

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

In the matter of the application of:

**SHEN JIANJUN ET AL (PLN160776)**

**RESOLUTION NO. 19-003**

Resolution by the Planning Commission to:

- 1) Consider an Addendum for Lot 2 together with the Laguna Seca Office Park Final Environmental Impact Report (FEIR) pursuant to §15164 of the California Environmental Quality Act (CEQA) Guidelines; and
- 2) Approve a Combined Development Permit consisting of:
  - a. General Development Plan consisting of:
    - i Uses allowed including up to 10 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. 45 parking spaces for the office use, and
  - b. Administrative Permit and Design Approval to allow construction of a new two-story professional, 11,260 square foot office building; and
  - c. Use Permit to allow the removal of up to 17 oak trees.

[PLN160776), SHEN JIANJUN, 9601 Blue Larkspur Lane, Monterey, Greater Monterey Peninsula Area Plan (APN: 173-121-002-000)]

**CORRECTED**

March 19, 2019

(This resolution supersedes the previous  
resolution mailed on February 8, 2019)

The Shen application (PLN160776/SHEN JIANJUN ET AL) 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 9601 Blue Larkspur Lane, Monterey (Assessor's Parcel Number 173-121-002-000), Greater Monterey Peninsula Area Plan. The parcel is zoned "VO/B-6-D-S-UR" (Visitor Serving/Professional and Office Serving in the Urban Reserve Zoning District with overlays for Building Site, Design Control, and Site Plan Review) which allows for professional office use subject to a Use Permit in each case. This project includes construction of a professional office building. Therefore, the project is an allowed land use for this site.
- c) In accordance with Chapter 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, and standards for parking, operations, design, and site development. The GDP for the project describes the following proposed uses:
  - Professional office use, small water systems serving 4 or fewer parcels, and changes in use within the structure that does not change the nature or intensity of the use; and
  - Standards for parking (45 spaces); and
  - Hours of operation, 7 AM to 7 PM, Monday to Sunday; 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.
- d) Pursuant to Chapter 21.45 of Title 21, development within a Site Plan Review, "S", zone requires an Administrative Permit. The proposed development is located appropriately in conformance with the site's natural resources and constraints. The project development is located away from descending slopes that face Blue Larkspur Lane. The proposed project is located to minimize tree removal (see Finding 7).
- e) Pursuant to Chapter 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 staff at the City of Monterey for review. The City of Monterey submitted no comments on the project proposal.
- f) Pursuant to Chapter 21.44 of Title 21 the project is subject to Design "D" Review requirements. The Design district was established to regulate project development location, size, configuration, materials and colors to assure protection of public viewshed and neighborhood character. The proposed project is sited and designed to blend with the site and is consistent with the mass and design of other office buildings in the vicinity.
- g) The subject parcel is Lot 2 of the Laguna Seca Office Park Subdivision that was approved by the Board of Supervisors (Resolution No. 84-203) on May 8, 1984.
- h) Water supply. See Finding 6.
- i) Tree removal. See Finding 7.
- j) In accordance with the 2010 General Plan, exterior lighting be 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. 11 requires submittal of an Exterior Lighting Plan to the Chief of Planning for

review and approval.

- k) 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 GMP LUAC because the project includes a design approval subject to a public hearing. On March 21, 2018, the GMP LUAC met recommended approval of the project by a vote of 3-0. The GMP LUAC expressed concern about parking, tree removal and tree moving, and stormwater runoff. The LUAC concerns have been considered. Adequate parking is included in the proposed design (45 spaces), stormwater facilities will be engineered in accordance with conditions attached, and moving trees is not recommended due to the needed equipment, expense, and probable death or failure of the trees in question.
- l) Staff conducted a site inspection on November 9, 2018 to verify the subject parcel conforms to the proposed plans.
- m) 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 PLN160776.

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” prepared by Frank Ono, Pacific Grove, CA, May 10, 2016 (LIB190013).
- “Soil Engineering Investigation” prepared by LandSet Engineers, Inc., Salinas, CA, July 2015 (LIB150358).
- “Biological Assessment for Lot 5 of Laguna Seca Office Park” prepared by Patrick Regan, May 18, 2012.

Staff independently reviewed these reports and concurs with their conclusions.

- c) Staff conducted a site visit on November 9, 2018 to confirm the site is suitable for the proposed use.
- d) 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 PLN160776.

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 for water supply information).
  - c) Staff conducted a site inspection on November 9, 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 PLN160776.

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 November 9, 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 FEIR (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, 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 2 of the Laguna Seca Office Park. The previously certified FEIR contemplated development with a professional office building on Lot 2 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 this project. The addendum for Lot 2 makes minor and technical changes to the project description for development specifically on Lot 2 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 analyzed and mitigated in the certified FEIR. Office uses in the office park are well under the projected size and trip generations estimated. The EIR anticipated and mitigated for approximately 260,000 square feet of office space development in the entire park and over 13,000 square feet permit lot. This lot proposes a 11,253 square foot building and less than 200,000 square feet has been approved or considered in the office park to date. The EIR recognized that the added trips would result in failing levels of service on Highway 68 (LOS F) and adequate disclosed and mitigated for this impact. Water use is estimated within the legal Standard Production Allocation for Cal-Am under the terms of the State adjudication for the Bishop Unit. 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.
- 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.
- 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, 2<sup>nd</sup> 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 PLN160776.

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 was 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 January 22, 1988) wherein the applicant proposed development of Lot 2.
  - 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 17 protected oak trees is the minimum required under the circumstances and will not cause a risk of adverse environmental impacts.

- EVIDENCE:**
- a) In accordance with Chapter 21.64.260.3 of Title 21, a Forest Management Plan (FMP) and a Use Permit are required for removal of more than three protected oak trees. This project includes a Use

Permit to remove 17 oak trees, none of which are identified as landmark trees.

- b) The project has been designed and sited to minimize the removal of protected trees to the greatest extent feasible. Alternate locations were analyzed to also minimize impact on existing trees. Alternate site locations would incur competing resource constraints that are not as easily renewable as trees resources. Further, the arborist identified 15 live oaks and 2 dead oaks (17 trees) based on the resource constraints present: 60-foot wide easement along western boundary of the parcel, south side a steep slope on the south and east side, that the proposed location was the best, feasible location to develop an office building. Structure. Further, the 17 trees removed will be replaced on site (Condition No. 7).
- b) The removal will not involve a risk of adverse environmental impacts. A FMP was prepared by Frank Ono on May 10, 2016 and concluded 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.
- c) The oak woodland resources on the subject parcel must 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 and certified arborist/professional forester shall maintain fire defensible space around all structures on the property. This would include removing tree limbs within 6 feet from the ground to prevent fires from spreading to tree canopies and maintaining understory vegetation within 100 feet of the structure or up to the property line.
- d) 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.
- e) Pursuant to Chapter 21.64.260.4 of Title 21, the 17 oak trees proposed for removal require one-to-one replacement. Condition No. 7 requires tree replacement and monitoring.
- f) The Migratory Bird Treaty Act prohibits any taking of nesting birds. Therefore, Condition No. 9 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.
- g) Staff site inspection November 9, 2018 verified the removal of 17 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.

Chapter 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**

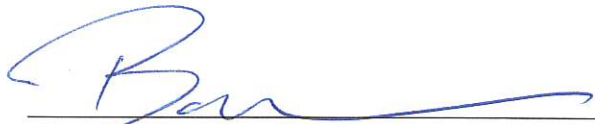
**NOW, THEREFORE**, based on the above findings and evidence, the Planning Commission does hereby:

1. Consider an Addendum for Lot 2 together with the Laguna Seca Office Park Final Environmental Impact Report (FEIR) pursuant to §15164 of the California Environmental Quality Act (CEQA); and;
2. Approve a Combined Development Permit consisting of:
  - a) General Development Plan consisting of:
    - i. Uses allowed including up to 10 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. 45 parking spaces for the office use.
  - b. Administrative Permit and Design Approval to allow construction of a new two-story professional, 11,260 square foot office building; and
  - c. Use Permit to allow the removal of up to 17 oak trees.

All in general conformance with the attached Plan Set and subject to the 24 conditions of approval, all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 30<sup>th</sup> day of January 2019 upon motion of Commissioner Roberts, seconded by Commissioner Mendoza, 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 08 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

PLN160776

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** This Combined Development Permit (PLN160776) consisting of a General Development Plan, Use Permit, Administrative Permit, and Design Approval allows construction of a new professional, two-story, office building approximately 11,260 square feet, removal of up to 17 protected oak trees, and development in a Site Plan Review zoning district. The property is located at 9601 Blue Larkspur Lane, Monterey (Assessor's Parcel Number 173-121-002-000), 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 RMA 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. (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** The applicant shall record a Permit Approval Notice. This notice shall state:

**Monitoring Measure:**

"A Combined Development Permit (Resolution Number 19-003) was approved by the Planning Commission for Assessor's Parcel Number 173-121-002-000 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 RMA Chief of 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, 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 RMA - Planning.

## 3. 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, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the 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.

#### 4. 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 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 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.

#### 5. 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 Chief 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.



## 6. 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.

## 7. 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: 1:1

- Replacement ratio recommended by arborist: Frank Ono, Tree Resource Assessment, 5-10-16: 1:1

- Other by arborist: Frank Ono, Tree Resource Assessment, 5-10-16, 17 five gallon container or larger oak trees.

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.

## 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 Director of RMA - Planning. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (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. 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 prepared by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

#### 10. 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 Director 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 Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.

#### 11. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

**Responsible Department:** RMA-Planning

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

#### 12. PD006(A) - CONDITION COMPLIANCE FEE

**Responsible Department:** RMA-Planning

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

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

### 13. PW0044 - CONSTRUCTION MANAGEMENT PLAN

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** The applicant shall submit a Construction Management Plan (CMP) to the Resource Management Agency (RMA) for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information:

Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both 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 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.

### 14. WRSP1 - STORMWATER MANAGEMENT PLAN

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The Owner/Applicant shall incorporate drainage and stormwater control measures to limit post-development, off-site peak flow drainage from the area being developed to pre-development conditions. New development shall include measures to collect and conduct runoff from paved parking areas to drainage areas/devices capable of minimizing runoff and allowing for stormwater infiltration (e.g., bioretention filters, vegetated swales, etc). These facilities will have adequate volume to treat stormwater discharge events up to the 85th percentile 24-hour rainfall event as determined by local rainfall data. Additionally, the project shall include detention facilities to limit the 100-year post-development runoff rate to the 10-year pre-development rate. An overflow or high flow bypass system shall be provided. A registered civil engineer shall design a stormwater management plan in conformance with the drainage and water quality and supply policies set forth in the 2010 General Plan (Goals S-3 & PS-2). (Water Resources Agency)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any construction permits, the Owner/Applicant shall submit a stormwater management plan with measures to minimize runoff and allow for stormwater infiltration to the Water Resources Agency for review and approval.

## 15. GRADING PLAN

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall submit a Grading Plan incorporating the recommendations from the project Soil Engineering Investigation prepared by Landset Engineers. The Grading Plan shall include contour intervals 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. The applicant shall also provide certification from the licensed practitioner that the Grading Plan incorporates their geotechnical recommendations. (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.

Prior to issuance of any grading or building permits, the applicant shall submit certification from a licensed practitioner that they have reviewed the Grading Plan for conformance with the geotechnical recommendations.

## 16. 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. (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.

## 17. INSPECTION-PRIOR TO LAND DISTURBANCE

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County regulations. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

**Compliance or Monitoring Action to be Performed:** Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

## 18. INSPECTION-DURING ACTIVE CONSTRUCTION

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall schedule an inspection with RMA-Environmental Services 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. This inspection requirement shall be noted on the Erosion Control Plan.(RMA – Environmental Services)

**Compliance or Monitoring Action to be Performed:** During construction, the applicant shall schedule an inspection with RMA-Environmental Services.

## 19. GEOTECHNICAL CERTIFICATION

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall provide certification from a licensed practitioner that all development has been constructed in accordance with the recommendations in the project Soil Engineering Investigation. (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.

## 20. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

**Compliance or Monitoring Action to be Performed:** Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

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

**Responsible Department:** RMA-Planning

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

Active woodrat nests should be avoided during the breeding season specifically during the month of January to 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.

If the nest (s) will need to be removed as part of the project, a qualified biologist knowledgeable on woodrats with current State Scientific Collection/MOU, shall be retained by the Owner/Applicant to assess the habitat and safely trap and relocate the woodrat (s) and nest (s) if necessary.

**Compliance or Monitoring Action to be Performed:** If the Monterey Dusky Footed Woodrat is still listed as a Species of Concern (by checking the 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 nest (s) 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 site (s) and delineate a buffer no less than 10 feet between the nest (s) and construction activities. The owner/Applicant shall submit written and video or photographic evidence demonstrating that the nest (s) was flagged and buffers maintained according to the biologist's recommendation.

If it is not possible to avoid the MDWF nest (s), CDWF shall 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. 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 2 requires occupancy of no more than 64 employees and visitors and a total of 45 parking spaces (43 parking stalls and 2 blue-zoned accessible parking stalls) on-site. As an incentive to encourage the practice of alternative transportation commuting to the worksite, the GDP shall assign a minimum of five (5) dedicated carpool/vanpool parking spaces, out of the 43 parking stalls on-site.

Prior to final inspection, the Owner/Applicant shall submit to RMA Planning a GDP and on-site parking plan that includes assignment of a minimum of five (5) dedicated carpool/vanpool parking stalls (from 43 parking stalls) and 2 blue-zoned accessible parking stalls.

**Compliance or Monitoring Action to be Performed:**

## 23. EHSP01 - SEPARATE RECYCLABLES (NONSTANDARD)

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** EHSP01 - SEPARATE RECYCLABLES (NONSTANDARD)  
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.



## 24. EHSP02 - TENANT AGREEMENTS

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** EHSP02 - TENANT AGREEMENTS -FOOD FACILITY, HAZARDOUS MATERIALS, MEDICAL AND SOLID WASTE COMPLIANCE (NONSTANDARD)

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:

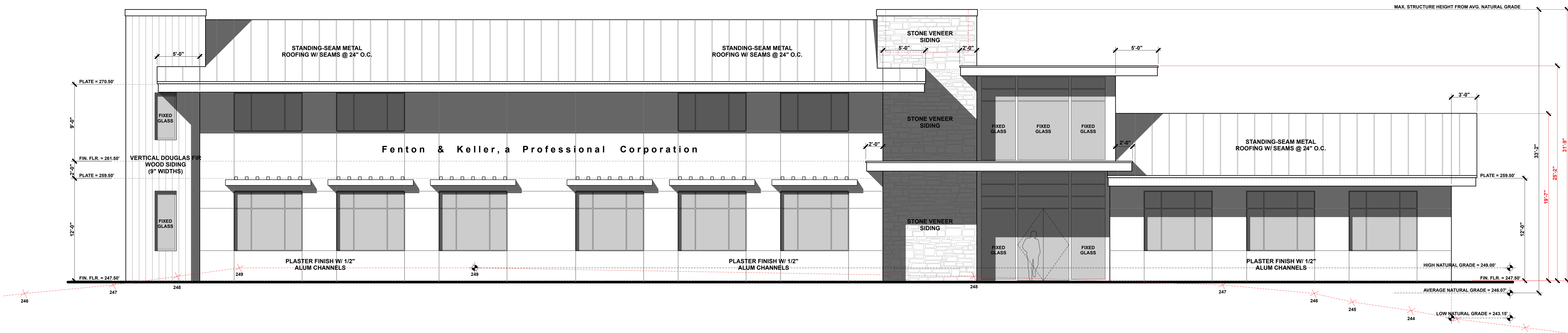
All new tenants shall contact Environmental Health Bureau prior to commencement of operations to ensure all proper Health permits are obtained. Permits are required for: Retail Food Facilities, Hazardous Material Handling/ Storage/Hazardous Waste Generation, and Solid waste related activities such as 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.

# PENINSULA BUSINESS PARK

9601 BLUE LARKSPUR LANE  
MONTEREY, CALIFORNIA 93940



**Structural - E Incorporated**  
Architectural Engineering Services



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

**CHRISTIAN K. LEE**  
C62330  
EXPIRES: 09-30-17  
CIVIL  
STATE OF CALIFORNIA

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**

22480 CITATION COURT  
MONTEREY, CALIFORNIA  
A.P.N.: 173-121-003

**DRAWINGS:**  
COVER SHEET  
SHEET INDEX  
PROJECT DATA  
CODE CLASSIFICATION  
CONSULTANTS & CONTACTS  
ASSESSORS MAP  
VICINITY MAP

**DRAWN BY:** AST  
**DRAWING DATE:** Nov. 14, 2016  
**REVISION DATES:**

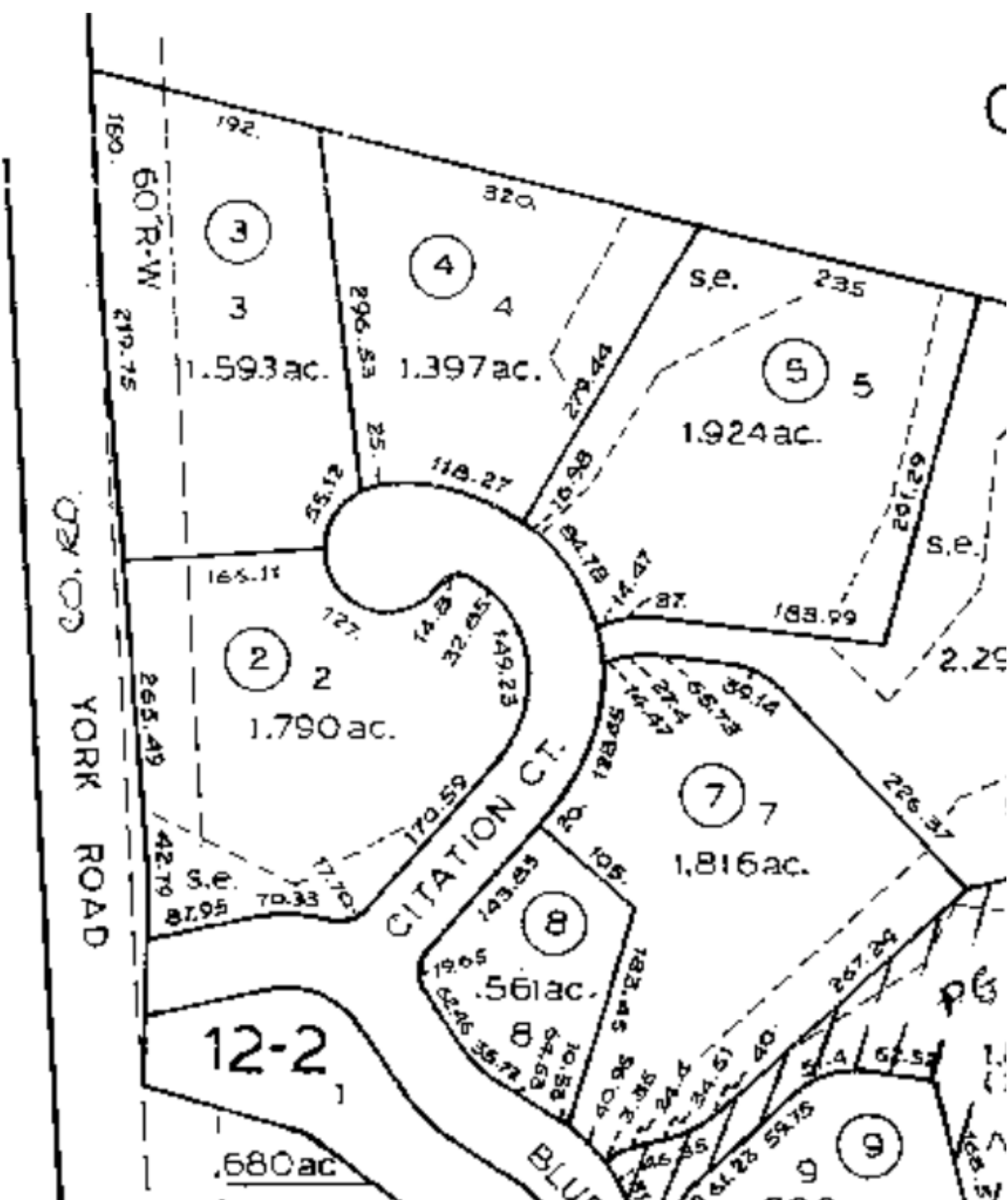
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**SHEET**  
**A1.0**

## VICINITY MAP



## ASSESSORS MAP



## SHEET INDEX

- 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
- SWCP1** STORM WATER CONTROL PLAN
- SWCP2** STORM WATER CONTROL PLAN
- L1** IRRIGATION PLAN, MWWA CALCULATIONS
- L2** PLANTING PLAN
- A1.1** SITE PICTURES (LOT 2), FUEL MANAGEMENT PLAN, TRASH ENCLOSURE
- A1.2** MAIN LEVEL FLOOR PLAN
- A1.3** UPPER LEVEL FLOOR PLAN
- A1.4** EXTERIOR ELEVATIONS
- A1.5** EXTERIOR ELEVATIONS, CROSS-SECTIONS

## CONSULTANTS AND CONTACTS

**OWNER/CLIENT:**  
MR. JIANJUN SHEN & MRS. SHUHUA WANG

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

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

**CIVIL ENGINEER:**  
LANDSET ENGINEERS, INC.  
520B CRAZY HORSE CANYON ROAD  
SALINAS, CA 93907  
CALIC.# C66659  
GUY R. GIRAUDO  
(831) 443-6970

**GEOTECHNICAL ENGINEER:**  
LANDSET ENGINEERS, INC.  
520B CRAZY HORSE CANYON ROAD  
SALINAS, CA 93907  
CALIC.# CEG 2226  
BRIAN E. PAPURELLO  
(831) 443-6970

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

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

**MECHANICAL ENGINEER:**  
MONTEREY ENERGY GROUP, INC.  
26465 CARMEL RANCHO BLVD., SUITE 8  
CARMEL, CA 93923  
ABE STALLCUP, P.E.  
(831) 372-8328

**LANDSCAPE:**  
INSIDE OUT LANDSCAPE DESIGN, INC.  
P.O. BOX 509  
CARMEL VALLEY, CA 93924  
CALIC.# 960809  
ELIZA DECIAJNTIS  
(831) 277-7357

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

## CODE CLASSIFICATION

<b>OCCUPANCY GROUPS:</b>	GROUP "B"	
<b>OCCUPANCY LOADS:</b>	LOBBY: 2,057 S.F. / 5 S.F. PER OCCUPANT	= 412
	OFFICE: 7,203 S.F. / 100 S.F. PER OCCUPANT	= 73
	STORAGE: 385 S.F. / 500 S.F. PER OCCUPANT	= 1
	TOTAL PER BUILDING OCCUPANCY LOAD:	= 486
<b>PARKING REQUIREMENTS:</b>	1 SPACE / 250 S.F. (OFFICES) 10,788 S.F. (OFFICE BLDG.) / 250 S.F. = 43.15 (44 SPACES)	
<b>RESTROOM REQUIREMENTS: (PER BUILDING)</b>		
MEN RESTROOMS		
WATER CLOSETS:	4	
URINALS:	2	
LAVATORIES:	4	
WOMEN RESTROOMS		
WATER CLOSETS:	6	
URINALS:	0	
LAVATORIES:	4	

## APPLICABLE CODES

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

- 2013 CALIFORNIA BUILDING CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 TITLE 24 ENERGY COMPLIANCE
- 2013 CALIFORNIA ADA CODE
- 2013 CALIFORNIA GREEN BUILDING CODE

## PROJECT DATA

<b>PROJECT ADDRESS</b>	9601 BLUE LARKSPUR LANE MONTEREY, CA 93940
<b>PARCEL NUMBER:</b>	173-121-002
<b>MONTEREY COUNTY ZONING:</b>	VO/B-6-UR-D-S
<b>SITE AREA:</b>	1.768 ACRES (77,014 S.F.)
<b>CONSTRUCTION TYPE:</b>	V-B
<b>OCCUPANCY TYPE:</b>	GROUP "B"
<b>STORIES:</b>	(1) TWO-STORY OFFICE BUILDINGS
<b>SEWER SYSTEM:</b>	PUBLIC SEWER SYSTEM
<b>SQUARE FOOTAGE: (PER BUILDING)</b>	
PROFESSIONAL OFFICE	
MAIN LEVEL:	7,714 S.F.
UPPER LEVEL:	3,538 S.F. (.046% FAR SECOND LEVEL)
TOTAL:	11,252 S.F. (14.60%)
<b>BUILDING SITE COVERAGE:</b>	PARCEL 173-121-002 7,714 S.F. (10.01%)
<b>FIRE SPRINKLER REQUIREMENT:</b>	REQUIRED
<b>TREES TO BE REMOVED:</b>	(17) OAK TREES, (2) WHICH ARE DEAD NO TREES WITH 24"Ø ARE TO BE REMOVED
<b>TREES TO BE REPLANTED:</b>	(17) 5 GALLON COASTAL LIVE OAK TREES 1:1 RATIO FOR TREES 24"Ø OR LESS 2:1 RATIO FOR TREES GREATER THAN 24"Ø
<b>PARKING STALL REQUIREMENT:</b>	1,250 S.F. RATIO 10,788 S.F. OFFICE SPACE / 250 TOTAL REQUIRED STALLS = 44 SPACES
<b>GRADING QUANTITIES:</b>	CUT = 1900.70 C.Y. FILL = 1696.78 C.Y. NET = 203.93 C.Y. CUT (KEPT ON SITE)

## PARCEL INFORMATION

<b>PARCEL NUMBER:</b>	173-121-002-000
<b>APPLICABLE PLAN:</b>	GREATER MONTEREY PENINSULA
<b>ADVISORY COMMITTEE:</b>	GREATER MONTEREY
<b>ZONING:</b>	VO/B-6-UR-D-S
<b>LAND USE DESIGNATION:</b>	COMMERCIAL
<b>COASTAL ZONE:</b>	NO
<b>FIRE DISTRICT:</b>	MONTEREY REGIONAL
<b>SEISMIC HAZARD ZONE:</b>	IV
<b>EROSION HAZARD ZONE:</b>	IV
<b>FIRE HAZARD ZONE:</b>	HIGH
<b>FLOOD HAZARD ZONE:</b>	LOW
<b>ARCHAEOLOGICAL SENSITIVITY:</b>	MODERATE
<b>VIEWSHED:</b>	YES
<b>SPECIAL SETBACKS ON PARCEL:</b>	60'-0" EASEMENT FROM YORK ROAD



**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.

LOT 2

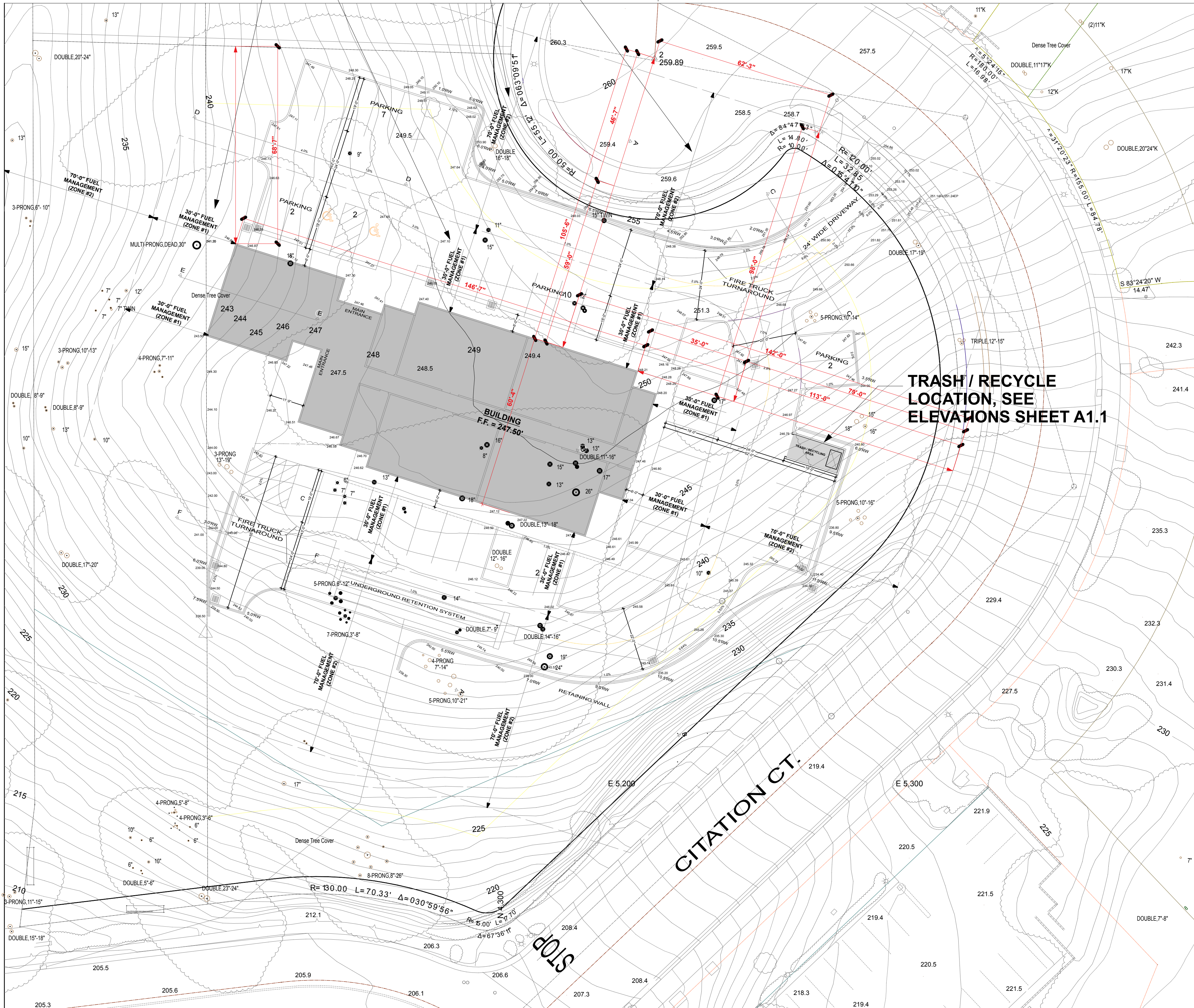
LOT 2

LOT 2

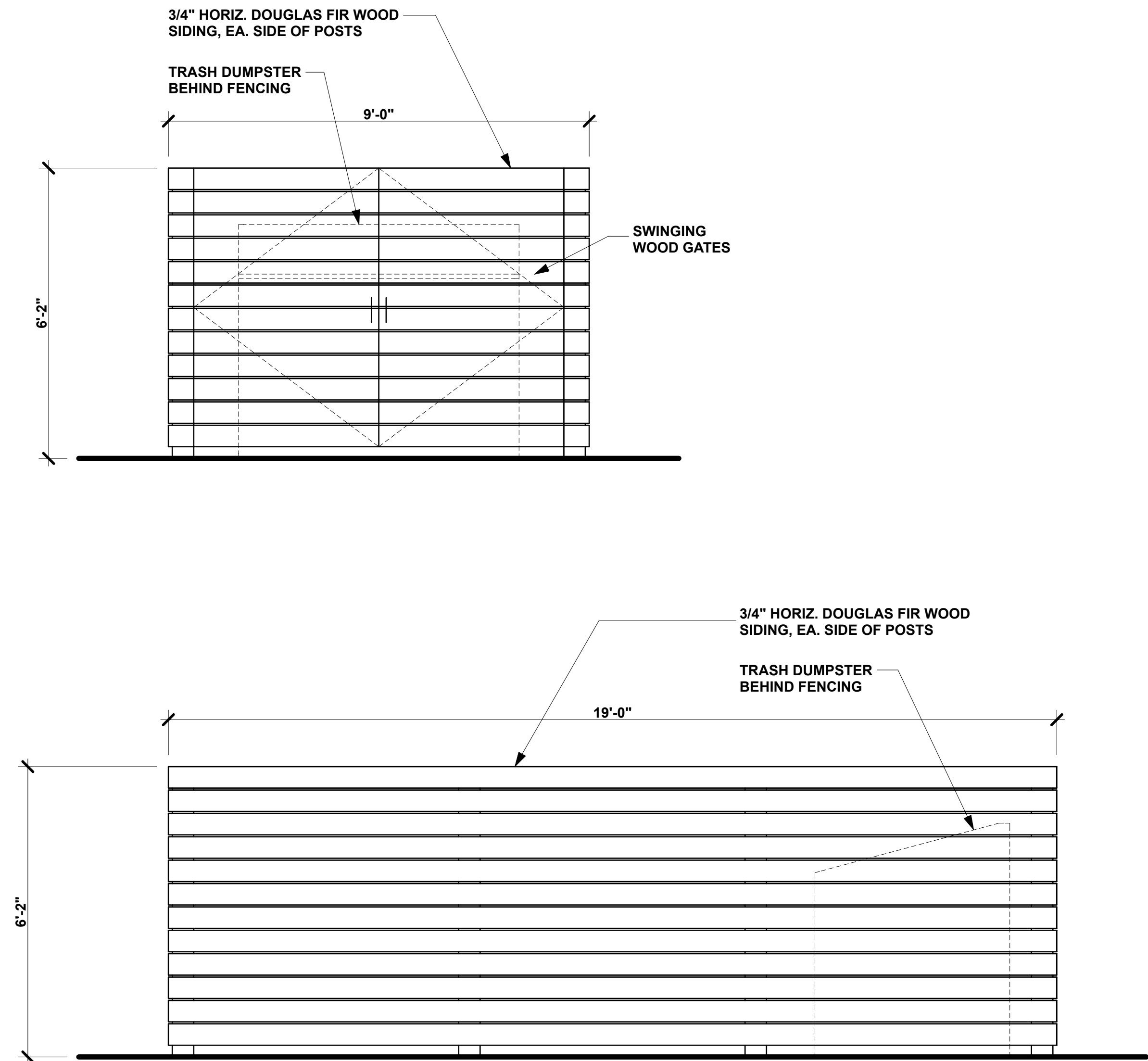
LOT 2

LOT 2

**SITE PICTURES (LOT 2)**



**FUEL MANAGEMENT PLAN & TASH / RECYCLE LOCATION**



**TRASH / RECYCLE ELEVATIONS**

**Structural - E Incorporated**  
Architectural Engineering Services  
519-A Hartnell Street  
Monterey, CA 93940  
831.424.9000  
StructuralPlans@gmail.com

**LICENSED PROFESSIONAL ENGINEER**  
CHRISTIAN K. LEE  
C62330  
EXPIRES: 09-30-17  
CIVIL  
STATE OF CALIFORNIA

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**

22480 CITATION COURT  
MONTEREY, CALIFORNIA  
A.P.N.: 173-121-003

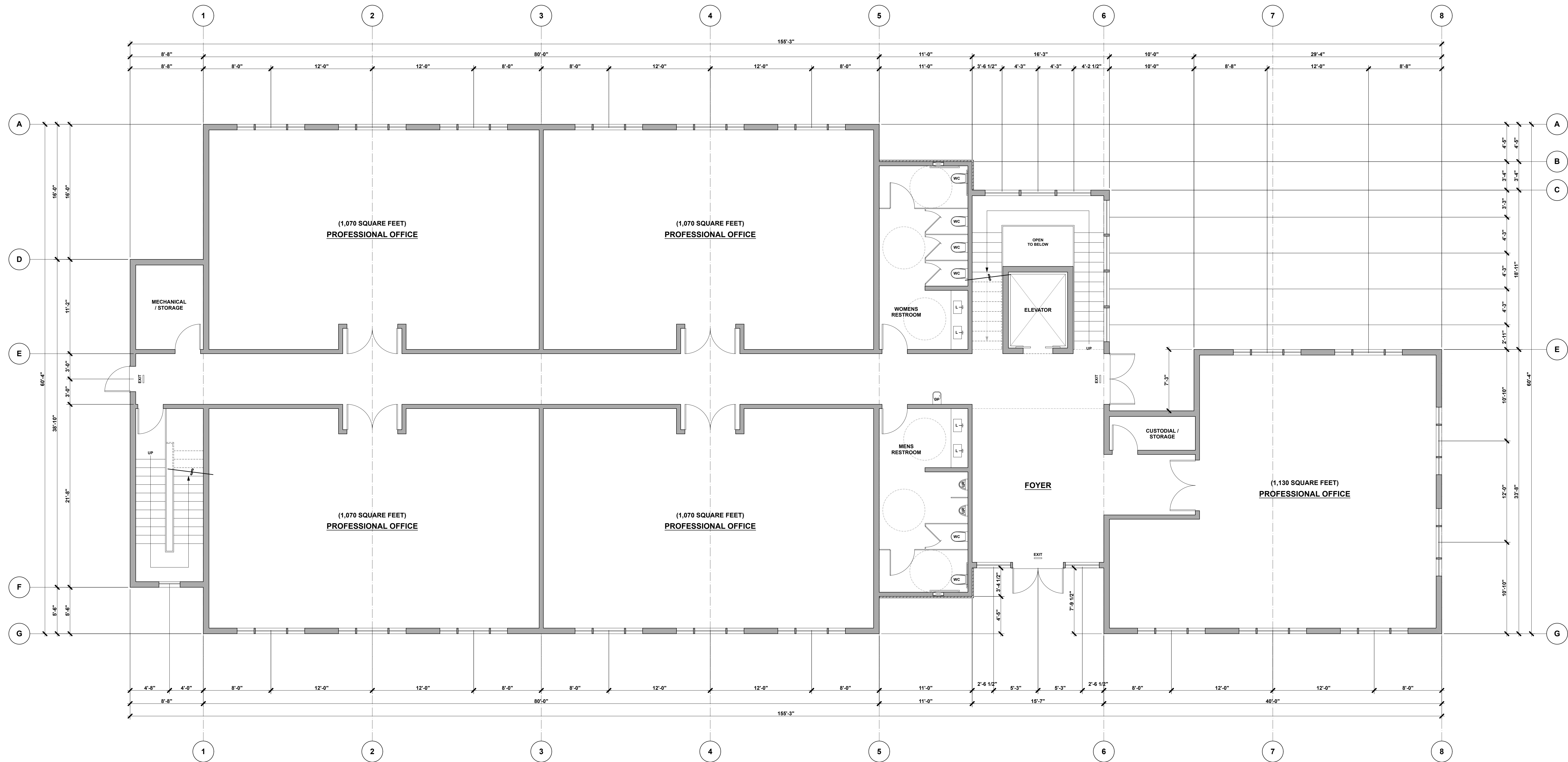
DRAWINGS:  
SITE PICTURES

DRAWN BY: AST  
DRAWING DATE: Nov. 14, 2016  
REVISION DATES:

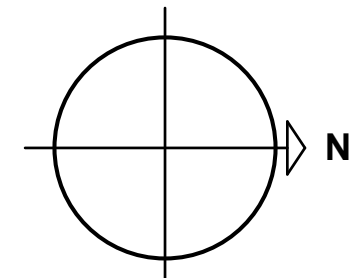
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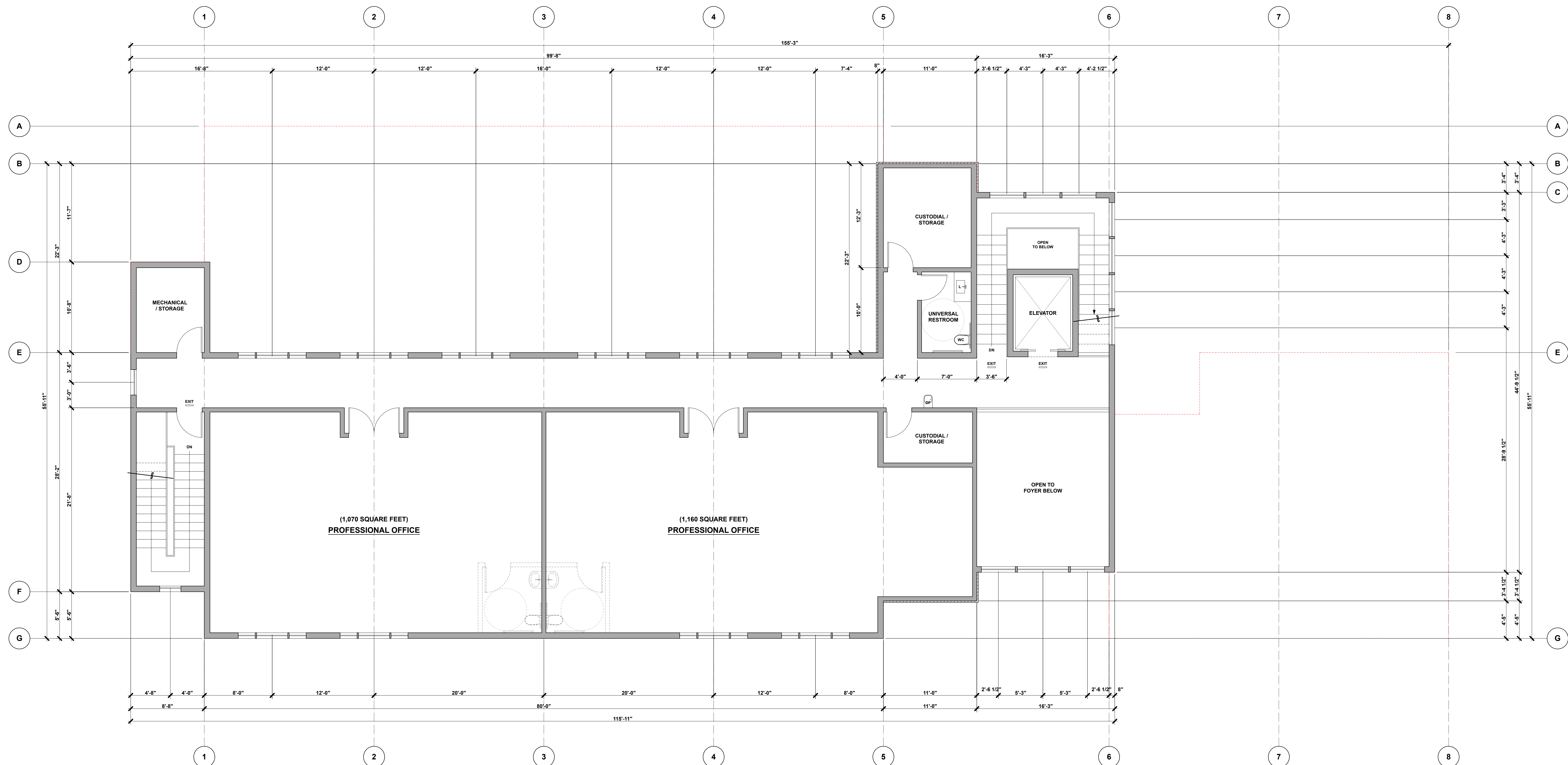
SHEET  
**A1.1**



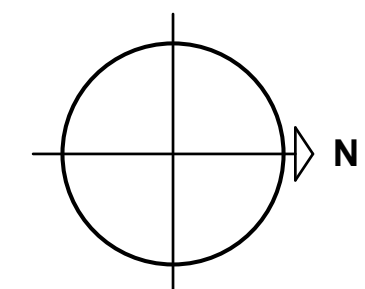


**MAIN LEVEL FLOOR PLAN**  
3/16" 1'-0"





**UPPER LEVEL FLOOR PLAN**  
3/16" 1'-0"



# SOUTH EXTERIOR ELEVATION

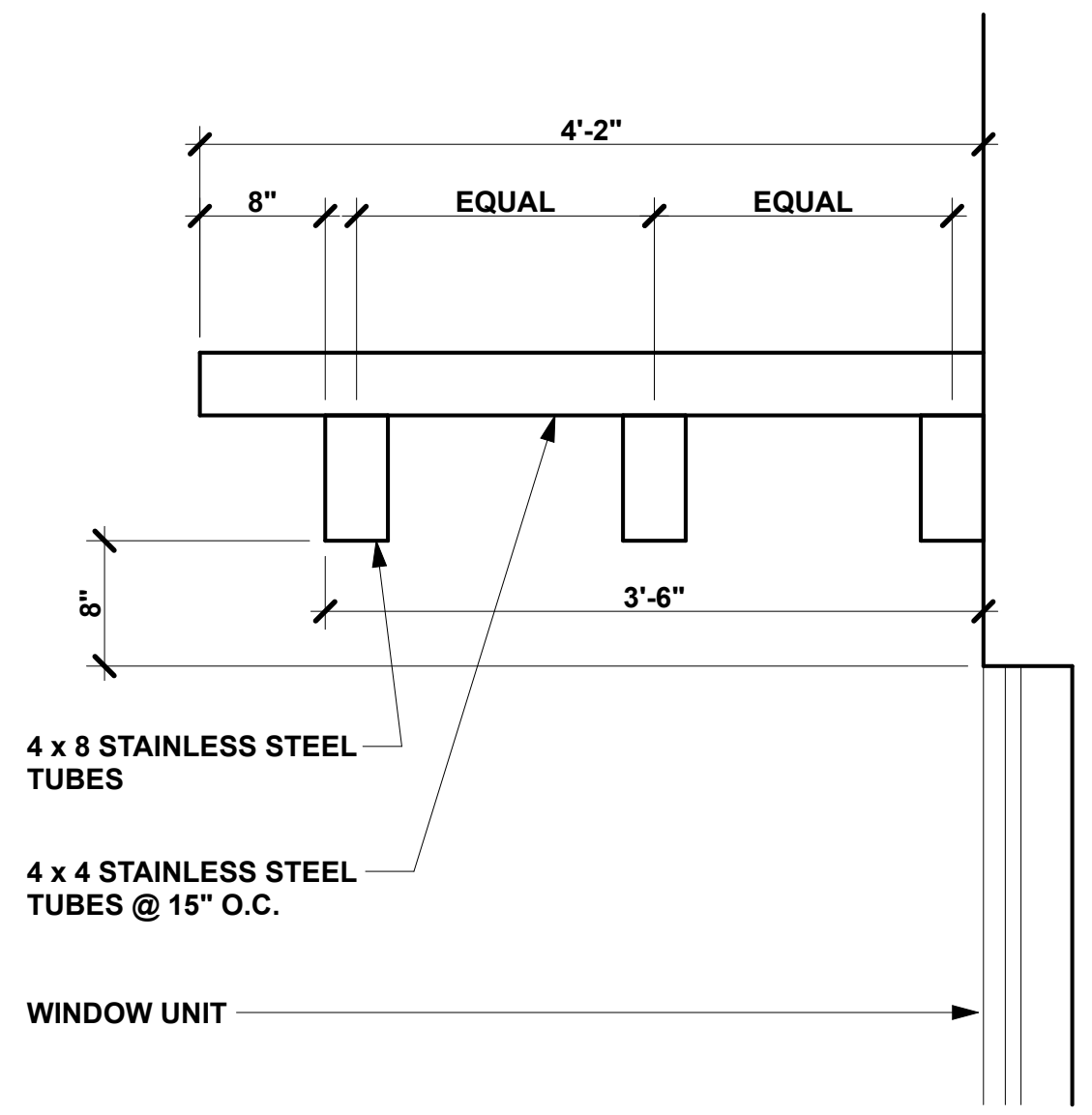
# NORTH EXTERIOR ELEVATION

**DRAWINGS:**  
**POSTERIOR ELEVATIONS**  
**CROSS-SECTION**  
**NOTES**

**DRAWN BY:** AST  
**DRAWING DATE:** Nov. 14, 2016  
**REVISION DATES:**  
April 4, 2017 (Space Study)

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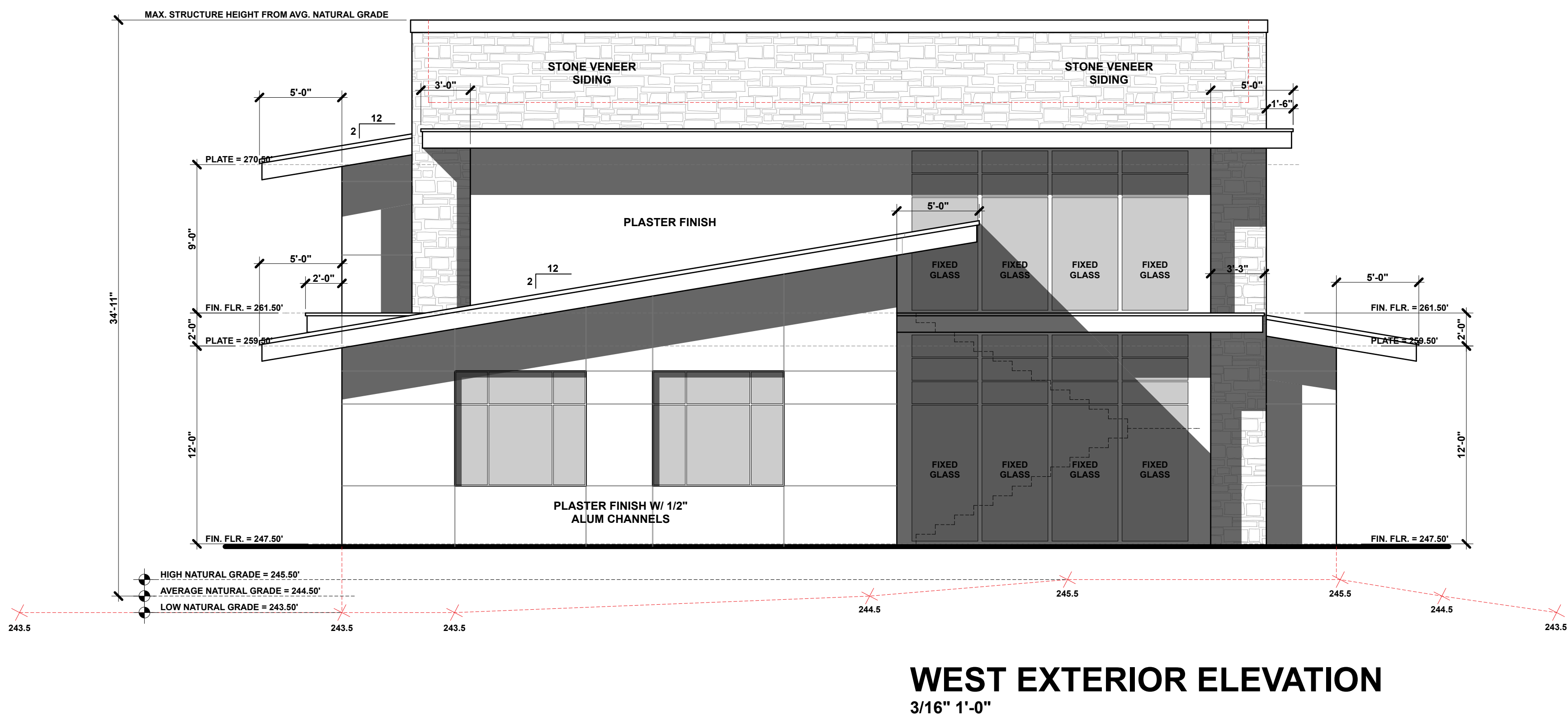


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3

4



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Incorporated

Architectural Engineering Services

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

LICENSED PROFESSIONAL ENGINEER

CHRISTIAN K. LEE

C62330

EXPIRES: 09-30-17

CIVIL

STATE OF CALIFORNIA

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**

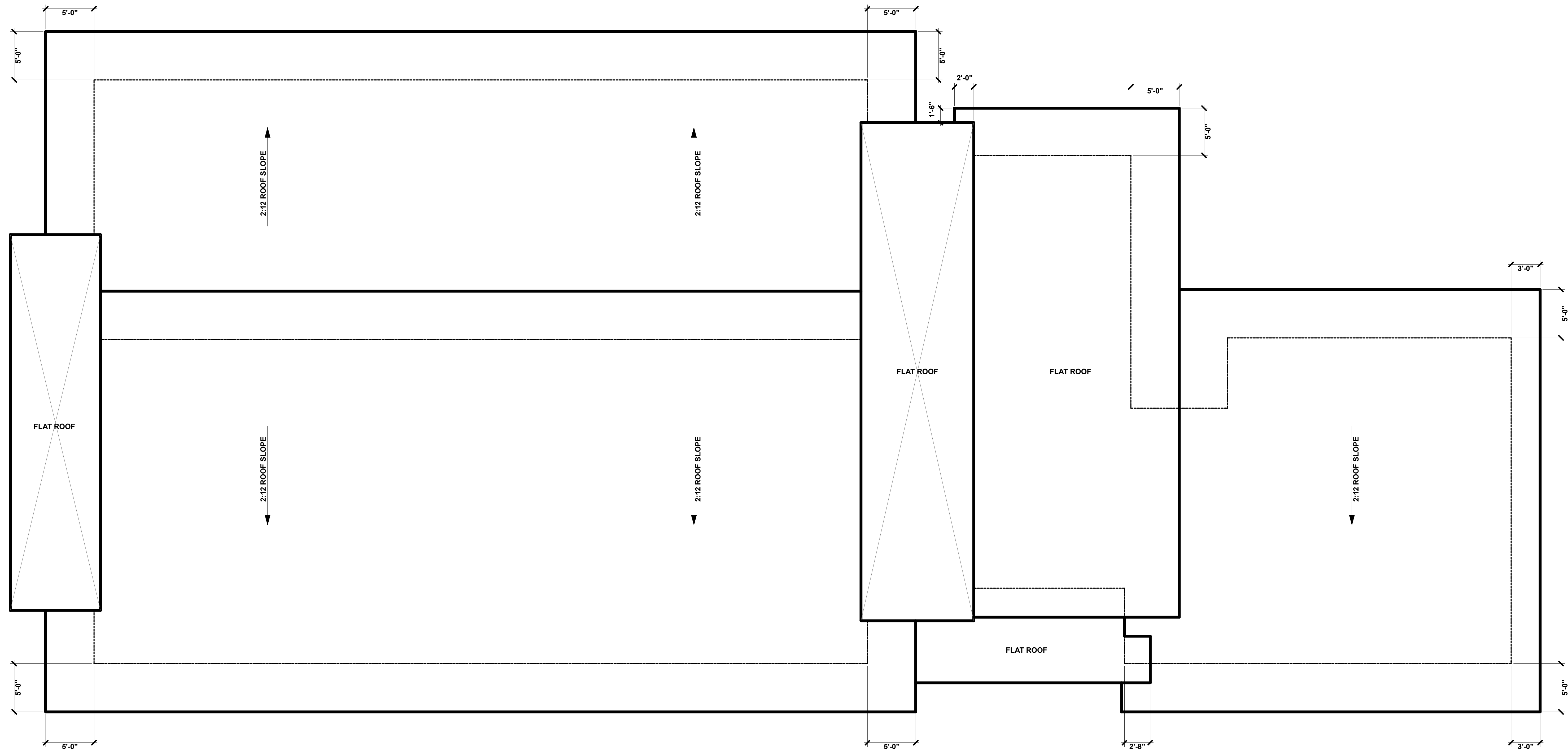
22480 CITATION COURT  
MONTEREY, CALIFORNIA  
A.P.N.: 173-121-003

DRAWINGS:  
EXTERIOR ELEVATIONS  
NOTES

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SHEET  
**A1.5**



ROOF PLAN  
3/16" 1'-0"

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Incorporated

Architectural Engineering Services

C

519-A Hartnell Street  
Monterey, CA 93940  
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DRAWINGS:  
ROOF PLAN

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SHEET  
A1.6



Maximum Applied Water Allowance (M.A.W.A.)

The project's Maximum Applied Water Allowance shall be calculated using this equation:  
 $M.A.W.A. = (ET_o) (0.62) [(0.7 \times LA) + (0.3 \times SLA)]$

where:

M.A.W.A. = Maximum Applied Water Allowance (gallons per year)

$ET_o$  = Evapotranspiration (inches per year)

Annual  $ET_o$  = 16.0

0.62 = Conversion factor (to gallons per square foot)

0.7 = ET Adjustment Factor (ETAF)

LA = Landscaped Area in sq. ft. (includes any Special Landscape Area)

0.3 = the additional ET Adjustment Factor for Special Landscape Area ( $1.0 - 0.7 = 0.3$ )

SLA = Portion of the landscape area identified as Special Landscape Area (square feet)

Calculations:

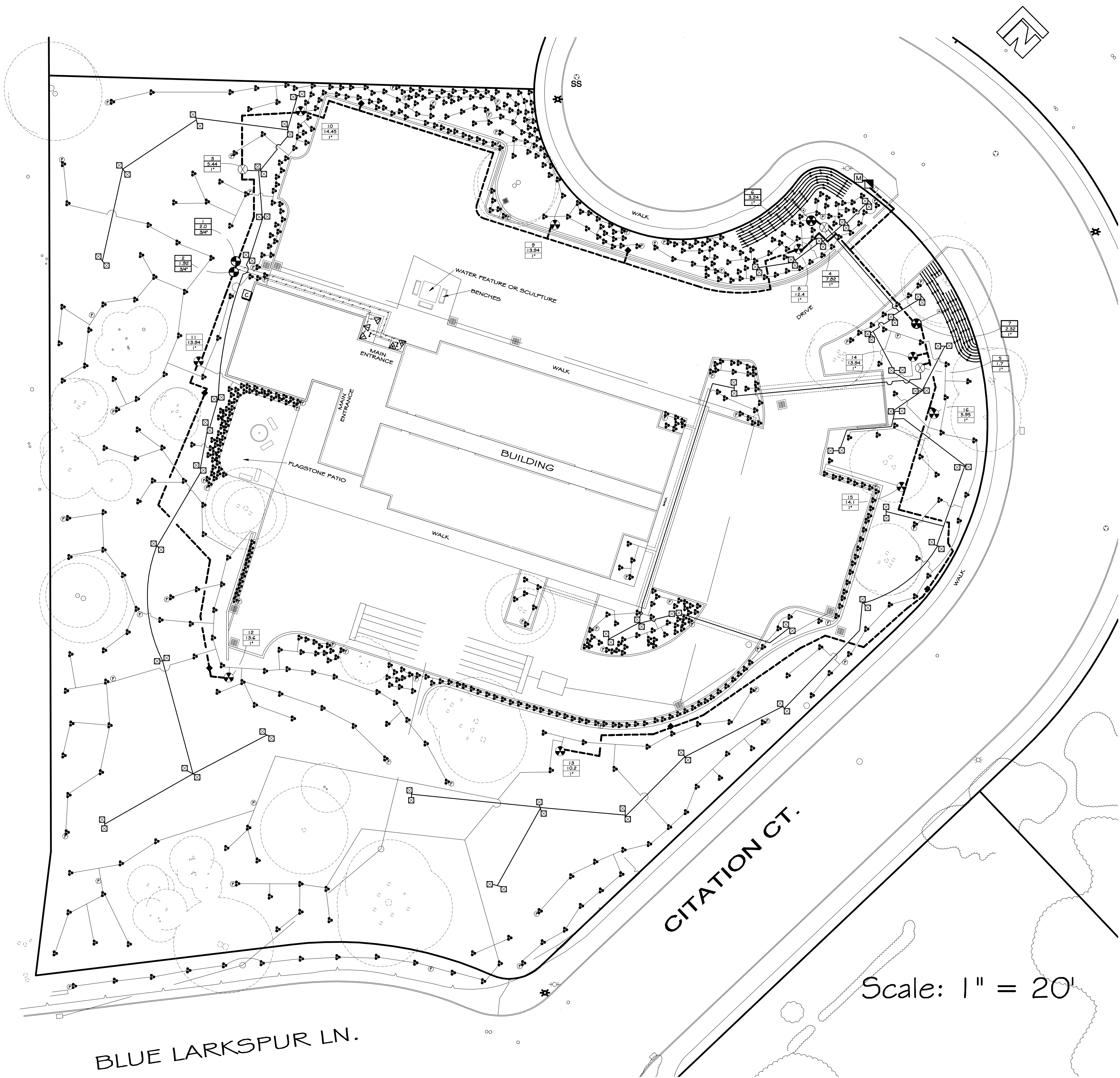
$(ET_o) (0.62) [(0.7 \times LA) + (0.3 \times SLA)] = M.A.W.A.$

$16 \times .62 \times [(0.7 \times 47,153) + (0.3 \times 0)] =$

$16 \times .62 \times 33,007 + 0 = 327,429$

Maximum Applied Water Allowance = 327,429 gallons per year

YORK ROAD



Scale: 1" = 20'

IRRIGATION NOTES:

- 1) DRIP SYSTEM IS INTENDED FOR USE ONLY UNTIL PLANTING HAS BECOME ESTABLISHED. DRIP COMPONENTS MAY BE REMOVED OR CAPPED OFF AS PLANT NEEDS DIMINISH.
- 2) DRIP SYSTEM IS DESIGNED FOR MAX. 40 PSI. GREATER PSI MAY DAMAGE DRIP COMPONENTS.
- 3) INSTALL STREAM XERI-BUBBLERS 2/TREE, ON OPPOSITE SIDES OF TRUNK, 12"-18" FROM TRUNK, AND UPHILL FROM TRUNK WHERE SLOPE EXISTS.
- 4) FIELD VERIFY LOCATION OF ELECTRICAL SUPPLY FOR SERVICE TO IRRIGATION CONTROLLER.
- 5) FIELD VERIFY LOCATIONS FOR DOWNSPOUT CONNECTIONS TO UNDERGROUND WATER STORAGE TANKS.
- 6) THE IRRIGATION PLAN AND THE PIPING DETAILS ARE DIAGRAMMATIC. PIPE LINES SHOWN PARALLEL IN THE DRAWINGS MAY BE PLACED IN A COMMON TRENCH, PROVIDED THAT A MINIMUM HORIZONTAL DISTANCE OF THREE INCHES IS MAINTAINED BETWEEN BURIED LINES. VALVE LOCATIONS ARE SCHEMATIC AND SHOWN FOR GRAPHIC CLARITY. LOCATE ALL VALVES AND WIRING IN LANDSCAPED AREAS.

IRRIGATION LEGEND:

SYMBOL	COMPONENT
	Water Meter - provided by others
	Backflow preventer- Febco 625Y-BV
	Remote control valve - Rainbird PEB Series 3/4" (Valves #1, 2)
	1-1/4" Irrigation Mainline - 1120/Schedule 40 PVC pipe; 18" cover
	Irrigation Lateral line - 1120/Schedule 40 PVC pipe; 12" cover
	Irrigation sleeving - 1120/Schedule 40 PVC pipe; 24" cover
	6" Pop-up Sprays- flats - Rainbird 180G-SAM - 6 VAN
	6" Pop-up Sprays- flats - Rainbird 180G-SAM - 4 VAN
	Pressure compensating full circle bubblers - Rainbird 1402
	Irrigation controller- 12 station, wall mount, outdoor - Rainbird ESP12UXMEF +/- 8 station module- ESPUXM9MB #/ metal cabinet- LXMM
	Quick coupler - Rainbird 33DRC
	Controller station number
	GPM through valve
	Control Valve size

DRIP

	Rainbird Commercial pressure regulating Control Zone Kit - XCZ-100-PRB-COM
	Rainbird 1/4" drip distribution tubing- XDS-500B
	Rainbird Subsurface dripline- XFS-06-12-100 (valves #6-7)
	Rainbird 1/4" landscape on-surface dripline w/ 6" spacing- LDQ-08-06-100 (12-14 emitter openings per ring)
	Rainbird Low flow 1" DV valve (Valves #3, 4, 5) - LPV-100
	Rainbird drip full circle stream Xeri Bubbler w/5' spike- SXB-360-SPYK
	Rainbird Air/Vacuum Relief ValveKit- ARV-050
	Rainbird Easy Fit Flush Cap- MDCFAP

Rev: By:

InsideOut Landscape Design, Inc.  
Lic# 960809  
831.624-4991  
P.O. Box 509  
Carmel Valley, CA 93924

SHEN PROPERTIES  
BLUE LARKSPUR LANE  
MONTEREY, CALIFORNIA

IRRIGATION PLAN

Date: 7/22/2016

Scale: 1" = 20'

Drawn: PMC

Job:

Sheet: L-1

of 2 sheets

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Incorporated  
Architectural Engineering Services  
519-A Hartnell Street  
Monterey, CA 93940  
831.424.9000  
StructuralPlans@gmail.com

LICENSED PROFESSIONAL ENGINEER  
CHRISTIAN K. LEE  
C62330  
EXPIRES: 09-30-17  
CIVIL  
STATE OF CALIFORNIA

IN COLLABORATION WITH

AST  
DESIGN GROUP  
957 ANGELUS WAY  
DEL REY OAKS, CA 93940  
PHONE: (831) 578-3450  
AARON S. TOLLEFSON, DESIGNER  
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NEW OFFICE COMPLEX  
FOR:

SHEN  
PROPERTIES

22480 CITATION COURT  
MONTEREY, CALIFORNIA  
A.P.N.: 173-121-003

DRAWINGS:  
IRRIGATION PLAN  
MAWA WATER CALCULATION  
IRRIGATION NOTES

DRAWN BY: AST

DRAWING DATE: Nov. 14, 2016

REVISION DATES:

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CONTRACT WITH THEM CONSTITUTES  
PRIMA FACIE EVIDENCE OF ACCEPTANCE  
OF THESE RESTRICTIONS.

SHEET

L-1

PLANT LEGEND:						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.		
TREES:						
AC	Acer palmatum 'Sango Kaku'	Coral Bark Japanese Maple	15 gal.	2		
AR	Arbutus 'Marina' (multi-trunk)		15 gal.	27		
Q	Quercus agrifolia	California Live Oak	24" box	17		
SHRUBS:						
CI	Acacia cognata 'Cousin Itt'	Little River Wattle	5 gal.	10		
B	Agave americana	Blue Agave	5 gal.	7		
M	Arctostaphylos manzanita 'Dr. Hurd'	Dr. Hurd Manzanita	1 gal.	63		
CE	Ceanothus 'Yanksee Point'	Yanksee Point Ceanothus	1 gal.	104		
CO	Coleonema 'Sundset Gold'	Sundset Gold Coleonema	1 gal.	45		
G	Grevillea lanigera 'Coastal Gem'	Coastal Gem Woolly Grevillea	1 gal.	55		
LV	Lavandula angustifolia	English Lavender	1 gal.	123		
LU	Leucadendron 'Sylvan Red'		5 gal.	18		
LM	Lomandra longifolia 'Lime Turf'		1 gal.	209		
PH	Phormium tenax 'Rubrum'	New Zealand Flax	5 gal.	16		
PO	Polystichum munitum	Western Sword Fern	5 gal.	8		
VINES:						
F	Ficus pumila	Creeping Fig	5 gal.	10		
GROUND COVERS:						
H	Hakonechloa macro 'All Gold'	All Gold Japanese Forest Grass	flats	31 sq. ft.		
S	No Mow Sod; install per manufacturer's specifications		sod	567 sq. ft.		
CALLOUTS:						
Plant						
Quantity						
Boulders (sizes vary)						
Existing tree to remain; protect in place						

YORK ROAD



BLUE LARKSPUR LN.

CITATION CT.

Scale: 1" = 20'

- PLANTING NOTES:
- 1) NEW PLANTING TO FILL IN AROUND EXISTING TREES TO REMAIN, PER PLAN, WITH EXACT LOCATIONS TO BE SPECIFIED ON SITE.
  - 2) 2" MULCH LAYER TO BE APPLIED ATOP SOIL OF EACH NEWLY PLANTED SHRUB OR TREE.

Rev: By:

InsideOut Landscape Design, Inc.  
Lic# 960809  
831.624-4991

P.O. Box 509  
Carmel Valley, CA 93924

SHEN PROPERTIES  
BLUE LARKSPUR LANE  
MONTEREY, CALIFORNIA

PLANTING PLAN

Date: 7/22/2016  
Scale: 1" = 20'  
Drawn: PMC  
Job:  
Sheet: L-2  
of 2 sheets

Structural - E Incorporated  
Architectural Engineering Services  
519-A Hartnell Street  
Monterey, CA 93940  
831.424.9000  
StructuralPlans@gmail.com

LICENSED PROFESSIONAL ENGINEER  
CHRISTIAN K. LEE  
C62330  
EXPIRES: 09-30-17  
CIVIL  
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IN COLLABORATION WITH  
AST  
DESIGN GROUP  
957 ANGELUS WAY  
DEL REY OAKS, CA 93940  
PHONE: (831) 578-3450  
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NEW OFFICE COMPLEX  
FOR:  
SHEN PROPERTIES  
22480 CITATION COURT  
MONTEREY, CALIFORNIA  
A.P.N.: 173-121-003

DRAWINGS:  
PLANTING PLAN  
PLANTING LEGEND

DRAWN BY: AST  
DRAWING DATE: Nov. 14, 2016  
REVISION DATES:

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SHEET  
L-2



# SHEN PROFESSIONAL OFFICE

9601 BLUE LARKSPUR LANE  
MONTEREY, CA 93940  
A.P.N. = 173-121-002

## FINISH MATERIALS



DARK BRONZE

← • METAL STANDING SEAM ROOF COLOR

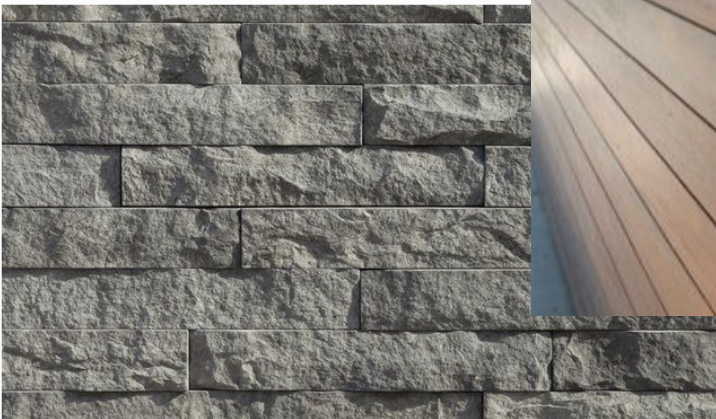


*Shell White*

← • OFFICE BODY



← • STAIR WELL  
EXTERIOR FINSH

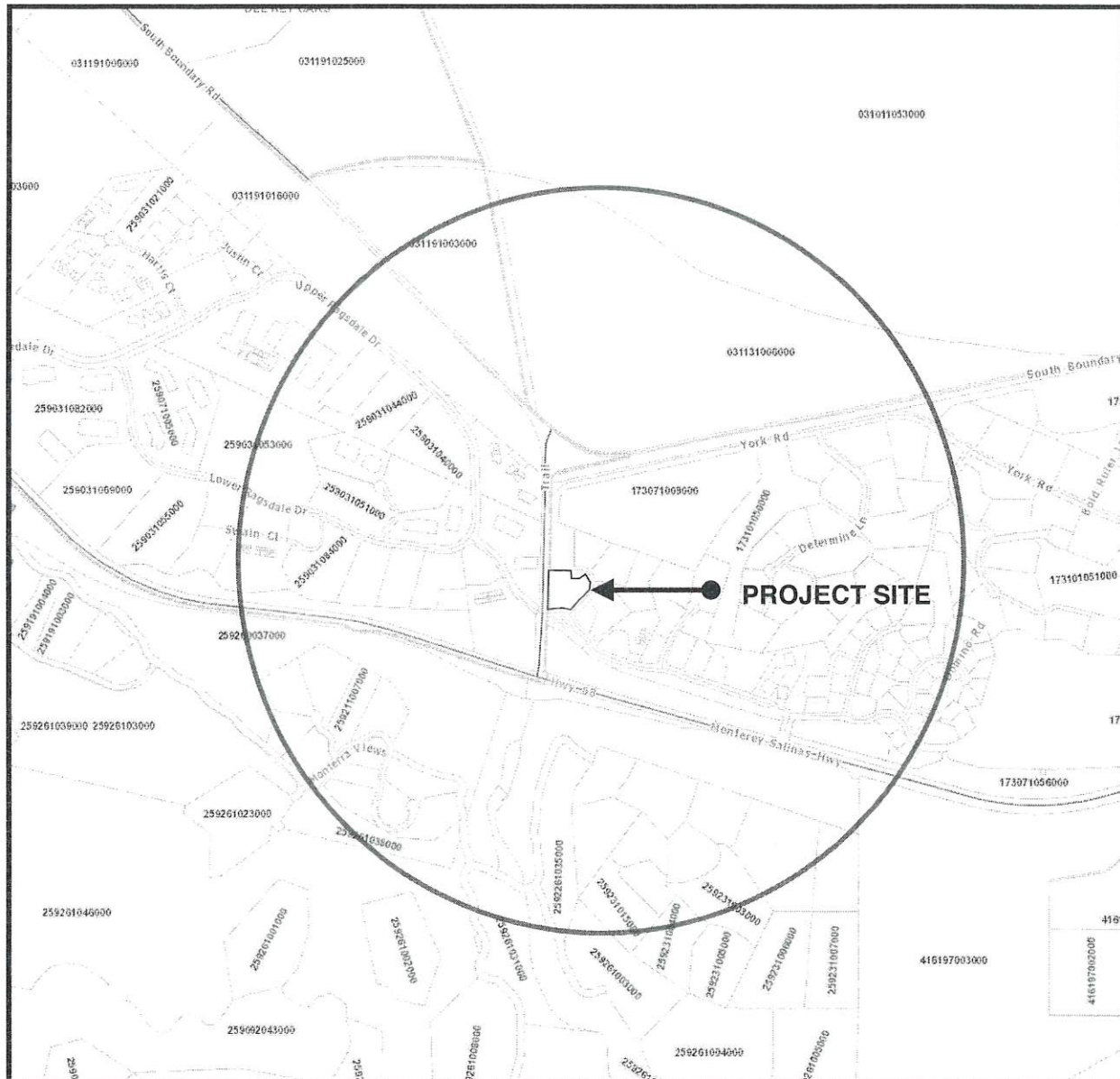


← • STONE VENEER  
EXTERIOR FINSH & COLOR

[View Larger Photo](#)

Sage LedgeCut33

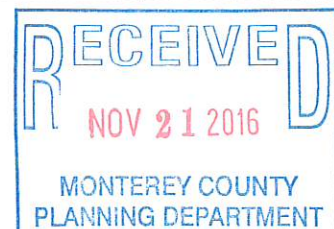
# GENERAL DEVELOPMENT PLAN



# SHEN PROPERTY

9601 BLUE LARKSPUR LANE, MONTEREY  
LOT 2 of the LAGUNA SECA BUSINESS PARK

ASSESSORS PARCEL NUMBER: 173-121-002



## 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 11,252 square foot professional office shell building, which is comprised of 7-10 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 1.768 acre site will not be utilized due to the sonic easement area of the property. The proposed project will consist of a new 7-10 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 10 per office space.

#### **Parking:**

45 parking spaces will be provided, 44 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:**

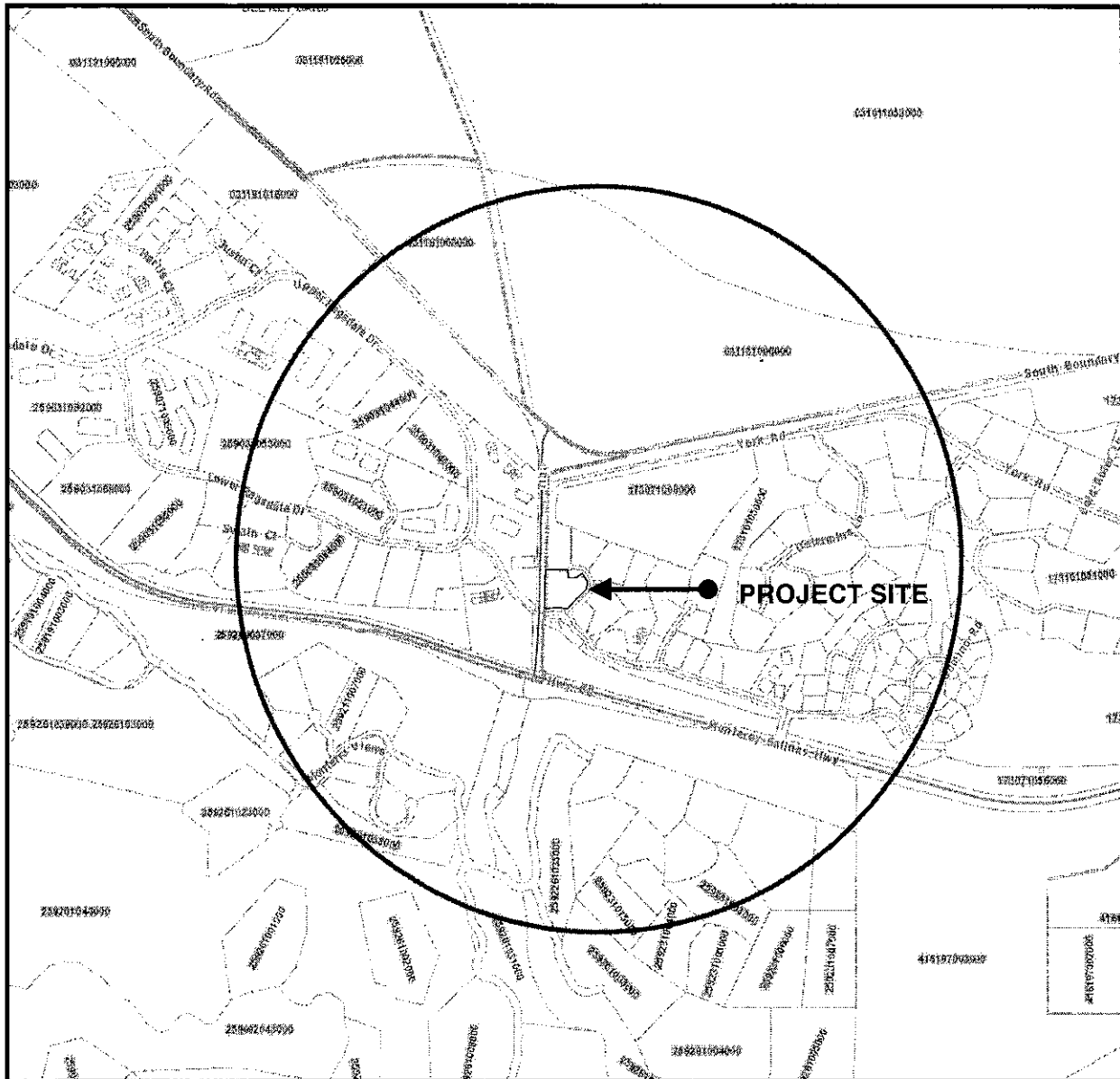
Alternative modes of travel to reduce traffic loads (carpooling, bike, bus, etc.) shall be encouraged as much as possible. Alternative work hours or working from home shall be encouraged as much as possible.

---

**END OF GENERAL DEVELOPMENT PLAN**

Exhibit C4

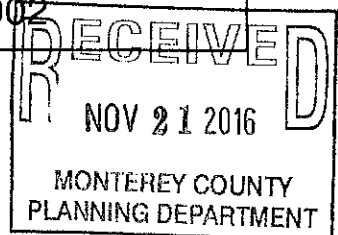
# CONSTRUCTION MANAGEMENT PLAN



## SHEN PROPERTY

9601 BLUE LARKSPUR LANE, MONTEREY  
LOT 2 of the LAGUNA SECA BUSINESS PARK

ASSESSORS PARCEL NUMBER: 173-121-002



## **Construction Management Plan**

### **Types of Construction Vehicles:**

1. Tractors for grading
2. Water trucks for dust control
3. Concrete trucks
4. Lumber trucks
5. Misc. trade vehicles (mid-size vehicles)

**Vehicle Trips per day:** 6 - 8 vehicle trips per day

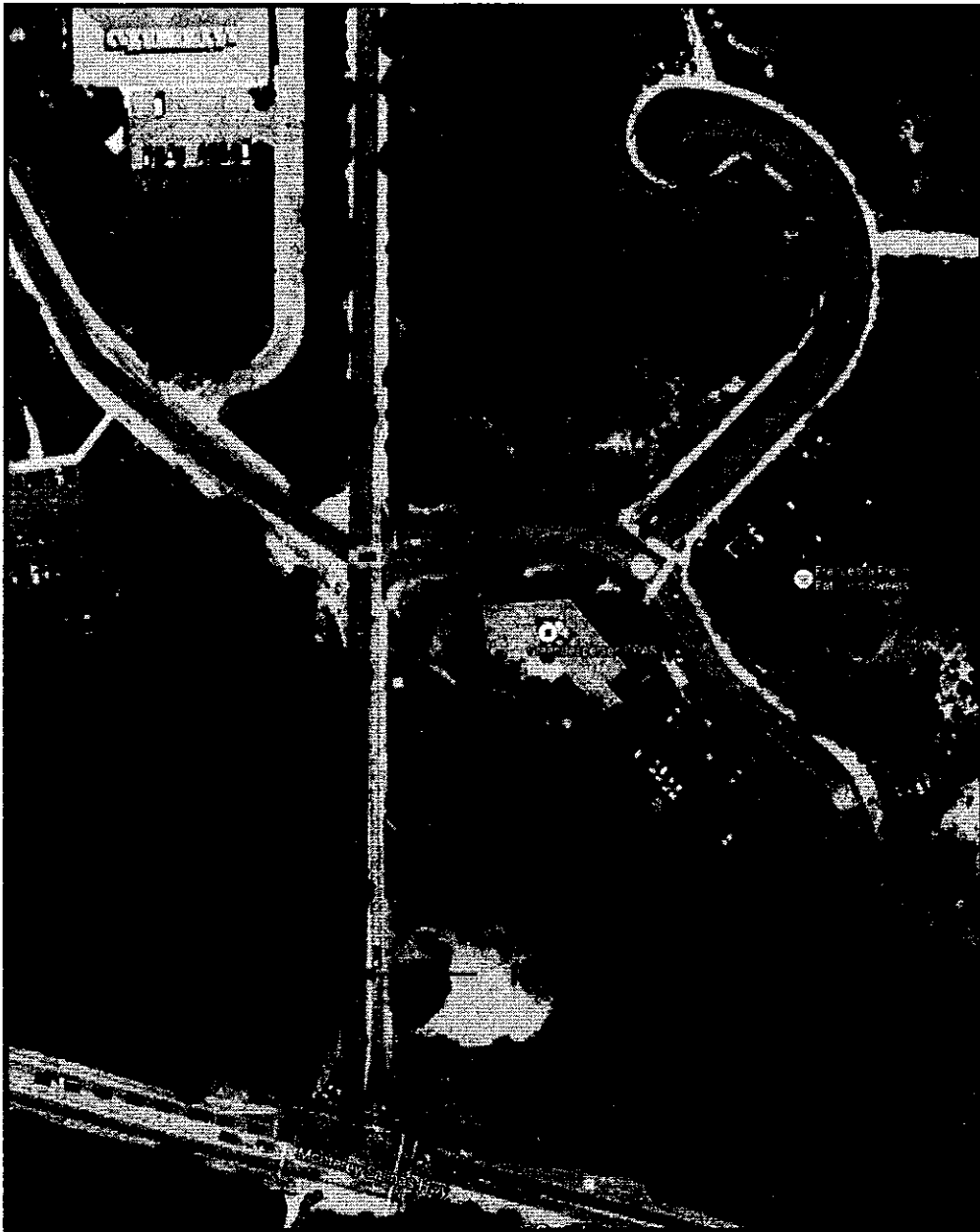
### **Amount of Grading Per Day:**

1. Proposed grading will occur the first 3 - 5 weeks of start of construction per civil engineer grading plans.

**Hours of Operation:** 7:00 am - 4:00 pm (Monday - Friday)

**Project Scheduling:** Start of Project: July 2018  
End of Project: December 2019

## Vicinity Map



Location of Project:

Proposed Route for Hauling:

Stockpiles & Parking:

Sensitive Area (No Parking, Stockpiling, or Construction)