all possible (January - September). If woodrat nests cannot be avoided during this time, the nest(s) shall be flagged and a 10-foot buffer shall be maintained between the nests and construction activities.

As a last resort, if the nests will need to be removed as part of the project, a qualified biologist knowledgeable about woodrats with a current State Scientific Collection Permit/MOU, shall be retained to assess the habitat and potentially trap and relocate individuals and nests if necessary.

Compliance or Monitoring Action to be Performed: If the Monterey Dusky-Footed Woodrat is still listed as a Species of Concern (check CDFW website), the following shall apply:

30 days prior to the start of ground-disturbing activities for tree removal, construction or grading, the Owner/Applicant shall retain a qualified biologist to conduct a pre-construction survey to confirm and identify the location of active Monterey Dusky-footed Woodrat nests within the project boundary. A copy of the survey and report shall be provided to RMA-Planning Department for review.

Prior to the issuance of grading or building permits, the retained biologist shall flag the active nest sites and delineate a buffer no less than 10 feet between the nest(s) and construction activities. The Owner/Applicant shall submit written and photographic evidence demonstrating that the nests were flagged and buffers maintained according to the biologist's recommendation.

If it is not possible to avoid the MDFW nests, CDFW should be contacted for guidance. CDFW may require live-trapping and releasing the Woodrats into artificial shelters on or offsite. Live-trapping, if required, should be conducted from mid-July through September.

22. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

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

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

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the RMA-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.

23. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: RMA-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 RMA Building Services the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to the Development Services.

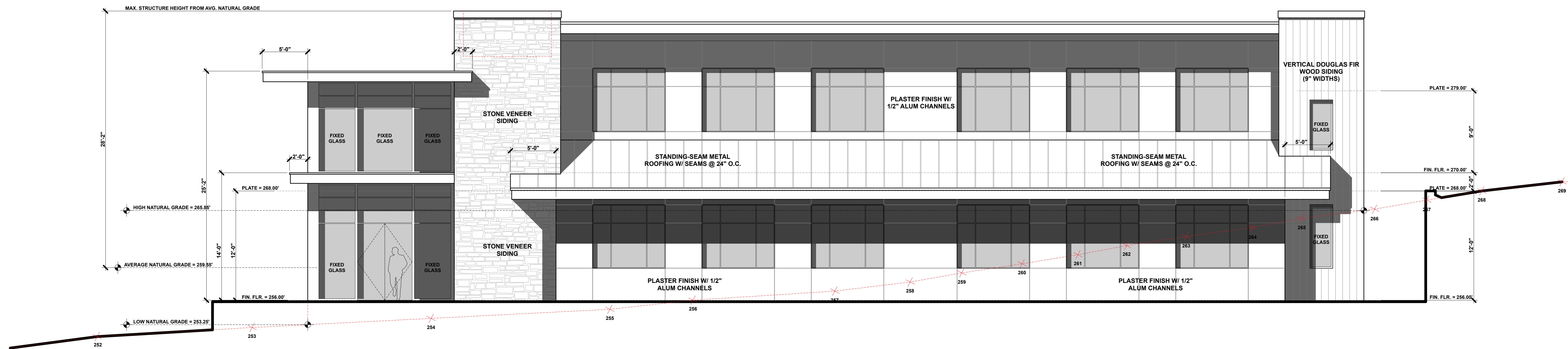
24. PDSP002 - ASSIGN DEDICATED CARPOOL PARKING

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The General Development Plan (GDP) for the business office building on Lot 3 requires a building occupancy of no more than 40 employees and visitors and a total of 28 parking spaces onsite. As an incentive to carpool, the GDP shall assign a minimum four (4) dedicated carpool parking stalls onsite. Handicap stalls shall be implemented to either meet or exceed ADA standards and County standards in accordance with Section 21.58.050.G of Title 21.

Compliance or Monitoring Action to be Performed: Prior to final inspection, the applicant/owner shall submit to RMA Planning a GDP and Site Plan that include assignment of a minimum four (4) dedicated carpool parking stalls onsite and handicap stalls that either meet or exceed ADA standards and County standards in accordance with Section 21.58.050.G of Title 21.

24480 CITATION COURT
MONTEREY, CALIFORNIA 93940



The map shows the Monterey Bay area with a red pin marking the location of the Monterey Bay Unified Air Pollution Control District (MBUAPCD) at the intersection of Highway 1 and Highway 166. Other labeled locations include Sequoia Insurance, Epic Roots, and Kingston Produce. Major roads shown are Highway 1, Highway 166, Highway 101, and Highway 152.

[illegible]

A1.0	COVER SHEET, PROJECT DATA, NOTES, ASSESSORS MAP
C1	SITE PLAN, TOPOGRAPHIC MAP, GRADING QUANTITIES
C2	PRECISE GRADING AND DRAINAGE PLAN
C3	SITE SECTIONS
C4	STORM WATER CONTROL PLAN
A1.1	SITE PICTURES (LOT 3), FUEL MANAGEMENT PLAN, TRASH ENCLOSURE
A1.2	LANDSCAPE PLAN, EXTERIOR LIGHTING PLAN, NOTES
A1.3	MAIN LEVEL FLOOR PLAN
A1.4	UPPER LEVEL FLOOR PLAN
A1.5	EXTERIOR ELEVATIONS
A1.6	EXTERIOR ELEVATIONS
A1.7	ROOF PLAN

OWNER/CLIENT:
MR. JIANXUN SHEN & MRS. SHUHUANG WANG

PROFESSIONAL ENGINEER:
STRUCTURAL - E INCORPORATED
519-A HARTNELL STREET
MONTEREY, CA 93940
CA LIC # C62330
CHRISTIAN K. LEE
(831) 424-9000

DESIGNER:
AST DESIGN GROUP
287 ANGELUS WAY
DEL REY OAKS, CA 93940
AARON S. TOLLEFSON
(831) 578-3450

CIVIL ENGINEER:
LANDSET ENGINEERS, INC.
5208 CRAZY HORSE CANYON ROAD
SALINAS, CA 93907
CA LIC # C56559
GUY R. GIRAUDO
(831) 443-6970

GEOTECHNICAL ENGINEER:
LANDSET ENGINEERS, INC.
5208 CRAZY HORSE CANYON ROAD
SALINAS, CA 93907
CA LIC # CEG 2226
BRIAN E. PAPURELLO
(831) 443-6970

STRUCTURAL ENGINEER:
STRUCTURAL - E INCORPORATED
519-A HARTNELL STREET
MONTEREY, CA 93940
CA LIC # C62330
CHRISTIAN K. LEE
(831) 424-9000

ELECTRICAL ENGINEER:
AURUM CONSULTING ENGINEERS MONTEREY BAY, INC.
80 GARDEN AVENUE, SUITE 210
MONTEREY, CA 93940
ELDRIDGE O. BELL, P.E.
(831) 646-3330

MECHANICAL ENGINEER:
MONTEREY ENERGY GROUP, INC.
2635 CARMEL RANCHO BLVD., SUITE 8
CARMEL, CA 93923
ABE STALLCUP, P.E.
(831) 372-8328

LANDSCAPE:
INSIDE OUT LANDSCAPE DESIGN, INC.
P.O. BOX 539
CARMEL VALLEY, CA 93924
CA LIC # 960809
ELIZA DECANTIS
(831) 277-7357

ARBORIST:
FRANK ONO
CERTIFIED ARBORIST #536
1213 MILES AVENUE
PACIFIC GROVE, CA 93950
(831) 373-7086

<u>OCCUPANCY GROUPS:</u>	GROUP "B"	
<u>OCCUPANCY LOADS:</u>	LOBBY: 2,151 S.F. / 5 S.F. PER OCCUPANT	= 430
	OFFICE: 6,138 S.F. / 100 S.F. PER OCCUPANT	= 62
	STORAGE: 400 S.F. / 500 S.F. PER OCCUPANT	= 1
	TOTAL PER BUILDING OCCUPANCY LOAD:	= 493
<u>PARKING REQUIREMENTS:</u>	1 SPACE / 250 S.F. (OFFICES)	
	6,138 S.F. (OFFICE SPACE) / 250 S.F. = 24.55 (28 SPACES PROVIDED)	
<u>RESTROOM REQUIREMENTS: (PER BUILDING)</u>		
<u>MEN RESTROOMS</u>		
WATER CLOSETS:	4	
URINALS:	2	
LAVATORIES:	4	
<u>WOMEN RESTROOMS</u>		
WATER CLOSETS:	6	
URINALS:	0	
LAVATORIES:	4	

<u>PROJECT ADDRESS:</u>	24480 CITATION COURT MONTEREY, CA 93940
<u>PARCEL NUMBER:</u>	173-121-003
<u>MONTEREY COUNTY ZONING:</u>	VO/B-6-UR-D-S
<u>SITE AREA:</u>	1.593 ACRES (69,391 S.F.)
<u>CONSTRUCTION TYPE:</u>	V-B
<u>OCCUPANCY TYPE:</u>	GROUP "B"
<u>STORIES:</u>	(1) TWO-STORY OFFICE BUILDINGS
<u>SEWER SYSTEM:</u>	PUBLIC SEWER SYSTEM
<u>SQUARE FOOTAGE: (PER BUILDING)</u>	
- PROFESSIONAL OFFICE	
MAIN LEVEL:	6,457 S.F.
UPPER LEVEL:	3,554 S.F. (5.12% FAR SECOND LEVEL)
TOTAL:	10,011 S.F. (14.42% FLOOR AREA RATIO)
<u>BUILDING SITE COVERAGE:</u>	<u>PARCEL 173-121-003</u> 6,457 S.F. (9.31%)
<u>FIRE SPRINKLER REQUIREMENT:</u>	<u>REQUIRED</u>
<u>TREES TO BE REMOVED:</u>	<u>(1) OAK TREES</u> NO TREES WITH 24"Ø ARE TO BE REMOVED
<u>TREES TO BE REPLANTED:</u>	<u>(1) 5 GALLON COASTAL LIVE OAK TREES</u> 1:1 RATIO FOR TREES 24"Ø OR LESS 2:1 RATIO FOR TREES GREATER THAN 24"Ø
<u>PARKING STALL REQUIREMENT:</u>	1,250 S.F. RATIO 6,138 S.F. OFFICE SPACE / 250 TOTAL REQUIRED STALLS = <u>25 SPACES</u>
<u>GRADING QUANTITIES:</u>	CUT = 2533.78 C.Y. FILL = 2531.76 C.Y. NET = 2.03 C.Y. CUT (KEPT ON SITE)

THIS PROJECT SHALL COMPLY WITH ALL CURRENT CODES LISTED AS FOLLOWS:

2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 TITLE 24 ENERGY COMPLIANCE
2016 CALIFORNIA ADA CODE
2016 CALIFORNIA GREEN BUILDING CODE

<u>PARCEL NUMBER:</u>	173-121-003-000
<u>APPLICABLE PLAN:</u>	GREATER MONTEREY PENINSULA
<u>ADVISORY COMMITTEE:</u>	GREATER MONTEREY
<u>ZONING:</u>	VOB-6-UR-D-S
<u>LAND USE DESIGNATION:</u>	COMMERCIAL
<u>COASTAL ZONE:</u>	NO
<u>FIRE DISTRICT:</u>	MONTEREY REGIONAL
<u>SEISMIC HAZARD ZONE:</u>	IV
<u>EROSION HAZARD ZONE:</u>	IV
<u>FIRE HAZARD ZONE:</u>	HIGH
<u>FLOOD HAZARD ZONE:</u>	LOW
<u>ARCHAEOLOGICAL SENSITIVITY:</u>	MODERATE
<u>VIEWSHED:</u>	YES
<u>SPECIAL SETBACKS ON PARCEL:</u>	60'-0" EASEMENT FROM YORK ROAD

**Structural - E
Incorporated**
Architectural Engineering Services



519-A Hartnell Street
Monterey, CA. 93940
831.424.9000
StructuralPlans@Gmail.com



IN COLLABORATION WITH

AST
DESIGN GROUP
957 ANGELUS WAY
EL REY OAKS, CA 93940
PHONE: (831) 578-3450

BARON S. TOLLEFSON, DESIGNER
CHRISTIAN K. LEE, P.E.

NEW OFFICE COMPLEX
FOR:

SHEN
PROPERTIES

4480 CITATION COURT
MONTEREY, CALIFORNIA
A.P.N.: 173-121-003

WINGS:

- ER SHEET
- ET INDEX
- JECT DATA
- E CLASSIFICATION
- SULTANTS & CONTACTS
- ESSORS MAP
- NITY MAP

OWN BY: AST
 WING DATE: Oct. 10, 2018
 ISSION DATES:
 mber 16, 2018 (LUAC Rev.)

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 OTHER PARTY IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT OR DESIGNER AND VISUAL REPRESENTATIONS THEREOF IN ANY CONTRACT WITH THEM CONSTITUTES A FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

1.0



VICINITY MAP
NOT TO SCALE

PROJECT INFORMATION

PROJECT NAME/NUMBER: 1454-01 SHEN OFFICE COMPLEX
PROJECT LOCATION: 22480 CITATION COURT
ASSESSOR'S PARCEL NUMBER: 173-121-003
LOT AREA: 1.593 AC
CONTACT INFORMATION: MR. AARON TOLLEFSON
PROJECT TYPE: ONE-STORY OFFICE BUILDING

PARKING

PARKING REQUIRED (1/250 sq.ft. bldg.): 26
PARKING PROVIDED: 27
HANDICAPPED PARKING REQ.: 2
HANDICAPPED PROVIDED: 2
COMPACT PARKING PROVIDED: 0 < 25%

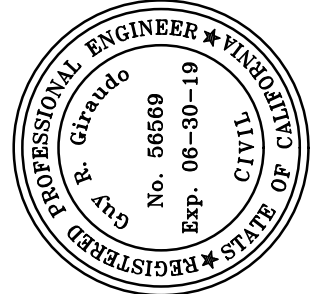
TREES TO BE REMOVED: 13
SEE TREE RESOURCE ASSESSMENT PREPARED BY
FRANK ONO - URBAN FORESTER, MAY 10, 2016

GRADING QUANTITIES:

Cut/Fill Summary					
Name	Cut Factor	Fill Factor	2d Area	Cut	Fill
1454-VOL-EXSG	1.000	1.150	26401.77 Sq. Ft.	2533.78 Cu. Yd.	2531.75 Cu. Yd.
Totals			26401.77 Sq. Ft.	2533.78 Cu. Yd.	2531.75 Cu. Yd.

" COVER SHEET "

CONCEPTUAL GRADING, DRAINAGE &
STORM WATER CONTROL PLAN
SHEN OFFICE COMPLEX - LOT 3
A.P.N.: 173-121-002
MONTEREY COUNTY, CALIFORNIA
SHEN PROPERTIES



APPROVED BY:

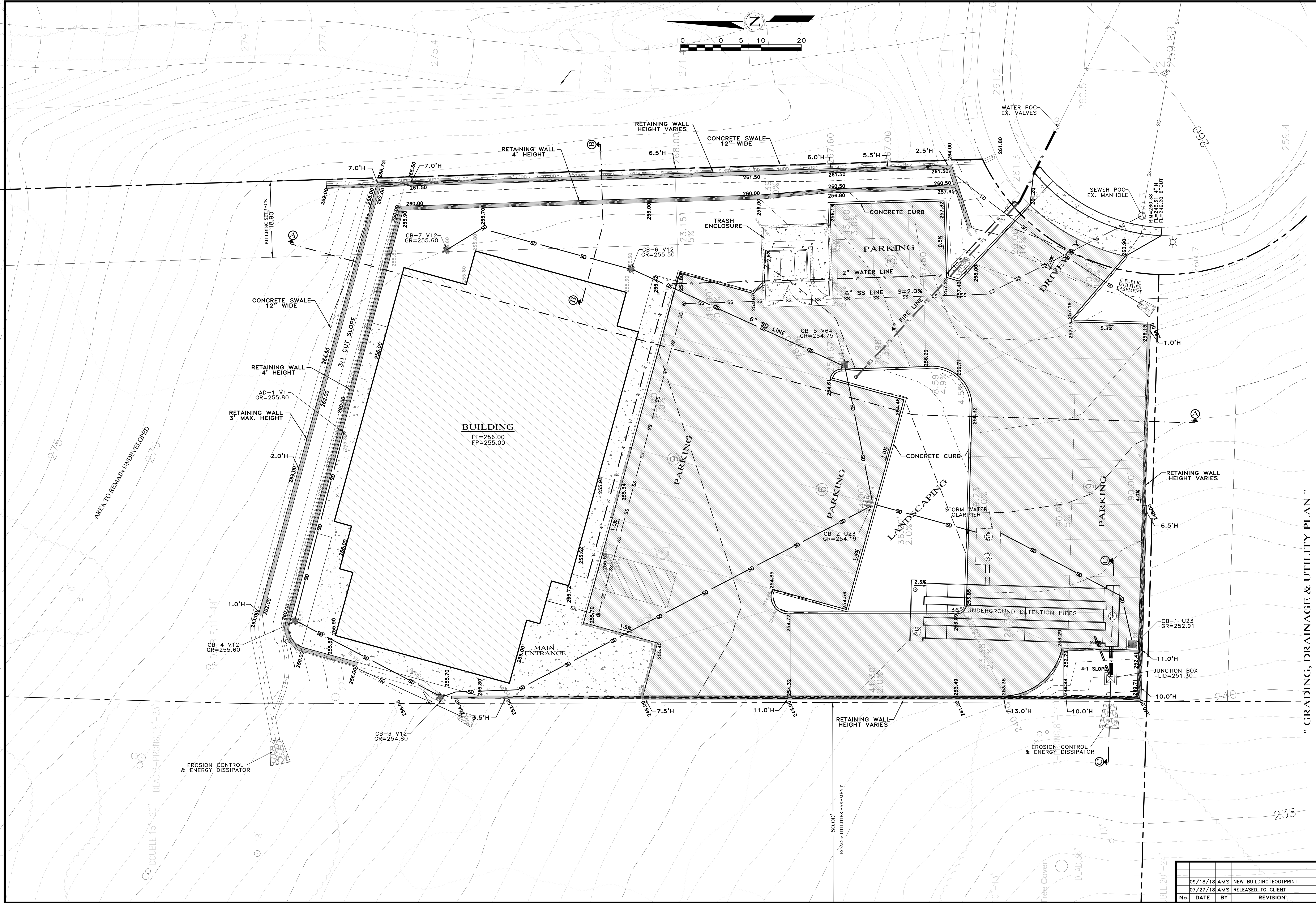
GUY R. GIRAUDO

LANDSET
ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6977 Fax (831) 443-3801
www.landseteng.com

SCALE: 1"=20'
DATE: JULY 2018
JOB NO. 1454-01

No.	DATE	BY	REVISION
09/18/18	AMS		NEW BUILDING FOOTPRINT
07/27/18	AMS		RELEASED TO CLIENT

SHEET C1
OF 4 SHEETS



" GRADING, DRAINAGE & UTILITY PLAN "

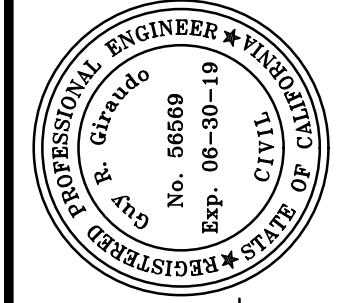
**CONCEPTUAL GRADING, DRAINAGE &
STORM WATER CONTROL PLAN**

SHEN OFFICE COMPLEX - LOT 3
A.P.N.: 173-121-002
MONTEREY COUNTY, CALIFORNIA
SHEN PROPERTIES

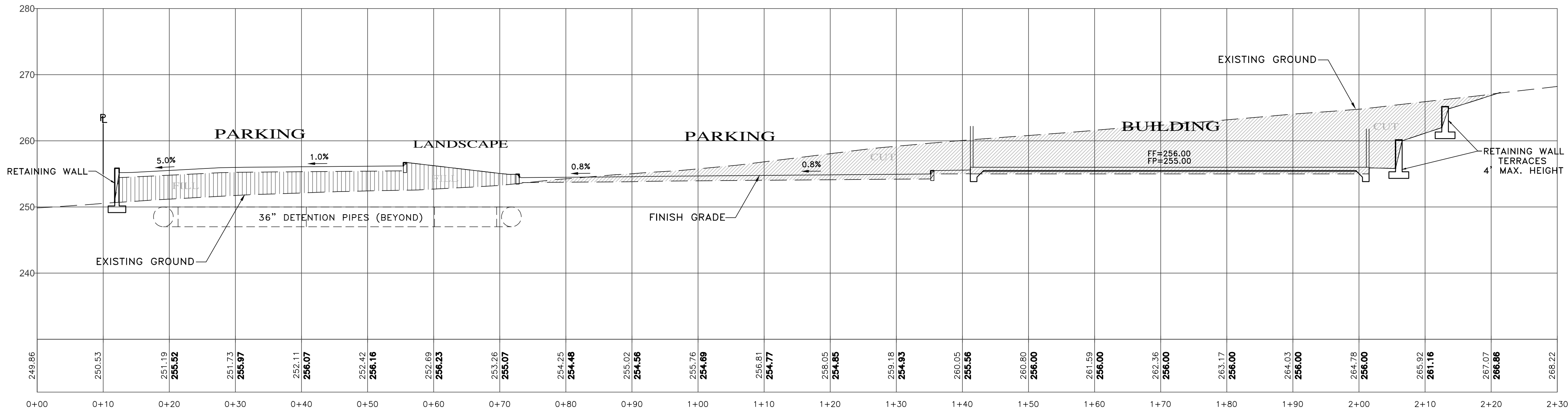


APPROVED BY:

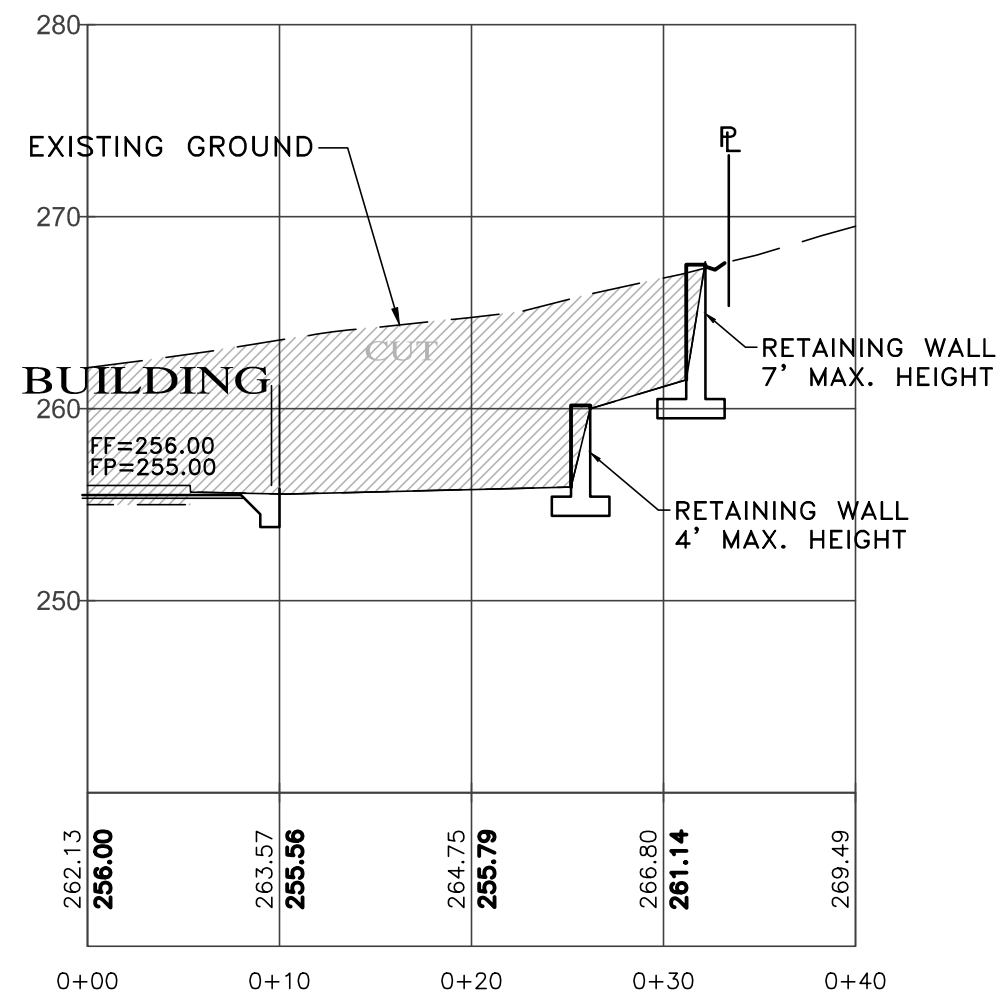
GUY R. GIRAUDO



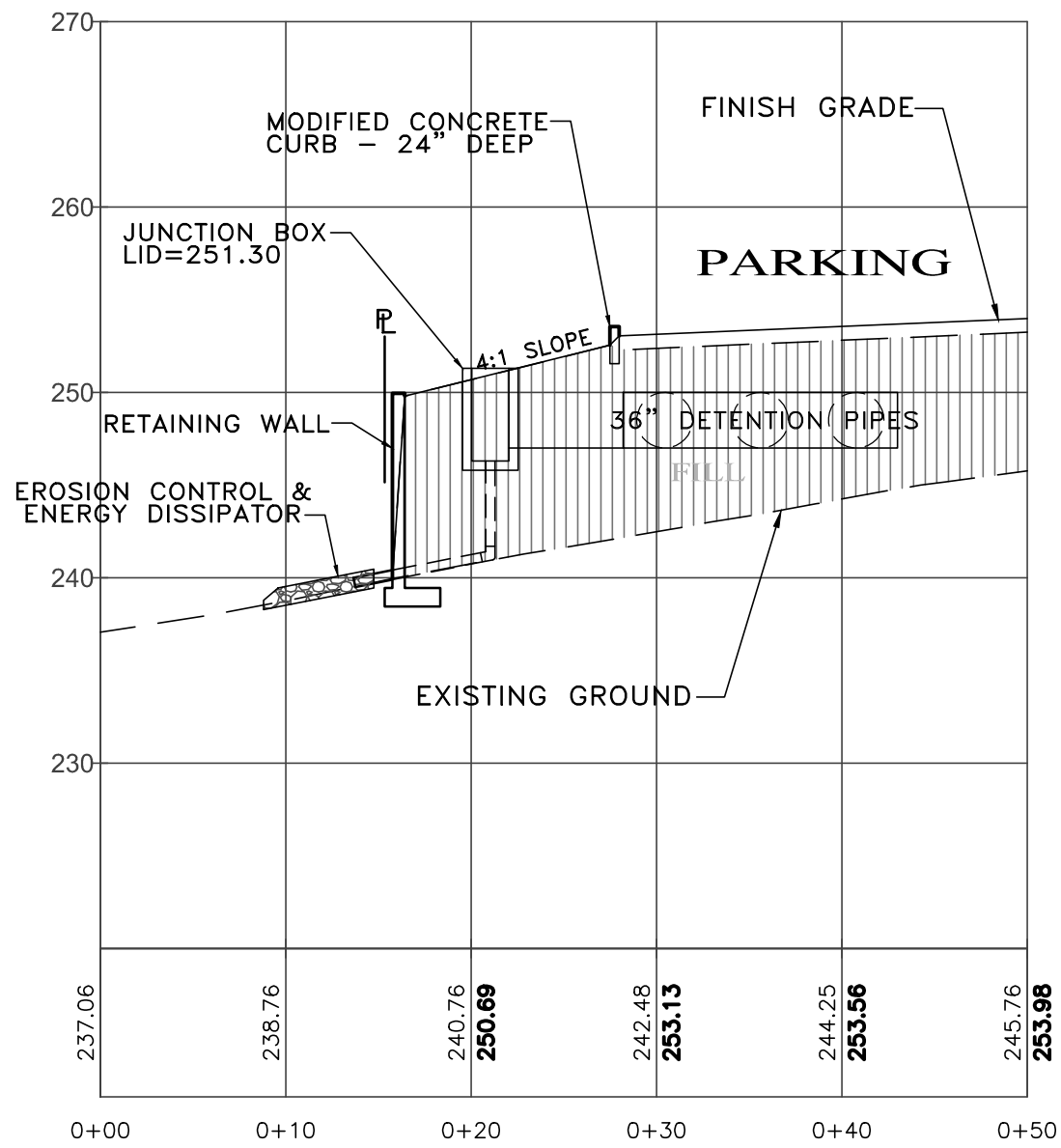
SCALE: 1"=10'			
DATE: JULY 2018			
JOB NO. 1454-01			
SHEET C2			
OF 4 SHEETS			
No.	DATE	BY	REVISION
09/18/18	AMS	NEW BUILDING FOOTPRINT	
07/27/18	AMS	RELEASED TO CLIENT	



SECTION A-A
SCALE: 1"=10'



SECTION B-B
SCALE: 1"=10'



SECTION C-C
SCALE: 1"=10'

CONCEPTUAL GRADING, DRAINAGE &
STORM WATER CONTROL PLAN
SHEN OFFICE COMPLEX - LOT 3
A.P.N.: 173-121-002
MONTEREY, MONTEREY COUNTY, CALIFORNIA
SHEN PROPERTIES

" GRADING SECTIONS "

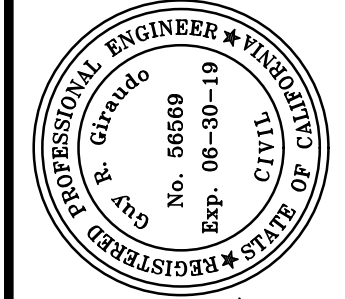
SCALE: 1"=10' H&V
DATE: JULY 2018
JOB NO. 1454-01

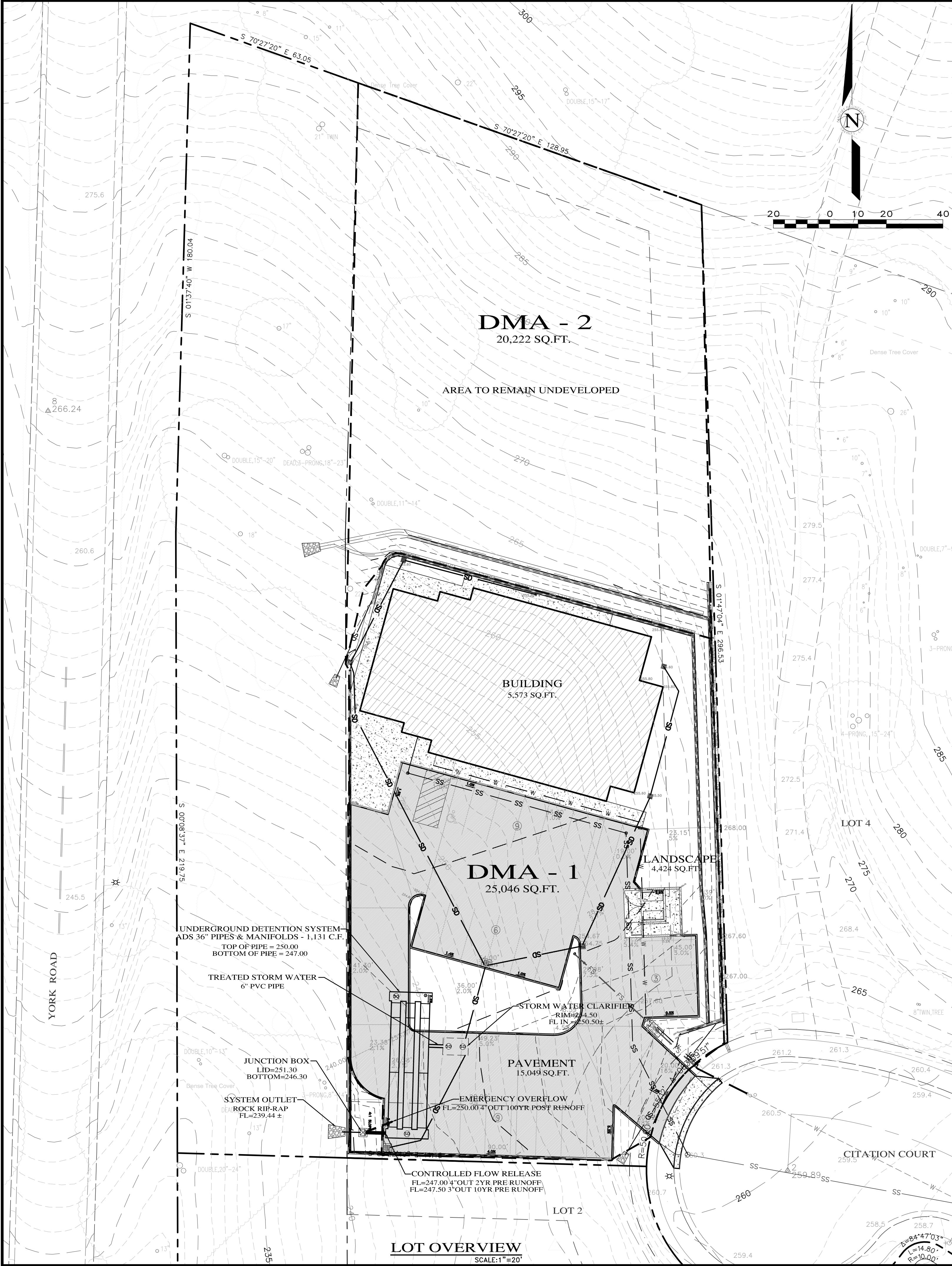
SHEET C3
OF 4 SHEETS

No.	DATE	BY	REVISION
09/18/18	AMS		NEW BUILDING FOOTPRINT
07/27/18	AMS		RELEASED TO CLIENT



APPROVED BY:
GUY R. GIRAUDO





TOTAL LOT AREA
69,391 sq.ft. = 1.593 Ac.

IMPERVIOUS AREA
20,622 sq.ft.

FLOW HYDRAULIC DESIGN BASIS

SQUARE FOOTAGE OF NEW IMPROVEMENTS:
AREA = 20,622 SF

COEFFICIENT 'C'
C=1.0

INTENSITY
0.2 IN/HR = 0.017 FT/HR

RUNOFF
Q=CIA
 $Q=(1.0)(0.017\text{FT})(20,622\text{ SF})/(3600) = 0.0974\text{ CFS}$
 $Q = 0.0974\text{ CFS} = 43.72\text{ GPM}$

TREATMENT FACILITY

CONTECH LINEAR VALUT
CARTRIDGE FLOW RATE = 7.5 GPM
USING 6 CARTRIDGES = 6 x 7.5 = 45.0 GPM
TREATMENT FLOW PROVIDED = 45.0 GPM

UNDERGROUND STORAGE PROVIDED

ADS 36" PIPE & 36" MANIFOLDS

USING 3 LINES x 44.0 L.F. & 2 MANIFOLDS
STORAGE REQUIRED = 1,096 C.F.
STORAGE PROVIDED = 1,131 C.F.

1454 - SHEN OFFICE COMPLEX - LOT 3												
2 yr Pre-Development Peak Flow Rates												
DRAIN AREA DMA-1	CONTRIBUTING AREA DESCRIPTION	WATERSHED AREA		FLOW DISTANCE (FT)	ELEV. DIFF. (FT)	SLOPE (FT/FT)	TIME OF CONCENTRATION (MIN)	INTENSITY MODCO CHART 2YR=0.6	RAINFALL INTENSITY (IN/HR)	RUNOFF COEFFICIENT	WEIGHTED COEFFICIENT (Cw)	PEAK FLOW RATE (C.F.S.)
Existing	dirt	25046	0.575	202	29	0.1436	11	0.6	1.4	0.25	0.25	0.2
		25,046.00	0.575									
2 YEARS PRE-DEVELOPMENT RUNOFF FOR DISTURBED AREAS												0.2
10 yr Pre-Development Peak Flow Rates												
Existing	dirt	25046	0.575	202	29	0.1436	11	0.888	2.08	0.25	0.25	0.3
10 YEARS PRE-DEVELOPMENT RUNOFF FOR DISTURBED AREAS												0.3

100-yr POST - DEVELOPMENT PEAK FLOW RATE (MODIFIED RATIONAL METHOD)												
(WITH A DISCHARGE OF 10YR PRE-DEVELOPMENT PEAK FLOW RATE)												
				TIME OF CONCENTRATION (MIN)	INTENSITY MODCO CHART	RAINFALL INTENSITY (IN/HR)	RUNOFF COEFFICIENT	WEIGHTED COEFFICIENT	PEAK FLOW RATE (C.F.S.)	U-300	STORAGE VOLUME REQUIRED (CU.FT.) -----	
AREA	25,046.00	0.57	10	1.332	3.264419229			0.82	1.54	598.55249		1,096.09
PAVEMENT	15,049.00	0.35	20		2.306226973	0.9			1.09	815.5979316		
ROOF	5,573.00	0.13	30		1.88471332	1			0.89	940.2616144		
LANDSCAPE	4,424.00	0.10	40		1.632209614	0.3			0.77	1017.15048		
			50		1.45869266				0.69	1063.385528		
			60		1.33205509				0.63	1087.994492		
			70		1.233834493				0.58	1096.091507		
			80		1.154146487				0.54	1091.195863		
			90		1.088135143				0.51	1075.85747		
			100		1.0323				0.49	1051.209125		
			110		0.984259431				0.46	1019.158961		
			120		0.94425666				0.44	980.523298		
			130		0.905386993				0.43	936.110153		

100-yr POST - DEVELOPMENT PEAK FLOW RATE (MODIFIED RATIONAL METHOD)												
(WITH A DISCHARGE OF 10YR PRE-DEVELOPMENT PEAK FLOW RATE)												
		TIME OF CONCENTRATION (MIN)	INTENSITY MODCO CHART	RAINFALL INTENSITY (IN/HR)	RUNOFF COEFFICIENT	WEIGHTED COEFFICIENT (Cw)	PEAK FLOW RATE (C.F.S.)	STORAGE VOLUME REQUIRED (CU.FT.) -----				
AREA	25,046.00	0.57	10	1.332	3.264419229	0.82	1.54	698.55249				
PAVEMENT	15,049.00	0.35	20	2.306202973	0.9		1.09	815.5978316				
ROOF	5,573.00	0.13	30	1.88471332	1		0.89	940.2616144				
LANDSCAPE	4,424.00	0.10	40	1.632209614	0.3		0.77	1017.10498				
			50	1.45690296			0.69	1063.388529				
			60	1.332693569			0.63	1087.964492				
			70	1.233834493			0.58	1096.91597				
			80	1.154146467			0.54	1091.169693				
			90	1.088139743			0.51	1075.65747				
			100	1.023			0.48	1051.209125				
			110	0.984229431			0.46	1019.168951				
			120	0.94235666			0.44	980.5232988				
			130	0.905386993			0.43	936.110153				

IN (GRASS AREA)

AASHTO TYPE "S" PIPE

CLASS I OR II MATERIAL PLACED AND COMPACTED IN ACCORDANCE WITH ASTM D2321 IN PIPE ZONE

24"

6" MIN. FOR 30" - 60" PIPE

SUITABLE FOUNDATION

BEDDING (CLASS I OR II MATERIAL)

12"

UNDISTURBED EARTH

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NOTES:												
1. ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.												
2. ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.												
3. MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D2321.												
4. FILTER FABRIC: A GEOTEXTILE FABRIC MAY BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.												
5. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.												
6. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I OR II. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER. MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).												
7. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I OR II IN THE PIPE ZONE. EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.												
8. MINIMUM COVER: MINIMUM COVER OVER ALL RETENTION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 12" UP TO 36" DIAMETER PIPE AND 24" OF COVER FOR 42" - 60" DIAMETER PIPE. MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.												
ADVANCED DRAINAGE SYSTEMS, INC. (ADS) HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR CONSIDERING ALL LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.												
TYPICAL RBT/DET CROSS SECTION DETAIL												
DRAWING NUMBER: STD-702												

APPROVED BY:

LANDSET ENGINEERS, INC.

520-B Gray Horse Canyon Road
Salinas, California 93907
Office (831) 443-6979 Fax (831) 443-3801
www.landseteng.com

PROFESSIONAL ENGINEER

GUY R. GIRAUDO

No. 56689

Exp. 08-30-19

REGISTERED CIVIL

SCALE: 1"=20'

DATE: JULY 2018

JOB NO. 1454-01

SHEET

C4

OF 4 SHEETS

CONCEPTUAL GRADING, DRAINAGE & STORM WATER CONTROL PLAN

STORM WATER CONTROL PLAN "

SHEN OFFICE COMPLEX - LOT 3

A.P.N.: 173-121-002

MONTEREY COUNTY, CALIFORNIA

SHEN PROPERTIES



LOT 3



LOT 3



LOT 3



LOT 3

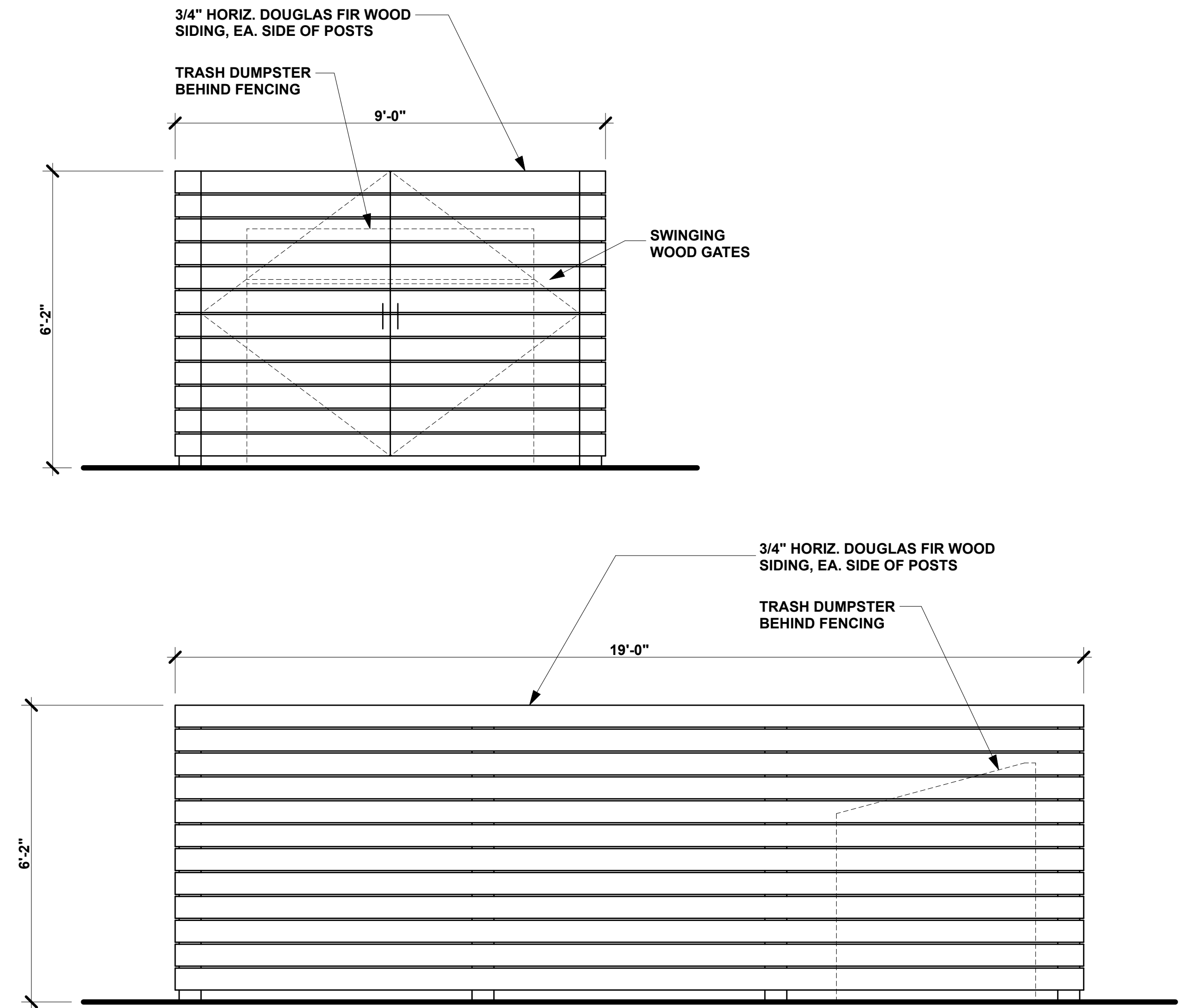


LOT 3



LOT 3

Site Pictures (Lot 3)



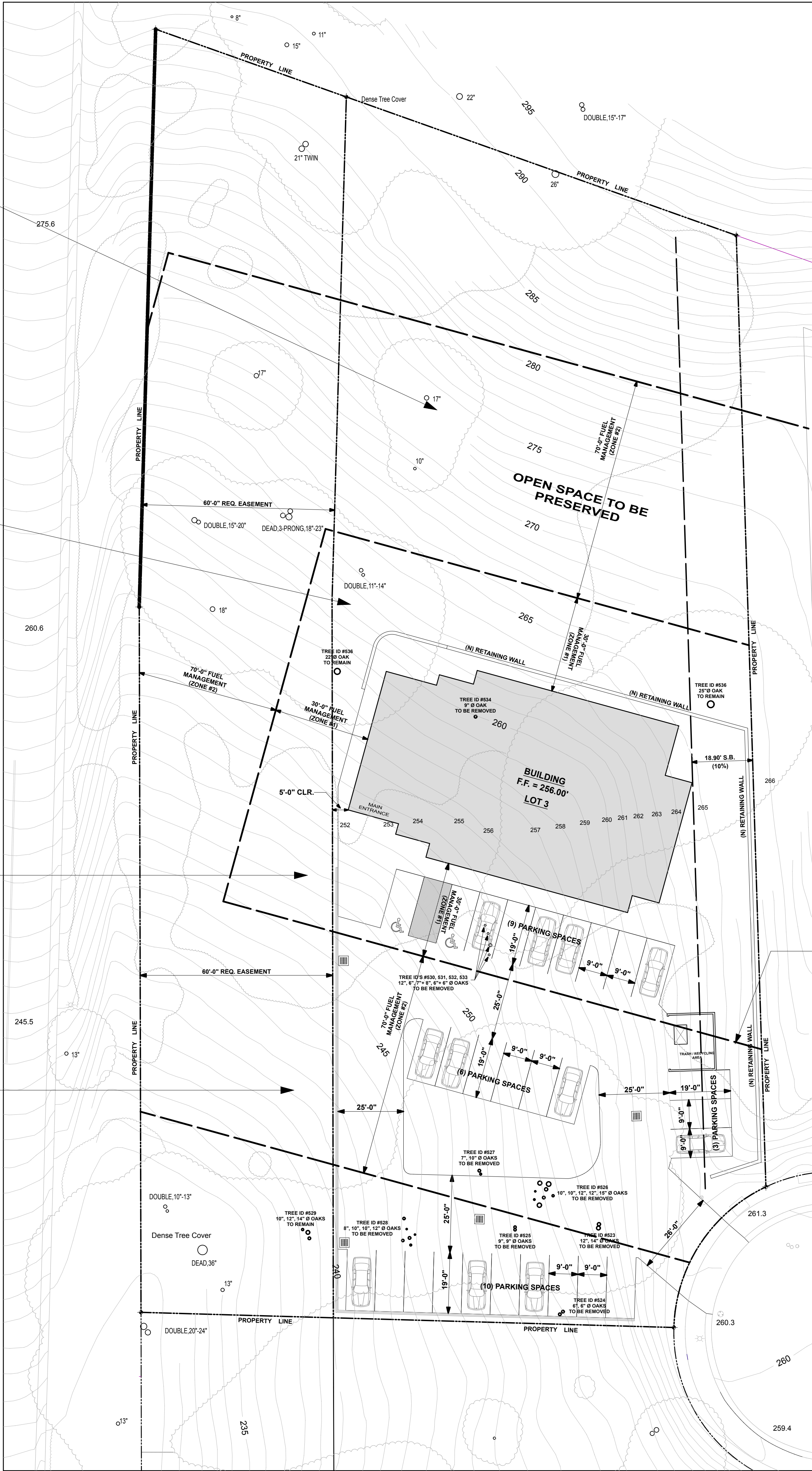
Trash / Recycle Enclosure Elevations

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.

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 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.

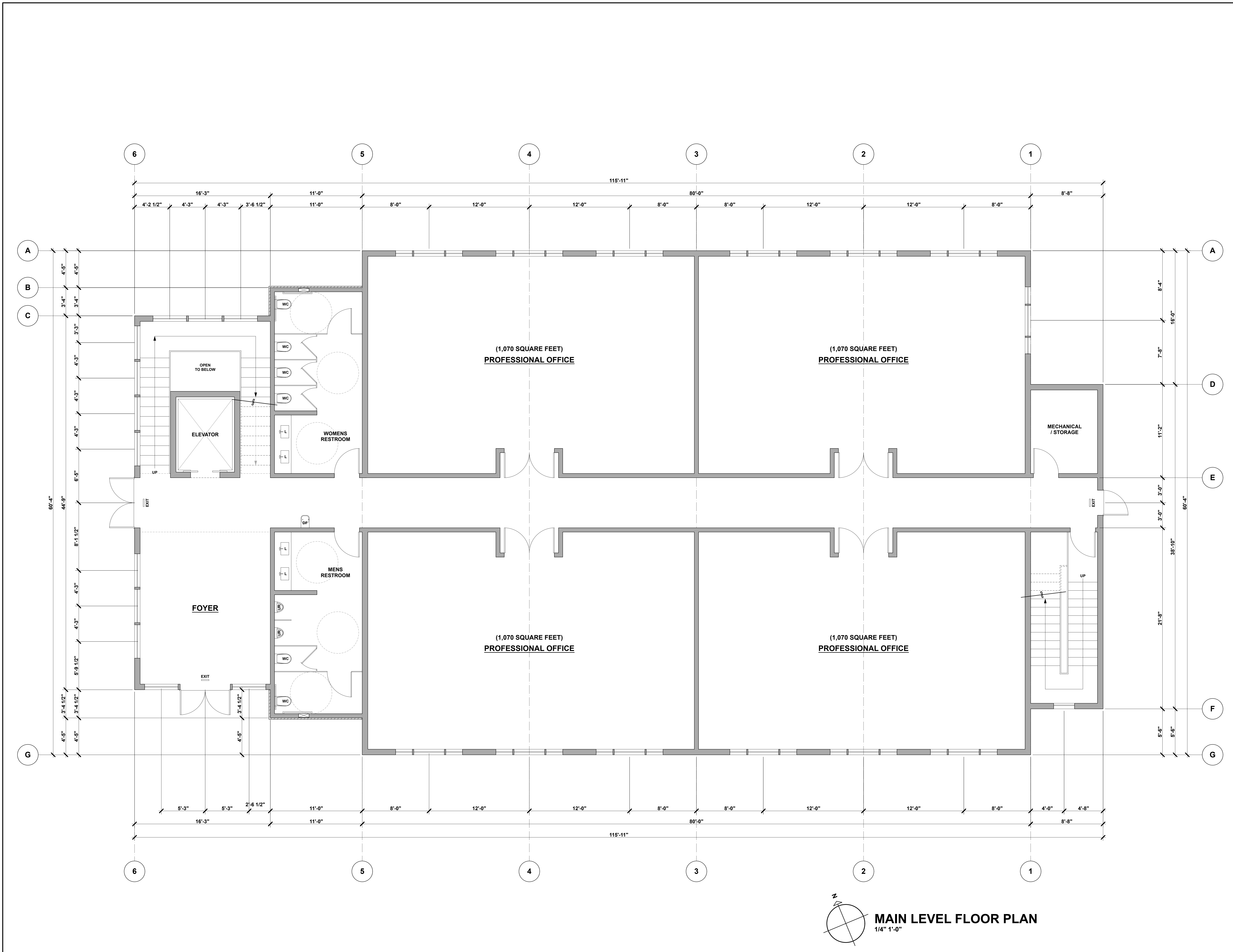
ZONE 2:
70'-0" FIRE DEFENSIBLE SPACE
REMOVE SURFACE LITTER SO IT DOES NOT EXCEED A DEPTH OF 3 INCHES. SURFACE LITTER CONSISTS OF FALLEN LEAVES, NEEDLES, TWIGS, BARK, CONES, PODS, SMALL BRANCHES, ETC.
CLEAR DEBRIS FROM ROOF, EAVES AND RAIN GUTTERS.
TRIM TREE LIMBS THAT ARE WITHIN 10 FEET OF CHIMNEYS AND/OR 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.



TRASH / RECYCLE LOCATION, SEE ELEVATIONS SHEET A1.1

FUEL MANAGEMENT PLAN & TRASH / RECYCLE LOCATION
1" = 20'-0"





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

Structural - E
Incorporated

519-A Hartnell Street
Monterey, CA 93940
831.424.9000
StructuralPlans@Gmail.com

IN COLLABORATION WITH

AST
DESIGN GROUP

957 ANGELUS WAY
DEL REY OAKS, CA 93940
PHONE: (831) 578-3450

AARON S. TOLLEFSON, DESIGNER
CHRISTIAN K. LEE, P.E.

NEW OFFICE COMPLEX
FOR:

**SHEN
PROPERTIES**

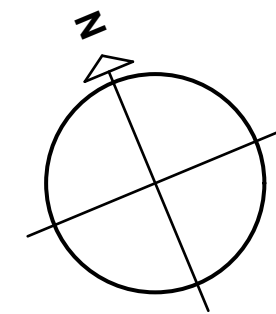
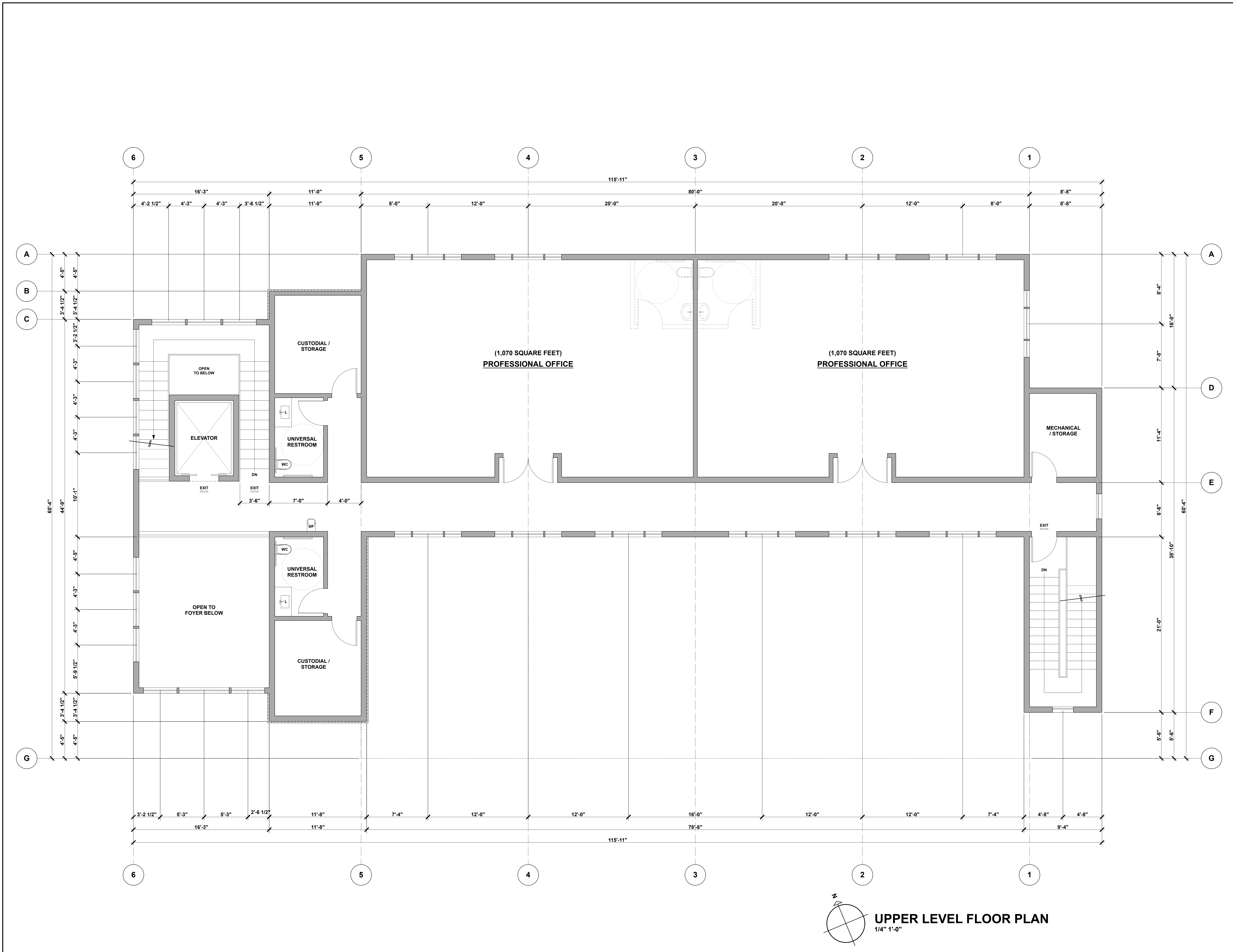
24480 CITATION COURT
MONTEREY, CALIFORNIA
A.P.N.: 173-121-003

DRAWINGS:
MAIN LEVEL FLOOR PLAN
NOTES

DRAWN BY: AST
DRAWING DATE: Oct. 10, 2018
REVISION DATES:
December 16, 2018 (LUAC Rev.)

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SHEET
A1.3



UPPER LEVEL FLOOR PLAN
1/4" 1'-0"

Structural - E Incorporated
Architectural Engineering Services:

519-A Hartnell Street
Monterey, CA 93940
831.424.9000
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IN COLLABORATION WITH

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DESIGN GROUP
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DEL REY OAKS, CA 93940
PHONE: (831) 578-3450
AARON S. TOLLEFSON, DESIGNER
CHRISTIAN K. LEE, P.E.

NEW OFFICE COMPLEX
FOR:

**SHEN
PROPERTIES**

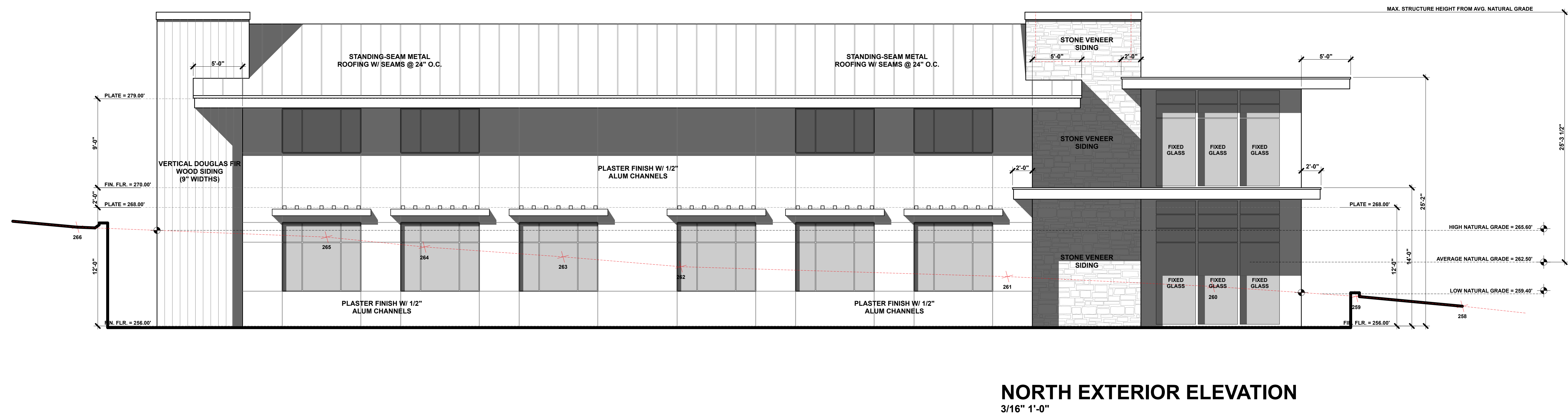
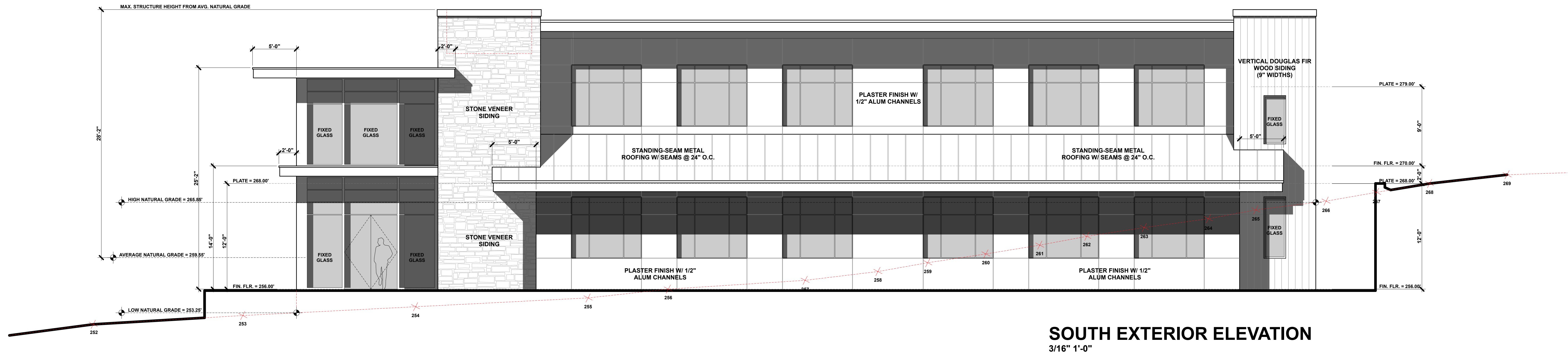
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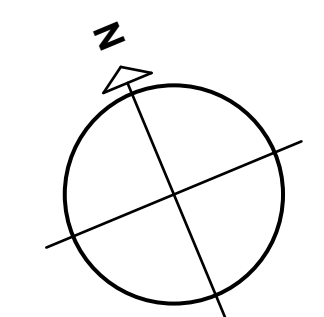
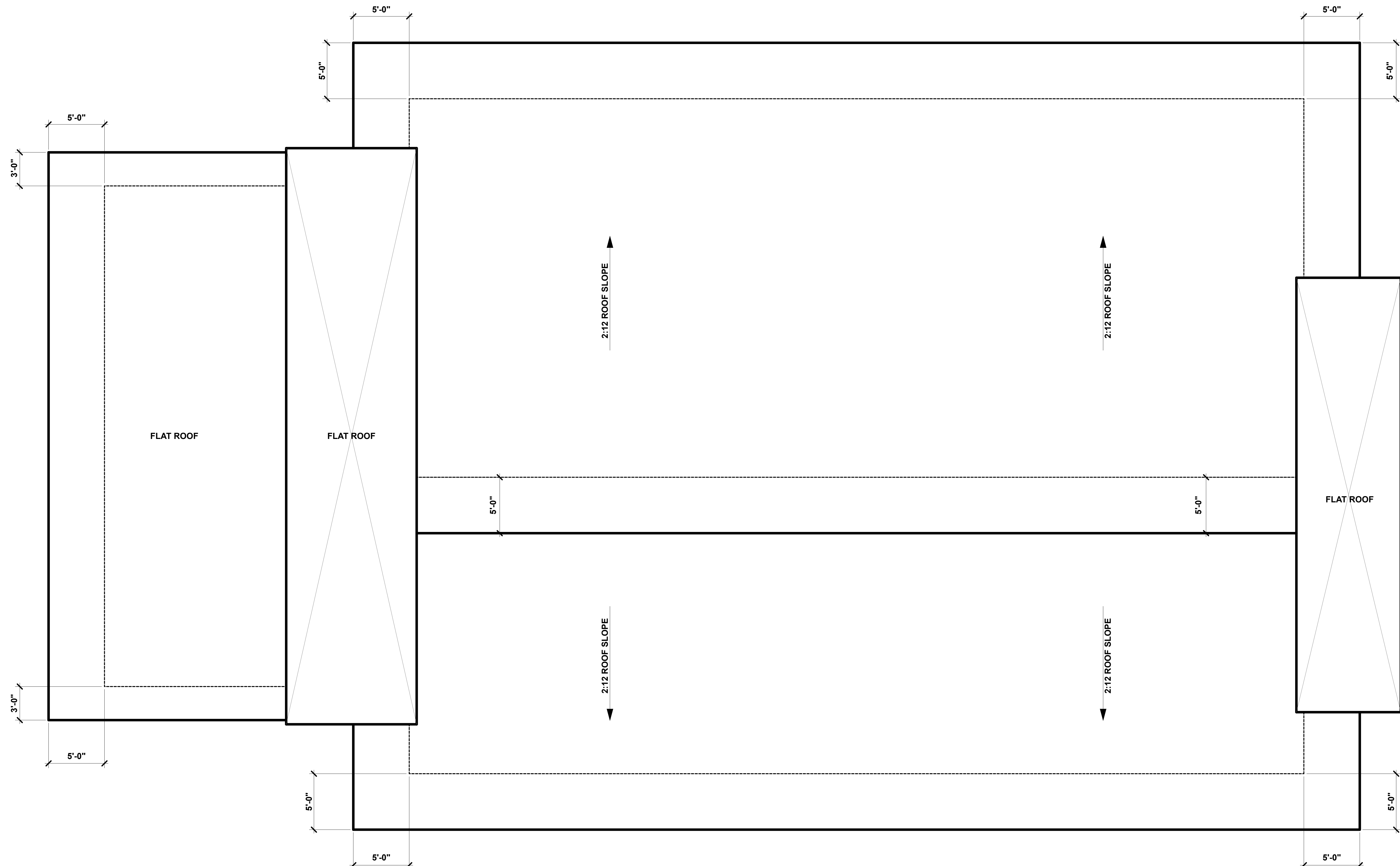
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SHEET
A1.4





4



ROOF PLAN
1/4" 1'-0"

Structural - E Incorporated
Architectural Engineering Services:

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24480 CITATION COURT
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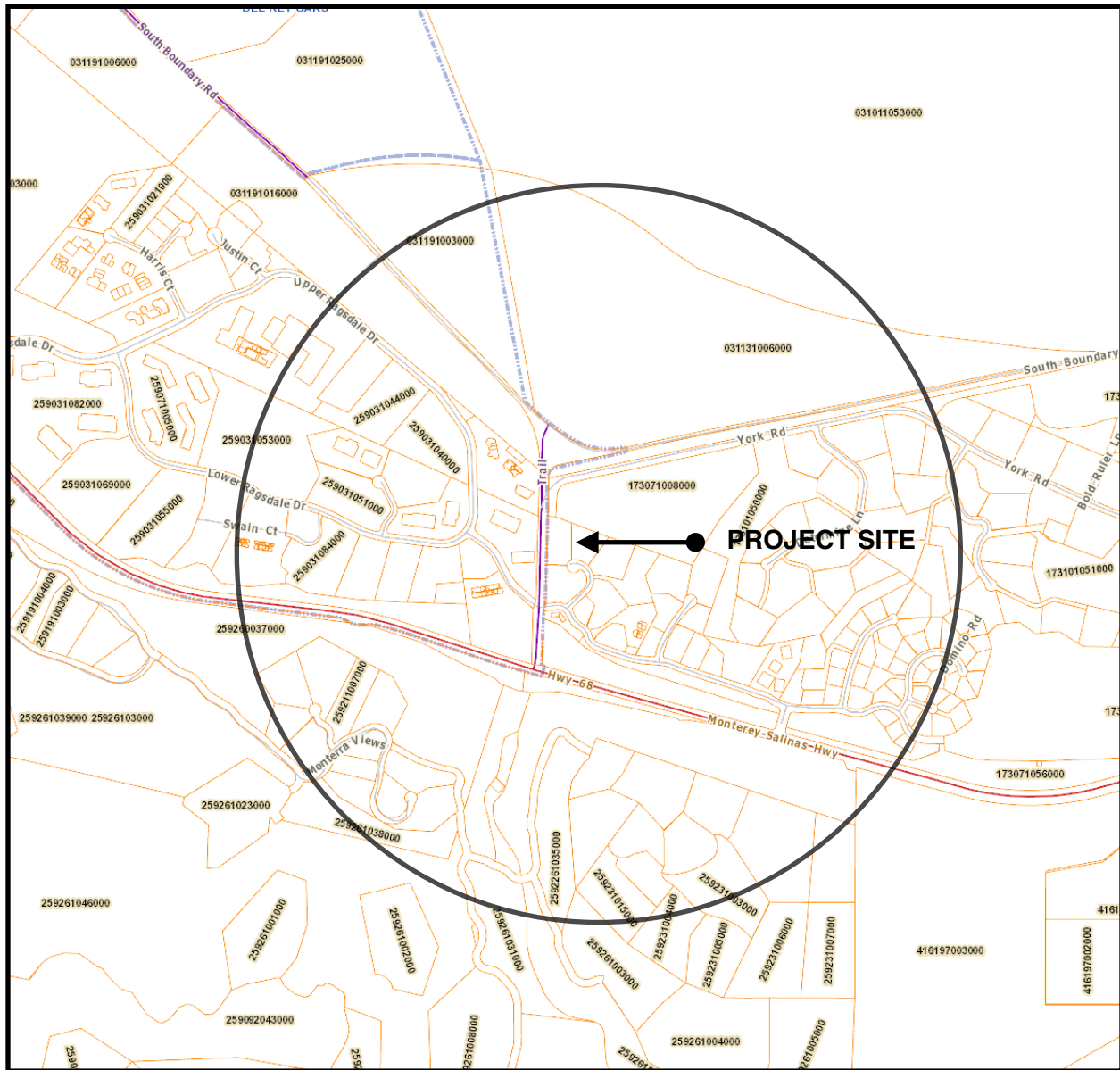
DRAWINGS:
ROOF PLAN

DRAWN BY: AST
DRAWING DATE: Oct. 10, 2018
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SHEET
A1.7

GENERAL DEVELOPMENT PLAN



SHEN PROPERTY

22480 CITATION COURT, MONTEREY
LOT 3 of the LAGUNA SECA BUSINESS PARK

ASSESSORS PARCEL NUMBER: 173-121-003

1.0 Purpose and Intent

This document has been prepared to fulfill the requirements for a General Development Plan (GDP), pursuant to Laguna Seca Business Park in Monterey County and to provide allowable uses, operation standards and design regulations for the proposed development.

Shen Property plans to construct a 10,011 square foot professional office shell building, which is comprised of 6-12 professional office spaces that are to be leased for that use. As tenants lease space, tenant improvement plans will be submitted to the building department for construction permits. The exact size and shape of each tenant space will be determined by the tenants needs. Restrooms will be provided for the office spaces on the main level with separate men's and women's restrooms. Restrooms on the upper level office spaces will be included as part of the tenant improvements.

Parking requirements will govern tenant use.

The entire 1.593 acre site will not be utilized due to the sonic easement area of the property. The proposed project will consist of a new 6-12 unit professional office building, parking and paving areas, trash enclosure and landscaping.

2.0 Allowed Use

Since the project will consist of future tenant improvements, a limited amount of uses have been determined based on Monterey County Title 21 Zoning Ordinance "VO" District Chapter 21.22.

List of Uses to be allowed with **Construction Permit per Section 21.22.040**:

- Change of visitor serving/professional office uses within a structure provided the new use will not change the nature or intensity of the commercial use of the structure
- Water system facilities including wells and storage tanks serving four or fewer service connections, pursuant to **Chapter 15.04**, Monterey County Code and replacement of water tanks and wells where no increase in service connections is created. The screening of any tanks and associated structures shall be approved by the Director of Planning.
- Other uses of a similar character, density and intensity to those listed in this Section.

List of Uses to be allowed with an **Administrative permit per Chapter 21.70:**

- One caretaker unit for the purpose of providing on-site security.
- Reduction in setback requirements provided the proposed reduction is ten (10) percent or less of the required setbacks.
- Accessory structures and accessory uses appurtenant to any permitted use provided there is no intensification of the permitted use.
- Small water system facilities including wells and storage tanks for five (5) to fourteen (14) service connections.
- Other uses of a similar character, density and intensity to those listed in this section.
- Additions to existing, approved wireless communications facilities, pursuant to **Section 21.64.310**.

List of Uses to be allowed with a **Use Permit per Chapter 21.74:**

- Hotels, motels, hostels, inns (ZA).
- Restaurants (ZA).
- Service Stations (ZA).
- Employee housing, accessory to an allowed use (ZA).
- Professional offices (ZA).
- Removal of minerals and natural materials for commercial purposes
- Assemblages of people, such as carnivals, festivals, races and circuses not exceeding ten (10) days and not involving construction of permanent facilities (ZA).
- Accessory structures and uses prior to establishment of main use or structure (ZA).
- Legal nonconforming use of a portion of a structure extended throughout the structure (ZA).
- Legal nonconforming use changed to a use of a similar or more restricted nature (ZA).
- Water system facilities, including wells and storage tanks serving fifteen (15) or more service connections (ZA).
- All residential uses provided that the gross square footage of the residential use does not exceed the gross square footage of the commercial use (ZA).

- Other uses of a similar character, density and intensity as those listed in this Section.
- Zoos or zoological gardens for the purpose of raising, maintaining, keeping or exhibiting any wild animal.
- Public and quasi-public uses including churches, parks, playgrounds, schools, public safety facilities, public utility facilities, jails, rehabilitation centers and detention facilities.
- Any lot or establishment where alcoholic beverages are served, commercial place of amusement or recreation or any place where live entertainment is provided within two hundred (200) feet of the boundary of a residential district (ZA).
- Ridgeline development.
- Removal of minerals and natural materials for commercial purposes.
- Development in the Carmel Valley Floodplain pursuant to **Section 21.64.130** (ZA).
- Day care centers (ZA).
- The exploration for and the removal of oil and gas (ZA).
- Wireless communications facilities, pursuant to **Section 21.64.310**.

3.0 Operation Standards

Tenants:

Prior to the commencement of use, tenants must possess the appropriate permit according to the uses previously listed.

Operations:

Hours of operation: Monday through Sunday 7:00am - 7:00pm

Number of Employees:

Total number of employees will be provided per each tenant improvement applying for construction permit. The total number of employees will be limited to a maximum of 4-5 per office space.

Parking:

28 parking spaces will be provided, 24.55 parking spaces are required per Chapter 21.58 Monterey County Zoning Ordinance parking requirements of (1) space per 250 square feet of office space in which (2) handicap spaces are provided.

4.0 Design Guidelines and Development Standards

All Design Guidelines and Development Standards are to be consistent with the General Development Plan. All future improvements are to be consistent with the guidelines and standards set by the Community Plan.

Site Development Standards:

All Setbacks, Structure Heights, Building Site Coverage, Parking Regulations, Landscaping requirements, Lighting requirements and Sign Regulations shall be met according to Monterey County Ordinance Chapter 21.22.070.

Materials and Colors:

The exterior walls shall be a mixture of cement plaster finish with 1/2" architectural reveals of aluminum channels painted in a earth tone, stone veneer siding (color: browns, tans earthy colors), roofing to be metal standing seam with seam at 24 inches on center (color: dark bronze) and the office glass front doors are to be frameless with stainless steel toe kick with locking mechanism at the bottom. Material and colors will not produce daytime glare.

Green Building:

Solar panels are to located on the flat roofs facing south and to not create a visual from nearby roadways.

Landscaping Plan:

Drought tolerant native species will be used around the building. All landscaped areas shall be continuously maintained in a litter-free, weed-free healthy, growing condition.

Exterior Lighting:

All exterior lighting shall be unobtrusive, harmonious with the local area and constructed or located so that the intended area is illuminated and off-site glare is fully controlled. All exterior lighting shall be consistent with the approved exterior lighting plan.

Outside Storage:

There shall be no outside storage areas on this project.

Trash/Recycling:

Trash shall be in enclosure per the site plan. All recyclable materials shall be disposed in the recycle containers.

Sign Regulations:

Signing for all development shall be established pursuant to Chapter 21.60 of the Monterey County Ordinance.

Traffic Incentives:

Alternative modes of travel to reduce traffic loads (carpooling, bike, bus, etc.) shall be encouraged as much as possible. Alternative work hours or working from home shall be encouraged as much as possible.

END OF GENERAL DEVELOPMENT PLAN