

Exhibit A

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**EXHIBIT A
DRAFT RESOLUTION**

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

In the matter of the application of:

**GARRETT PHILIP A & LYNN WHITTINGTON TR
(PLN240368)**

RESOLUTION NO. 25--

Resolution by the County of Monterey Chief of
Planning:

- 1) Finding that this minor restoration qualifies for a Class 33 Categorical Exemption pursuant to CEQA Guidelines section 15333 and there are no exceptions per Section 15300.2; and
- 2) Approving a Restoration Permit and an after-the-fact Design Approval to allow replanting of one Monterey Pine tree, restoration of slopes in excess of 25%, and construction of a 270 linear foot concrete fence to partially clear Code Enforcement Case No. 24CE00444.

[GARRETT PHILIP A & LYNN WHITTINGTON TR, 4011 Los Altos Drive, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (APN: 008-112-033-000)]

The GARRETT PHILIP A & LYNN WHITTINGTON TR application (PLN240368) came on for an administrative hearing before the County of Monterey Chief of Planning on May 7, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the County of Monterey Chief of Planning finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan;
 - Del Monte Forest Land Use Plan;
 - Monterey County Coastal Implementation Plan Part 5, Regulations for Development in the Del Monte Forest Land Use Plan Area; and
 - Monterey County Zoning Ordinance (Title 20).

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

- b) Project Scope. The project consists of restoring 900 square feet of slopes to their pre-violation condition, re-planting one Monterey pine, and subsequent monitoring requirements. The project also involves after-the-fact approval to construct a 270 linear foot concrete stepped fence along the existing driveway.

Slope Restoration: The proposed restoration work includes restoring approximately 900 square feet to its pre-violation slope, which exceeded 30 percent. To achieve this, the Applicant/Owner shall adhere to the recommendations and conclusions of the prepared geotechnical report (Monterey County Library No. LIB250053) and implement the attached project plans. Recommendations include restoring the cut slopes by backfilling with properly engineered fill and installing drainage. Fill slopes shall be benched and keyed into the native slopes by providing a base width of 4.5 feet, which is sloped negatively at least 2% back into the slope. Excavation of the on-site soils may be accomplished with standard earthmoving and trenching equipment. Approximately 100 cubic yards of grading is required.

Tree Replanting: Due to the existing density of trees and developed areas of the property, one 15-gallon Monterey pine shall be replanted in the general area where it was removed, which is also the area to be regraded. Monterey County's standard tree replacement condition of approval has been applied, and requires the Applicant/Owner to furnish evidence to HCD-Planning that the replacement tree has been planted, submit evidence that it's in a healthy condition 6 months from planting, and submit a letter from a County approved tree consultant determining whether the replacement had been successful or if additional remediation efforts are required 1-year from planting.

- c) Allowed Use/Process. The property is located at 4011 Los Altos Drive, Pebble Beach, within the Del Monte Forest Land Use Plan (Coastal Zone). The parcel is zoned Medium Density Residential, 4 units per acre, which principally allows residential uses. A single-family dwelling currently exists on the property. An after-the-fact Design Approval is needed to authorize the construction of an approximately 270 linear foot concrete wall. An after-the-fact Coastal Development Permit is not required in this case because the granting of this Restoration Permit will allow full restoration of the property to its pre-violation state to address code violations. In accordance with the Title 20 section 20.90.020, the Director is authorized to take actions deemed necessary or expedient to enforce and secure compliance with the provisions of Title 20, including ordering restoration of a degraded site to its pre-violation state. See Finding 1, Evidence "g" and "h".
- d) Lot Legality. The subject property is described as Lot 45 of Block 204 of the Del Monte Forest Subdivision No. 2 Tract No. 169 (Cities & Towns, Page 2, Volume 5), filed August 3, 1948. Therefore, the County recognizes the subject property as a legal lot of record.

- e) Development Standards. The proposed stepped-concrete wall is less than 6 feet tall, therefore is not subject to site development standards. No other structures are proposed so there is no change in the existing site development standard, which currently complies with Title 20 section 20.12.060.
- f) Slopes Exceeding 25 percent. Pursuant to Monterey County Code Title 20 section 20.12.030.C, development on slopes exceeding 30 percent is considered nonexempt development and therefore requires Coastal Development Permit approval. Development in the Coastal Zone of Monterey County includes “grading...of any materials, including excavation and filling...” As such, this project’s unpermitted grading required a Coastal Development Permit for the grading work. An after-the-fact Coastal Development Permit to allow development (grading) on slopes exceeding 25 percent is not required in this case, as approval of this Restoration Permit and issuance of a grading permit from HCD-Building Services will fully restore the property to its pre-violation conditions. In accordance with Monterey County Code Title 16 section 16.08.110, all recommendations included in the geotechnical report shall be incorporated in the grading plans.
- g) Forest Resources/Tree Removal. The Coastal Implementation Plan, Part 5, Section 20.147.050 provides development standards for the protection and maintenance of Del Monte Forest’s Forest Resources. Coastal Implementation Plan (CIP) section 20.147.050.A.1 requires that a Coastal Development Permit be secured for the removal of Monterey pines and other native trees. The administrative citation (24CE00444) identified the removal of four Monterey pine trees on the property without an approved Coastal Development Permit. However, these four trees were identified as being hazardous (Hazard Rating of 10) to nearby residences and thus did not require a Coastal Development Permit pursuant to DMF CIP section 20.147.050.A.3. Due to the density of existing trees, the arborist recommends replanting only one Monterey pine within the area to be re-graded (Monterey County Library No. LIB250114). Replanting at a lower ratio is allowable in accordance with DMF CIP section 20.147.050.C.6. Approval of this Restoration Permit will fully restore the property’s forest resources to their pre-violation conditions. Condition No. 4 requires a one-year follow-up report from the arborist to confirm that the replanted tree is successful. Pursuant to Condition No. 5, the trees located in close proximity to the area of the property that will be re-graded shall be protected from inadvertent damage through installation of protective fencing.
- h) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240368.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the proposed project.
- EVIDENCE:** a) The project has been reviewed for site suitability by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, County of Monterey Environmental Health Bureau, and the Pebble Beach Community Services District. County staff reviewed the application

materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication that the site is not suitable for the project. Conditions recommended have been incorporated.

- b) Slopes exceeding 30 percent and protected trees (Monterey pines) have been impacted by previous unpermitted activities. The following reports and analyses have been prepared to fully restore the property and address these impacts:
 - “Review of Civil Improvements” (County of Monterey Library No. LIB250053) prepared by William Stevens, Turlock, CA, dated November 26, 2024.
 - “Tree Assessment” (County of Monterey Library No. LIB250114) prepared by Michael Tope, Carmel, CA, April 11, 2024.

County staff independently reviewed these and all other reports and analyses and concurs with the reports’ conclusions. There are no physical or environmental constraints that would indicate the site is not suitable for the project. All project activities shall be in accordance with these reports.

- c) The site contains moderate to steep slopes and is an area of high erosion potential. The removal of Monterey pine trees and placement of non-compacted fill has the potential to accelerate erosion, which can create hazards through gullying and disruption of soil stability, and impact the water resources of the County, as eroded sediment can cause siltation in sloughs and wetlands. The approval of this Restoration Permit will address these erosion concerns by re-establishing native vegetative cover over exposed areas. Additionally, an erosion control plan has been prepared to ensure best management practices are in place during restoration activities.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240368.

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 project, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, County of Monterey Environmental Health Bureau, and Pebble Beach Community Services District, and conditions have been recommended, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) The site is currently developed with a single-family dwelling, which is served potable water and wastewater service by the Pebble Beach Community Services District. The proposed restoration project will not

alter the existing utility connections and does not propose any structural development.

- c) See Finding No. 2 and supporting evidence.
- d) The application, restoration plan, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240368.

4. FINDING: **VIOLATIONS** – Although the subject property is not in compliance Monterey County’s Zoning Ordinance Title 20, the Del Monte Forest LUP and the accompanying implementing regulations in the Coastal Implementation Plan, the issuance of this Restoration Permit would partially cure all violations and bring the property back into compliance with these plans and regulations.

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records. A code enforcement case, 24CE00444, exists on the property. An administrative citation was issued for the property on September 9, 2024, which described the scope of the violations as: “grading for construction of retaining walls on slopes of 30% without proper permits, and Pine tree removal without permits.”
 - b) Grading and fills on slopes of 25% without proper permits. Approximately 900 square feet of the subject property will be restored to pre-violation conditions through benching and re-compaction. A 270 linear foot concrete wall (less than 6 feet) has been constructed and no additional work is needed. In addition to this Restoration Permit, issuance and final inspection of a grading permit to authorize the restoration work (cut and fill) and concrete wall will fully abate the property’s violation (24CE00444) pertaining to development on slopes and construction of retaining walls, thus closing the subject code enforcement case.
 - c) Tree removal without permits. Replanting of a 15-gallon Monterey pine is required and will be monitored for a period of 1 year. See Finding 1, Evidence “g”. The granting of this Restoration Permit will fully abate the property’s violation (24CE00444) pertaining to removal of protected trees. No additional remediation in the form of a discretionary or ministerial permit is needed. If the arborist determined during the 1-year monitoring period that additional replacement trees are needed, such work shall occur.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240368.

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

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15333 categorically exempts small habitat restoration projects less than 5 acres in size.
 - b) The project, approximately 0.26 acres in size, meets the criteria of this exemption. It includes restoration of approximately 900 square feet of steeper slopes, planting of 1 Monterey pine tree, and after-the-fact

approval of a concrete fence. There would be no significant impact on endangered, rare or threatened species or their habitat from the execution of the project, no hazardous materials are known to exist at or around the project site and no earth movement is proposed that could disturb such materials. As the project will restore the habitat to its pre-violation state, and has the potential to enhance the habitat value, project approval will not result in significant impacts when viewed with the effects of past, current, or future projects.

- c) No CEQA Guidelines Section 15300.2 exceptions apply to this project. The project is not a Class 3, 4, 5, 6, or 11 exemption, which are qualified by consideration of project location. Since the execution of this project will fully restore the project site, the project would not contribute to a cumulative impact. There are no unusual circumstances affecting the property or the proposed project which would create the reasonable possibility it would have a significant effect on the property, the restoration project would not damage any scenic resources, the site is not known to be included on a list compiled pursuant to Section 65962.5, and there are no identified historical resources on the property which would be impacted by the execution of the project.
- d) See supporting Finding Nos. 1 and 2. The application, restoration plan, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240368.

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

- EVIDENCE:**
- a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.130 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Figure 8, Major Public Access & Recreational Facilities).
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240368.

7. FINDING: APPEALABILITY – The decision on this project may be appealed to the Board of Supervisors but not the California Coastal Commission.

- EVIDENCE:**
- a) Title 20 Section 20.86.030.A allows an appeal to be made to the Board of Supervisors by any public agency or person by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) Pursuant to Title 20 Section 20.86.080, the project is appealable to the California Coastal Commission because the subject property is located between the sea and the first public road (Highway 1).

DECISION

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

- 1) Find that Restoration Permit qualifies for a Class 33 Categorical Exemption pursuant to CEQA Guidelines Section 15333; and
- 2) Approve a Restoration Permit and an after-the-fact Design Approval to allow replanting of one Monterey Pine tree, restoration of slopes in excess of 25%, and construction of 270 linear foot concrete fence to partially clear Code Enforcement Case No. 24CE00444.

All actions of which are in general conformance with the restoration plan and subject to the conditions, all attached and incorporated by reference.

PASSED AND ADOPTED this 7th day of May, 2025.

Melanie Beretti, AICP
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

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

NOTES

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

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

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

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

Form Rev. 1-27-2021

County of Monterey HCD Planning

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

PLN240368

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Restoration Permit is to partially clear Code Enforcement violation (24CE00444) and allow restoration of slopes in excess of 25% and replanting of 1 Monterey Pine tree. The property is located at 4011 Los Altos Drive, Pebble Beach (Assessor's Parcel Number 008-112-033-000), Del Monte Forest Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Restoration Permit (Resolution Number _____) was approved by County of Monterey Chief of Planning for Assessor's Parcel Number 008-112-033-000 on May 7, 2024. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

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

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

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

4. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Following completion of slope restoration work, the applicant shall replace and or relocate each tree approved for removal as follows:
- Replacement ratio: 1 Monterey Pine (15 gallon)
Replacement tree(s) shall be located within the same general location as the tree being removed. (HCD - Planning)

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

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

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

5. PD049 - TREE AND ROOT PROTECTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to beginning any tree removal, trees which are located close to trees approved for removal shall be protected from inadvertent damage from equipment or tree removal activity by fencing off the canopy drip-lines and/or critical root zones (whichever is greater) with protective materials. Any tree protection measures recommended by a County-approved tree consultant, in addition to the standard condition, shall be implemented. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to construction or tree removal, the Owner/Applicant/Tree Removal Contractor submit evidence of tree protection to HCD -Planning for review and approval.

After construction or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit photos of the trees on the property to HCD -Planning to document that the tree protection has been successful or if follow-up remediation measures or additional permits are required.

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VICINITY MAP
NO SCALE

ADJACENT HOUSE

ADJACENT HOUSE

ADJACENT HOUSE

EXISTING HOUSE

REPLACED DRIVEWAY

NEW FENCE

HILLSIDE RESTORATION

LOS ALTOS DRIVE

PROJECT AREA

NTS

A circular professional engineer seal for Rodney A. Sherry, No. 61537, State of California, Civil. The seal features the text "REGISTERED PROFESSIONAL ENGINEER" around the top, "RODNEY A. SHERRY" in the center, "No. 61537" below the name, "CIVIL" below the number, and "STATE OF CALIFORNIA" around the bottom. A signature is written across the seal.

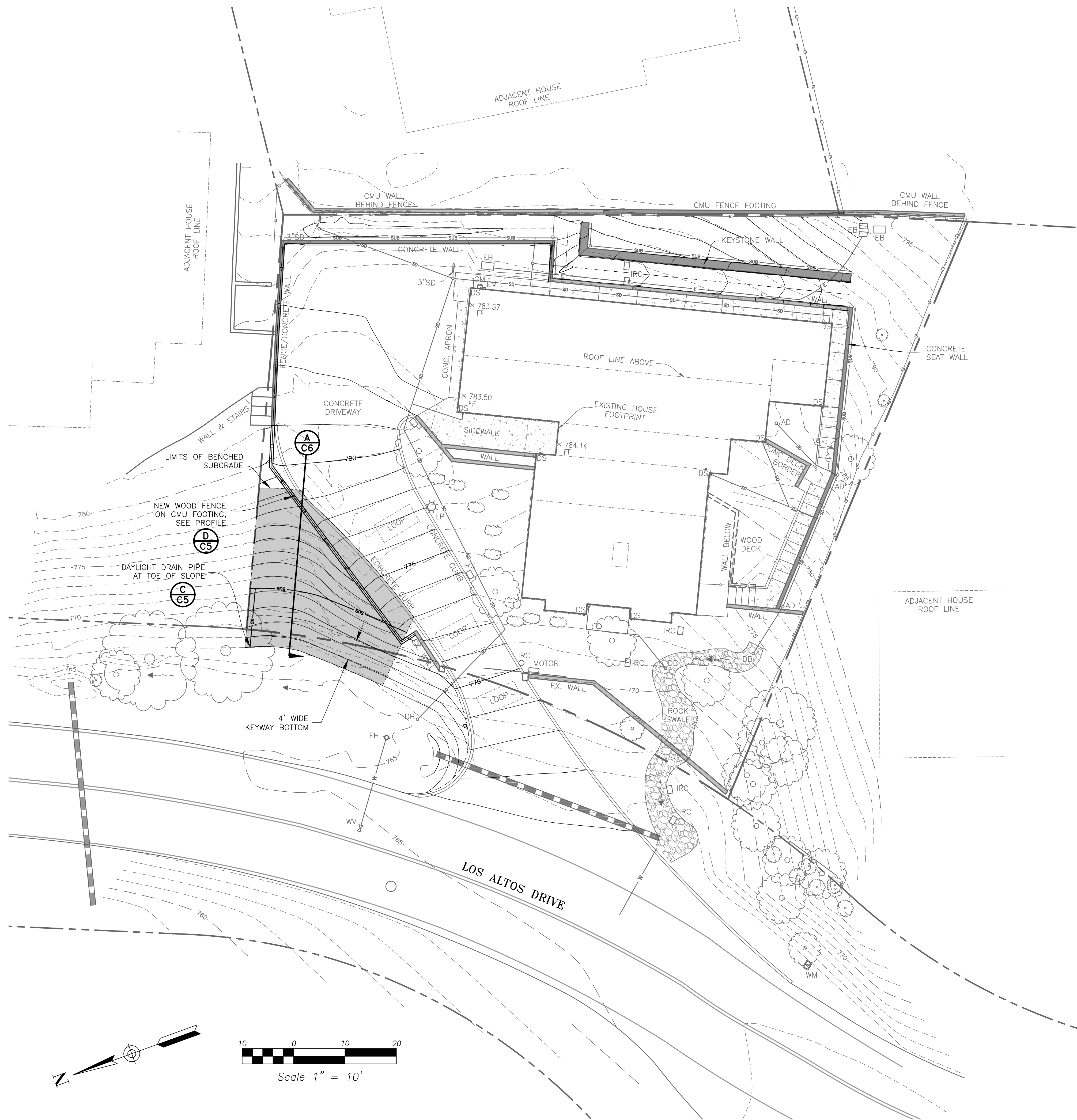
CSA

Cullen-Sherry
& Associates, Inc.
Civil Engineering - Surveying

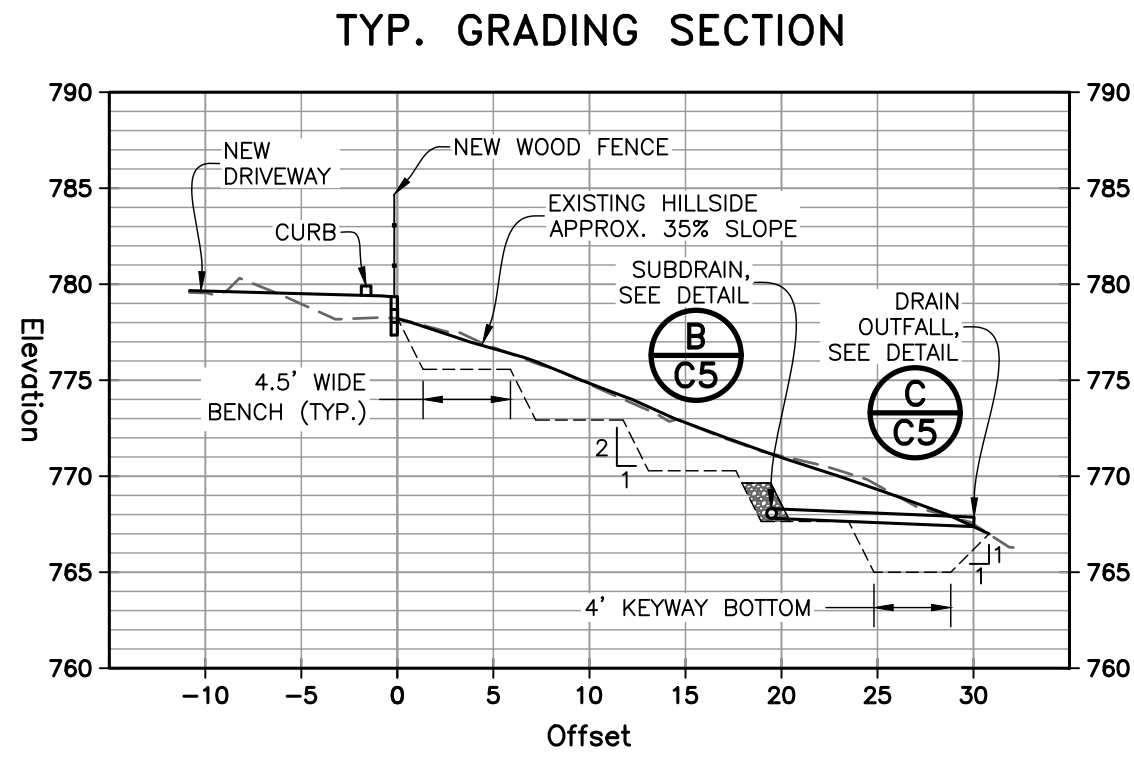
1090 Adams Street, Suite A - P.O. Box 591, Benicia, California 94922
(707) 745-3219 Fax (707) 745-9436 csa-engineers.com
Rod Sherry RCE 61537
Dan Cullen RCE 26162

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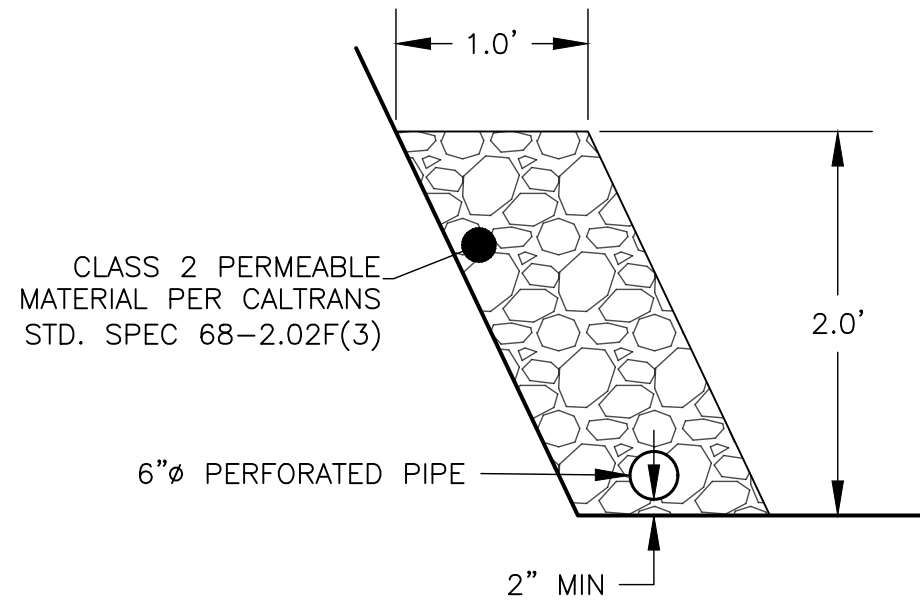
THESE DRAWINGS ARE BEING RELEASED TO THE PLAN HOLDER, CULLEN-SHERRY & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY NOR LIABILITY FOR ANY REPRODUCTIONS, REVISIONS, ADDITIONS, DELETIONS, OR ANY OTHER CHANGES OR MODIFICATIONS MADE TO THESE DRAWINGS DONE BY OTHERS. THESE PLANS AND SPECIFICATIONS HEREIN AND RELATED SERVICES ARE FOR THE SOLE USE OF THE PROPERTY OWNER OR CLIENT CONTRACTING FOR SMD SERVICES. NO OTHER PERSON OR ENTITY SHALL BE ENTITLED TO RELY ON THESE SERVICES, OPINIONS, RECOMMENDATIONS, PLANS, OR SPECIFICATIONS WITHOUT THE EXPRESS WRITTEN CONSENT OF C.S.A.



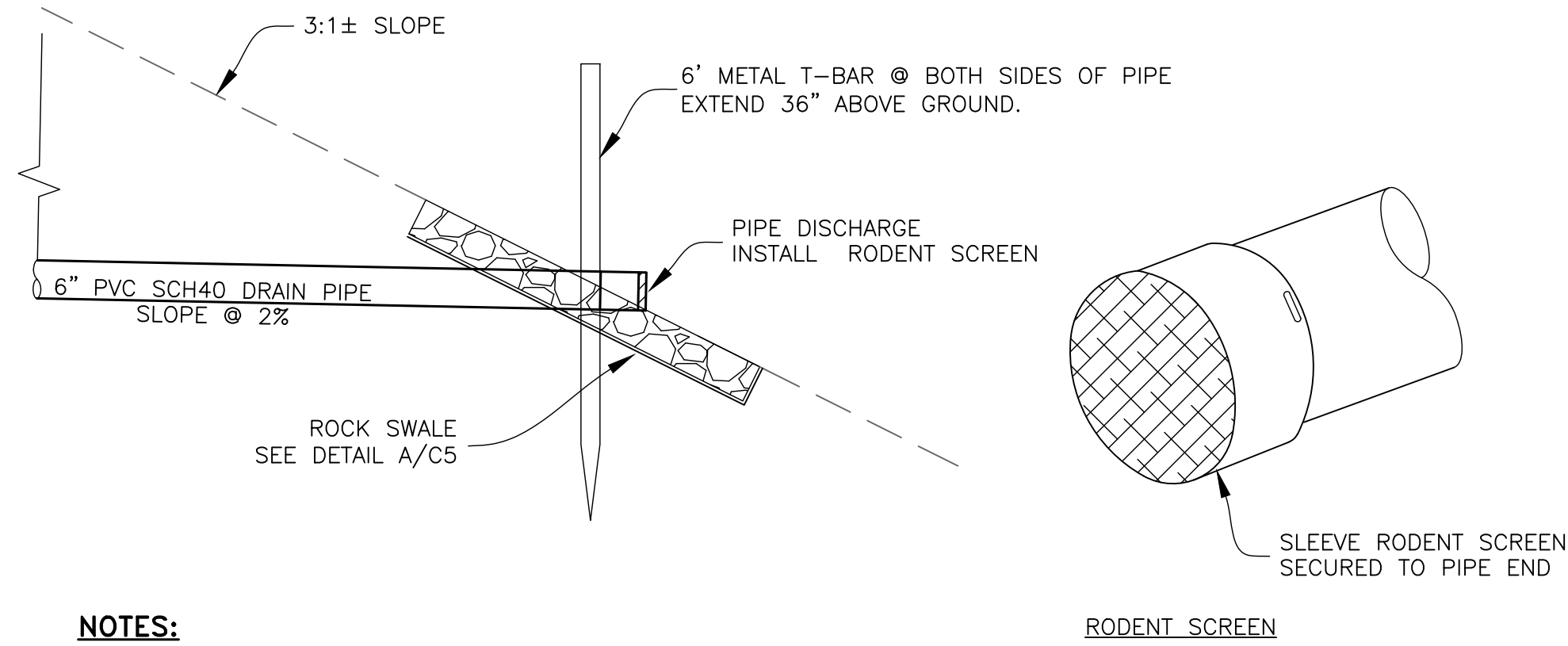
THESE DRAWINGS ARE BEING RELAYED TO THE PUN INDUSTRY, CULLEN-SHERRY & ASSOCIATES, INC. FOR THE PURPOSE OF PROVIDING A PRELIMINARY DESIGN FOR THE PROJECT. THE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF C.S.A. ENGINEERS, INC. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN NECESSARY PERMITS AND TO PROVIDE ALL NECESSARY INFORMATION TO THE ENGINEER. THE ENGINEER'S RESPONSIBILITY IS TO PROVIDE A PRELIMINARY DESIGN FOR THE PROJECT. THE ENGINEER'S RESPONSIBILITY IS TO PROVIDE A PRELIMINARY DESIGN FOR THE PROJECT. THE ENGINEER'S RESPONSIBILITY IS TO PROVIDE A PRELIMINARY DESIGN FOR THE PROJECT.



A
C5 TYP. GRADING SECTION NTS



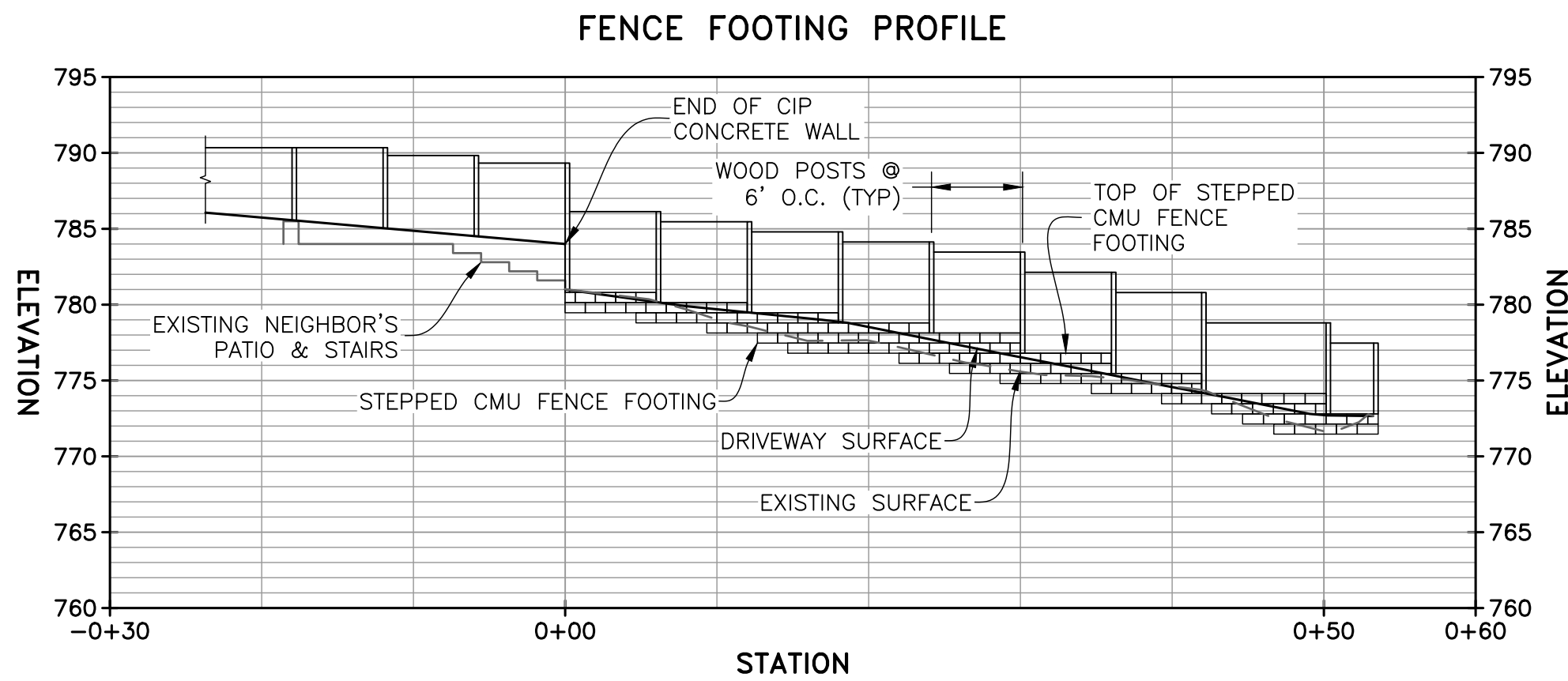
B
C5 GRADING SUBDRAIN DETAIL NTS



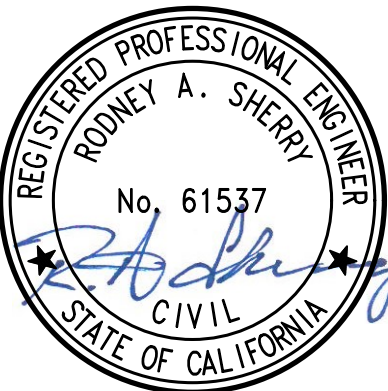
C
C5 SUBDRAIN OUTLET DETAIL NTS

NOTES:

1. PVC SCHEDULE 40 DRAIN PIPE TO BE SOLID WALL (NO HOLES).
2. THE PURPOSE OF THE ROCK AND METAL T-BARS IS TO:
 - 2.1. LIMIT GRASS GROWTH AROUND PIPE OUTLET.
 - 2.2. PREVENT DAMAGE TO THE OUTLET PIPE FROM FUTURE ACTIVITIES.
 - 2.3. IDENTIFY THE OUTLET IN THE FIELD FOR FUTURE INSPECTION / MAINTENANCE.
3. RODENT TRAP SHOULD BE GALVANIZED SCREEN WITH 1/4" OPENINGS AND SLEEVE AS SHOWN OR EQUIVALENT TO PREVENT RODENTS AND LARGE SNAKES FROM ENTERING SUB-DRAIN.



D
C5 STEPPED CMU FOOTING PROFILE NTS



PLAN CHECK SET

DETAILS & SECTIONS
4011 LOS ALTOS DRIVE
PEBBLE BEACH, CALIFORNIA
PREPARED FOR: GARRETT

SCALE: AS NOTED
DATE: 01/02/2025
DESIGN BY: RAS
DRAWN BY: NJW
CHECKED BY: RAS
SHEET NUMBER:

C5
5 OF 6 SHEETS
PROJECT # 23215

Cullen-Sherry & Associates, Inc.
Civil Engineering - Surveying
1090 Adams Street, Suite A - P.O. Box 591, Benicia, California 94510
(707) 745-3219 Fax (707) 745-9436 csa-engineers.com
Dan Cullen RCE 26162 Rod Sherry RCE 61537

