

Exhibit C

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

In the matter of the application of:

**MCINTOSH CLIFTON H AND MCINTOSH LEONARD H AND AHST 211 LLC
(PLN210180)**

RESOLUTION NO. 22-016

Resolution by the County of Monterey Planning
Commission:

- 1) Certifying that the Planning Commission considered the EIR for Laguna Seca Office Parks including addendums thereto for development of Lot 5 and for a general development plan prior to approving the Combined Development Permit and that none of the circumstances described in Section 15162 of the CEQA Guidelines requiring a subsequent EIR are triggered;
- 2) Approving a Combined Development Permit consisting of:
 - a. A Use Permit & Design Approval to allow construction of 76 multi-family housing units on Lot's 4, 5, 6, and 7 of the Laguna Seca Office Park (LSOP);
 - b. A Use Permit to allow removal of 82 Coast Live Oak trees, including 10 landmark trees;
 - c. A Use Permit to allow development on slopes in excess of 25%;
 - d. An Administrative Permit to allow development within the "S" district; and
 - e. An Amendment to entitlements previously granted for development of a 15-unit multifamily housing project and removal of oak trees on Lot 5 (Assessor's Parcel Number: 173-121-005-000) (BOS Resolution No. 21-071)(File No. PLN170765) to rescind those entitlements and replace them with the Combined Development Permit described above (this permit); and
- 3) Adopting a Condition Compliance and Mitigation Monitoring and Reporting Plan.

[PLN210180 MCINTOSH CLIFTON H AND MCINTOSH LEONARD H AND AHST 211 LLC, 24471, 24491, 24511, and 24531 Citation Court, Greater Monterey Peninsula Area Plan (APNs: 173-121-004-000, 173-121-005-000, 173-121-023-000, and 173-121-026-000)]

The MCINTOSH CLIFTON H AND MCINTOSH LEONARD H AND AHST 211 LLC (PLN210180) was scheduled to come before the County of Monterey Planning Commission on June 8 and June 29, 2022 at a public hearing. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, 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 inconsistencies with the text, policies, and regulations in these documents.
- b) Property History. The Laguna Seca Office Park (LSOP) received initial planning approval in three parts; a General Plan Amendment (PC-3834), A Zoning Amendment (PC-3734), and a 19 Lot office park Subdivision (SUBD 755). An Environmental Impact Report (EIR 80-109) was prepared which comprehensively analyzed environmental impacts associated with development of the LSOP. The potential buildout of 290,000 square feet of professional office space within the 19 Lot office park was considered in the EIR and impacts were mitigated to the extent feasible. In 2012, the Planning Commission approved an approximately 20,000 square foot professional office building on Lot 5 of the LSOP (PC Resolution No. 12-35 (PLN020332)). An Addendum to the certified EIR for LSOP (Exhibit I to the June 29, 2022 staff report) which included additional environmental analysis for Lot 5 and concluded that there were no new or substantially more severe environmental impacts beyond those previously analyzed in EIR 80-109 (Exhibit H to the June 29, 2022 staff report) was considered at that time. The approval of PLN020332 was subsequently amended under file number PLN170765 (BOS Resolution No. 21-71). Under PLN170765 a new General Development Plan (GDP) for lots 2-7, 9, 11, 15 & 16, and portions of Lots 10 (Units 103 & 104), and 19 (Unit 002) were approved and development on Lot 5 was amended from an approximately 20,000 square foot apartment building to a 15-unit apartment building. Another addendum (Exhibit J to the June 29, 2022 staff report) was prepared which analyzed the potential environmental impacts associated with the GDP and Amendment for the development on Lot 5. This addendum also concluded that there were not new or substantially more severe impacts beyond those previously analyzed in EIR 80-109.
- c) Project Scope. The project consists of construction of 6 apartment buildings with 76 total residential units, and associated site

improvements, on lots 4, 5, 6, and 7 of the Laguna Seca Office Park (LSOP):

- Lot 4 – Building A: 11,253 square feet, with 7 1-bedroom units and 6 2-bedroom units
- Lot 4 – Building B: 11,984 square feet, with 4 1-bedroom units, 6 2-bedroom units, and 2 3-bedroom units
- Lot 5 – Building C: 14,306 square feet, with 4 1-bedroom units and 11 2-bedroom units
- Lot 5 – Building D: 14,300 square feet with 4 1-bedroom units, 6 2-bedroom units and 4 3-bedroom units
- Lot 6 – Building E: 6,594 square feet with 6 2-bedroom units
- Lot 7 – Building F: 14,178 square feet with 4 studios, 4 1-bedroom units and 7 2-bedroom units

Associated site work includes:

- Tree removal to allow development of the properties, totaling 83 Coast Live oaks, see Finding No. 5 for a breakdown of tree removal;
- Grading of the sites, with a net of 1,800 cubic yards of cut across all sites, and including development on slopes in excess of 25%, see Finding No. 6, Development on Slopes;
- Landscaping with native and native compatible species, which would cover 10% of the site area, totaling 30,640 square feet;
- Installation of hardscaping, including access driveways and parking areas; connection to existing utility systems including water, wastewater and storm drain facilities; onsite post-construction stormwater facilities including an underground retention/detention system and tree box biofilters, these are all detailed in Finding No. 3, Health and Safety; and
- Ancillary development including trash enclosures, a pedestrian trail network, and site furnishings.

The uses authorized in this resolution supersede prior approvals for a 15-unit apartment building and tree removal on Lot 5 (BOS Resolution No. 21-071 & PC Resolution No. 12-035).

d) Allowed Use/General Development Plan. The properties are located at 24471, 24491, 24511, & 24531 Citation Ct. Monterey, Ca (Assessor's Parcel Number 173-121-004-000, 173-121-005-000, 173-121-023-000, 173-121-026-000). They have a zoning of Visitor Serving/Professional Office with Building Site 6, Urban Reserve, Design Control, and Site Plan Review zoning overlays, or "VO/B-6-UR-D-S." The VO zoning district requires the establishment of a General Development Plan (GDP) prior to the establishment of any use under certain conditions, such as if the property is in excess of 1-acre. A General Development Plan (GDP) was previously approved for lots 2-7, 9, 11, 15 & 16 and portions of Lots 10 (Units 103 & 104), and 19 (Unit 002) of the Laguna Seca Office Park (LSOP) through Board of Supervisors Resolution No. 21-71. A letter was submitted confirming Lot 12 also agrees to the GDP. The proposed project has been reviewed for and determined to be consistent with this GDP. The GDP allows residential uses not exceeding commercial use subject to a Use Permit, considered cumulatively across all properties subject to the GDP. The total

proposed residential gross square footage is **72,615** square feet [23,237 (Lot 4), 28,606 (Lot 5), 6,594 (Lot 6), and 14,178 (Lot 7)], while the total existing gross commercial square footage for those properties subject to the GDP is **81,709** square feet. [12,200 (Lot 9), 1,948 (Lot 10 Units 103 & 104), 12,113 (Lot 11), 12,010 (Lot 12), 11,317 (Lot 15), 18,425 (Lot 16), and 13,696 (Lot 19 Unit 002)]. As gross commercial square footage exceeds gross residential square footage, the use is allowable. With this project approval, another **9,094** square feet of residential use could be permitted while keeping within the zoning requirement that residential use not exceed commercial.

- e) Lot Legality. The properties with Assessor's Parcel Numbers (APN) 173-121-004-000 and 173-121-005-000 are shown in their present configuration in the recorded final map found in Volume 16 Cities and Towns Page 32 as Lots 4 & 5, respectively. The properties with Assessor's Parcel Numbers 173-121-023-000 and 173-121-026-000 were created through this final map, but their boundaries were subsequently adjusted with the Lot Line Adjustment application PLN140962, RMA Director Resolution No. 15-011. They are shown in their present configuration on the Certificates of Compliance recorded as County Recorder Document No. 2015029946 for APN 173-121-023-000 (Lot 6) and 2015029946 for APN 173-121-026-000 (Lot 7). Therefore, the County recognizes the properties as four legal lots of record.
- f) Development Standards. The project meets the applicable site development standards from the base zoning district, Visitor Service/Professional Office (VO). These can be found in Title 21 Section 21.22.070.

Maximum Height: The maximum height allowable is 35 feet from average natural grade. The proposed structures are 26 ft 4 in (Building A), 29 ft 8 in (Building B), 29 ft 6 in (Building C), 33 ft 9 in (Building D), 17 ft (Building E), and 32 ft 7 in (Building F).

Building Site Coverage: The maximum allowable building site coverage is 50%. All proposed development complies with this maximum:

	<i>Proposed:</i>	<i>Maximum Allowable</i>
Lot 4:	13,979 sq ft (23%)	30,492 sq ft (50%)
Lot 5:	17,005 sq ft (20%)	41,683 sq ft (50%)
Lot 6:	5,293 sq ft (5%)	51,619 sq ft (50%)
Lot 7:	8,873 sq ft (15%)	29,839 sq ft (50%)

Setbacks: Within the VO district, setbacks are established by the General Development Plan (GDP) where one is adopted. The GDP establishes minimum setback requirements of 30' (front), 10% of average lot width up to 20' (side), and 20' (rear). As shown on the site plans attached, the proposed project meets or exceeds these setback requirements on all lots.

Landscaping: The VO zoning district requires that all developments have landscaping covering a minimum of 10% of the site area. This

would total 30,640 square feet for the proposed project. The project has been conditioned to require the submittal of a landscaping and irrigation plan which shall be required to show this minimum square footage, Condition No. 7.

Lighting Plan Requirements: Title 21 Section 21.22.070.E. requires that all exterior lighting follow the Board of Supervisors adopted Design Guidelines for Exterior Lighting. The project has been conditioned to require an exterior lighting plan be submitted to HCD-Planning for review and approval prior to issuance of building permits in order to ensure this development standard is complied with.

g) **Parking.** The project has 9 less parking spaces than would be required by the inland Zoning Ordinance, Title 21 Chapter 21.58 Regulations for Parking, however, this standard is pre-empted by State Planning and Zoning Law. Chapter 4.3 of State Planning and Zoning Law (commencing with Government Code §65915) requires that, upon the written request of the developer, the County shall not require a vehicle parking ratio of more than 1 space per 0-1 bedroom unit and 1.5 spaces per 2-3 bedroom units. The project qualifies for this incentive, as it includes 4 units (5.2% of the total number of units) for rental to very low-income households, and the applicant has submitted such a request. The summary below describes the parking standards and the number of parking spaces proposed in this case.

	<i>Proposed</i>	<i>Required (State Law)</i>	<i>Zoning</i>
Lot 4	50	32	52
Lot 5	53	40	62
Lot 6	12	9	14
Lot 7	33	16	30
TOTAL	148	57	157

h) **Site Plan Review.** An Administrative Permit is required for development within an “S” zoning district per Title 21 Chapter 21.45. The ability to grant said permit has been met, the siting of the proposed development has been reviewed and determined appropriate based on type of use, parking, site topography, and building area limitations. As proposed and mitigated, the project will not have an adverse impact on, or be adversely impacted by, slopes, trees or other resources.

i) **Urban Reserve.** The site is within the Urban Reserve (UR) area of the City of Monterey. The City was referred the application for review. Representatives from City of Monterey Planning and City of Monterey Engineering responded. Planning did not have comments on the proposed project. Engineering provided criteria for if a cross walk or intersection improvement be proposed on the York Road Blue Larkspur Intersection.

j) **Design & Visual Resources.** The proposed project is subject to the Conservation and Open Space Policies of the 2010 General Plan and Greater Monterey Peninsula Area Plan intended to protect visual resources, and the criteria of the Design Control “D” overlay zoning district. The project has been reviewed and determined to be consistent

with these requirements. The sites are not located in a designated visually sensitive or highly sensitive area as mapped in 2010 General Plan Figure 14 “Scenic Highway Corridors & Visual Sensitivity Map.” Photo-simulations were prepared for the project which show the proposed structures when viewed from Highway 68, the Highway 68 and York Rd Intersection, and from Citation Court. The sites are screened by a vegetation corridor that runs parallel to the highway, and the proposed development would not significantly alter the viewshed along the highway or create an adverse visual impact.

The neighborhood is characterized by developed urban uses. To the west is the Ryan Ranch Office Park within the incorporated City of Monterey, to the east the remaining built-up properties in the Laguna Seca Office Park, and to the north is York School. Hills and open space vegetated areas separating individual developments give the neighborhood a peri-urban character. The project would be infill development consistent with this pattern of growth and the surrounding neighborhood character. The buildings and development have been sited to minimize impact to hillsides as much as is feasible. Large clusters of oak trees are preserved in the development plan. Native and native compatible species have been utilized on the proposed landscaping plan, which will harmoniously integrate the development into its surrounding context.

The GDP design criteria call for the general use of stone, cement plater, and/or wood for the exterior materials of structures, and paint colors of muted earth tones such as brown, tan, and beige that integrate with the sites surroundings. Consistent with this, the project would utilize composite siding with the appearance of wood and cement plaster as the primary exterior finishes. The selected materials palette would include muted colors that integrate the development into the surrounding environment, including the composite wood cladding, white and grey smooth plaster, dark bronze door and window trim, and painted brown for fascia and gutters.

The GDP encourages on-site recreation and facilities, with a preference for onsite recreational facilities that are shared and integrated among developments and lots. Responsive to this, the project includes walking trails between the lots and shared site furnishings, including two picnic tables and two benches, which provide passive recreational opportunities for residents. A small community garden area with three planters is also proposed on lot 7.

k) Affordable Housing. The project proposes 76 apartment units. The LSOP GDP memorializes the affordability requirements for housing developments in the LSOP to be in accordance with 2010 General Plan Policy LU-2.13, which required 25% of units be provided for rent or sale to be provided at level affordable to very low, low, moderate, and workforce income households. The Inclusionary Housing Ordinance, Chapter 18.40 of the Monterey County Code is used to implement LU-2.13. Section 18.40.050.A of the Inclusionary Housing ordinance

authorizes credit of one unit per lot for residential development in the calculation of the inclusionary housing obligation. Therefore, ratios of affordable units are calculated based on a credit of one unit per lot, for a total of 72 units, resulting in 18 units offered at varying levels of affordability, summarized below:

	Studio	1-bedroom	2-bedroom	3-bedroom
Workforce I	0	0	2	2
Moderate Income	1	3	2	0
Low-Income	1	2	1	0
Very Low-Income	2	2	0	0
TOTAL	4	7	5	2

Condition of Approval No. 13 is incorporated which requires the applicant to enter into an inclusionary housing agreement to memorialize the affordability standards and agree to annual monitoring to ensure affordability standards continue to be met.

- 1) Biological Resources. An updated biological report was prepared for the project by a qualified biologist from the County's list of approved biological consultants, Pat Regan, dated July 6, 2021. The report supplements two previous analyses performed on Lot 5 prepared may 18 and June 2012, and did not identify any new impacts which were not contemplated in previous biological assessments. The biologist did recommend that a nesting bird survey be conducted 15 days prior to tree removal, and that a bat survey be conducted prior to tree removal. These recommendations have been incorporated as Condition 10 and 19, respectively. The biological report also identified oak woodlands as being potentially impacted; however, impacts to oak woodland habitat "foothill woodlands" were analyzed in the certified EIR for the Laguna Seca Office Park, EIR 80-109. The relevant mitigations from that EIR are being incorporated into the project to ensure impacts to oak woodlands are less than significant. See Finding 6 for further discussion of tree removal and oak woodlands. The biologist also observed that that contrary to observations made in the previous 2012 reports for Lot 5, there was no longer active ground squirrel activity. Nevertheless, burrows were observed onsite in the 2021 report and onsite biological conditions have not significantly changed since 2012, therefore a condition from the previous development approvals on Lot 5 (PLN020332 & PLN170765) requiring an on onsite biological monitor to monitor vegetation removal, monitor grading operations, and train construction crews on protected species is being carried forward. See Finding No. 9 for a breakdown in changes to conditions resulting from the amendment of PLN020332/PLN170765.
- m) Safety Element. See Finding No. 3.
- n) Development on Slopes. See Finding No. 5.
- o) Tree Removal. See Finding No. 6.
- p) Water Supply. See Finding No. 7.
- q) Development Evaluation System. See Finding No. 8.
- r) Permit Amendment. See Finding No. 9.
- s) Land Use Advisory Committee (LUAC) Review. The project was referred to the Greater Monterey Peninsula Land Use Advisory Committee (LUAC) and considered at a public meeting on March 16,

2022. The LUAC voted 3-0 with no members absent to support the project, with the recommendation that two concerns be reviewed in the decision-making process:

- The light smooth plaster finish “Cotton White” was too light and not in keeping with low visibility, and a color more likely to blend into the environment should be used. To address the applicant revised the white plaster finish to an “Original White”. The Cotton White has a warmer/lighter tone, while the Original White is a more muted cool white.
- The LUAC indicated that the intersection of York Road, Blue Larkspur, and Wilson Road is very heavy at times. They did not have a suggestion but advised that further investigation be done. Traffic considerations are discussed in the Addendum prepared for the General Development Plan being considered as part of the action on this permit, as well as in Finding No. 10. To Summarize, a supplemental traffic assessment was prepared for the Laguna Seca Office Park General Development Plan (PLN170765), which evaluated traffic volumes on Blue Larkspur, York Road, and Highway 68 and evaluated trip generation from the buildup of Lots 2-7 with apartments in comparison to the original analysis from the EIR. The report concluded that current peak hour trips are lower than what had been contemplated in the certified EIR, and buildup of lots 2-7 with either commercial or residential uses would still result in lower peak hour trips on Blue Larkspur Lane and York Road than was assessed in the EIR.

- t) County planning staff conducted a site inspection on December 10, 2021 to verify that the project on the subject parcel conforms to the plans, policies, and regulations listed above.
- u) The project planner reviewed aerial and street view imagery (Monterey County GIS and Google Maps) to verify that the project on the subject parcel conforms to the plans, policies, and regulations listed above.
- v) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN210180.

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

EVIDENCE:

- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services (representing public works), HCD-Environmental Services, Environmental Health Bureau, Monterey County Regional Fire Protection District, and the Monterey County Sheriff's Office. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
- b) In evaluating the current project, County staff considered the following technical reports, which assess potential impacts or evaluate consistency

with regulations regarding biological resources, forest resources, traffic geotechnical site suitability, and post construction stormwater drainage:

- “Biological Assessment for Lot 5 of Laguna Seca Office Park” (LIB120260) prepared by Pat Regan, Carmel Valley, CA, May 18, 2012.
- “Habitat Assessment for California Tiger Salamander” (LIB120260) prepared by Pat Regan, Carmel Valley, CA, June 2012.
- “Biological Assessment Update” (LIB120260) prepared by Pat Regan, Carmel Valley, CA, July 6, 2021.
- “Citation Court Lots 4-7 Forest Management Plan” (LIB210227) prepared by Frank Ono, Pacific Grove, CA, August 11, 2021.
- “Laguna Seca Apartments Traffic Study Update” (LIB200010) prepared by Keith Higgins, Pacific Grove, CA, September 25, 2019, supplemented by the attached trip generation study dated November 5, 2018 and update letter dated August 11, 2021.
- “Geotechnical Investigation and Infiltration Investigation” (LIB180115) prepared by Soils Survey Group, Inc, Salinas, CA, February 23, 2018 and as supplemented by the letter dated January 10, 2022.
- “Geotechnical Investigation” (LIB220016) prepared by Soils Survey Group, Inc, Salinas, CA, January 10, 2022.
- “Preliminary Stormwater Control Plan” (LIB220172), prepared by Whitson Engineers, Monterey, CA, November 11, 2021.

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

- c) Staff conducted a site inspection on December 10, 2021 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN210180.

3. FINDING:

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

EVIDENCE:

- a) The project was reviewed by HCD-Planning, HCD-Engineering Services (representing public works), HCD-Environmental Services, Environmental Health Bureau, Monterey County Regional Fire Protection District, and the Monterey County Sheriff’s Office. 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) Public Facilities. Necessary public facilities will be provided. Infrastructure exists to serve development up to the 260,000 square feet contemplated in EIR 80-109, including street improvements, traffic signals and signage, power lines, domestic water systems, and wastewater treatment. Can and will serve letters dated August 19, 2021 and September 2, 2021 were submitted by the applicant from Cal Am confirming that they will be able to provide both water and sewer service to the project. Onsite stormwater treatment is proposed and will be provided as part of the development. See also Findings No. 7 – Water Supply and No. 8 – Development Evaluation System.
- c) Geotechnical Assessment. The 2010 General Plan Policy S-1.7 indicates that site specific reports addressing geologic hazard and geotechnical conditions shall be required as part of the planning phase and review of discretionary permits, S-1.8 going on to say that new development may only be approved if it can be demonstrated that the site is physically suitable, and the development will not contribute to geologic instability or hazards. In accordance with these requirements, the applicant submitted geotechnical investigations prepared by Soils Survey Group, Inc (LIB180115 & LIB220016) which analyzed soil and geologic conditions and included recommendations regarding: foundation design; loose or expansive soils; surface and subsurface drainage and erosion; retaining wall design; and grading specifications. The reports concluded the site soil conditions were suitable for the proposed use so long as the design recommendations contained in them were followed. The applicant would be required to incorporate the report recommendations as part of the building permit process.
- d) Post Construction Stormwater. The proposed project would convert undeveloped land to urban uses, increasing the amount of impervious surfaces and surface water runoff. To address this, the applicant submitted a Preliminary Stormwater Control Plan prepared by Whitson Engineers and dated November 5, 2021. (LIB220172) This plan analyzed the onsite drainage conditions and recommended inclusion three tree box bio filters, and an underground infiltration / detention chamber with a storage capacity of 17,000 cubic feet. Implementation of the stormwater control plan measures would reduce peak post construction stormwater runoff to levels less than the existing conditions. To assure that shared onsite stormwater facilities are maintained, Condition No. 20 would require the applicant to prepare and record a maintenance agreement for any shared facilities.
- e) Airport. The project is in 2019 Monterey Peninsula Airport Land Use Compatibility Plan (ALUCP) Safety Zone 4. The LSOP GDP (PLN170765) was deemed consistent with this plan by operation of law, and therefore projects consistent with the approved GDP on Lots 2-7 of the LSOP are unconstrained in terms of development density. The GDP contemplates referral of individual projects to the director of the Monterey Regional Airport during the interdepartmental review process. The project was referred to them and they recommended inclusion of an aviation easement if one doesn't already exist and submittal of an Federal Aviation Administration (FAA) Form 7460-1 if cranes are used of the project, which could penetrate the airspace. The FAA would

review and provide guidance if necessary. This recommendation has been incorporated as Condition No. 18. An aviation easement already exists for the LSOP, Document No. 09923 commencing in County Recorder Reel 2201 Page 1058. Lighting and solar plans were not available for review when the project was referred to the airport, so Condition No. 17 has been incorporated, which requires the applicant to submit lighting and roofing plans to the airport for review and approval, and provide evidence to HCD-Planning that the airport reviewed the plans.

- f) Noise. 2010 General Plan Policy S-7.9 indicates that noise activity from construction should not exceed those noise levels listed in the table in S-7.1. To prevent temporary noise related impacts to the nearby sensitive receptor York school, the project has been conditioned to require a Construction Activities Schedule and Management Plan, which shall be required to include the entire development process and address all pertinent aspects of construction noise generation, including specific hours of operation, muffling of internal combustion engines and other factors which affect construction noise. This condition is carried over from the initial approval for development on Lot 5, PLN020332.
- g) Construction Air Quality. 2010 General Plan Policy OS-10.9 requires that construction operations implement applicable Monterey Bay Unified Air Pollution Control District (MBUAPCD) control measures. To address this, Condition No. 15 is incorporated, which requires the applicant to submit an Air Pollution Control Program (APCP) which shall include measures such as minimizing use of diesel equipment; use of alternative fuels where feasible; using recent models of diesel equipment with up-to-date emission control labels; and not leaving diesel powered equipment idling. This condition is carried over from the initial approval for development on Lot 5, PLN020332.
- h) Staff conducted a site inspection on December 10, 2021 to verify that the site is suitable for this use.
- i) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN210180.

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

EVIDENCE:

- a) Staff reviewed County of Monterey HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
- b) Staff conducted a site inspection on December 10, 2021 and researched County records to assess if any violation exists on the subject property.
- c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN210180.

5. FINDING: **TREE REMOVAL** – The tree removal is the minimum required under the circumstances and will not involve risk of adverse environmental impact.

EVIDENCE:

- a) Greater Monterey Peninsula Area Plan Policy GMP-3.5 indicates removal of healthy, native oak, Monterey pine, and redwood trees in the planning area shall be discouraged. The Zoning Ordinance (Title 21) Section 21.64.260 – Preservation of Oak and Other Protected Trees provides implementing regulations for this policy.
- b) Per Title 21 Section 21.64.260.D.2., removal of more than 3 protected trees in a one-year period requires a Use Permit granted by the Planning Commission. This Use Permit is incorporated into the project and the criteria to grant said permit have been met.
- c) The sites are dominated by oak woodland, oak woodland savannah, and mixed annual/perennial grassland. The Forest Management Plan prepared for the project identified 173 trees on the sites, 171 of which are Coast Live oak, and 2 of which are Monterey pine. The project would remove 83 Coast Live oak, 82 of which are protected trees as defined by Title 21 Section 21.64.260 (6" or greater in diameter 2 feet above the ground); no pine trees would be removed as part of the project.
- d) Of the 82 protected Coast Live oak trees which would be removed, 10 of those trees are Landmark trees (3 on Lot 4; 1 on Lot 5; 5 on Lot 6; and 1 on Lot 7). Those trees would also be replaced at a 2:1 basis, for 20 trees total. Should the 2:1 ratio for landmark trees creates an over-crowding situation in the open space areas of the laguna seca office park as determined by a qualified forester from Monterey County's list of qualified consultants, these trees shall be replaced at a 1:1 basis.
- e) In accordance with 21.64.260.D.3., a Forest Management Plan (FMP) was prepared by Frank Ono, a qualified forester from the County's list of consulting foresters. The FMP identified the number and species of trees onsite, evaluated the forest condition, and provided recommendations to reduce impact to forest resources and offset any proposed removal. The foresters recommendations are incorporated as recommended conditions of approval:
 - Condition No. 4 – requires installation of tree protection measures and on-going protection of trees as detailed in the forest management plan; and
 - Condition No. 11 – requires a pre-construction with the County, applicant, applicable construction personnel, and technical consultants to go over the applicant conditions of approval for the project including the required tree protection measures.
- f) The forested nature of the sites and other development constraints mean that it is impossible to site the structures and associated site improvements without removal of protected trees. The site is heavily forested, with trees distributed in clusters throughout each of the properties. Conservation and Scenic Easements are recorded on the properties, which roughly adhere to the areas of the site with greater than 30% slope and constrict siting of structures and most other site improvements. Setback requirements and avoidance of slopes in excess of 25% on the sites further constrain the developable areas on each site.

Given these constraints, the development has been sited and designed to minimize tree removal to the greatest extent feasible. On all lots, tree removal is limited to those trees which are within or immediately adjacent to the development footprint. On Lot 5, the proposed site plan preserves a cluster of oak trees on the southwest portion of the property which would have needed to be removed under previously approved development plans. The revised plans for Lot 5 would reduce tree removal by a total of 11 protected trees. On Lot 6, development has been sited to preserve a large contiguous cluster of oak trees to the north of the proposed apartment building.

- g) The proposed removal would not involve a risk of adverse environmental impacts. An environmental Impact Report (EIR 80-109) was prepared for the initial general plan amendment, re-zoning, and subdivision which created the Laguna Seca Office Park (LSOP). This EIR analyzed potential impacts to oak woodlands “foothill woodlands” resulting from the proposed and tree and vegetation removal associated with developing the LSOP, and included Mitigation Measures to reduce impact to this vegetation community to a less than significant level. EIR MM No. 22 – requires a site specific landscaping plan for development in the LSOP which includes replacement of oak trees for those removed during construction and EIR MM No. 23 – requires use of drought resistance plants with a preference for native species. A conceptual landscaping plan was prepared and submitted as part of the development application, implementing EIR MM No. 22 and 23 at the project level. This landscaping plan details proposed tree removal and includes a recommendation to replace 61 Coast Live oak trees onsite. In the course of development review, this landscaping plan was reviewed by the project biologist Pat Regan and the project forester Frank Ono. The plan was revised to incorporate the biologists’ recommendations regarding native and native compatible planting species, and the forester confirmed that the 61 proposed oak plantings would not result in forest overcrowding. Condition of Approval No. 7 is incorporated, which would require the applicant to prepare a detailed landscaping plan, irrigation drawings, and soils management plan, as required by Monterey County Code Chapter 16.63, Regulations for Landscaping.
- h) Generally one tree replacement is required for every protected tree removed as specified in Title 21 Section 21.64.260.D.4. In this case all 83 trees including the 1 four inch oak proposed for removal shall be replaced at a 1:1 basis, except for the landmark trees being replaced at a 2:1 basis as discussed in evidence d) above. The one four inch oak is being replaced to assure consistency with the text of the EIR MM No. 24, which did not specify a minimum diameter for trees requiring replacement. This would also be consistent with the approval of the previous Use Permit for tree removal on Lot 5 (PLN020332), which included a requirement for 1:1 replacement of 43 trees, despite only 36 of those qualifying as protected trees as defined by Title 21. The landmark trees are being replaced at a 2:1 basis to assure additional protection for landmark trees. If this additional 2:1 replacement ratio creates an overcrowding situation in the open space parcels in the LSOP, these trees may be replaced at a 1:1 basis consistent with the other tree

replacement. As 83 trees are being removed, 10 of which are landmark trees, and 61 oak trees are proposed to be replaced onsite due to tree overcrowding conditions, another 32 trees would need to be replaced in the open space areas in the LSOP to offset the proposed tree removal. These tree replacement requirements would be incorporated as recommended Condition of Approval No. 6. Consistent with the analysis in the Initial Study/Addendum prepared for PLN020332, impacts to oak woodlands as defined by Public Resources Code Section 21083.4 are not considered significant for the project, as the conversion of oak woodland to urban use was contemplated in the certified EIR for the LSOP, and the applicable mitigations from that EIR are being incorporated into the project.

- i) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN210180.

6. FINDING:

DEVELOPMENT ON SLOPES – There is no feasible alternative which would allow development to occur on slopes of less than 25%; and the proposed development on slopes and the proposed development better achieves the objectives of the Monterey County General Plan and accompanying Greater Monterey Peninsula Area Plan.

EVIDENCE: a) The project includes grading on slopes in excess of 25% for each of the lots:

- Lot 4: 19,000 square feet
- Lot 5: 4,000 square feet
- Lot 6: 9,000 square feet
- Lot 7: 5,000 square feet

In accordance with 2010 General Plan Policy OS-3.5, a Use Permit is required for development on slopes in excess of 500 square feet, and it must either be found that there is no feasible alternative for this development or that the proposed development better achieves the resource protection objectives and policies contained in the Monterey County General Plan, accompanying Area Plans, and all applicable master plans.

- b) Due to the sloped nature of the sites, there is no feasible alternative siting which would allow the proposed project to occur without impacting slopes in excess of 25%. The structures and site improvements have been sited to avoid the onsite conservation and scenic easements (Recorded Document 03960 commencing on County Recorder Reel 2191 Pg. 329) and minimize impact to slopes in excess of 25% to the greatest extent feasible. Portions of the private pedestrian trail and private driveways are proposed within the scenic easements; however, this is allowable as the text of the easements allows for construction of private pedestrian trails and pedestrian roads.
- c) The amendment on Lot 5 does increase the overall area of development on slopes in excess of 25%, from the approximate 500 square feet approved in PLN020332 to 4,000 square feet. However, this increase in development on slopes better advances the tree protection policies of the Greater Monterey Peninsula Area Plan, as it will protect 11 Coast Live Oak trees which had been previously approved for removal.

d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN210180.

7. FINDING: **WATER SUPPLY** – The project has an adequate long-term sustainable water supply, both in quality and quantity to serve the development.

EVIDENCE:

- a) 2010 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 to serve the development. Adequate water quantity and quality exist to serve the development.
- b) Water for the development would come from the Bishop Water Company, which is owned and operated by Cal-Am. As of March 22, 2006, the rights to use water resources of the Seaside Groundwater Basin have been adjudicated (settled by judicial process), and a Physical Solution for the perpetual management of the Seaside Groundwater Basin was provided as part of the final decision made by the Superior Court. The Physical Solution for the Seaside groundwater basin is intended to ultimately reduce the drawdown of the aquifer to a level of natural safe yield; maximize the potential beneficial use of the basin; and provide a means to augment the water supply for the Monterey peninsula.
- c) The Physical Solution imposed by the Court includes all processes for replenishing groundwater in the Seaside Basin except for natural replenishment. Strategies for coordinated management of the Seaside Basin include, but are not limited to storage, carryover, artificial replenishment, conservation, and allocation. The Physical Solution also appoints a Watermaster to administer the solution. The applicant will be responsible for securing all necessary clearances from the Watermaster and the Monterey Peninsula Water Management District prior to connection to the Bishop Ranch water system.
- d) The May 11, 2009 ruling on enforcement and clarification of the Seaside Basin adjudication (Superior Court of the State of California in and for the County of Monterey Case No. M664343) orders that no party to the adjudication, which included the County of Monterey, may require environmental review under CEQA for water allotment usage by holders of such water rights. The Physical Solution governs the environmental aspects of Seaside Basin Groundwater usage.
- e) The Physical Solution allots to the applicant “Bishop” a prior and paramount right to produce, in perpetuity, 320-acre feet of water per year without reduction to this allotment until such time the Watermaster makes a differing determination.
- f) The Sustainable Groundwater Management Act (SGMA) requires the Watermaster to submit an annual report to the California Department of Water Resources. The 2021 Seaside basin Watermaster Annual Report, dated January 6, 2022 reported that Bishop had reported 214.03 acre feet of water, leaving another 105.97 acre feet within their allowable allocation.
- g) The addendum prepared as part of the Laguna Seca Office Park General Development Plan, PLN170765 (See Finding No. 10) estimated that

buildout with 120 apartments would result in 15.616 acre feet of water use. Using the same metric, the proposed project would use an estimated 9.89 acre feet of water a year, well within the remaining 105.97 acre feet allocation.

- h) The LSOP EIR contemplated 54.75 acre feet a year for the 19 lots of the LSOP, or of 2.88 acre feet a year per lot. Using this metric, anticipated water use from the LSOP EIR for four lots would be 11.52 acre feet a year, while estimated use from the project would be 9.89 acre feet a year.
- i) A can and will serve letter confirming that Cal Am would be able to serve the proposed development was submitted by Chris Cook, PE of the California American Water Company dated August 19, 2021.
- j) The County of Monterey Environmental Health Bureau reviewed the application and deemed complete with the recommended condition that the applicant design the water system improvements to meet the standards in Title 17 and 22 of the California Code of Regulations, including source capacity and water pipeline separation, Condition No. 21.
- k) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN210180.

8. FINDING:

DEVELOPMENT EVALUATION SYSTEM (DES) – The project is outside the targeted districts for growth which are Community Areas, Rural Centers, or Affordable Housing Overlay Districts. *2010 General Plan* Policy LU-1.19 calls for project proposals of five or more units (or the equivalent) outside these targeted districts be analyzed by the Development Evaluation System (DES). The project is consistent with the DES based on application of the DES criteria set forth in Policy LU-1.19.

EVIDENCE:

- a) Site Suitability – The project site is suitable for the use proposed. See Finding No. 2.
- b) Infrastructure – The project is located in an area of the County that has established roads and services that have been implemented in anticipation of complete LSOP buildout.
 - Infrastructure exists to serve development up to the 260,000 square feet contemplated in EIR 80-109, including street improvements, traffic signals and signage, power lines, domestic water systems, and wastewater treatment. Existing commercial buildout has reached 152,978 square feet.
 - The project plans were provided to the MCRFD and Sheriff's Office, neither of which indicated project implementation or operations would impact services provision.
 - Water and wastewater service will be available for the development. The applicant has submitted can and will serve letters dated August 19, 2021 and September 2, 2021 from Cal Am confirming that they will be able to provide both water and sewer service to the project.
 - Onsite stormwater treatment is proposed and will be provided as part of the development.

- c) Resource Management – The project is consistent with County policies regarding resource management. For specific resources:
 - See Finding No. 1 for discussion of visual and biological resources;
 - See Finding No. 3 for discussion of drainage and post construction stormwater quality;
 - See Finding No. 5 for discussion of forest resources;
 - See Finding No. 6 for discussion of open space resources (specifically development on slopes); and
 - See Finding No. 7 for discussion of water supply.
- d) Proximity to a City, Community Area, or Rural Center – The properties are zoned with an Urban Reserve Zoning Overlay. The intent of this zoning district is to identify areas for annexation which should be developed in phased manner to ensure effective provisioning of urban services, and indicates potential future annexation to the incorporated City of Monterey. The westernmost boundary of the LSOP is defined by the City boundary containing Ryan Ranch. Urban services exist throughout Ryan Ranch and the LSOP which would allow seamless integration of the LSOP into the City's urban service area. Additionally, the LSOP and the adjacent Ryan Ranch Office Park represent a source of jobs. The proposal would add multifamily housing in proximity to the City of Monterey and to job opportunities.
- e) Mix/Balance of uses including Affordable Housing consistent with the County Affordable/Workforce Housing Incentive Program adopted pursuant to the Monterey County Housing Element – The 2015-2023 Housing Element, adopted by the Board of Supervisors January 26, 2016 showed that, in unincorporated County (as of 2012), approximately 63 percent of housing units were built prior to 1979, rental vacancy rates tended to be lower than the optimal five to six percent needed to balance housing demand and supply, and approximately five percent of renters live in overcrowded conditions. A certain number of vacant units are needed to moderate the cost of housing, allow sufficient choice for residents, and provide incentive for unit upkeep and repair. Housing choice in the area is primarily single family homes and some condominiums throughout the developments of Laguna Seca Ranch Estates 1, York School, and Laguna Seca Ranch Estates 2 for the noncommercial uses at Ryan Ranch, LSOP, and Stone Creek Plaza. Employees with jobs in and near this commercial hub do not have multi-family rental type options nearby. Implementation and operation of the project could contribute to availability of rental housing options with updated features, materials, and utilities, and increase the rental unit inventory.

As Discussed in Finding No. 1 Evidence k), the GDP memorialized an affordability level of 25% in the LSOP, in accordance with 2010 General Plan Policy LU-2.13. The goal of the policies set forth in 2010 General Plan Section LU-1, including the DES, is to promote appropriate and orderly growth while protecting desirable and existing land uses. The project is an infill development adjacent to an incorporated city, consistent with this overall goal of rational and orderly development. In addition, the allowance for the 25% affordability level advances goal

LU-2, to encourage residential development of various types and densities for all income levels in areas where such development would be accessible to major employment centers and where adequate public services and facilities exist or may be provided. The Board of Supervisors Resolution No 21-071 approving the LSOP GDP (PLN170765) included deliberation on correspondence from California Housing and Community Development indicating that constraints analysis should be done on the potential impact of the 35% affordability requirement as a housing constraint prior to application to specific projects. Therefore, consistent with the approved GDP and Policy LU-2.13, the 25% affordability level is applied. The applicant will be required to enter into an affordable housing agreement with County HCD to ensure the affordable units are provided and maintained at their designated levels of affordability.

- f) Environmental Impacts and Mitigation Measures – See Finding 10.
- g) Proximity to multiple modes of transportation – The LSOP is along the north side of State Route 68, a two-lane highway that connects the Salinas Valley with the Monterey Peninsula and is designated as a State Scenic Highway. A traffic light at the SR 68 and York Road intersection regulates vehicular movement for ingress/egress to and from York Road. York Road provides access to Blue Larkspur Lane to the east where paved entrance roads to the LSOP and the Laguna Seca Ranch Estates are located, and access to Wilson Road to the west where Ryan Ranch is located. A Monterey-Salinas Transit bus stop is located at the southeastern corner of York Road and Blue Larkspur Lane. Additional bus stops for access to the LSOP are located at the northern side of SR 68 at the intersection with York Road, on both sides of SR 68 easterly of the Oakvale Professional Center and westerly of Laguna Seca Ranch Estates subdivision. Buses are equipped with bicycle racks to improve upon the “last mile” issue of commuting on public transit. The Monterey Regional Airport is approximately 1.5 miles from the LSOP and provides domestic commuter and destination flights.
- h) Jobs-Housing Balance Within the Community and Between the Community and Surrounding Areas – Implementation of the project would provide multi-family residential opportunity in the commercially zoned LSOP, close to existing jobs. Commute times could be reduced for those employed in either Salinas or on the Peninsula and who do not live in a nearby single-family dwelling along SR 68.

In addition, recent health concerns related to the spread of COVID-19 and increases in online retail options have changed the demand for retail and office space. At the same time, demand for housing remains high due to long-term housing production shortages. This has lead to nation-wide consideration of housing opportunities in traditional office/commercial zones which is the case here.

- i) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN210180.

9. FINDING: **AMENDMENT** – This permit amends and supersedes the entitlements granted for development of Lot 5 contained in Board of Supervisors Resolution No. 21-071 and Planning Commission Resolution No. 12-035.

EVIDENCE:

- a) The Use Permit & Design Approval to allow multi-family housing on Lot 5; Use Permit to allow tree removal on Lot 5; and Use Permit to allow development in the “S” district on Lot 5 are being amended by this permit. The proposed project as described in this resolution and depicted on the attached plans supersedes and replaces the work approved for past permits on Lot 5 (File Numbers PLN020332 and PLN170765.) As approved, this amendment will be referred to as the approved permit.
- b) The General Development (GDP) of the Laguna Seca Office Park, part of PLN170765, is a separate permit which is not being amended by this application.
- c) Title 21 Section 21.74.120 establishes the procedures to be taken for amendments to Use Permits. As the project substantially alters the scope and design of the project, the appropriate authority to consider the amendment would be the decision making body of the original permit. In this case, the approval authority for the original land use approval, PLN020332, was the Planning Commission, so the appropriate authority to act on the amendment would also be the Planning Commission.
- d) Conditions related to memorializing the General Development Plan (GDP), PLN170765 will remain part of and be cleared under that permit:
 - Condition No. 1 – Specific Uses Only. This condition is also re-applied to PLN210180 as Condition No. 1.
 - Condition No. 2 – Notice of Permit Approval. This condition is also re-applied to PLN210180 as Condition No. 2.
 - Condition No. 19 – Indemnification Agreement. This condition is also re-applied to PLN210180 as Condition No. 24.
- e) Conditions applied to PLN170765 have been carried over, as appropriate. The conditions carried from PLN170765 to PLN210180 and their new condition numbers are listed below.
 - **Condition No. 3** – Cultural Resources Negative Archaeological Report is carried over to PLN210180 as Condition No. 3.
 - **Condition No. 4** – Tree and root Protection is carried over to Condition No. 4. This condition is modified slightly to reference the requirements of the Forest Management Plan.
 - **Condition No. 5** – Tree Removal is carried over as Condition No. 5.
 - **Condition No. 6** – Tree Replacement/Relocation is carried over as Condition No. 6. This condition has been modified to update the number of required replacement trees based on the updated Forest Management Plan.
 - **Condition No. 7** – Landscape Plan & Maintenance. This Condition is carried over as Condition No. 7. Edits have been made to incorporate the regulatory requirements of the new County Water Efficient Landscaping Ordinance.
 - **Condition No. 8** – Exterior Lighting Plan is carried over as Condition No. 8.

- **Conditions No. 9-12** are being removed based on input from HCD-Environmental Services that they are redundant with standard building permit requirements.
- **Condition No. 13** – Public Works Construction Management Plan is carried over as Condition No. 23.
- **Condition No. 14** – Recyclables in Rental Housing is carried over as Condition No. 22.
- **Condition No. 15** – Preconstruction Meeting is carried over as Condition No. 11. This condition has been slightly modified to specifically list the forester/arborist as being at the pre-construction meeting, in accordance with the Forest Management Plan.
- **Condition No. 16** – Deed Restrict Use is carried over as Condition No. 9.
- **Condition No. 17** – Inclusionary Housing Agreement is carried over as Condition No. 13. This condition has been modified to reflect the currently proposed number of units at the varying levels of affordability.
- **Condition No. 18** – This Condition is being carried over as Condition No. 18.
- **Condition No. 20** – MBARD Recommended Measures is being carried over as Condition No. 15.
- **Condition No. 21** – Biological Monitor is being carried over as Condition No. 25.
- **Condition No. 22** – This Condition is carried over as Condition No. 16.
- **Condition No. 23** – This condition is carried over as Condition No. 20. The condition has been modified to require the bird survey within 15 days of construction commencement rather than 30 based on the biologists recommendations.
- **Condition No. 24** – Permit Expiration is being removed, as it is redundant with the permit approval resolution.

f) The amended project, as proposed and conditioned, would be consistent with applicable County policies and codes governing land use and development; is located on a suitable site; would not be injurious to the health and safety of the neighborhood, property, or general welfare of the County; is not on a property with any known violations; and would not create any new or previously un-analyzed environmental impacts. Refer to Findings No. 1, 2, 3, 4, and 10.

g) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN210180.

10. FINDING: **CEQA (Consider Certified EIR with Addendums)** – An Environmental Impact Report, supplemented by two addendums, were previously prepared and adopted. These documents sufficiently analyze the impacts associated with this project, and none of the conditions in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR or Negative Declaration have occurred.

An EIR was prepared which evaluated environmental impacts associated with the potential for 290,000 square feet of commercial/office space within the Laguna Seca Office Park (LSOP). This analysis was supplemented with an Initial Study/Addendum prepared for the development of Lot 5 and a separate Addendum for the LSOP General Development Plan.

EVIDENCE:

- a) The Laguna Seca Office Park (LSOP), a 19 Lot Office Park subdivision, received initial planning approval through General Plan Amendment (PC-3834), Zoning Amendment (PC-3734), and Subdivision (SUBD 755). An Environmental Impact Report (EIR 80-109) was prepared which comprehensively analyzed environmental impacts associated with development of the 19 lots for commercial/office use within the LSOP.
- b) On August 29, 2012, the Planning Commission adopted a resolution (PC 12-35) approving a combined development permit to allow development of Lot 5 of the LSOP with an approximately 20,000 square foot professional office building, including associated grading and tree removal (PLN020332). In their decision, the Planning Commission considered an Initial Study/Addendum prepared in accordance with CEQA Guidelines Section 15164 that determined that none of the circumstances which would require the preparation of a subsequent EIR, negative declaration, or mitigated negative declaration had occurred. The Initial Study addressed changes in circumstances that had occurred and found that no new significant impacts would occur as a result of continued development within the 290,000 square feet analyzed in the EIR. As such, an Addendum to the EIR was prepared.
- c) An application (PL170765) was later filed that had two primary components: 1) an Amendment which would change the proposed development on Lot 5 from a professional office building to a 15-unit, approximately 20,000 square foot apartment building; and 2) a General Development Plan (GDP) for Lots 2-7, 9, 11, 15 and portions of Lots 10 (Units 103 & 104) and 19 (Unit 002) of the LSOP. On March 16, 2021, the Board of Supervisors adopted a resolution (BOS No. 21-071) approving this application. As described by Title 21 Section 21.22.030.D., General Development Plans address the long-range development of facilities, including environmental considerations and potential mitigation of adverse environmental impacts. The LSOP GDP analyzed for standalone residential uses on lots subject to the GDP, including the subject properties (Lots 4-7). A subsequent addendum was prepared in accordance with CEQA Guidelines Section 15164 which also determined that none of the circumstances which would require the preparation of a subsequent EIR, negative declaration, or mitigated negative declaration had occurred. This addendum addressed a change in the “project” and relied on the previous addendum that addressed changes in circumstances.
- d) CEQA Guidelines Section 15162 details that when an EIR (or Negative Declaration) has been adopted for a project, no subsequent EIR shall be prepared unless the lead agency finds, on the basis of substantial evidence, that one or more of the circumstances detailed in Sections 15162(1) – 15162(3) has occurred. In summary, these include finding that major revisions would be necessary to the environmental document

due to new significant environmental effects or a substantial increase in the severity of previously identified effects resulting from: substantial changes to the proposed project, substantial changes with respect to the circumstances under which the project is undertaken, or new information of substantial importance which was not known or could reasonably have been known. Section 15162(3) also indicates that a subsequent environmental document may be required when new information reveals that mitigation measures previously found infeasible would in fact be feasible, or mitigation measures considerably different from those analyzed in the EIR would substantially reduce one or more significant effects, but the project proponents decline to adopt them.

- e) None of the conditions described in Section 15162 have occurred since the last action. There are no substantial changes to the proposed project which would create new significant effects or substantially increase the severity of previously identified impacts. The EIR 80-109 analyzed the environmental impact of the buildout of the Laguna Seca Office Park to a buildout potential of 260,000 square feet of professional office use. Currently there is 152,978 square feet of constructed professional office space throughout the entirety of the LSOP, meaning that another 107,022 square feet could be developed while keeping within the contemplated 260,000 square foot buildout. The addendum prepared as a part of the General Development Plan analyzed whether developing this remaining square footage as a residential use would create significant new impacts or a substantial increase in the severity of previously identified impacts. It concluded that no major changes to the EIR were required. The project proposes 72,615 gross square feet of residential development, and another 21,271 square feet of commercial square footage has planning permits but has not yet been constructed on Lots 2 & 3. (PLN160776 & PLN180378). Should all these projects be constructed, the total gross square footage of development would be 246,864 square feet, 13,136 square feet below the contemplated buildout. There are no changes to the circumstances under which the project is being undertaken which would create a new substantial impact or increase the severity of previously identified impacts. As detailed in the Discussion Exhibit A, biological reports, an updated forest management plan, and site-specific geotechnical investigations were performed for the site which did not identify any changes which would result in new impacts or an increase in severity of previously identified impacts. No information has been identified which would alter the mitigation measures or alternatives from previous environmental documents.
- f) In accordance with CEQA Guidelines Section 15162(b), as no changes in circumstances warrant a subsequent EIR or negative declaration, the Lead Agency may prepare an Addendum or no further documentation. As the Addendum prepared for PLN170765 already modified the project description to include residential uses up to the 260,000 square feet of analyzed buildout, no further environmental documentation is required for this project.

g) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN210180.

11. FINDING: **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors.

EVIDENCE: a) In accordance with Title 21 Section 21.80.040.D. an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by this decision.

DECISION

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

1. Certify that the Planning Commission considered the EIR for Laguna Seca Office Parks including addendums thereto for development of Lot 5 and for a general development plan prior to approving the Combined Development Permit and that none of the circumstances described in Section 15162 of the CEQA Guidelines requiring a subsequent EIR are triggered;
2. Approve a Combined Development Permit consisting of:
 - a) A Use Permit & Design Approval to allow construction of 76 multi-family housing units on Lot's 4, 5, 6, and 7 of the Laguna Seca Office Park (LSOP);
 - b) A Use Permit to allow removal of 82 Coast Live Oak trees, including 10 landmark trees;
 - c) A Use Permit to allow development on slopes in excess of 25%;
 - d) An Administrative Permit to allow development within the "S" district; and
 - e) An Amendment to entitlements previously granted for development of a 15-unit multifamily housing project and removal of oak trees on Lot 5 (Assessor's Parcel Number: 173-121-005-000) (BOS Resolution No. 21-071)(File No. PLN170765) to rescind those entitlements and replace them with the Combined Development Permit described above (this permit); and
3. Adopt a Condition Compliance and Mitigation Monitoring and Reporting Plan.

All of which are in general conformance with the attached project plans (Attachment 2), Color & Materials (Attachment 3), and subject to the attached conditions (Attachment 1), all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 29th day of June, 2022, upon motion of Commissioner Diehl seconded by Commissioner Daniels, by the following vote:

AYES: Daniels, Diehl, Getzelman, Gonzalez, Mendoza, Roberts, Work, Monsalve
NOES: None
ABSENT: Carrillo, Coffelt
ABSTAIN: None

DocuSigned by:

188DB67A496B450...
Craig Spencer, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO THE APPLICANT ON JULY 05 2022

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 JULY 15 2022

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

Monterey County RMA Planning

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

PLN210180

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:** This Combined Development Permit (PLN210180) allows:

- a. A Use Permit & Design Approval to allow construction of 76 multi-family housing units on Lot's 4, 5, 6, and 7 of the Laguna Seca Office Park (LSOP);
- b. A Use Permit to allow removal of 82 Coast Live Oak trees, including 10 landmark trees;
- c. A Use Permit to allow development on slopes in excess of 25%;
- d. An Administrative Permit to allow development within the "S" district; and
- e. An Amendment to entitlements previously granted for development of a 15-unit multifamily housing project and removal of oak trees on Lot 5 (Assessor's Parcel Number: 173-121-005-000) (BOS Resolution No. 21-071)(File No. PLN170765) to rescind those entitlements and replace them with the Combined Development Permit described above (this permit)

The property is located at 24471, 24491, 24511, and 24531 Citation Court, Greater Monterey Peninsula Area Plan (APNs: 173-121-004-000, 173-121-005-000, 173-121-023-000, and 173-121-026-000). 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 ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A Combined Development Permit (Resolution Number 22-016) was approved by the Monterey County Planning Commission for Assessor's Parcel Numbers 173-121-004-000, 173-121-005-000, 173-121-023-000, and 173-121-026-000 on June 29, 2022. The permit was granted subject to 25 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: 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 HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery. (HCD - Planning)

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

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

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

4. PD011 - TREE AND ROOT PROTECTION

Responsible Department: 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 a certified arborist or forester, shall be demonstrated prior to issuance of building permits subject to the approval of HCD - Director of Planning. These measure shall conform to the best management practices includes in the Forest Management Plan prepared for the project (LIB210277), and the applicant shall be responsible for implementing the on-going best management practices detailed in the forest management plan through construction. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (HCD - Planning)

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

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

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

5. 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. (HCD-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.

6. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Each removed non-landmark oak tree shall be replaced at a 1:1 ratio, for a total of 73 oak trees. Any trees which cannot be planted on the project site due to the potential for overcrowding, as determined by a qualified forester, shall be planted within the open space parcels of the Laguna Seca Office Park.

Each removed landmark oak tree shall be replaced at a 2:1 ratio, for a total of 20 trees. Any trees which cannot be planted on the project site due to the potential for overcrowding, as determined by a qualified forester, shall be plated within the open space parcels of the Laguna Seca Office Park. If the 2:1 replacement ratio would still cause an overcrowding situation in the open space parcels of the Laguna Seca Office Park, as determined by a qualified forester, the landmark trees may be replaced at a 1:1 ratio.

The Applicant/Owner shall have the trees inspected by a qualified arborist. The arborist shall prepare a report describing the condition of the replacement trees. At the time of inspection by the arborest, any trees that have died or are in poor condition, shall be replaced and documented in the report. (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.

7. PD012(E) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-OTHER)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of HCD - Planning. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping 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. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and building permits, the Owner/Applicant/Licensed Landscape Architect shall submit to HCD-Planning for review and approval Planting and Irrigation Plans which comply with Monterey County Code Section 16.63.070 and 16.63.080, planting and irrigation plans for major landscapes. 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 (a licensed landscape architect, a licensed landscape contractor, or any other person authorized to design an irrigation plan) under the following statement, " _____ certify that this irrigation plan complies with all Monterey County landscaping requirements including, but not limited to, the use of low flow and water conserving irrigation fixtures."

Prior to issuance of grading and building permits, the Owner/Applicant shall submit a soils management report to HCD-Planning which addresses the requirements of Monterey County Code Section 16.63.100, Soils management report requirements for major landscapes.

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

Prior to occupancy, the Owner/Applicant shall submit a Certificate of completion for major landscapes as detailed in Monterey County Code Section 16.63.110.

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.

8. 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 HCD - Planning, prior to the issuance of building permits.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

9. PD017 - DEED RESTRICTION-USE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Applicant/owner shall record a deed restriction to that requires full disclosure within each rental agreement that shall include the following language: "The Laguna Seca Office Park is approximately 1.5 miles from the Monterey Regional airport and within Zone 4 as identified in the 2019 Airport Compatibility Land Use Plan (2019 ACLUP) for the Monterey Regional Airport. Zone 4 is the Outer Approach/Departure Zone (OADZ) situated along the extended runway centerline beyond the Inner Approach/Departure Zone (IADZ) where aircraft travel at relatively low altitude during approach and departure. The accident risk level is considered to be moderate, encompassing approximately five percent of general aviation aircraft accidents. Residents and residential buildings within the Laguna Seca Office Park shall be subject to safety performance standards that eliminate sources of glare, distracting light, dust, smoke, water vapor, or electrical interference; and restrictions on activities that include the use of kites, drones, blimps, balloons, projectiles, or launchers."
(HCD - Planning).

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit the signed and notarized deed restriction to the Director of HCD-Planning for review and signature by the County.

Prior to occupancy or commencement of use, the Owner/Applicant shall submit proof of recordation of the deed restriction to HCD-Planning.

10. 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 15-August 30), 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 15 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (HCD - Planning)

Compliance or Monitoring Action to be Performed: No more than 15 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to HCD -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.

11. PD052 - PRE-CONSTRUCTION MEETING

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to the commencement of any grading or construction activities, a pre-construction meeting shall be held on the site. The meeting shall include representatives of each of the selected contractors, any consultant who will conduct required monitoring including a qualified forester/arborist, the Owner/Applicant, the HCD -Planning Department and any other appropriate County Departments. The purpose of the meeting is to review the conditions of approval that are applicable to the grading and construction of the approved development. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of any grading or construction activities, the Owner/Applicant shall contact HCD -Planning to schedule a pre-construction meeting prior to commencement of any grading or construction activities. The Owner/Applicant shall be responsible for ensuring that all appropriate contractors and technical consultants are in attendance. HCD -Planning staff shall be responsible for identifying and notifying other County Departments that should attend the meeting (if applicable).

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. PDSP001 - INCLUSIONARY HOUSING

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This project must comply with the County's Inclusionary Housing Ordinance and the 2010 General Plan. The calculation for compliance with the Inclusionary Housing Ordinance and 2010 General Plan is based on 72 net new units being constructed and requires a total of 18-units to be affordable as shown in the following table:

Workforce 1	2 X 3-Bedroom Units
Workforce 1	2 X 2-Bedroom Units
Moderate	2 X 2-Bedroom Units
Moderate	3 X 1-Bedroom Units
Moderate	1 X Studio Units
Low	1 X 2-Bedroom Units
Low	2 X 1-Bedroom Units
Low	1 X Studio Units
Very Low	2 X 1 Bedroom Units
Very Low	2 X Studio Units

Compliance or Monitoring Action to be Performed: Prior to issuance of any building permit approval, the Applicant/Owner will be required to enter into an Inclusionary Housing Agreement – Rental Property Developer Agreement to memorialize the affordability standards. Upon the units being occupied, the Applicant/Owner will agree to participate in the County's annual monitoring to ensure the affordability standards continue to be met.

14. PDSP002 - SAFETY & SECURITY (non-standard)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Monterey County Sheriff's Office requests the applicant/owner integrate safety considerations in the provision and design of signage, alarms, lighting, landscaping, parking, and security.

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, applicant/owner shall provide to HCD-Planning evidence of communication with the Monterey County Sheriff's Office indicating support of project provision and design of signage, alarms, lighting, landscaping, parking, and security.

15. PDSP003 - MBARD MEASURES (non-standard)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant/owner shall implement best available control measures to reduce airborne particulate matter during all phases of construction, as recommended by Monterey Bay Unified Air Resources District (MBARD) and in accordance with Policy OS-10.9 of the 2010 General Plan. The applicant /owner shall submit an Air Pollution Control Program (APCP) to HCD-Planning for review and approval, including all or part of the following measures:

- Minimize the use of diesel-powered equipment to the maximum extent feasible;
- Use alternative fuels (e.g. bio-diesel) where feasible;
- Where diesel equipment use is necessary, the equipment should be recent model, equipped with particulate matter filters.
- All diesel-powered equipment shall have up-to-date emission control labels; and
- Diesel-powered equipment shall not be left idling.

The APCP that may be combined with an overall Construction Management Plan.

The APCP shall include a list of the heavy equipment to be used during construction including year, make, and model with photos showing up -to-date emissions control labels (where applicable) and a list of Best Management Practices to be implemented to minimize diesel exhaust during construction.

Compliance or Monitoring Action to be Performed:

- 1) Prior to issuance of grading or building permits, the applicant /owner/contractor shall submit an Air Pollution Control Program to HCD-Planning for review and approval.
- 2) Prior to final grading or building inspection, the applicant /owner/contractor shall submit to HCD-Planning for review and approval a description, and photographs if available, demonstrating the ways in which Best Management Practices were implemented during construction.

16. PDSP004 - CONSTRUCTION ACTIVITIES SCHEDULE (non-standard)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant/owner/contractor shall prepare and submit a Construction Activities Schedule and Management Plan (Plan) identifying all phases of the project, and all related construction activities and their timing to HCD-Planning for review and approval. The Plan shall include the entire development process and shall address all pertinent aspects including specific hours of operation, muffling of internal combustion engines and other factors which affect construction noise.

This Plan shall include at least the following measures:

- 1) Limit loud construction activities and the use of heavy equipment such as bulldozers, heavy trucks, backhoes and pneumatic tools in accordance with 2010 General Plan Policy S-7.9, Table S-2 that limits project construction within 500 feet of a school to a "conditionally acceptable" 60-70 dB. Noise complaints from the public shall warrant a complete stop to all heavy equipment operation until after the Chief of HCD-Planning makes a determination as to next steps.
- 2) Ensure that construction equipment is properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturer recommendations.
- 3) When not in use, motorized construction equipment should not be left idling; and
- 4) Establish a contact person and notify adjacent property-owners and -users as to the contact person and complaint solution process.

This Plan may be combined with an overall Construction Management Plan.

Applicant/Owner/Contractor shall prepare a report describing how the Plan was implemented, including all steps taken to comply with this condition and to address any complaints received.

Compliance or Monitoring Action to be Performed:

- 1) Prior to the issuance of grading or building permits, the applicant shall submit to HCD-Planning for review and approval the Construction Activities Schedule and Management Plan.
- 2) Prior to final inspection, the applicant /owner/contractor shall submit to HCD-Planning for review and approval the report on implementation of the Plan.

17. PDSP005 - AIRPORT LIGHTING & SOLAR PLAN REVIEW

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of grading and construction permits, the owner/applicant shall submit exterior lighting, roofing, and solar plans to the Monterey Regional Airport for review and approval.

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and construction permits, the owner/applicant shall submit exterior lighting, roofing, and solar plans to the Monterey Regional Airport for review and approval, and shall furnish evidence to HCD-Planning that the lighting and solar plans have been reviewed. Such evidence shall be in the form of a letter from the Monterey Regional Airport.

18. PDSP006 - FAA 7460-1 NOTICE OF CONSTRUCTION OR ALTERATION (non-standard)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If any construction work requires a crane, the owner/applicant shall submit the Federal Aviation Administration (FAA) form 7460-1, Notice of Proposed Construction or Alteration, to evaluate any equipment that will have a penetration to the airspace. The owner/applicant shall comply with any guidance provided by the FAA to prevent hazards to air navigation from the use of construction equipment.

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and construction permits, the owner/applicant shall submit a construction management plan which shall indicate if any cranes are required for construction. If no cranes are required, this condition shall be satisfied, if cranes are required, they shall be required to submit the FAA 7460-1 Form.

Prior to issuance of grading and construction permits, if a crane is required the owner/applicant shall submit the form FAA 7460-1, and provide evidence to HCD-Planning that it was submitted.

On an on-going basis, the owner/applicant shall be responsible for complying with the guidance provided by the FAA to prevent hazards to air navigation from the use of construction equipment.

19. PDSP007 - BAT ROOSTS (non-standard)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: A qualified biologist from Monterey County's list of approved biological consultants shall conduct a pre-construction/tree removal survey for bats at those areas which will be impacted by construction or specific tree removal.

- Bats should be determined to be absent or flushed from roost locations prior to cutting and removal of oaks.
- If flushing of bats from the oaks is necessary, it shall be done by the biologist during the nonbreeding season from October 1 to March 31. When flushing bats, portions of bark or limbs shall be moved carefully to avoid harming individuals, and torpid bats given time to completely arouse and fly away.
- During the maternity season from April 1 to September 30, prior to tree removal a qualified biologist shall determine if a bat nursery is present at any sites identified as potentially housing bats. If an active nursery is present, disturbance of bats shall be avoided until the biologist determines that breeding is complete, and young are reared.

Compliance or Monitoring Action to be Performed: No more than 15 days prior to tree removal, the owner/applicant shall submit a pre-construction/tree removal survey for bats prepared by a qualified biologist and shall submit the survey to HCD-Planning for review and approval.

If the survey determines flushing of bats is required, it shall be performed by a qualified biologist during the nonbreeding season from October 1 to March 31. When flushing bats, portions of bark or limbs shall be moved carefully to avoid harming individuals, and torpid bats given time to completely arouse and fly away. Prior to commencement of tree-removal, the owner/applicant shall submit a follow up report indicating that the flushing of bats has been successful and tree removal can commence without harming individual bats.

If the survey determines that an active nursery is present during the maternity season from April 1 to September 30, disturbance of bats shall be avoided until the biologist determines that breeding is complete, and young are reared, and submits a follow up report confirming this to HCD-Planning for review and approval.

20. PDSP008 - SHARE FACILITIES MAINTENACE AGREEMENT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: For any facilities which are shared among multiple properties in the development, including the trails and site furnishings and post-construction stormwater control facilities, the property owners shall enter into a maintenance agreement which shall be recorded on each of the properties. This maintenance agreement shall include:

- Provisions for reciprocal access, including for maintenance of facilities;
- An agreement clearly detailing the maintenance obligations of each respective property owner; and
- Provisions for amending the agreement should the properties ever be re-developed.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits, the owner/applicant shall submit a draft maintenance agreement to HCD-Planning for review and approval.

Prior to building final inspection or occupancy, the owner/applicant shall submit proof of recordation of the agreement to HCD-Planning.

21. EHSP01 - WATER SYSTEM IMPROVEMENTS: STATE REGULATED SYSTEM (Non-Standard Condition)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Design the water system improvements to meet the standards as found in Titles 17 and 22 of the California Code of Regulations, including but not limited to source capacity regulations and water pipeline separation. (Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permit, the applicant shall submit to the Environmental Health Bureau documentation from California American Water confirming that source capacity and water pipeline separation standards are met. If water pipeline separation standards cannot be met, Cal-Am shall obtain approval of a pipeline separation alternative request from the State Water Resources Control Board – Division of Drinking Water.

22. EHSP02 - RECYCLABLES IN RENTAL HOUSING

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Multi-family dwellings shall place source-separated green container organic waste, including food scraps, in the green container; source-separated recyclable materials in the blue container; and trash/garbage waste in the black container. Multi-family dwellings shall not place materials designated for the black container into the green or blue container. Multi-family dwellings must supply and allow access to adequate number, size, and location of collection containers with sufficient labels for tenants. Annually provide information to tenants about organic waste recovery requirements and about proper sorting of source-separated green container organic waste and source-separated recyclable materials. Provide education information before or within fourteen (14) days of occupation of the premises to new tenants that describes requirements to keep source-separated green container organic waste and source-separated recyclable materials separate from trash (when applicable) and the location of containers and the rules governing their use at each property. Pursuant to Assembly Bill 341 (Chesbro), Senate Bill 1383 (Lara), and Monterey County Code, Chapter 10.41; Chapter 10.45.

Compliance or Monitoring Action to be Performed: "Prior to issuance of construction permit, submit a written plan on how recyclables and organic waste will be collected and stored for each of the multifamily rental housing units to Recycling and Resource Recovery Services of Environmental Health Bureau for review and approval.

23. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

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

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

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning Department and the Department of Public Works for review and approval.
2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

24. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

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-Risk Management)

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 Office of County Counsel-Risk Management 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-Risk Management

25. PDSP009 - BIOLOGICAL MONITOR

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The project site is within 2 kilometers from California Tiger Salamander (CTS) habitat which is the generally accepted dispersal distance for CTS upland habitat. Notwithstanding the low quality habitat at the project site, if CTS are found present during project implementation, the California and Federal Endangered Species Acts require site work to be halted to obtain proper permissions, such as a "Take Permit" from US Fish and Wildlife Service (USFWS).

Therefore, in accordance with 2010 General Plan Policy OS-5.16, the owner/applicant shall retain a qualified biologist to monitor construction. The biological monitor shall conduct an Employee Education Program for the construction crew and shall be onsite during initial grading and vegetation removal activities to monitor for potential encounter of any special status species encountered. The qualified biologist shall identify and explain the necessary precautions during the Employee Education Program. These methods could include, but are not limited to, stopping work in the area where the animal is encountered until it has moved, on its own outside the project site, or to stop work; and HCD-Planning shall be contacted immediately to identify the appropriate authority. Work shall not resume until after receiving authorization from the appropriate authority as identified by HCD-Planning.

Compliance or Monitoring Action to be Performed: Prior to issuance of grading or construction permits, owner/applicant shall submit to HCD-Planning for review and approval a signed contract with a qualified biological monitor. The contract shall contain the Employee Education Program.

Prior to removal of any vegetation, the biologist shall submit evidence to the HCD-Planning demonstrating that the Employee Education Program was conducted in accordance with the approved contract.

Prior to foundation/footing building inspection approval, the project biologist shall submit evidence to HCD-Planning that the grading and construction occurred in accordance with the approved contract.

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**Villas at
Laguna Seca**

LOTS 4-7, CITATION COURT
MONTEREY, CA 93940

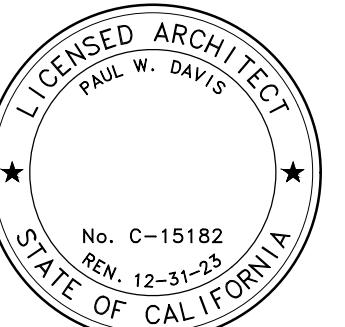
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**THE
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ARCHITECTS & PLANNERS



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Lot	Number	Dia.	Additional stem	Species	Condition	Remove	Comments
5	25	20	19	Coast live oak	Fair	X	
5	30	23		Coast live oak	Fair		
5	2.14	23		Coast live oak	Fair		
5	53	27		Coast live oak	Fair		
5	54	31		Coast live oak	Fair		
5	47	32	21	Coast live oak	Fair	X	
6	3.2	7	6	Coast live oak		x	
6	3.8	7	6	Coast live oak			
6	69	8	4	Coast live oak	Fair	X	3 Prong
6	79	8	6	Coast live oak	Fair	X	
6	66	8	7	Coast live oak	Fair	X	
6	3.25	8		Coast live oak			
6	72	9		Coast live oak	Fair	X	
6	90	9		Coast live oak	Fair	X	
6	3.9	9		Coast live oak			
6	78	10		Coast live oak	Fair	X	
6	3.1	10		Coast live oak		x	
6	81	11	10	Coast live oak	Fair		
6	84	11		Coast live oak	Fair		
6	85	11	8	Coast live oak	Fair		8" Stem has Failed
6	86	11	10	Coast live oak	Fair		
6	87	11	8	Coast live oak	Fair		
6	3.4	11	8	Coast live oak			
6	3.5	11	10	Coast live oak			
6	3.13	11		Coast live oak			
6	3.14	11	8	Coast live oak			

Lot	Number	Dia.	Additional stem	Species	Condition	Remove	Comments
5	2.2	10	10	Coast live oak			
5	23	11	9	Coast live oak	Fair	X	
5	27	11	11	Coast live oak	Fair		
5	32	11		Coast live oak	Fair		
5	2.9	11	9	Coast live oak			
5	2.11	11	11	Coast live oak			
5	2.16	11		Coast live oak			
5	35	12	10	Coast live oak	Fair	X	3 Prong
5	42	12	10	Coast live oak	Fair	X	
5	48	12	8	Coast live oak	Fair	X	
5	49	12		Coast live oak	Fair	X	
5	50	12		Coast live oak	Fair	X	
5	56	12		Coast live oak	Fair	X	
5	59	12		Coast live oak	Fair	X	
5	2.1	12	10	Coast live oak	Fair		
5	2.12	12		Coast live oak			
5	51	14	12	Coast live oak	Fair	X	
5	26	14		Coast live oak	Fair		
5	29	14		Coast live oak	Fair		
5	2.1	14		Coast live oak			
5	2.13	14		Coast live oak			
5	33	15	13	Coast live oak	Fair		4 Prong
5	2.3	15		Coast live oak			M.P.
5	2.18	15	13	Coast live oak			4-Prong
5	40	16		Coast live oak	Fair	X	
5	28	16	12	Coast live oak	Fair		
5	2.17	18		Coast live oak			

Lot	Number	Dia.	Additional stem	Species	Condition	Remove	Comments
7	4.1	11	7	Coast live oak			
7	96	12		Coast live oak	Fair	X	
7	97	12	8	Coast live oak	Fair	X	
7	112	12	8	Coast live oak	Fair	X	
7	4.11	12		Coast live oak			
7	91	14		Coast live oak	Fair	X	
7	95	14	11	Coast live oak	Fair	X	
7	4.5	14	14	Coast live oak			
7	93	15		Coast live oak	Poor	X	Dying
7	110	15		Coast live oak	Fair	X	
7	4.7	15	13	Coast live oak			
7	4.9	17	10	Coast live oak			
7	99	20	11	Coast live oak	Fair	X	
7	101	20		Coast live oak	Fair	X	
7	4.8	23		Coast live oak			
7	100	28	24	Coast live oak	Fair	X	

Forest Management Plan -Lots 4-7, Citation Court
August 11, 2021
Not an Official County Document

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Forest Management Plan -Lots 4-7, Citation Court
August 11, 2021
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Forest Management Plan -Lots 4-7, Citation Court
August 11, 2021
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Forest Management Plan -Lots 4-7, Citation Court
August 11, 2021
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Lot	Number	Dia.	Additional stem	Species	Condition	Remove	Comments
6	65	22	12	Coast live oak	Fair	X	5 Prong
6	89	24		Coast live oak	Fair		
6	3.26	25		Coast live oak			
6	74	26		Coast live oak	Fair	X	
6	88	26	9	Coast live oak	Fair		3 Prong
6	3.24	26	9	Coast live oak			3-Prong
6	75	28	18	Coast live oak	Fair	X	
6	80	28	26	Coast live oak	Fair	X	
6	3.27	28	27	Coast live oak		x	
6	77	35	11	Coast live oak	Fair	X	4 Prong
7	4.4	6		Coast live oak			
7	109	7	5	Coast live oak	Fair	X	
7	4.2	7		Coast live oak			
7	4.3	7	7	Coast live oak			
7	4.6	7		Coast live oak			
7	111	8		Coast live oak	Fair	X	
7	98	8	8	Coast live oak	Fair	X	
7	103	9	9	Coast live oak	Fair	X	
7	105	9		Coast live oak	Fair	X	
7	106	9		Coast live oak	Fair	X	
7	94	10		Coast live oak	Fair	X	
7	102	10	9	Coast live oak	Fair	X	
7	104	10	10	Coast live oak	Fair	X	
7	108	10	6	Coast live oak	Fair	X	Multi Cluster
7	92	11	7	Coast live oak	Fair	X	
7	107	11	10	Coast live oak	Fair	X	

Forest Management Plan -Lots 4-7, Citation Court
August 11, 2021
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Forest Management Plan -Lots 4-7, Citation Court
August 11, 2021
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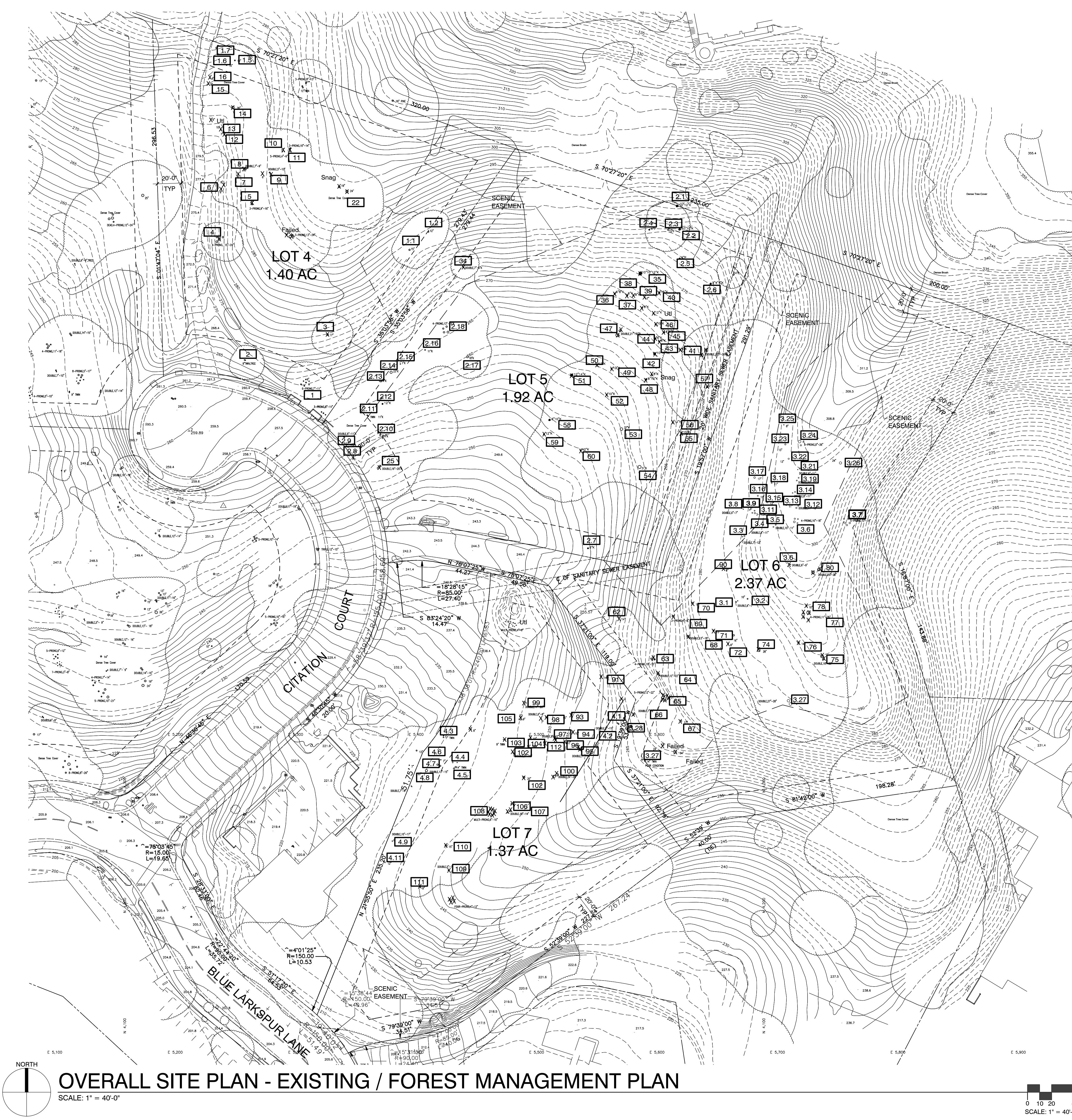
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Forest Management Plan -Lots 4-7, Citation Court
August 11, 2021
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19

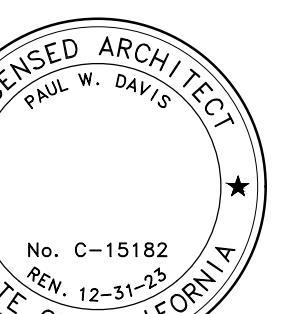
Tree Chart -The following tree chart lists trees on the site							
Lot	Number	Dia.	Additional stem	Species	Condition	Remove	Comments

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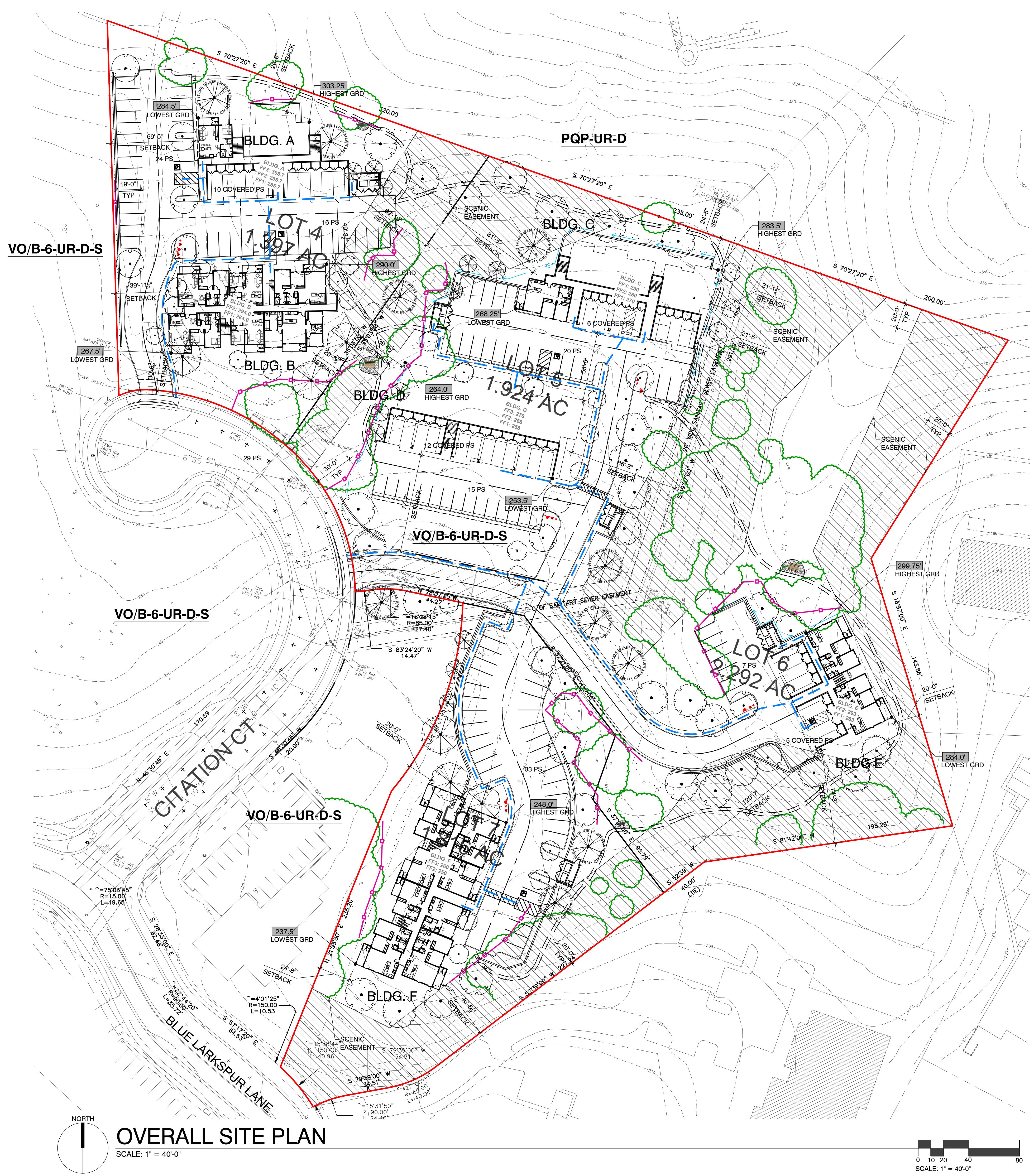
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Sheet Title:
OVERALL SITE PLAN - EXISTING / FOREST MANAGEMENT PLAN

Sheet Number:

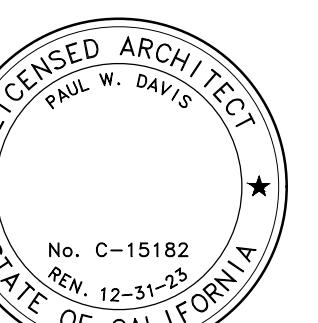
A1.0



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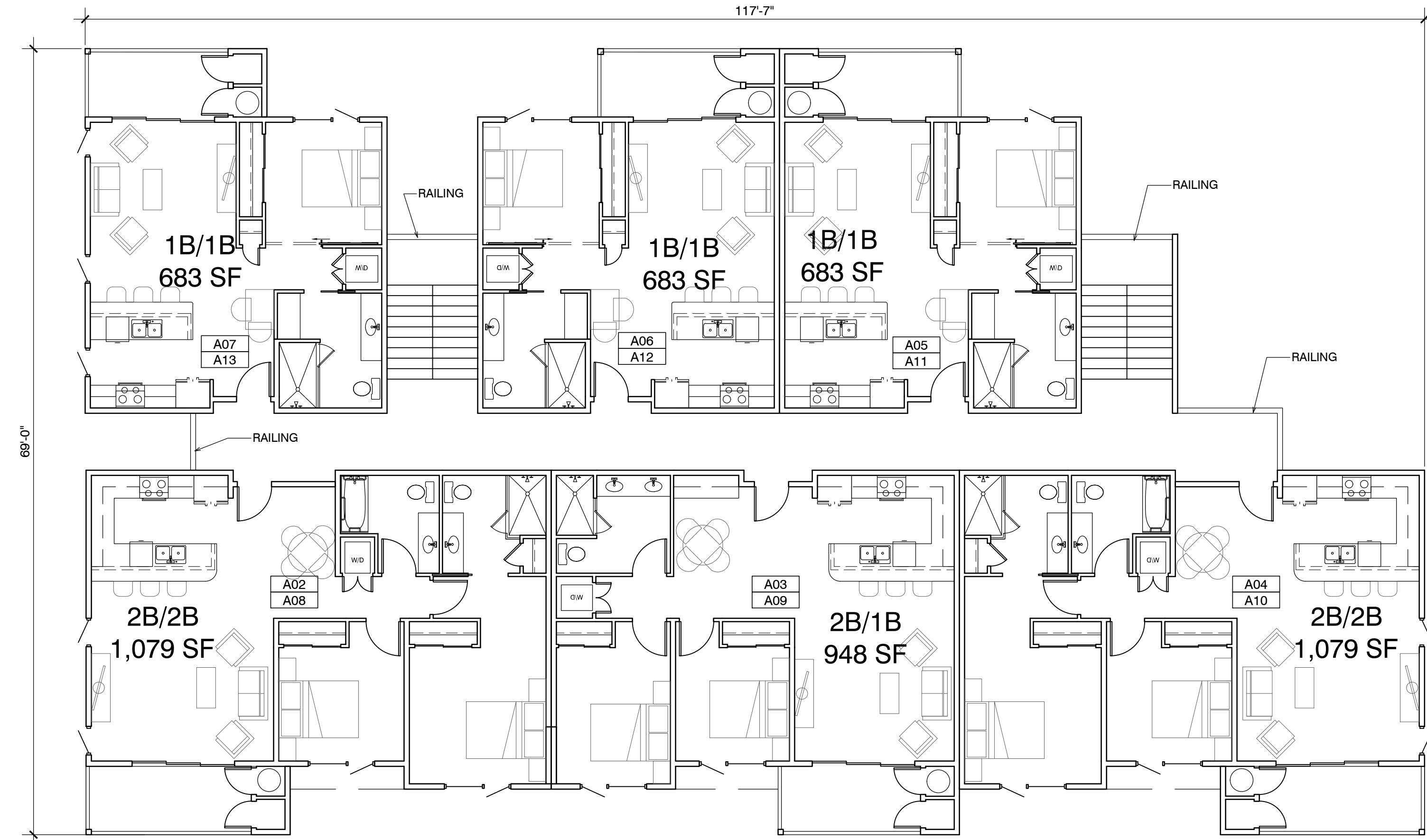
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Sheet Title:

A1.1

NOTE:

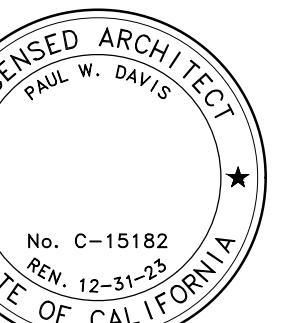
1. STAIRS & HALLWAYS ARE OPEN TO EXTERIOR



TYPICAL 2ND & 3RD FLOOR PLAN

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This architectural cross-section diagram illustrates a building's interior and exterior structural details. The top portion shows a 1B/1B unit (A01) with a total area of 683 SF. The unit contains a living room, kitchen, bathroom, and bedroom. A central vertical stack contains a toilet, shower, and sink. The diagram also shows a central duct labeled 'M/D' and an 'OPEN ABOVE' access point. The bottom portion shows a structural cross-section with 'TYP. UNIT STORAGE' indicated. The total width of the building is 117'-7".

117'-7"

683 SF

1B/1B

A01

OPEN ABOVE

M/D

OPEN ABOVE

TYP. UNIT STORAGE

69'-0"



FIRST FLOOR PLAN

Sheet Title:
**OVERALL FLOOR
PLANS - BLDG. A**

Drawn By: AC
Drawing Date: 05.11.2022
Project Number: 2119

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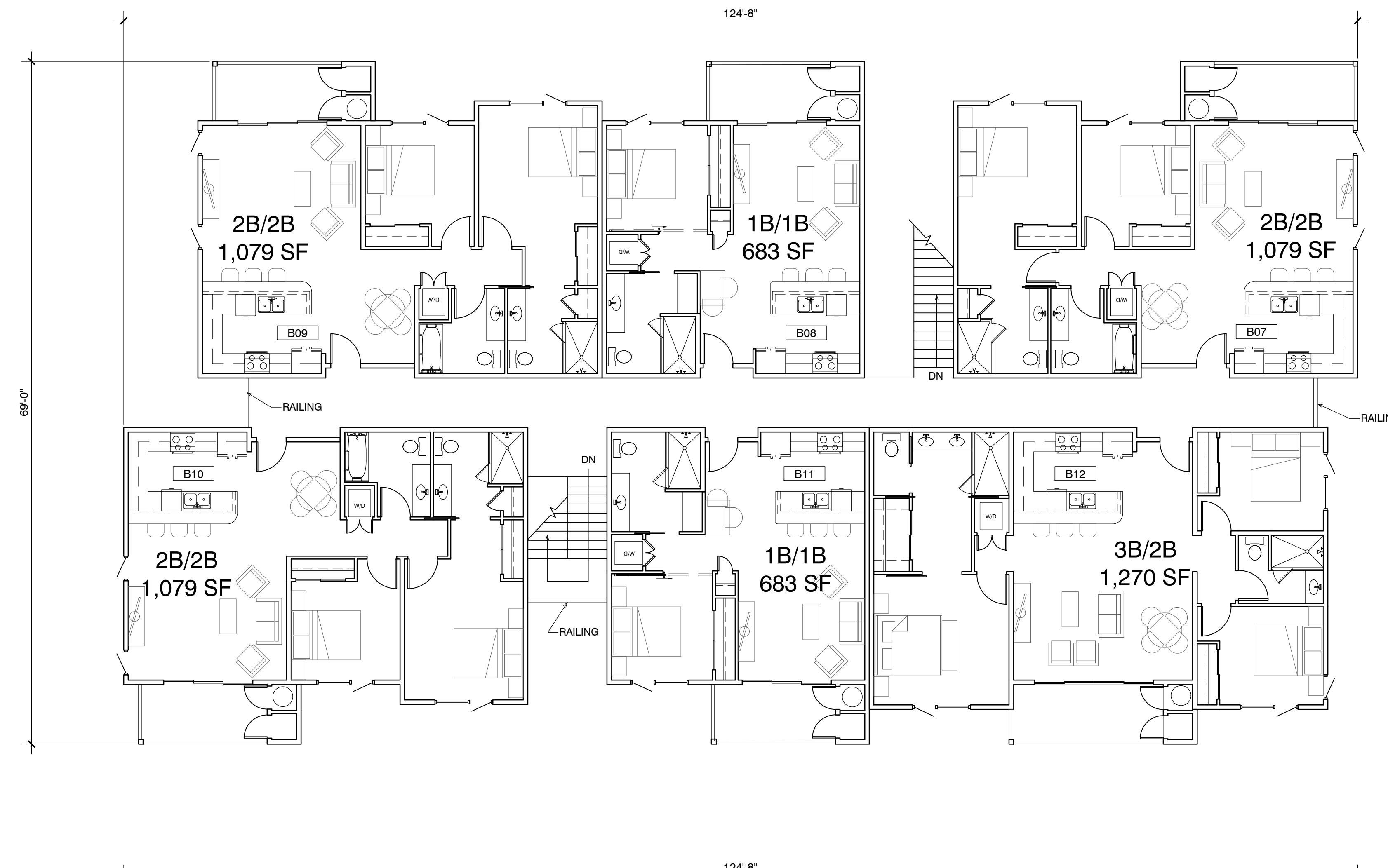
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A2.1

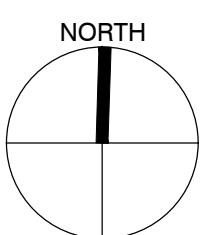
NOTE:

1. STAIRS & HALLWAYS ARE OPEN TO EXTERIOR

BLDG. B - UNIT BREAKDOWN						
LABEL	UNIT TYPE	GROUND	2ND FLR	3RD FLR	AREA / UNIT	
A1	1 BED	2	2	0	4	683 2,732 SF
B2	2 BED	3	3	0	6	1079 6,474 SF
C1	3 BED	1	1	2	2	1270 2,540 SF
		6	6	0	12	11,746 SF

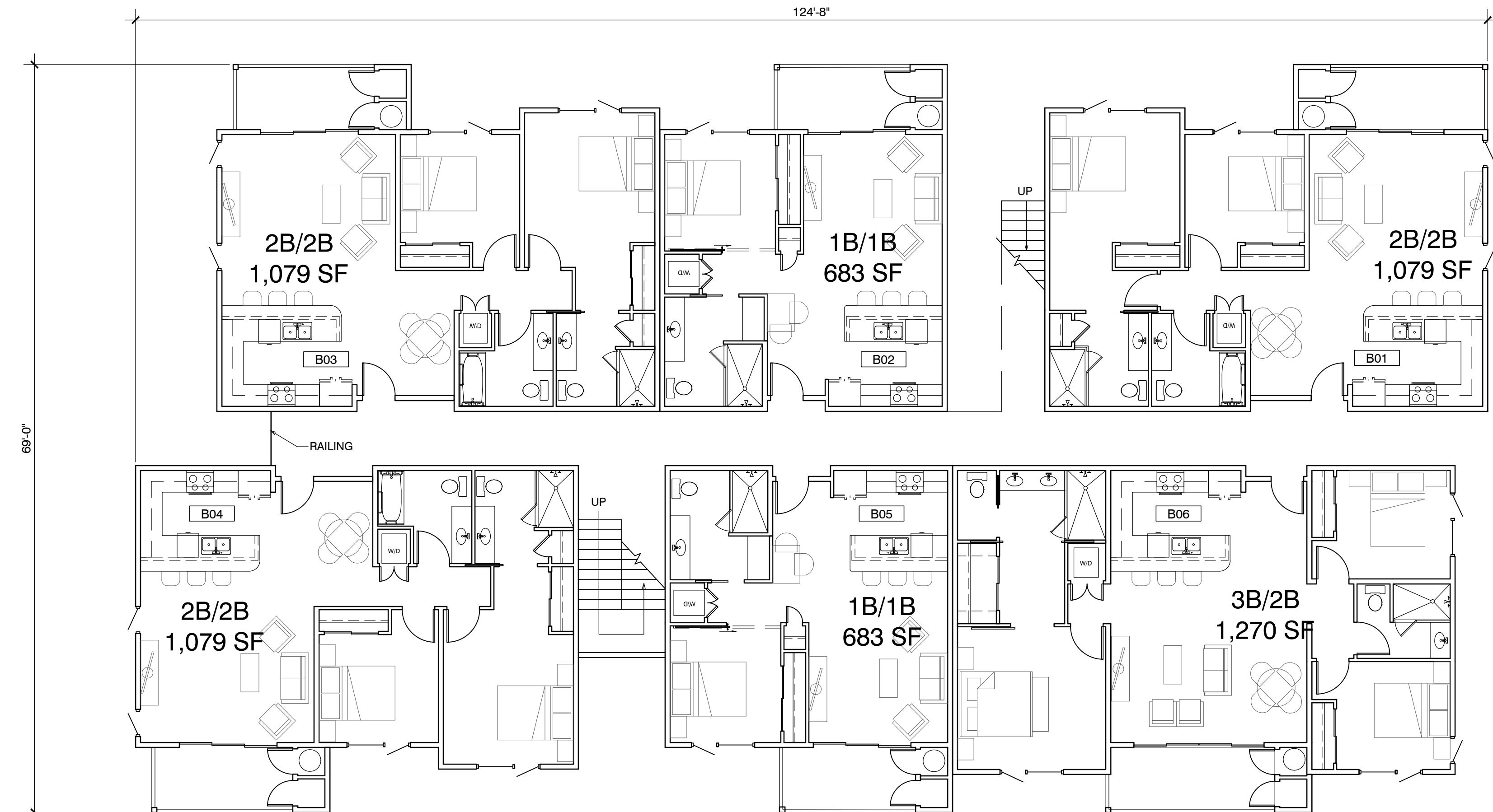
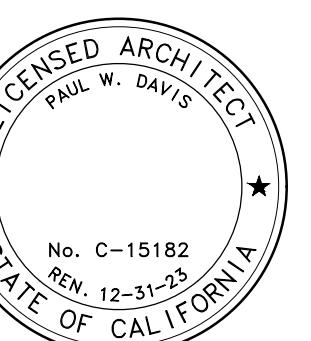


2ND FLOOR PLAN

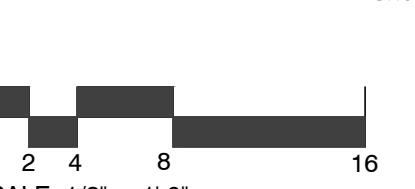
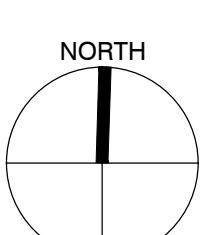


SCALE: 1/8" = 1'-0"

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1ST FLOOR PLAN



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

Sheet Title:
**OVERALL FLOOR
PLANS - BLDG B**

Sheet Number:

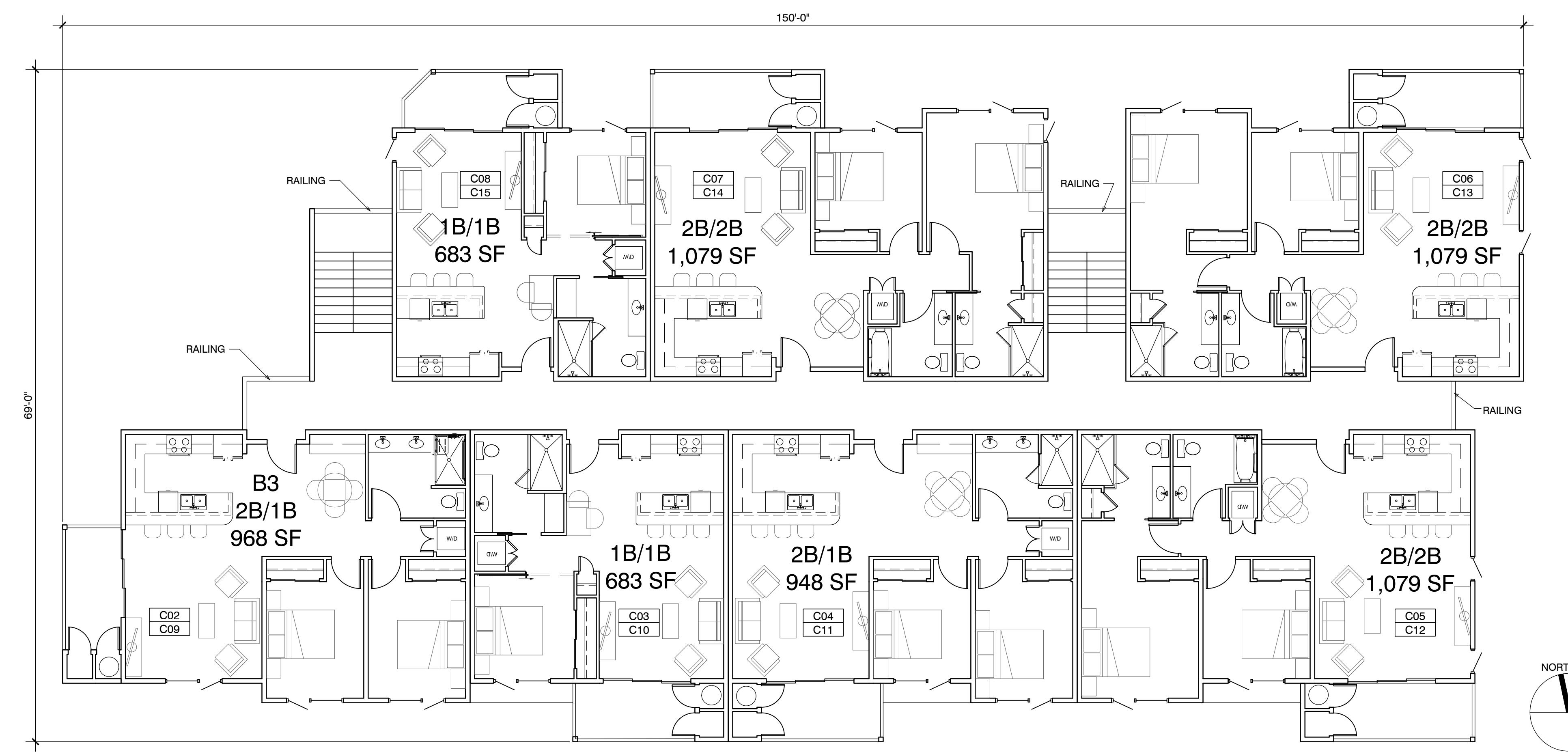
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NOTE:

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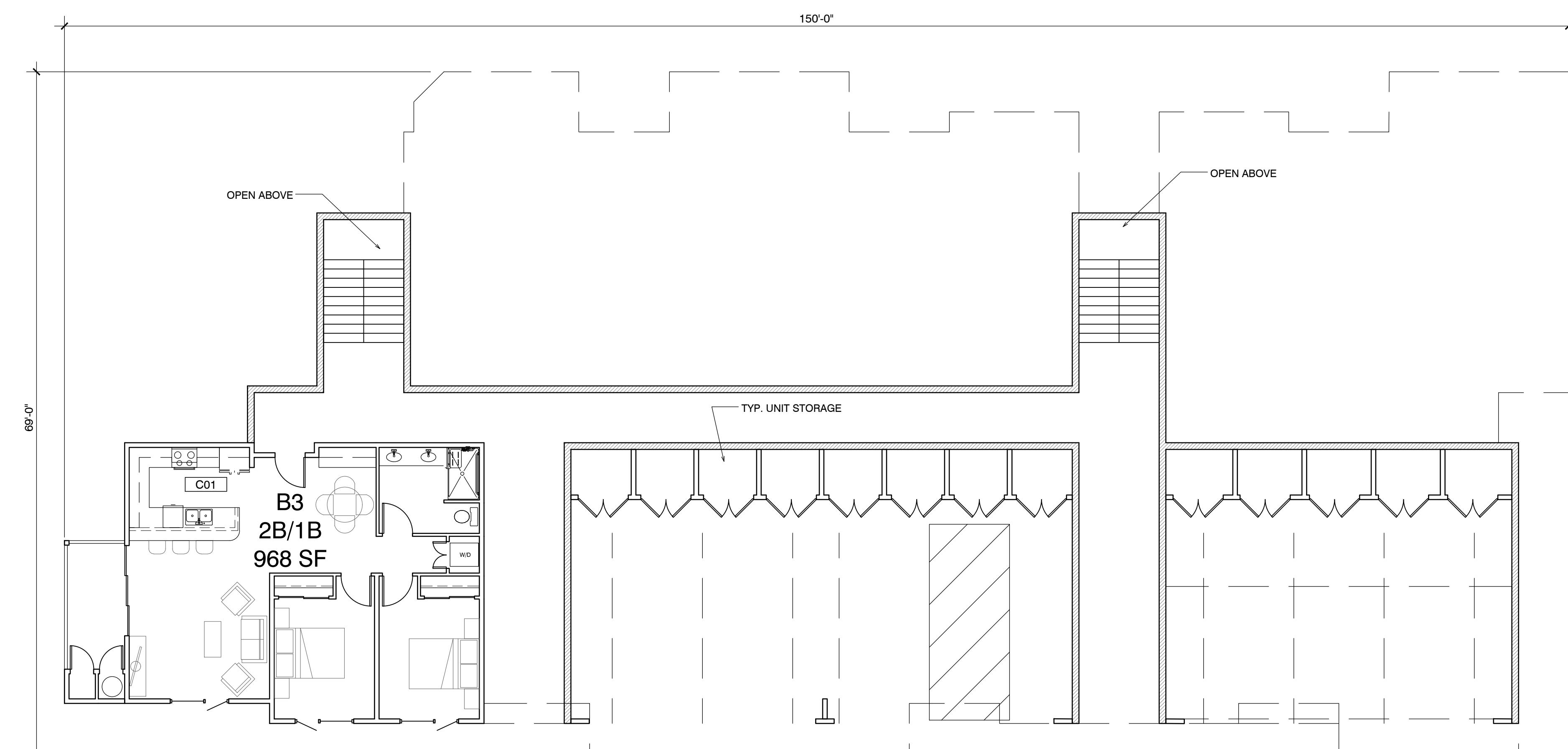
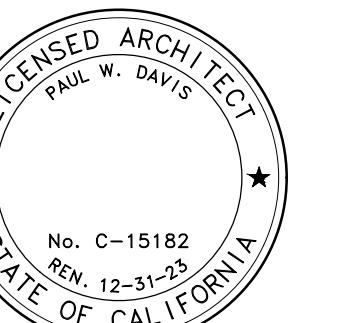
BLDG. C - UNIT BREAKDOWN						
LABEL	UNIT TYPE	PARKING LEVEL	2ND FLR	3RD FLR	AREA / UNIT	
A1	1 BED		2	2	4	683 2,732 SF
B1	2 BED		1	1	2	948 1,896 SF
B2	2 BED		3	3	6	1,079 6,474 SF
B3	2 BED	1	1	1	3	968 2,904 SF
			1	7	15	14,006 SF



TYPICAL
2ND & 3RD FLOOR PLAN

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LOWER PLAN

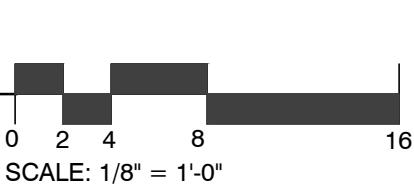
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Sheet Title:
OVERALL FLOOR
PLANS - BLDG C

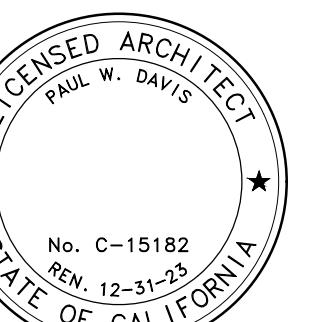
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A2.3



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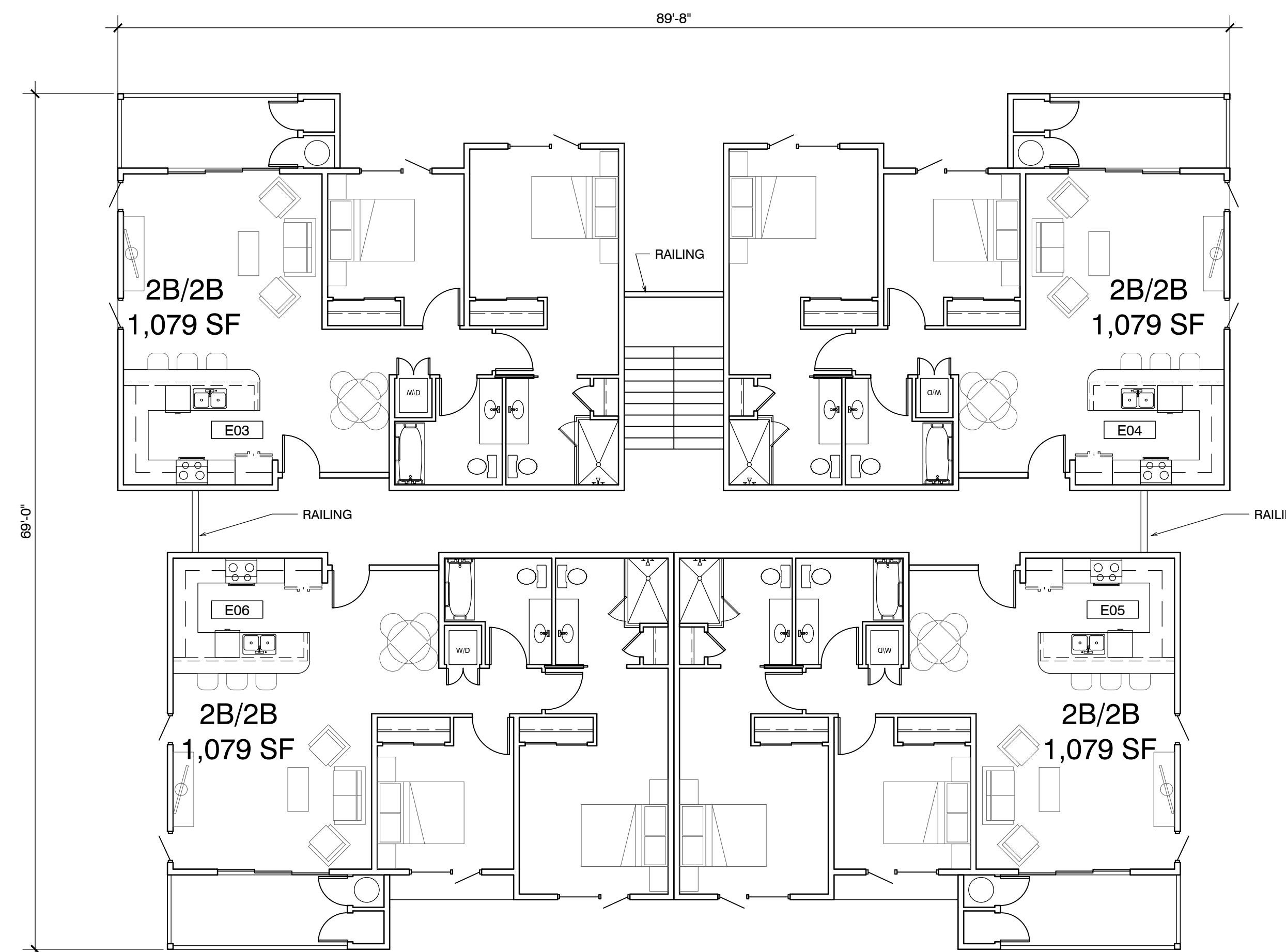
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Sheet Title: OVERALL FLOOR PLANS - BLDG D

Sheet Number: A2.4

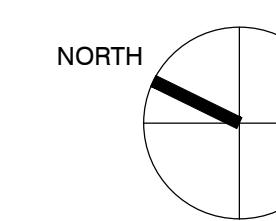
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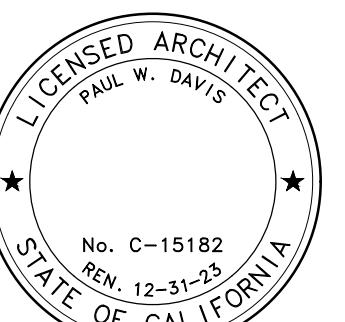
BLDG. E - UNIT BREAKDOWN					
LABEL	UNIT TYPE	PARKING LEVEL	2ND FLR	AREA / UNIT	
B2	2 BED	2	4	1079	6,474 SF
		2	4	6	6,474 SF

2ND FLOOR PLAN



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

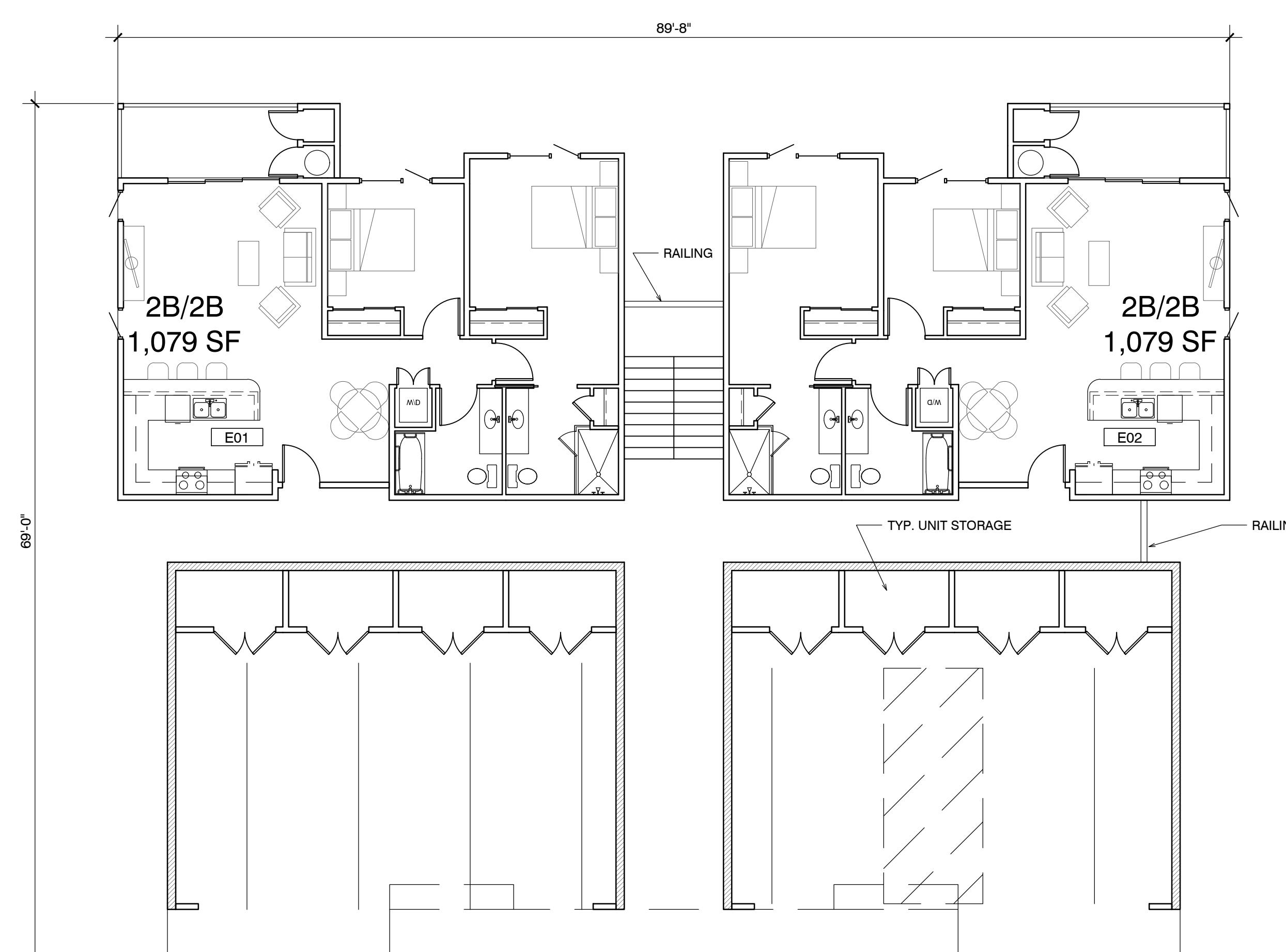
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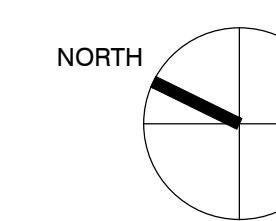
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FIRST FLOOR PLAN



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

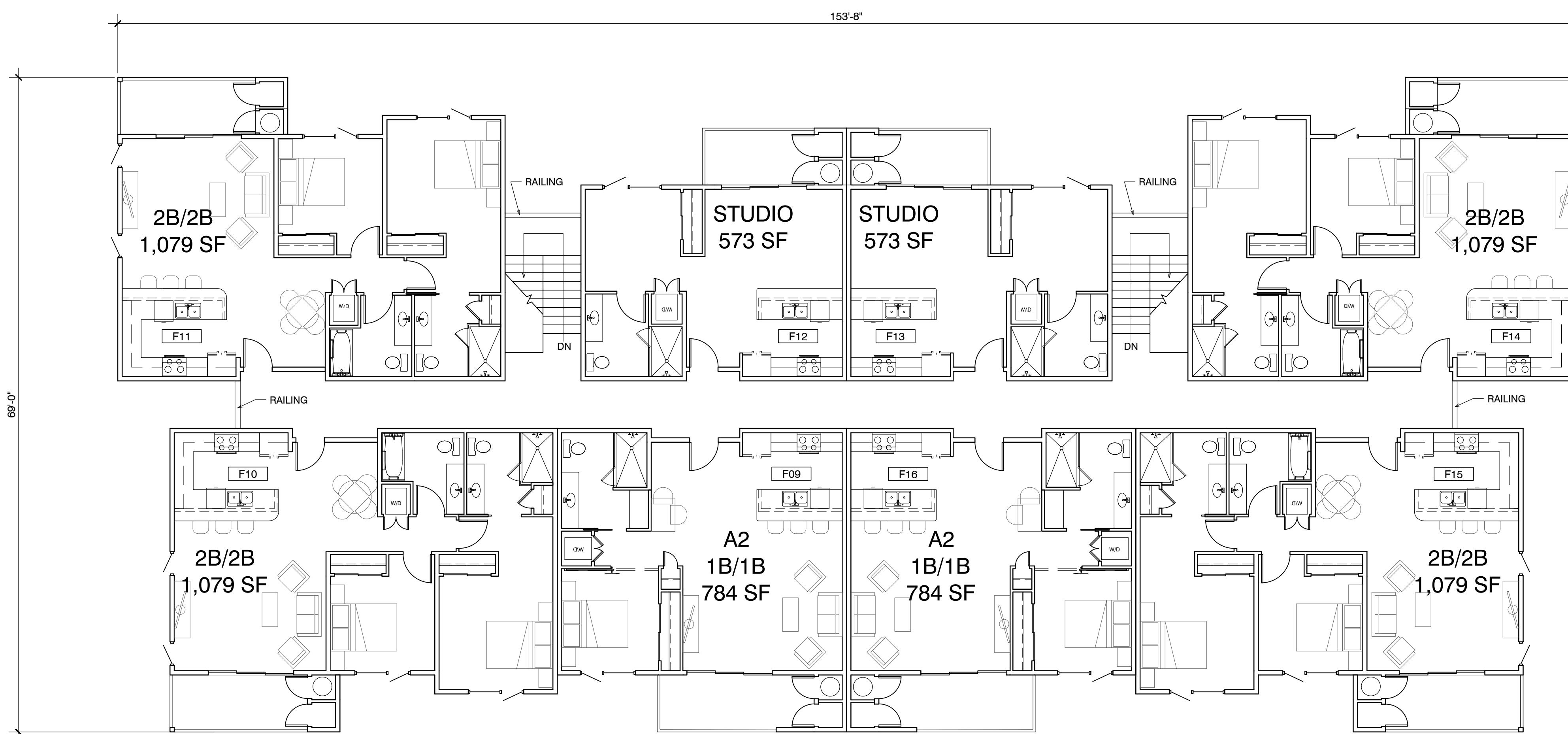
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**OVERALL FLOOR
PLANS - BLDG E**

Sheet Number:

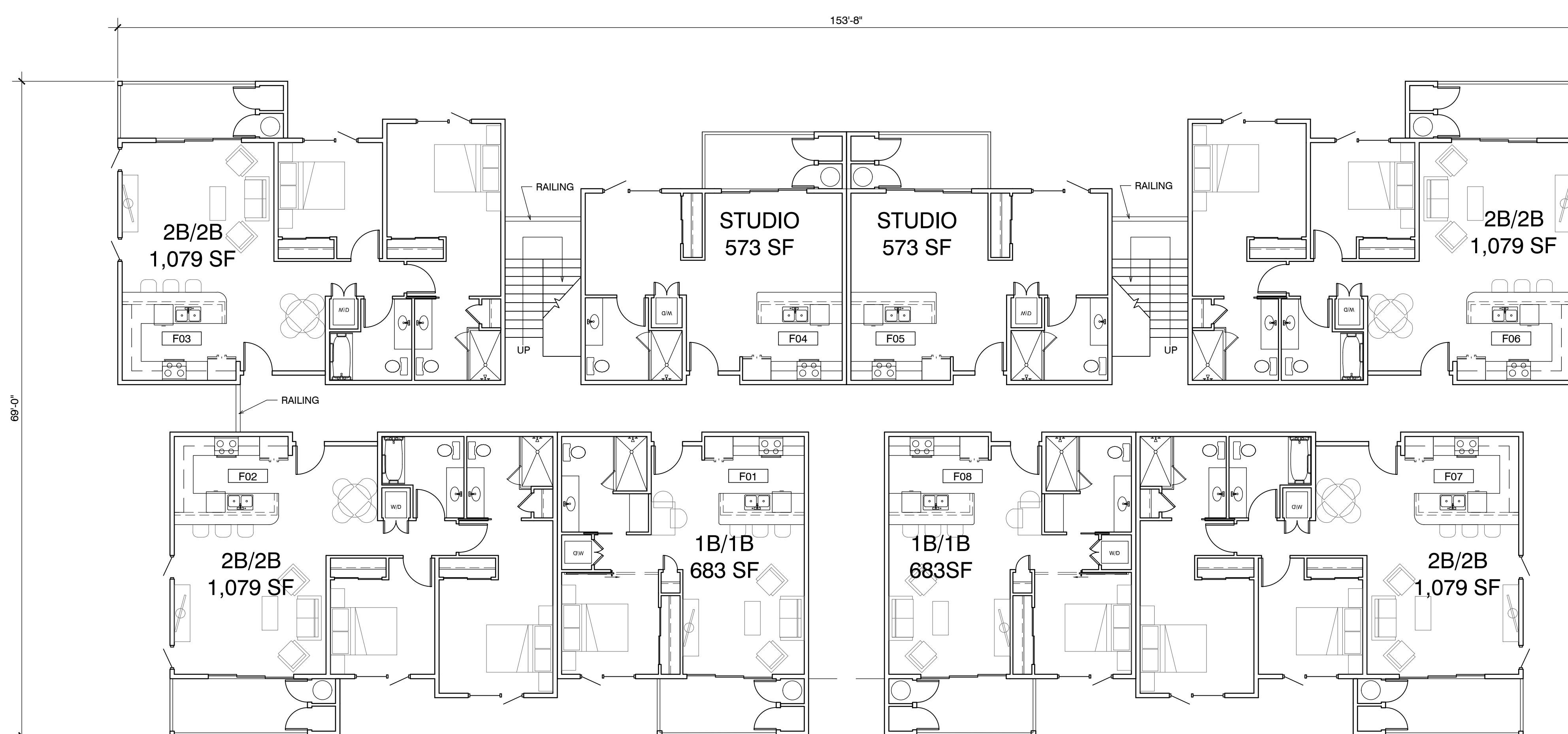
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NOTE:

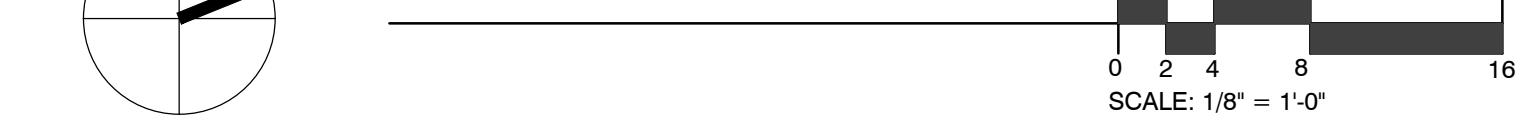
1. STAIRS & HALLWAYS ARE OPEN TO EXTERIOR



2ND FLOOR PLAN



1ST FLOOR PLAN



Sheet Number:

Sheet Title:
OVERALL FLOOR
PLANS - BLDG F

Drawn By: AC
Drawing Date: 05.11.2022
Project Number: 2119

Revisions:

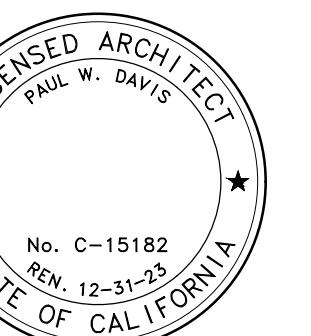
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A2.6

BLDG. F - UNIT BREAKDOWN				
LABEL	UNIT TYPE	1ST FLR	2ND FLR	AREA / UNIT
S1	STUDIO	2	2	573 2,292 SF
A1	1 BED	2	0	683 1,366 SF
A2	1 BED	0	2	784 1,568 SF
B2	2 BED	4	4	1079 8,632 SF
		8	8	16 13,858 SF

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Villas at Laguna Seca

LOTS 4-7, CITATION COURT
MONTEREY, CA 93940

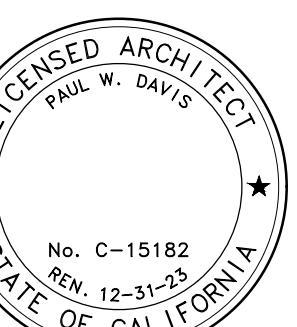
APN.: 173-121-004-000; 005; 023; 026

Exterior Material / Color

1. MAIN ROOF: SINGLE PLY ROOF MEMBRANE
2. EXTERIOR WALL: HORIZONTAL 1"x6" TREX CLADDING
Color: Transcend Tiki Torch
3. EXTERIOR WALL: SMOOTH PLASTER
Paint Color: SW 7077 (Original White)
4. EXTERIOR WALL: SMOOTH PLASTER
Paint Color: SW 9155 (Slate Violet)
5. WINDOWS/DOORS: Vinyl - DARK BRONZE
6. RAILING: Stainless Steel Cable railing
7. POST/BEAM,
FASCIA, TRIM, GUTTER: Paint color DEC756 (Weathered Brown)
8. STORAGE DOOR/TRIM: Paint color: SW 7077 (Original White)

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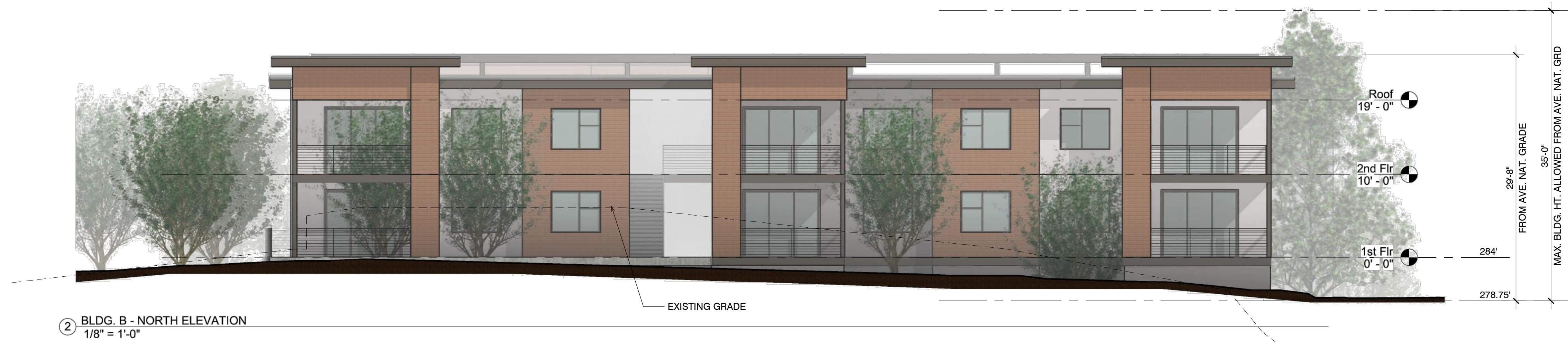
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Sheet Title:
ELEVATIONS -
BLDG A & B

Sheet Number:

A3.1





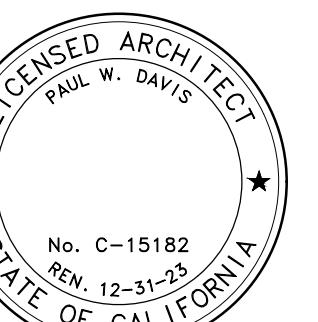
Exterior Material / Color

- MAIN ROOF: SINGLE PLY ROOF MEMBRANE
- EXTERIOR WALL: HORIZONTAL 1"x6" TREX CLADDING
Color: Transcend Tiki Torch
- EXTERIOR WALL: SMOOTH PLASTER
Paint Color: SW 7077 (Original White)
- EXTERIOR WALL: SMOOTH PLASTER
Paint Color: SW 9155 (Slate Violet)
- WINDOWS/DOORS: Vinyl - DARK BRONZE
- RAILING: Stainless Steel Cable railing
- POST/BEAM,
FASCIA, TRIM, GUTTER: Paint color DEC756 (Weathered Brown)



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Sheet Title:
**ELEVATIONS -
BLDG. A & B**

Sheet Number:





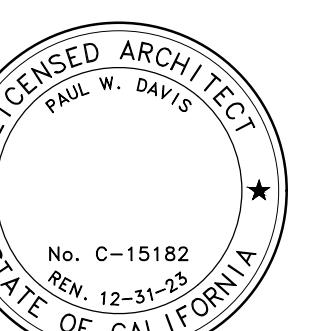
Exterior Material / Color

- MAIN ROOF: SINGLE PLY ROOF MEMBRANE
- EXTERIOR WALL: HORIZONTAL 1"x6" TREX CLADDING Color: Transcend Tiki Torch
- EXTERIOR WALL: SMOOTH PLASTER Paint Color: SW 7077 (Original White)
- EXTERIOR WALL: SMOOTH PLASTER Paint Color: SW 9155 (Slate Violet)
- WINDOWS/DOORS: Vinyl - DARK BRONZE
- RAILING: Stainless Steel Cable railing
- POST/BEAM, FASCIA, TRIM, GUTTER: Paint color DEC756 (Weathered Brown)
- STORAGE DOOR/TRIM: Paint color: SW 7077 (Original White)



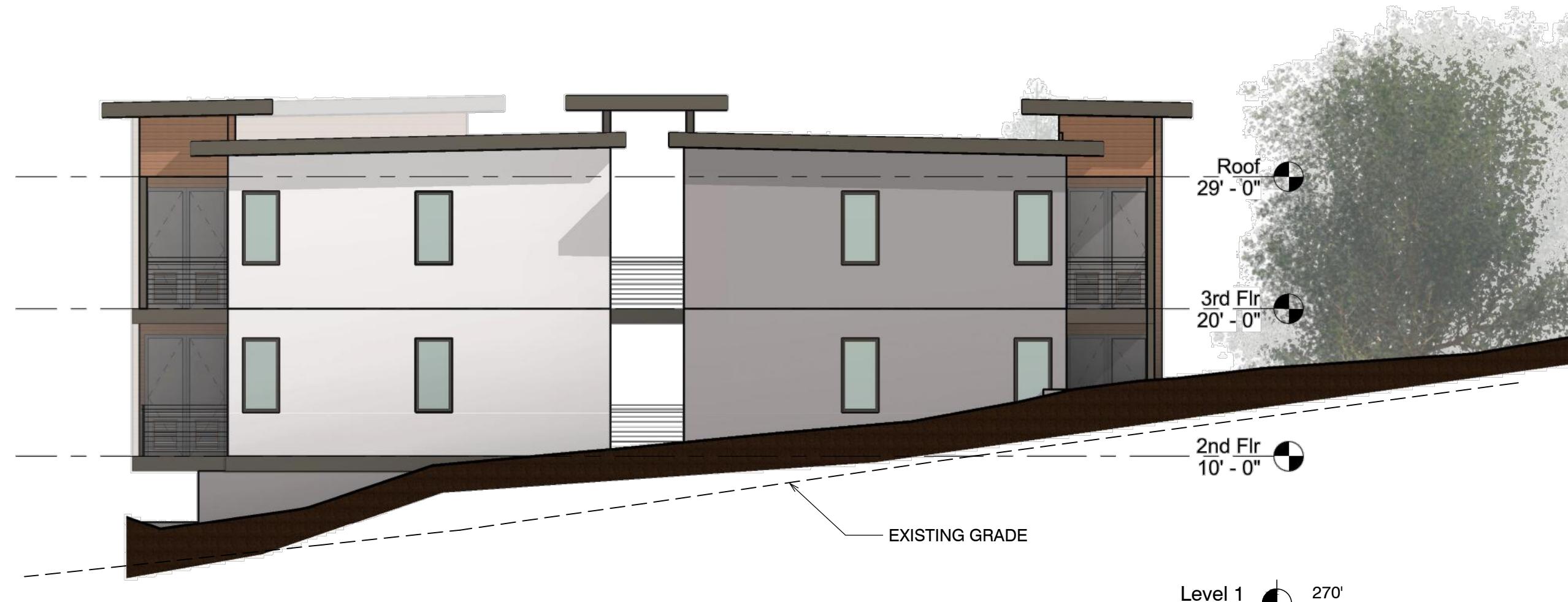
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Project Number: 2119

Revisions:



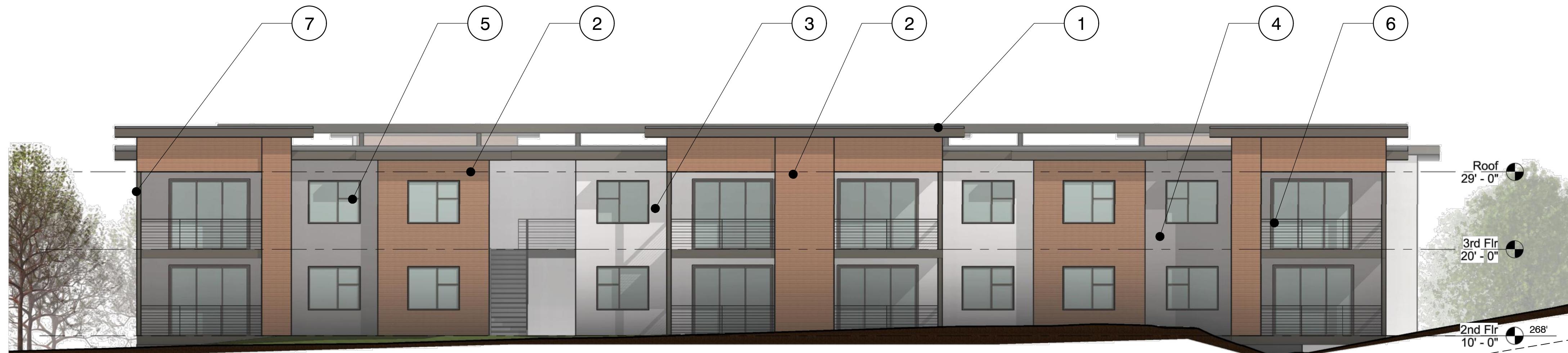
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Sheet Title: ELEVATIONS - BLDG. C
Sheet Number:

Villas at Laguna Seca

LOTS 4-7, CITATION COURT
MONTEREY, CA 93940

APN.: 173-121-004-000; 005; 0

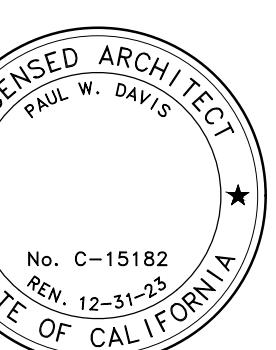


Exterior Material / Color

1. MAIN ROOF: SINGLE PLY ROOF MEMBRANE
2. EXTERIOR WALL: HORIZONTAL 1"x6" TREX CLADDING
Color: Transcend Tiki Torch
3. EXTERIOR WALL: SMOOTH PLASTER
Paint Color: SW 7077 (Original White)
4. EXTERIOR WALL: SMOOTH PLASTER
Paint Color: SW 9155 (Slate Violet)
5. WINDOWS/DOORS: Vinyl - DARK BRONZE
6. RAILING: Stainless Steel Cable railing
7. POST/BEAM,
FASCIA, TRIM, GUTTER: Paint color DEC756 (Weathered
Brown)
8. STORAGE DOOR/TRIM: Paint Color: SW 7077 (Original White)



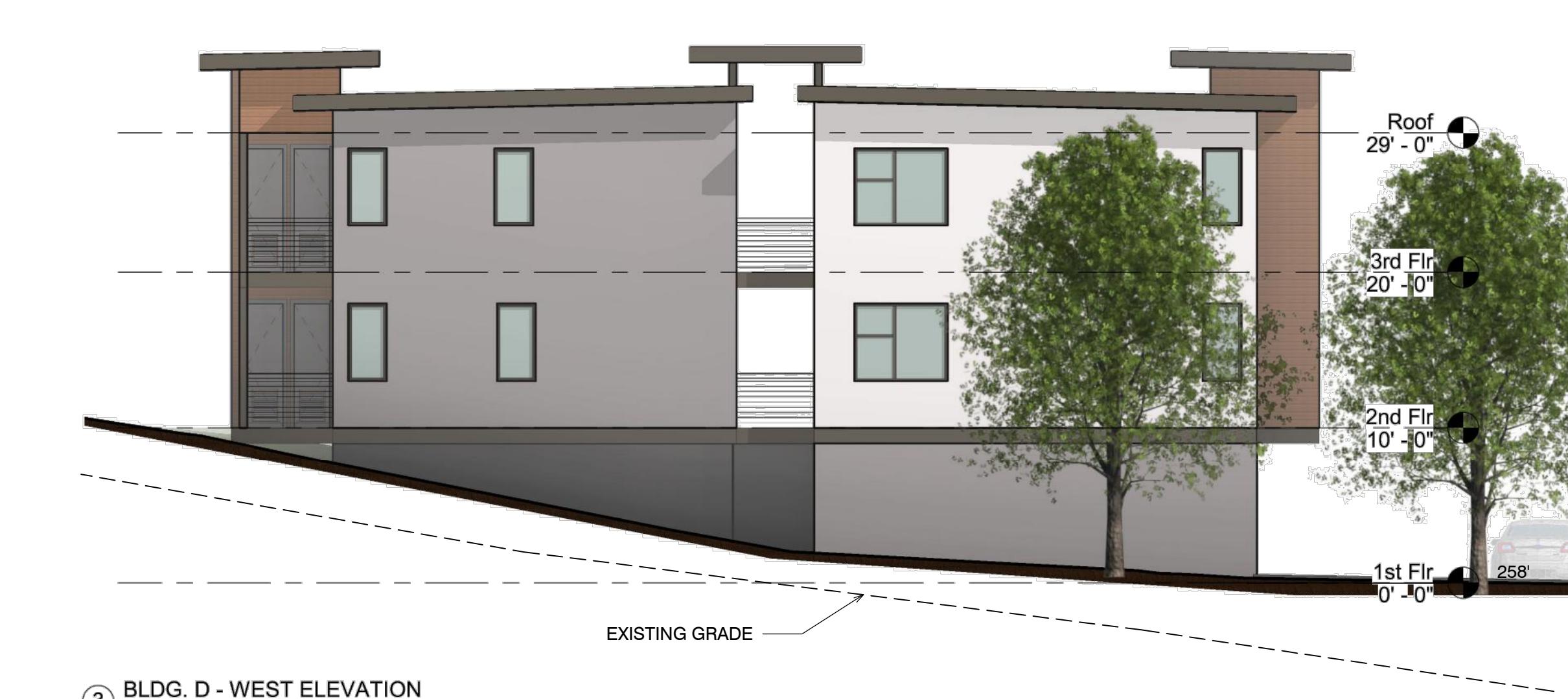
The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com



Drawn By: AC
Drawing Date: 05.11.2022
Project Number: 2119

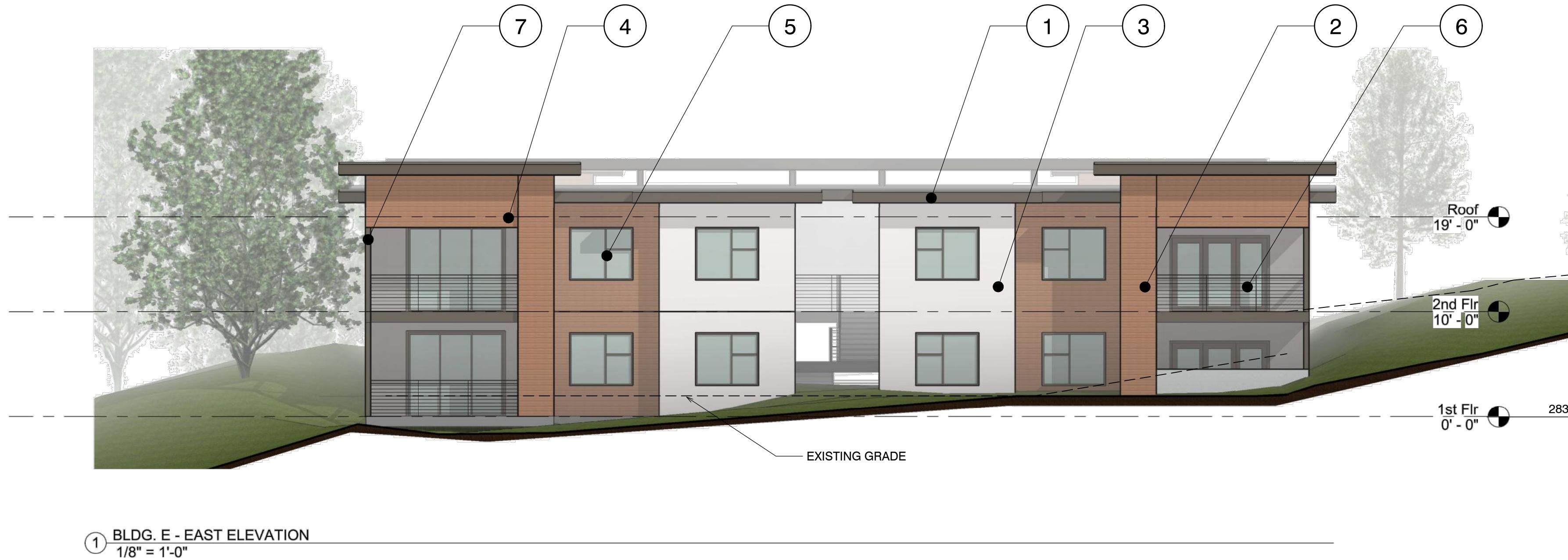
Revisions:

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Sheet Title:
**ELEVATIONS -
BLDG D**

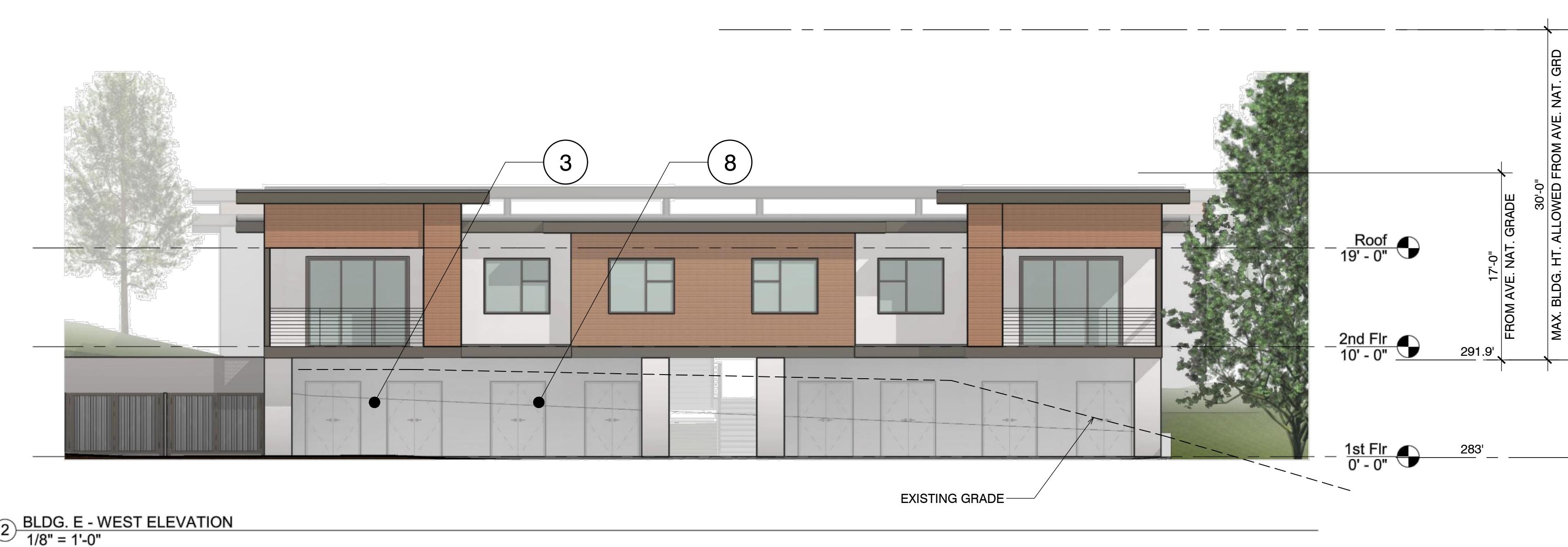
Exterior Material / Color



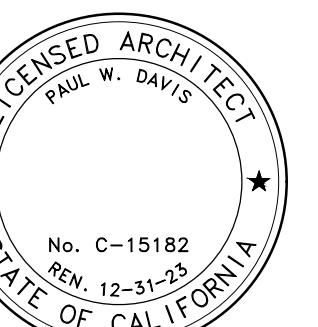
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Color: Transcend Tiki Torch
3. EXTERIOR WALL: SMOOTH PLASTER
Paint Color: SW 7077 (Original White)
4. EXTERIOR WALL: SMOOTH PLASTER
Paint Color: SW 9155 (Slate Violet)
5. WINDOWS/DOORS: Vinyl - DARK BRONZE
6. RAILING: Stainless Steel cable railing
7. POST/BEAM,
FASCIA, TRIM, GUTTER: Paint color DEC756 (Weathered Brown)
8. STORAGE DOOR/TRIM: Paint color: SW 7077 (Original White)

Villas at Laguna Seca

LOTS 4-7, CITATION COURT
MONTEREY, CA 93940

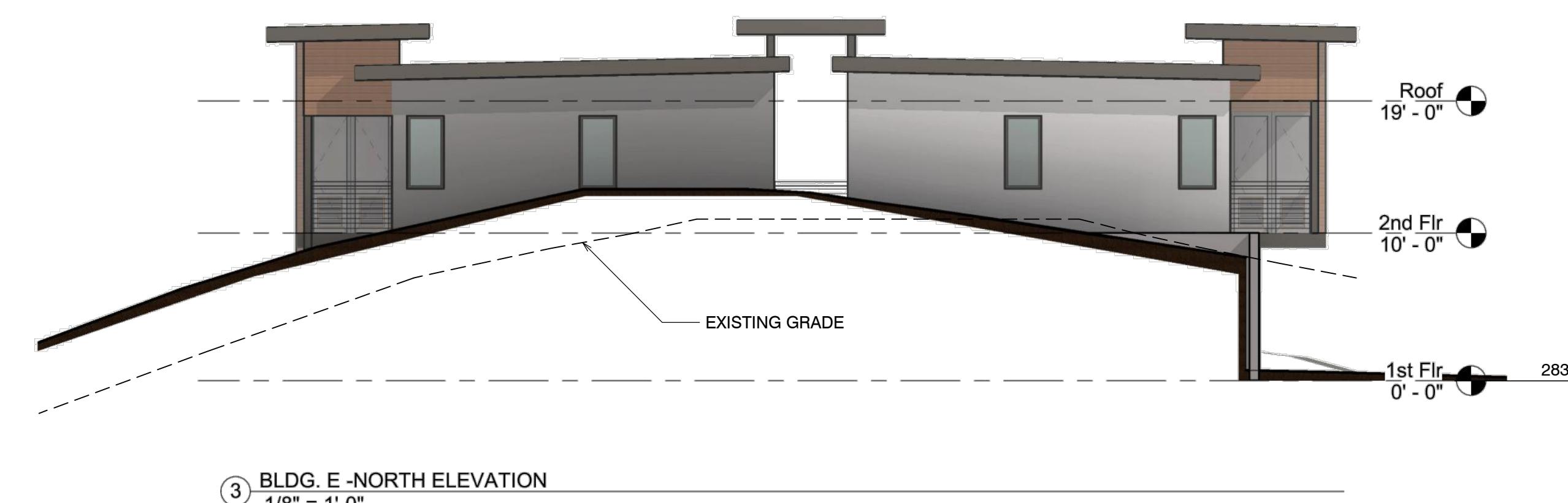
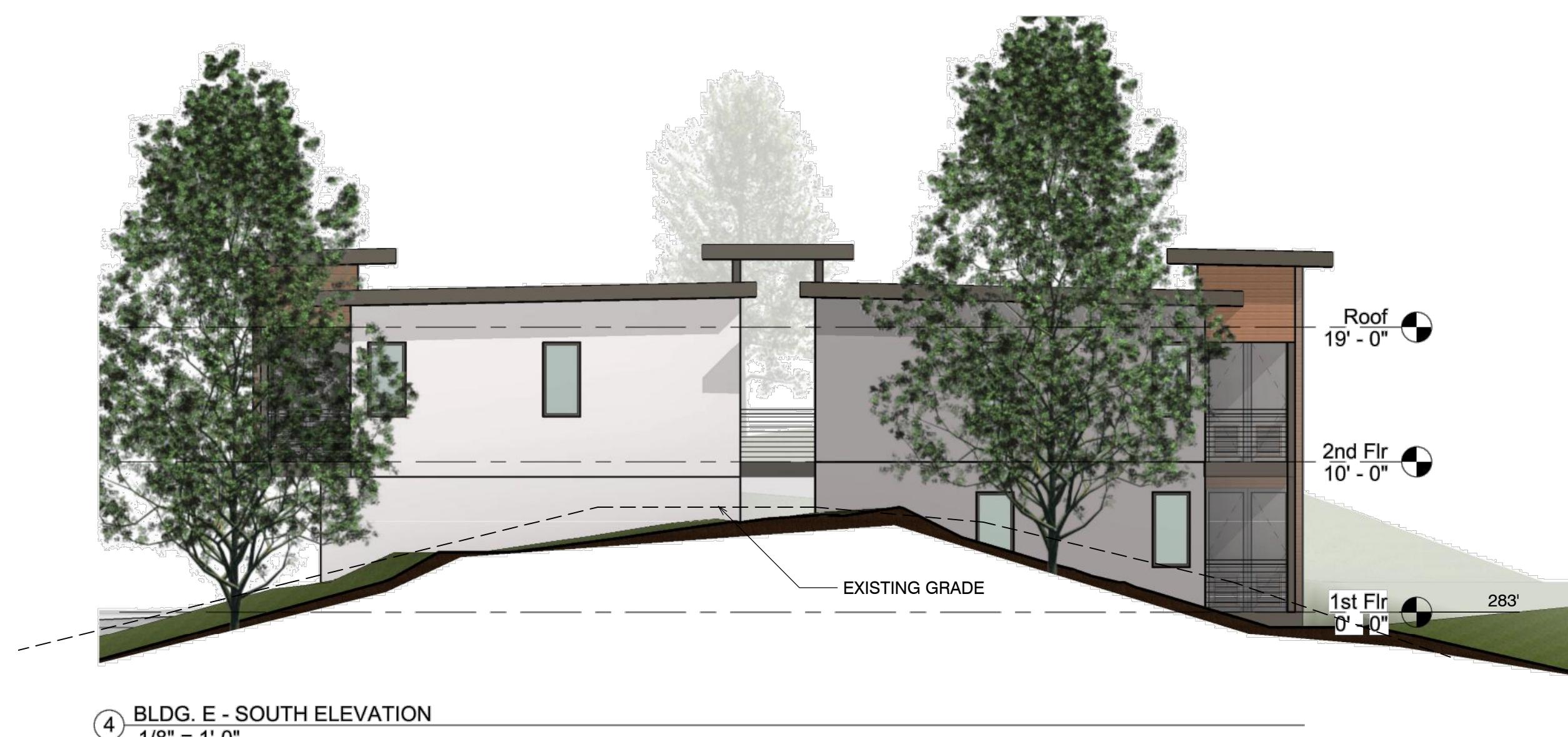


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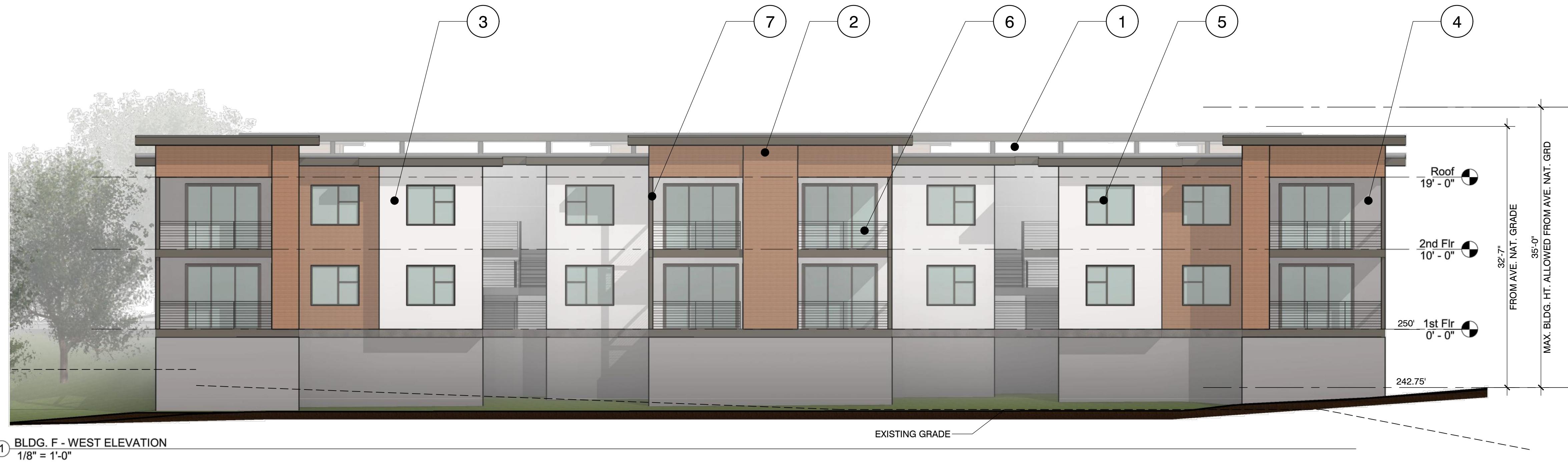
Revisions:



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Sheet Title:
ELEVATIONS -
BLDG. E

Sheet Number:

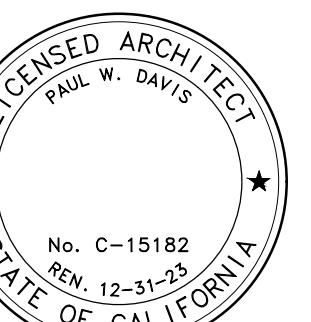


Exterior Material / Color

- MAIN ROOF: SINGLE PLY ROOF MEMBRANE
- EXTERIOR WALL: HORIZONTAL 1"x6" TREX CLADDING Color: Transcend Tiki Torch
- EXTERIOR WALL: SMOOTH PLASTER Paint Color: SW 7077 (Original White)
- EXTERIOR WALL: SMOOTH PLASTER Paint Color: SW 9155 (Slate Violet)
- WINDOWS/DOORS: Vinyl - DARK BRONZE
- RAILING: Stainless Steel cable railing
- POST/BEAM, FASCIA, TRIM, GUTTER: Paint color DEC756 (Weathered Brown)

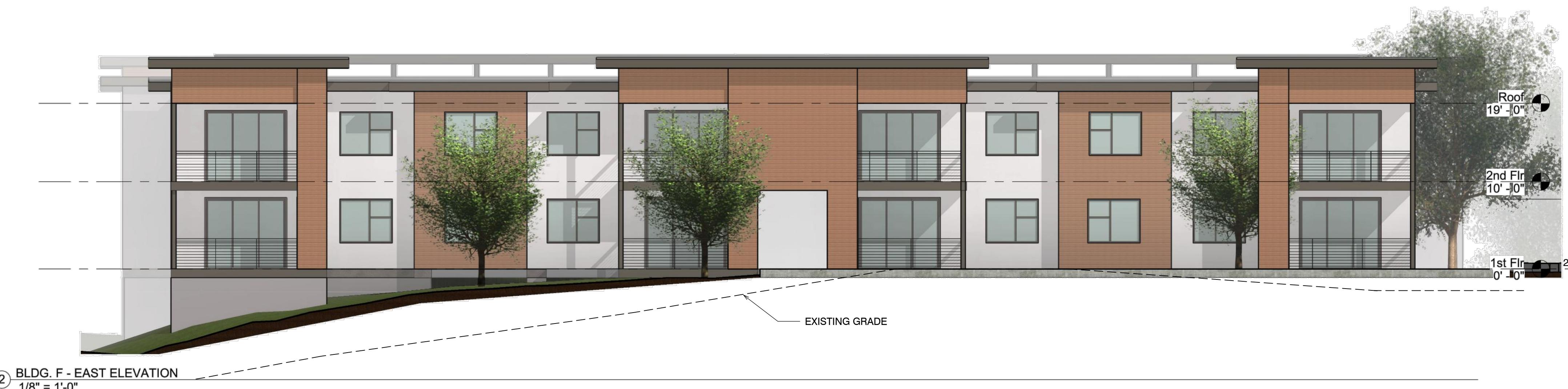
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PAUL DAVIS
PARTNERSHIP**
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
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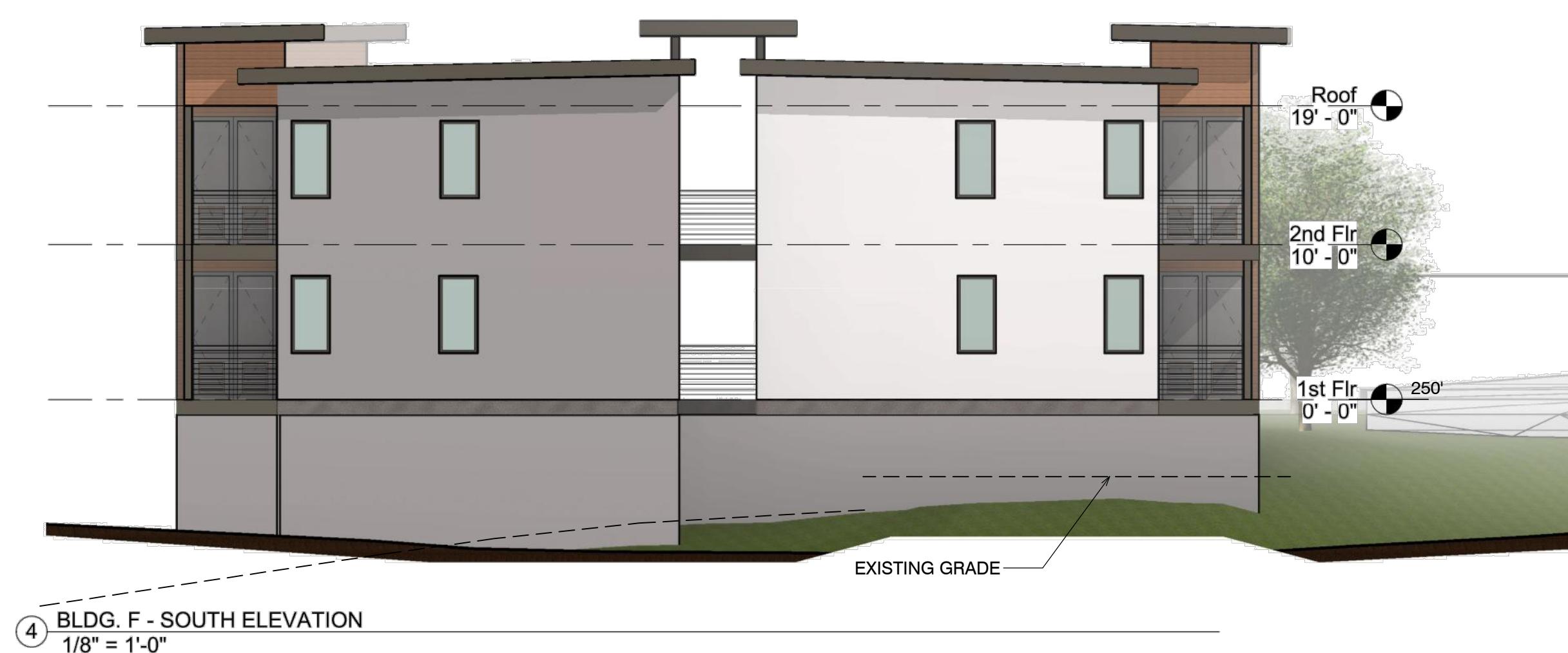


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Revisions:



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Sheet Title:
**ELEVATIONS -
BLDG. F**

Sheet Number:

GENERAL

- CONSTRUCTION CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD DESIGN PROFESSIONALS HARMLESS FROM ANY AND ALL LIABILITY, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL(S).
- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH:
 - ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, ORDINANCES, AND RULES, INCLUDING WITHOUT LIMITATION: CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIVE CODE (CAL-OSHA) CALIFORNIA CODE 4216 – PROTECTION OF UNDERGROUND INFRASTRUCTURE MONTEREY COUNTY CODE, INCLUDING COUNTY GRADING ORDINANCE NO. 2535 (TITLE 16) AND EROSION CONTROL ORDINANCE NO. 2806 (TITLE 16).
 - THE 2019 CALIFORNIA BUILDING STANDARDS CODE (CCR TITLE 24), WITH AMENDMENTS ADOPTED BY MONTEREY COUNTY.
 - CALIFORNIA EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - THE PROJECT PLANS AND SPECIFICATIONS
 - THE 2018 EDITION OF "STANDARD SPECIFICATIONS", STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS), AS AMENDED BY THE MOST CURRENT "REVISED STANDARD SPECIFICATIONS". THE "STANDARD SPECIFICATIONS" AND "REVISED STANDARD SPECIFICATIONS" CAN BE DOWNLOADED FOR FREE FROM <https://dot.ca.gov/programs/design/ccs-standard-plans-and-standard-specifications>
 - THE 2018 EDITION OF "STANDARD PLANS", STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS), AS AMENDED BY THE MOST CURRENT "REVISED STANDARD PLANS". THE "STANDARD PLANS" AND "REVISED STANDARD PLANS" CAN BE DOWNLOADED FOR FREE FROM <https://dot.ca.gov/programs/design/ccs-standard-plans-and-standard-specifications>
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA.
- PROJECT IS NOT SUBJECT TO INUNDATION OR 100 YEAR FLOOD LEVELS.
- THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN A CURRENT, COMPLETE, AND ACCURATE RECORD OF ALL DEVIATIONS FROM THE WORK PROPOSED IN THESE PLANS AND SPECIFICATIONS, AND A RECORD DRAWING SET SHALL BE PREPARED AND PROVIDED TO THE ENGINEER AT THE COMPLETION OF WORK. CHANGES SHALL NOT BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE DESIGN ENGINEER.

MONTEREY COUNTY NOTES

- INTENTION OF GRADING: CONSTRUCTION OF MULTI-FAMILY APARTMENTS AND ASSOCIATED SITE WORK
- ESTIMATED START: TBD, ESTIMATED COMPLETION: TBD.
- PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- SEE ARCHITECTURAL/LANDSCAPE PLANS AND/OR THE PROJECT ARBORIST'S REPORT FOR TREE PROTECTION AND REMOVAL REQUIREMENTS.
- 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 ARCHEOLOGIST 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.

EARTHWORK AND AREA ESTIMATES

	Lot 4	Lot 5	Lot 6	Lot 7	Total
Grading Area (acres):	1.2	1.4	0.8	0.9	4.3
Cut (CY):	6,900	1,500	4,000	1,400	13,800
Fill (CY):	1,800	8,400	100	2,500	12,800
Shrinkage (CY):	200	700	-	200	1,100
Trenching and Foundation Spoils (CY):	500	600	400	400	1,900
Export (Import) (CY):	5,400	(7,000)	4,300	(900)	1,800

GRADING WITHIN AREAS OF 25% OR GREATER EXISTING SLOPES

	Lot 4	Lot 5	Lot 6	Lot 7	Total
Grading Area (SF):	19,000	4,000	9,000	5,000	37,000
Cut (CY):	2,000	700	1,300	400	4,400
Fill (CY):	200	100	100	300	700

- THE QUANTITIES PRESENTED ABOVE ARE ESTIMATES ONLY, BASED ON THE DIFFERENCE BETWEEN EXISTING SUBGRADE ELEVATION AND FINISHED SUBGRADE ELEVATION, AS SHOWN ON THE PLANS, AND ARE NOT ADJUSTED FOR CHANGES IN VOLUME DUE TO CHANGES IN SOIL DENSITY.
- THE FOLLOWING ARE NOT INCLUDED IN THE ABOVE ESTIMATE:
 - CLEARING AND STRIPPING
 - REMOVAL OF STRUCTURES, FOOTINGS, AND PAVEMENTS
 - UTILITY TRENCHING AND EXCAVATION FOR FOUNDATIONS
- THESE QUANTITIES SHALL BE USED FOR BONDING AND PERMITTING PURPOSES ONLY. CONTRACTOR SHALL MAKE HIS/HER OWN SITE VISIT AND QUANTITY TAKE-OFFS AND SHALL BILL ACCORDINGLY.
- EARTHWORK VALUES SHOULD BE REEVALUATED DURING THE EARLY STAGES OF SITE GRADING. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING FINAL EARTHWORK QUANTITIES TO HIS/HER SATISFACTION PRIOR TO START OF GRADING OPERATIONS.

Feb 20, 2022 - 4:14pm
Revised
Monterey County, California - Villas at Laguna Seca - PLANNING & CONSTRUCTION

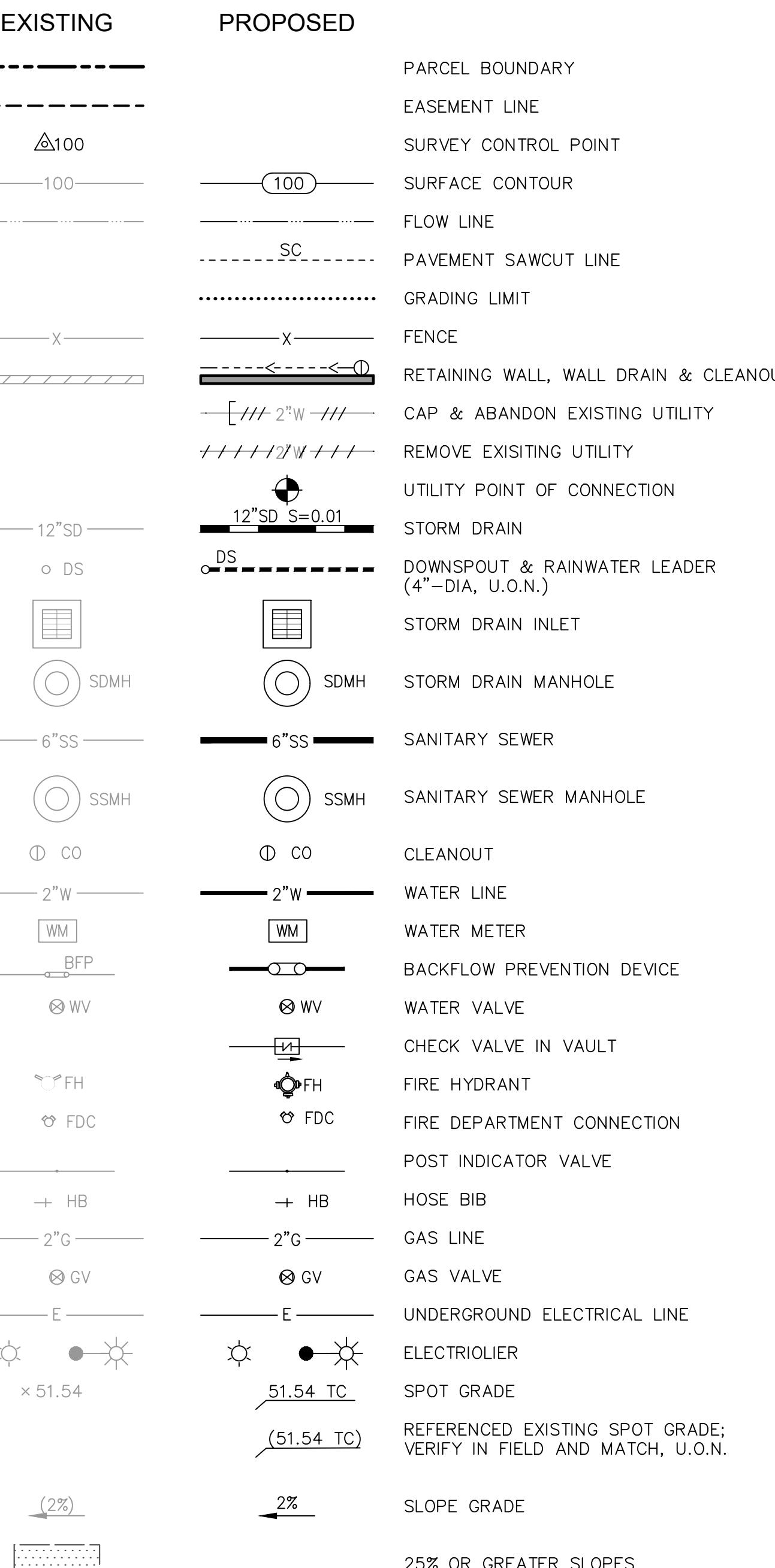


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GRADING AND DRAINAGE

- SITE GRADING AND EARTHWORK SHALL BE PERFORMED IN CONFORMANCE WITH THE PROJECT GEOTECHNICAL REPORT ENTITLED: GEOTECHNICAL AND INFILTRATION INVESTIGATION FOR THE PROPOSED NEW APARTMENT COMPLEX AT 1491 CITATION COURT, APT 173-121-005, BY SOIL SURVEYS GROUP INC., DATED FEBRUARY 23, 2018, PROJECT NO. #7044
- ONSITE GRADING AND EARTHWORK, SITE PREPARATION, EXCAVATION, TRENCHING AND COMPACTION SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER DESIGNATED BY THE OWNER. ALL GRADING AND EARTHWORK SHALL BE DONE TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
- SPECIAL INSPECTIONS BY A SPECIAL INSPECTOR, ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
- SHOULD THE RESULTS OF ANY COMPACTION TEST FAIL TO MEET THE MINIMUM REQUIRED DENSITY AS SPECIFIED ON THESE PLANS OR IN THE GEOTECHNICAL REPORT, THE DEFICIENCY SHALL BE CORRECTED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER AT THE CONTRACTOR'S EXPENSE. THE EXPENSE OF RETESTING SUCH AREAS SHALL ALSO BE BORNE BY THE CONTRACTOR, AT NO COST TO THE OWNER.
- NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST FOUR (4) WORKING DAYS PRIOR TO ANY GRADING OR FOUNDATION EXCAVATION.
- ALL SOILS UTILIZED FOR FILL PURPOSES SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. IMPORTED SOILS SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE BEING BROUGHT TO THE SITE.
- EXCAVATION FOR ANY PURPOSE SHALL NOT REMOVE LATERAL SUPPORT FROM ANY FOUNDATION WITHOUT FIRST UNDERPINNING OR PROTECTING THE FOUNDATION AGAINST SETTLEMENT OR LATERAL TRANSLATION. THE EXCAVATION OUTSIDE THE FOUNDATION SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, COBBLES AND BOULDERS OR WITH A CONTROLLED LOW-STRENGTH MATERIAL (CLSM). THE BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTION IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION OR THE WATERPROOFING OR DAMPROOFING MATERIAL. EXCEPTION: CLSM NEED NOT BE COMPACTION.
- IMPERVIOUS SURFACES ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN. LANDSCAPE AREAS ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 5% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN.
- RELATIVE COMPACTION SHALL BE EXPRESSED AS A PERCENTAGE OF THE MAXIMUM DRY DENSITY OF THE MATERIAL AS DETERMINED BY ASTM TEST D-1557. IN-PLACE DENSITY TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM TESTS D-1556 AND D-6938.
- GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING STRUCTURES, OBSTRUCTIONS, TREES SHOWN TO BE REMOVED, VEGETATION, ORGANIC-LADEN TOPSOIL, LARGE ROOTS, DEBRIS, AND OTHER DELETERIOUS MATERIALS, BURIED SUBSURFACE OBJECTS ENCOUNTERED, OR VOIDS CREATED DURING SITE PREPARATION SHALL BE CALLED TO THE ATTENTION OF THE GEOTECHNICAL ENGINEER.
- SURPLUS EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE SITE IN A LEGAL MANNER.
- SUBGRADE PREPARATION AND ENGINEERED FILL THAT SUPPORTS FOOTINGS, SLABS, PAVEMENTS, AND FLATWORK SHALL EXTEND AT LEAST 5 FOOT BEYOND THE LIMITS OF PROPOSED IMPROVEMENTS.
- FOOTINGS LOCATED ADJACENT TO OTHER FOOTINGS OR RETAINING WALLS SHALL HAVE THEIR BEARING SURFACES FOUNDED BELOW A 2:1 (H:V) LINE PROJECTED UPWARD FROM THE BOTTOM EDGE OF THE ADJACENT FOOTING, WALL, OR UTILITY TRENCH.
- FOLLOWING CLEARING AND STRIPPING, EXPOSED SUBGRADES IN AREAS TO RECEIVE ENGINEERED FILL, STRUCTURES, PAVEMENTS, CONCRETE SLABS, OR OTHER IMPROVEMENTS SHALL BE SCARIFIED TO A DEPTH OF 6 INCHES, MOISTURE CONDITIONED, AND UNIFORMLY COMPACTION TO AT LEAST 90% RELATIVE COMPACTION.
- THE GEOTECHNICAL ENGINEER SHALL INSPECT ALL SURFACES TO RECEIVE FILL PRIOR TO THE PLACEMENT OF ANY FILL.
- ENGINEERED FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTION TO A MINIMUM OF 90% RELATIVE COMPACTION.
- CUT/FILL SLOPES SHALL BE NO STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2H:1V) UNLESS OTHERWISE APPROVED AT THE TIME OF GRADING BY THE GEOTECHNICAL ENGINEER.
- WHERE EXISTING GRADE IS AT A SLOPE OF 5H:1V (20%) OR STEEPER AND THE DEPTH OF THE FILL EXCEEDS 5 FEET, BENCHING SHALL BE PROVIDED. A TOE KEY SHALL BE CUT A MINIMUM DEPTH OF 2 FEET INTO UNDISTURBED SOILS TO THE INSIDE OF THE FILL'S TOE. THIS KEY SHALL BE A MINIMUM OF 10 FEET WIDE AND SLOPE AT NO LESS THAN 2% INTO THE SLOPE. AS THE FILL ADVANCES UP-SLOPE, BENCHES AT LEAST 3 FEET WIDE, OR TWICE THE WIDTH OF THE COMPACTION EQUIPMENT, WHICHEVER IS WIDER, SHALL BE SCARIFIED INTO THE FILL/UNDISTURBED SOIL INTERFACE.
- ENGINEERED FILL IN BUILDING AREAS, STRUCTURAL BACKFILL, AND THE UPPER 12" BELOW FLATWORK AND PAVEMENT SHALL BE COMPACTION TO A MINIMUM OF 95% OF ITS MAXIMUM DRY DENSITY.
- ALL RE-COMPACTION AND ENGINEERED FILL SOILS SHALL BE COMPACTION WITHIN 2 PERCENT OF THE LABORATORY OPTIMUM MOISTURE CONTENT FOR THE SOIL.
- ON-SITE NON-ORGANIC SOIL IS GENERALLY ACCEPTABLE FOR USE AS ENGINEERED FILL. NATIVE SOIL USED AS ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
 - SOIL SHALL BE FREE OF ORGANICS, DEBRIS, AND OTHER DELETERIOUS MATERIALS.
 - ROCK OVER 6 INCHES IN ITS MAXIMUM DIMENSION MAY NOT BE USED IN AN ENGINEERED FILL.
- IMPORTED SOIL USED AS GENERAL ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
 - SOIL SHALL BE FREE OF ORGANIC AND DELETERIOUS MATERIALS, OR RECYCLED MATERIALS SUCH AS ASPHALTIC CONCRETE, CONCRETE, BRICK, ETC.
 - SOIL SHALL NOT CONTAIN ANY ROCKS OR CLODS OVER 4 INCHES IN MAXIMUM DIMENSION, AND SHALL NOT CONTAIN OVER 15 PERCENT BY WEIGHT ROCKS LARGER THAN 2 INCHES
 - SOIL SHALL BE GRANULAR, HAVING A PLASTICITY INDEX OF LESS THAN 15, AND NOT MORE THAN 20 PERCENT BY WEIGHT PASSING THE #200 SIEVE
 - SOIL SHALL HAVE SUFFICIENT BINDER TO ALLOW EXCAVATIONS TO STAND WITHOUT CAVING
 - THE PORTION FINER THAN THE NO. 200 SIEVE SHALL NOT CONTAIN ANY EXPANSIVE CLAYS.
- IN THE EVENT THAT ANY UNUSUAL CONDITIONS ARE ENCOUNTERED DURING GRADING OPERATIONS WHICH ARE NOT COVERED BY THE SOIL INVESTIGATION OR SPECIFICATIONS, THE SOILS ENGINEER SHALL BE IMMEDIATELY NOTIFIED SUCH THAT ADDITIONAL RECOMMENDATIONS MAY BE MADE.
- A LETTER SHALL BE SUBMITTED FROM A LICENSED SURVEYOR CERTIFYING THAT PAD ELEVATIONS ARE WITHIN 0.1 FEET OF ELEVATIONS STATED ON APPROVED PLANS, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- A "FINAL SOILS LETTER" FROM THE GEOTECHNICAL ENGINEER STATING THAT ALL EARTHWORK COMPLETED WAS IN ACCORDANCE WITH THE RECOMMENDATIONS STATED IN THE GEOTECHNICAL REPORT SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION.
- EXPORT SOIL SHALL BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE APPROVED BY THE COUNTY. CONTRACTOR SHALL NOTIFY GRADING OFFICIAL OF PROPOSED HAUL ROUTE.

LEGEND



CIVIL SHEET INDEX

C0.1	CIVIL COVER SHEET
C0.8	BOUNDARY AND EASEMENTS MAP
C0.9	EXISTING CONDITIONS MAP
C1.0	OVERALL CIVIL SITE PLAN
C1.1	CIVIL SITE GRADING AND DRAINAGE PLAN – LOTS 4 AND 5
C1.2	CIVIL SITE GRADING AND DRAINAGE PLAN – LOTS 6 AND 7
C1.3	CIVIL SITE CROSS-SECTIONS – LOTS 4 AND 5
C1.4	CIVIL SITE CROSS-SECTIONS – LOTS 6 AND 7
C2.1	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
C2.2	TEMPORARY EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
C3.1	CIVIL SITE UTILITY PLAN – LOTS 4 AND 5
C3.2	CIVIL SITE UTILITY PLAN – LOTS 6 AND 7
C4.1	POST-CONSTRUCTION STORMWATER CONTROL EXHIBIT
C5.1	CONSTRUCTION MANAGEMENT PLAN

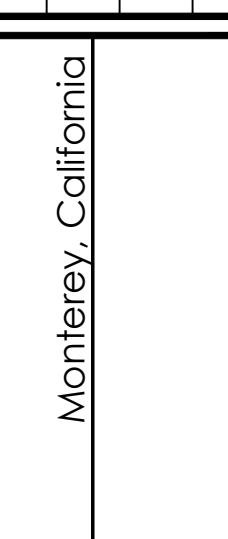
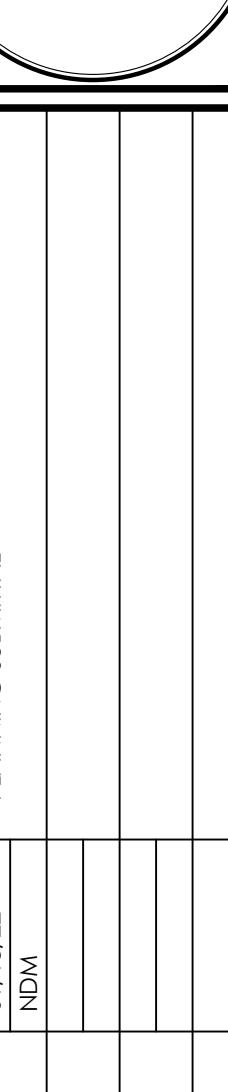
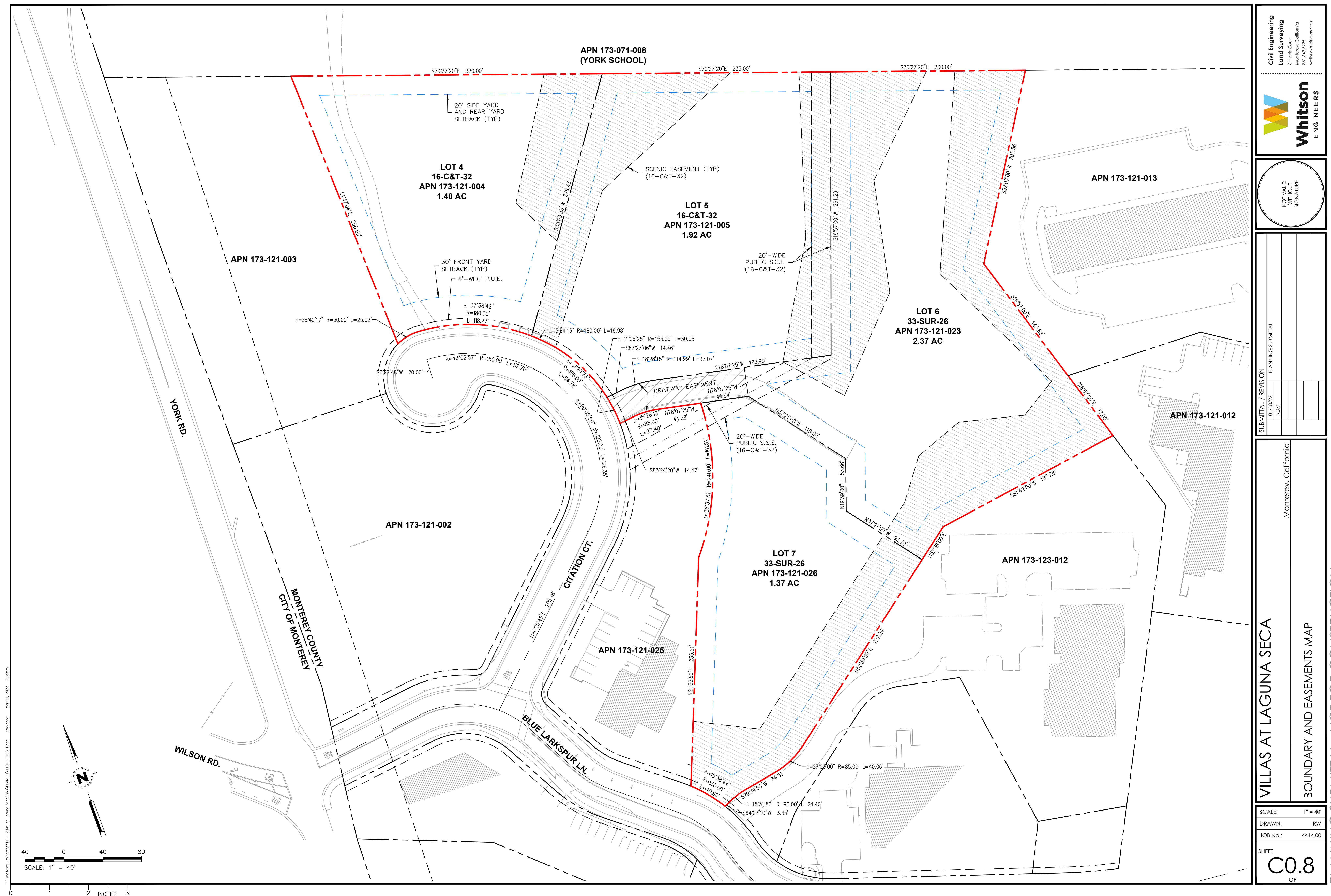
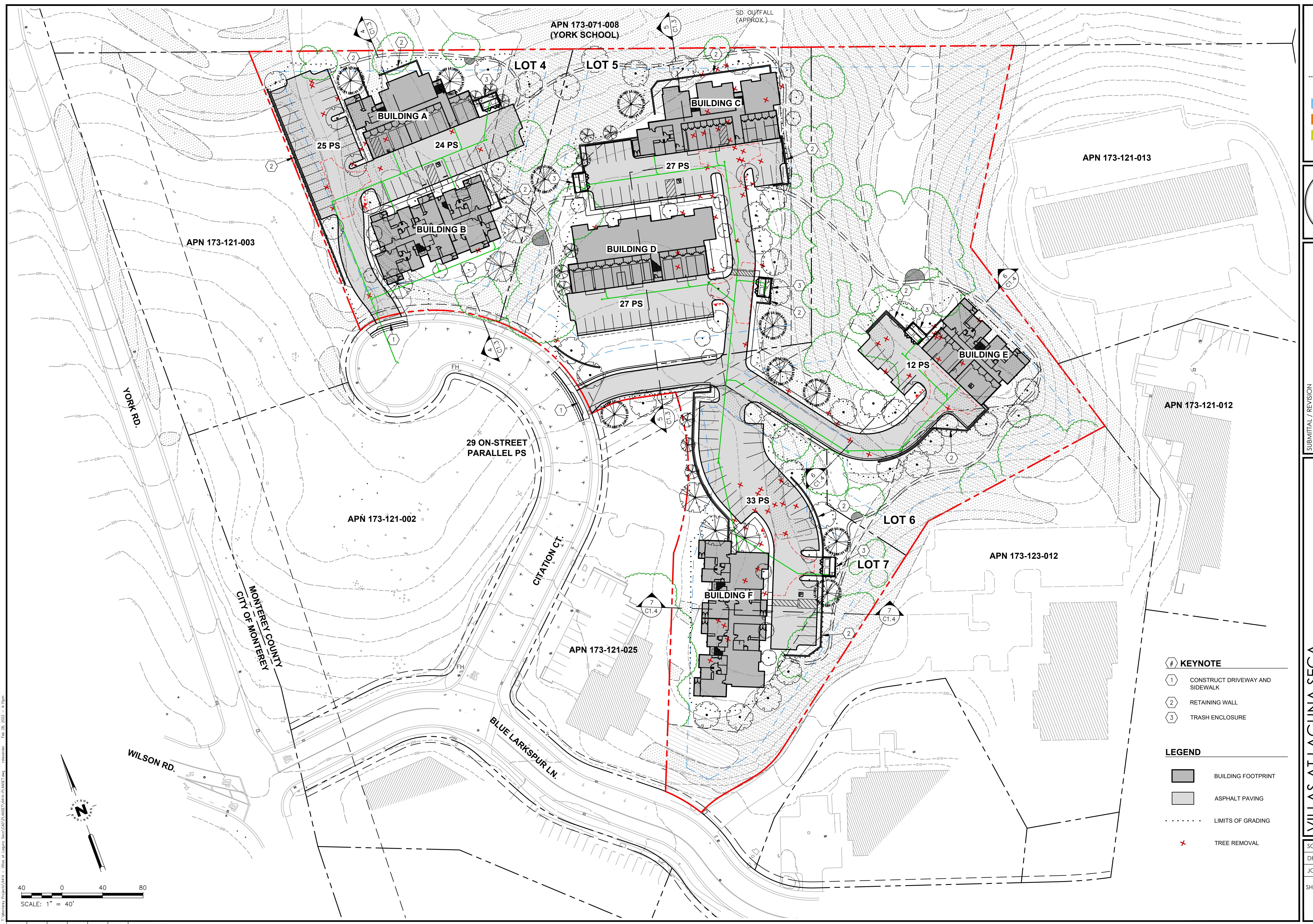


TABLE 1705.6 - REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS

TYPE	REQD	CONTINUOUS	PERIODIC	NOTES
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	X		X	
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL	X		X	
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTION TEST MATERIALS	X		X	
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTION FILLED	X	X		
5. PRIOR TO PLACEMENT OF COMPACTION FILLED, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY	X		X	







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Civil Engineering Land Surveying

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Monterey, California



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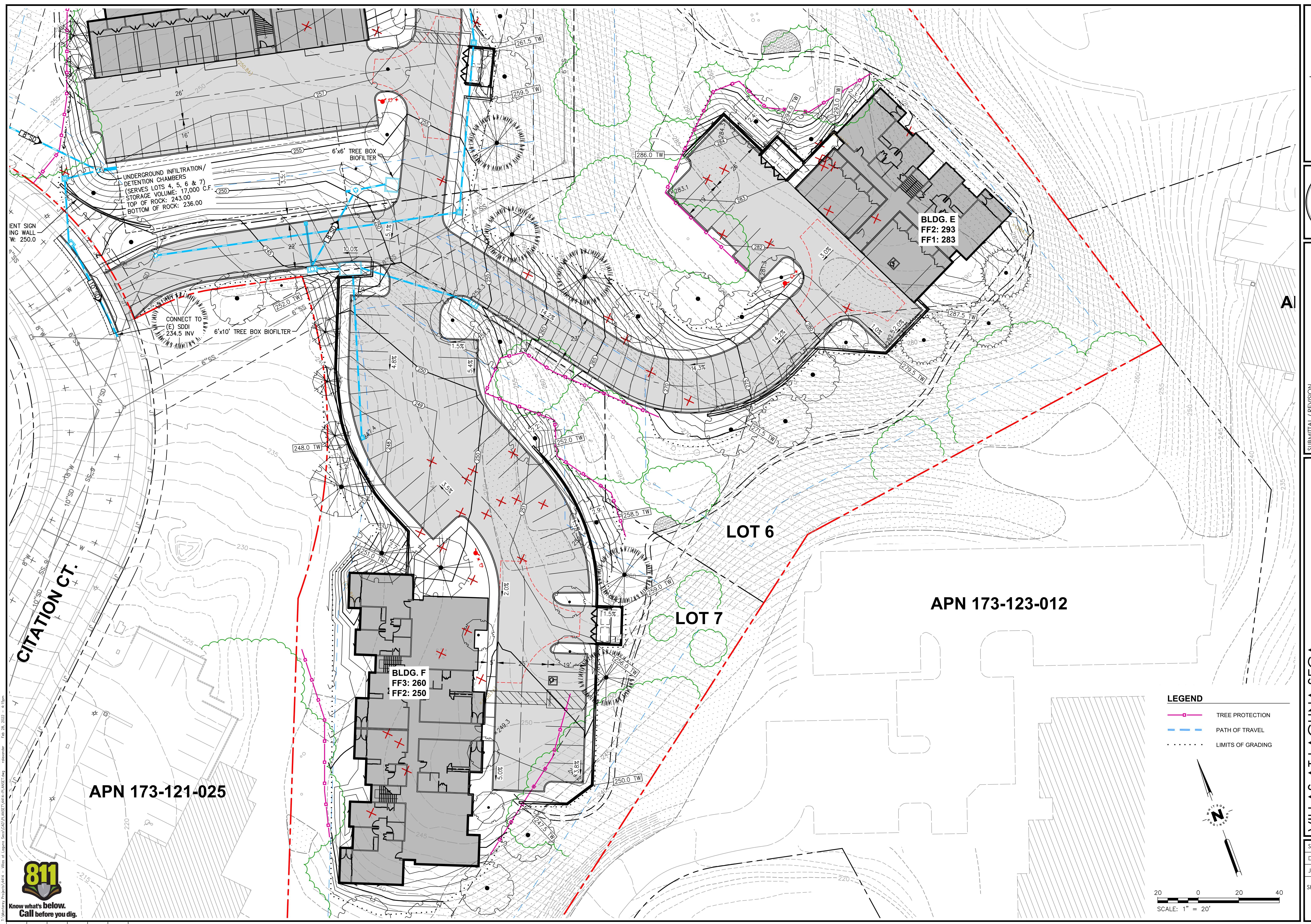
SUBMITTAL / REVISION		PLANNING SUBMITTAL
01/18/22	NDM	

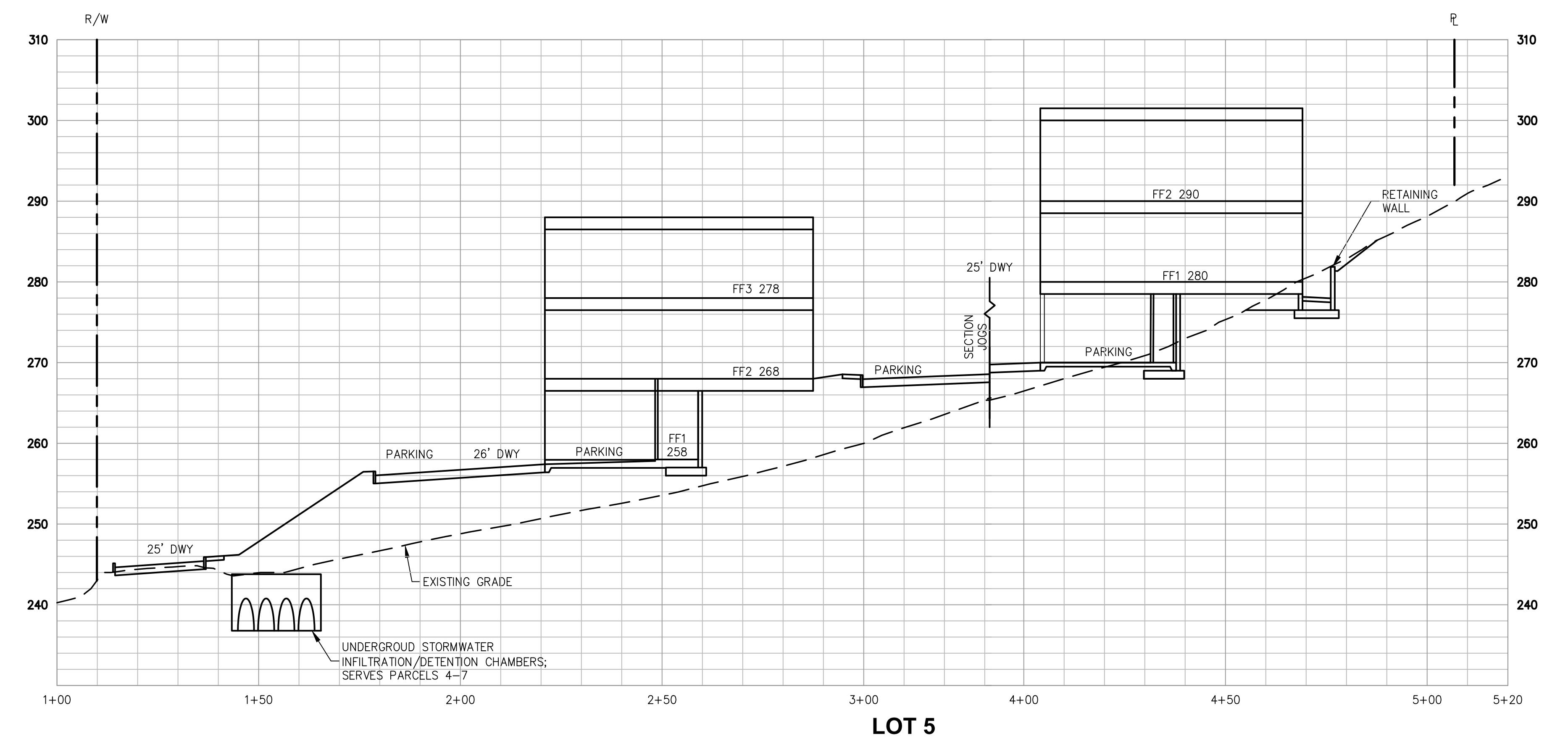
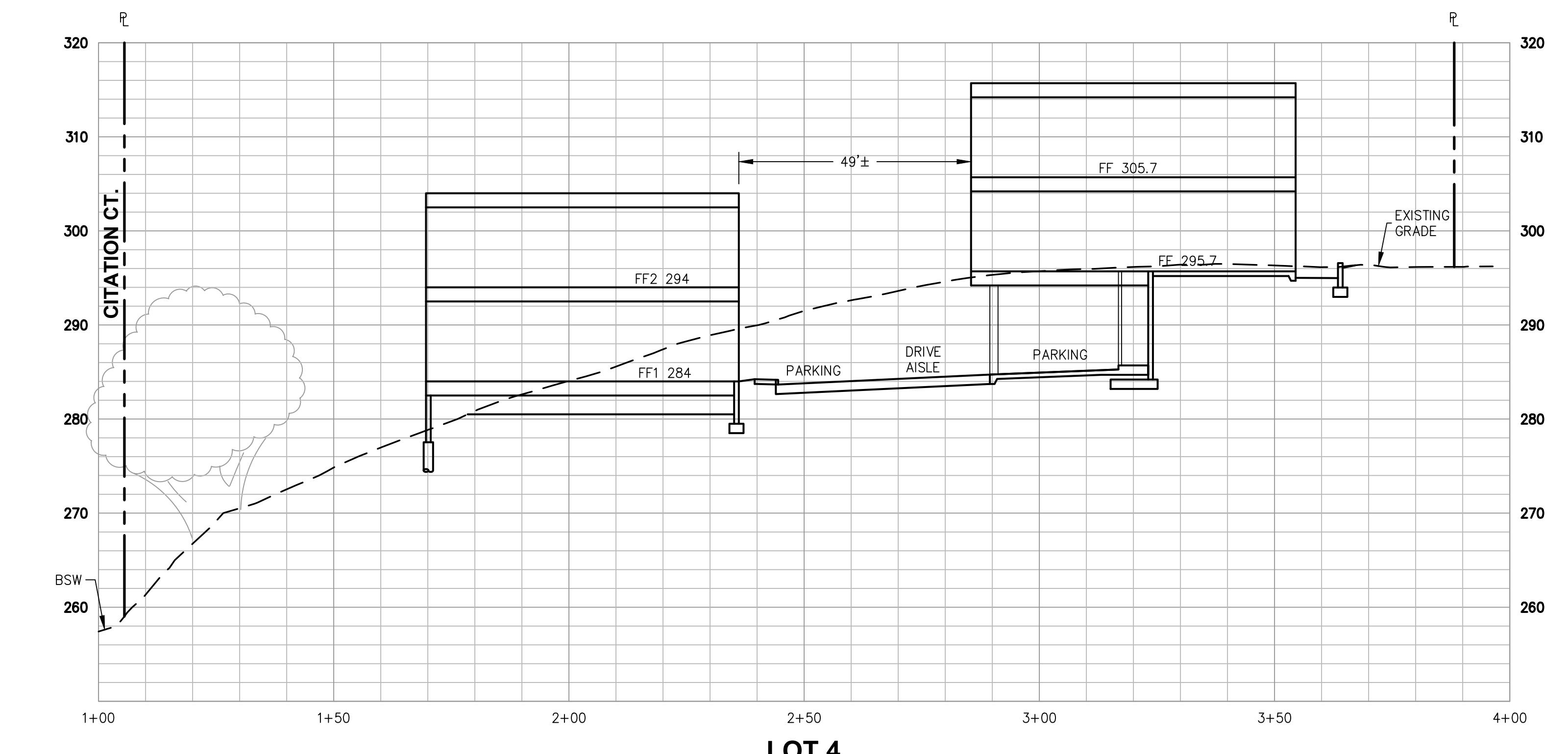
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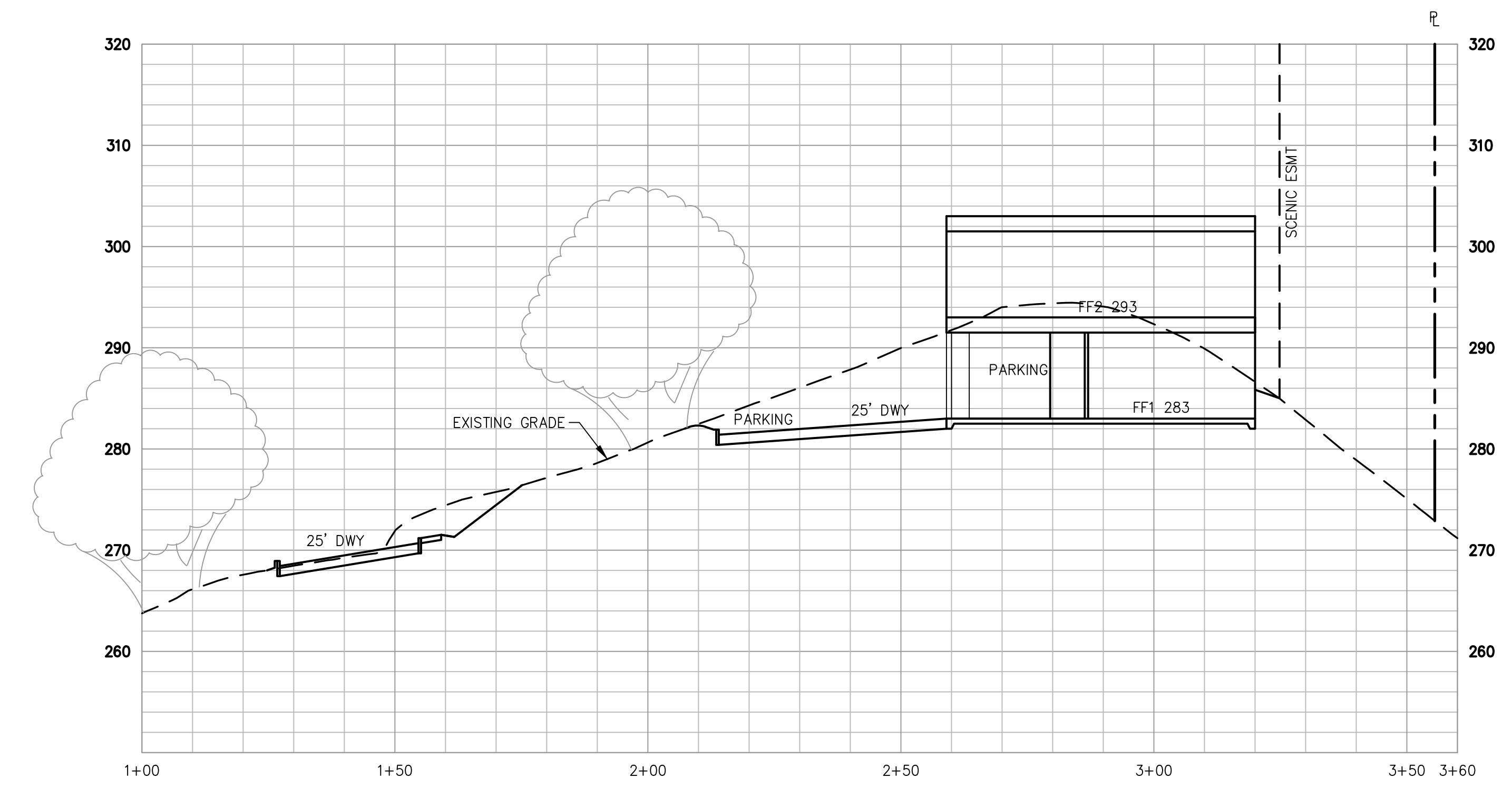
VILLAS AT LAGUNA SECA

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C1.1	
OF	

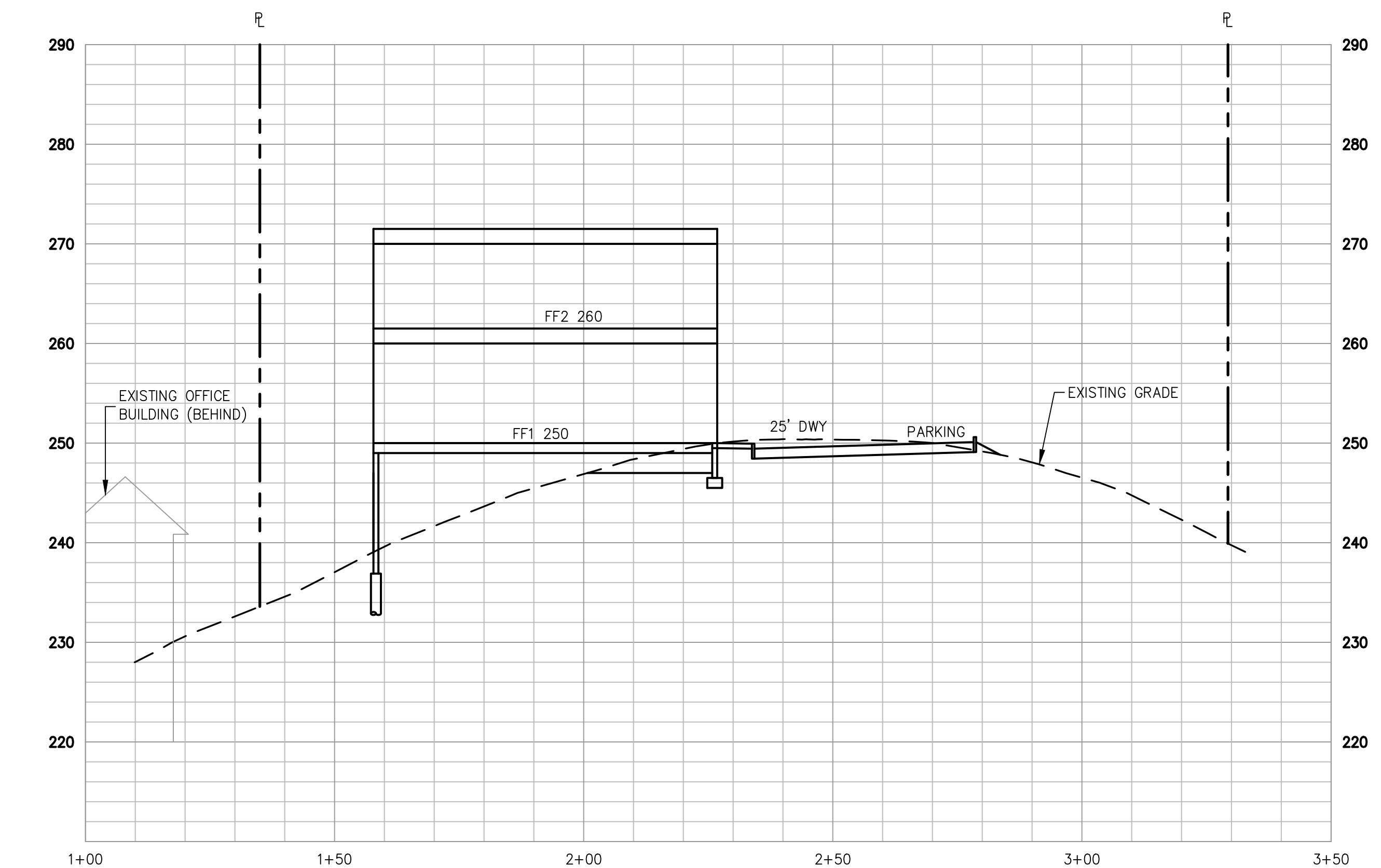
PLANNING SUBMITTAL - NOT FOR CONSTRUCTION



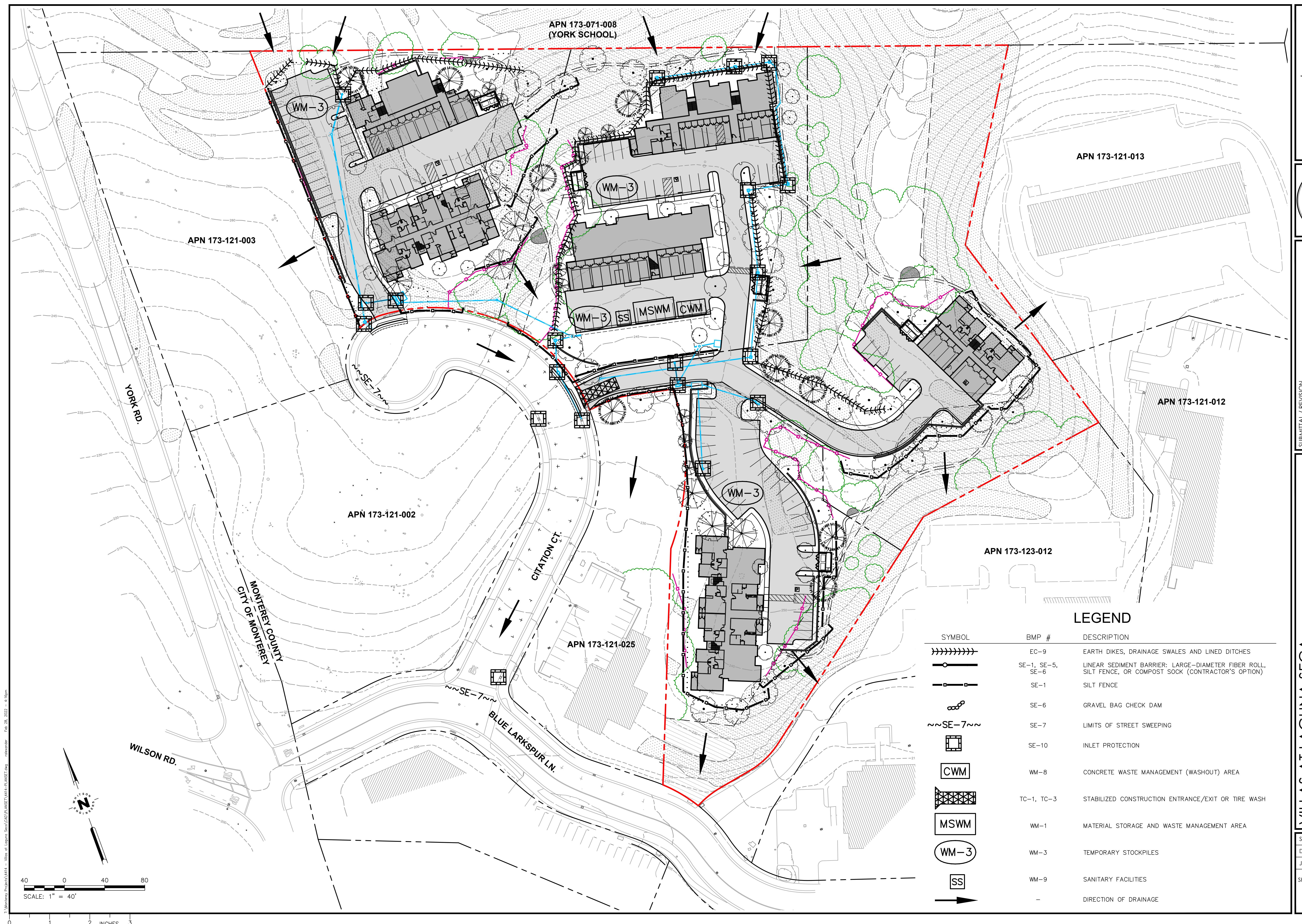




LOT 6



LOT 7



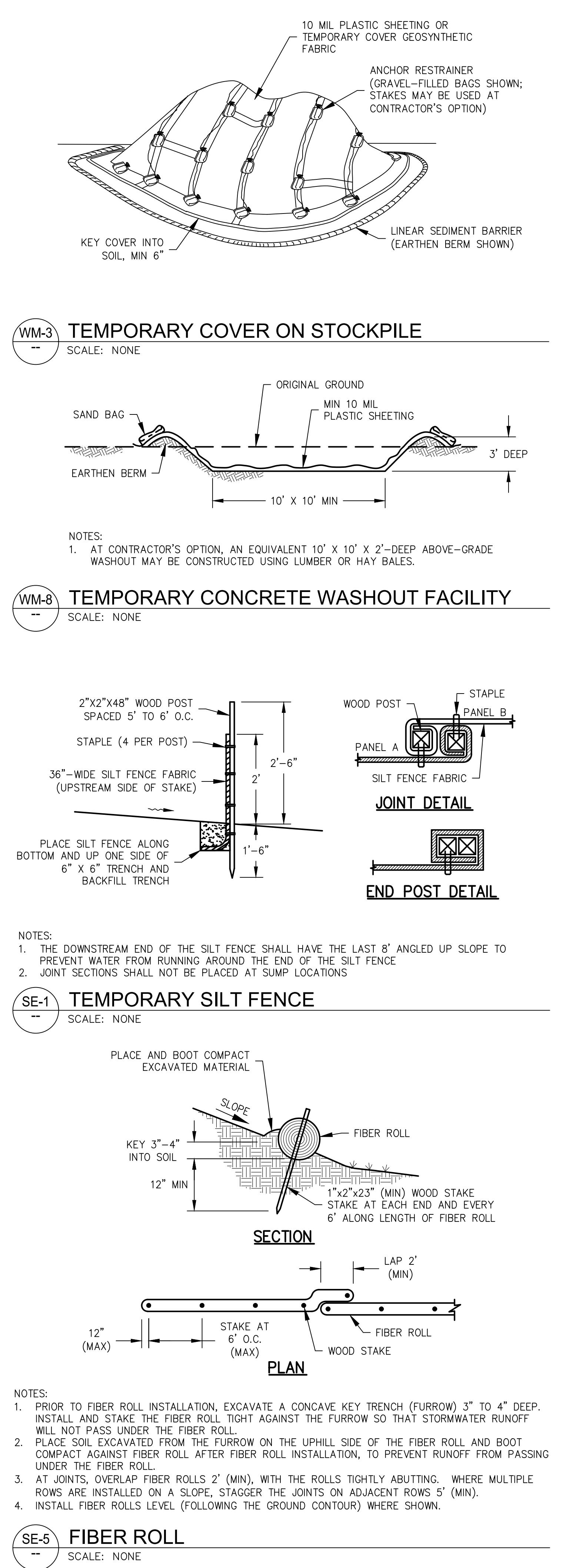
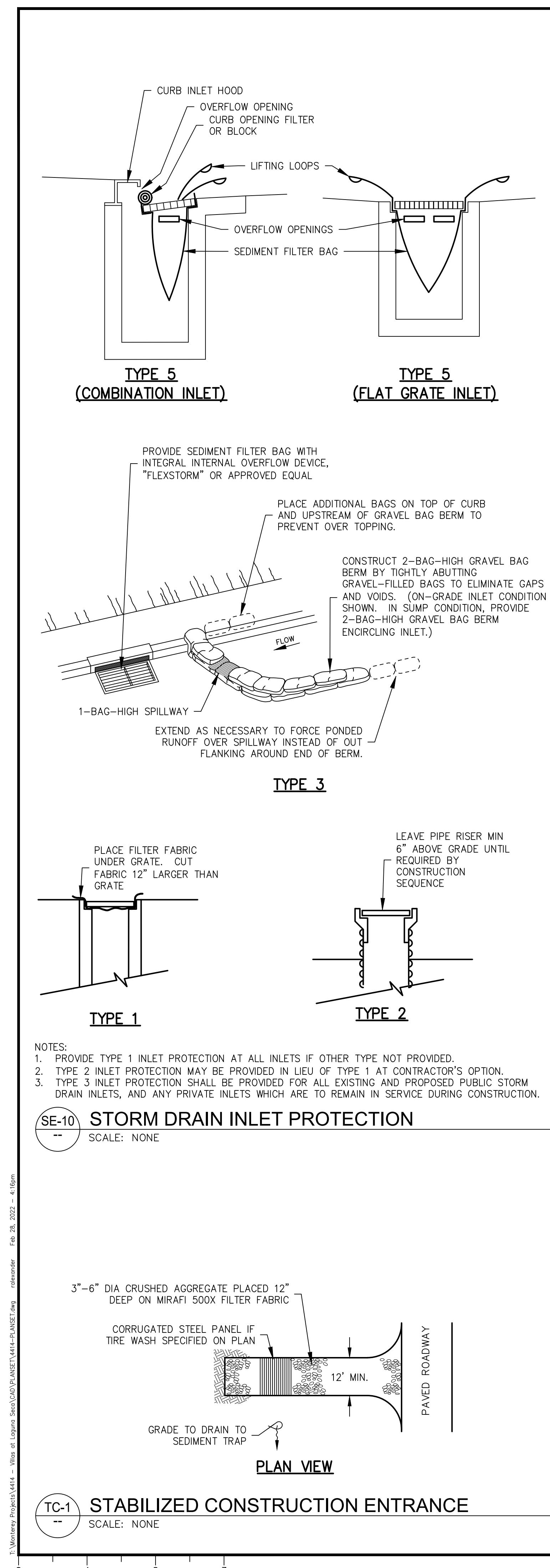
VILLAS AL LAGUNA SECA	
TEMPORARY EROSION AND SEDIMENT CONTROL PLAN	
CALE:	1" = 40'
DRAWN:	RW
JOB No.:	4414.00
SHEET C2.1 OF	

Monterey, California

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CALE:	1" = 40'
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EROSION AND SEDIMENT CONTROL PLAN

1. BEST MANAGEMENT PRACTICES (BMPs) (MATERIALS AND THEIR INSTALLATION) SHALL CONFORM TO ONE OF THE FOLLOWING:
 - 1.1. THE 2017 EDITION OF THE CALTRANS STORM WATER QUALITY HANDBOOKS PPDG.
 - 1.2. THE 2012 EDITION OF THE CALIFORNIA STORMWATER BMP HANDBOOK PORTAL BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA).
2. THE BMPs SHOWN ON THIS WATER POLLUTION CONTROL PLAN SHALL BE ADJUSTED OR SUPPLEMENTED AS REQUIRED TO PROTECT WATER QUALITY AND/OR AS DIRECTED BY THE ENGINEER OR JURISDICTION HAVING AUTHORITY.
3. THIS PLAN IS INTENDED TO BE USED FOR INTERIM WATER POLLUTION CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING BMPs PRIOR TO, DURING, AND AFTER STORM EVENTS, AND SHALL PROMPTLY CORRECT ANY DEFICIENCIES NOTED.
5. ALL PAVED AREAS SHALL BE KEPT CLEAN OF SOIL AND DEBRIS. REGULAR STREET SWEEPING IS REQUIRED. ADDITIONAL STREET SWEEPING MAY BE REQUIRED BY THE ARCHITECT/ENGINEER OR JURISDICTION HAVING AUTHORITY.
6. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER, OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. ANY MATERIAL THAT IS TO BE HAULED OFF-SITE SHALL BE COVERED. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
7. KEEP ADDITIONAL EROSION AND SEDIMENT CONTROL MATERIALS ON SITE IN CASE IMMEDIATE REPAIRS OR MODIFICATIONS ARE REQUIRED.
8. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
9. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
10. PROVIDE TEMPORARY "EFFECTIVE SOIL COVER" ON ALL INACTIVE DISTURBED AREAS (AREAS WHICH HAVE NOT BEEN DISTURBED FOR AT LEAST 14 DAYS) PRIOR TO INSTALLATION OF FINAL LANDSCAPING, IF REQUIRED DUE TO PROJECT SCHEDULING.
11. PROVIDE WIND EROSION CONTROL AT ALL TIMES IN ACCORDANCE WITH BEST MANAGEMENT PRACTICE WE-1.
12. LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION AND WHICH MAY BE RE-USED.
13. ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
 - PROVIDE SILT FENCE OR LARGE-DIAMETER FIBER ROLL AT CONSTRUCTION SITE PERIMETER WHERE RUNOFF LEAVES THE CONSTRUCTION SITE.
 - PREVENT STORMWATER RUN-ON FROM ENTERING THE WORK AREA BY CONSTRUCTING A BERM-AND-SWALE OR INSTALLING A SILT FENCE ALONG THE UPSTREAM PERIMETER OF THE WORK AREA TO CAPTURE AND DIVERT THE RUN-ON AROUND THE WORK AREA. PROVIDE TEMPORARY STORM DRAINS AND/OR LINED SWALES WHERE RUN-ON MUST CROSS THROUGH THE WORK AREA.
 - PROVIDE INLET PROTECTION AT ALL DRAIN INLETS WITHIN THE WORK AREA AND WITHIN 200' DOWNSTREAM OF THE WORK AREA.

MONTEREY COUNTY REQUIREMENTS

1. ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE #2535, EROSION CONTROL ORDINANCE #2806, AND CALIFORNIA BUILDING CODE.
2. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/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 GRADING AND EROSION CONTROL REGULATIONS.
3. DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPs INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
4. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
5. ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15TH THROUGH APRIL 15TH).
6. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM AN ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION. (MCC 16.12.100)
7. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL. THE AREA SHALL BE PLANTED TO CONTROL EROSION. VEGETATION REMOVAL BETWEEN OCTOBER 15TH AND APRIL 15TH SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS.
8. THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 1 AND APRIL 30.
 - A. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY APPLYING STRAW MULCH AT 2000 LBS. PER ACRE AND ANCHORED BY TRACK-WALKING TO PREVENT MOVEMENT DURING WATER FLOW.
 - B. RUNOFF FROM THE SITE SHALL BE DETAILED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE. THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT. SEE THIS SHEET FOR EROSION CONTROL PLAN AND EROSION CONTROL DETAILS.
 - C. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
 - D. THE BUILDING INSPECTOR SHALL STOP OPERATIONS DURING PERIODS OF ILLICIT CONNECTION / DISCHARGE IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
 - E. CUT AND FILL SLOPES SHALL BE PLANTED WITH AN SEED MIX APPROVED BY THE LANDSCAPE ARCHITECT. AMOUNT OF SEED AND FERTILIZER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
9. ALL SURFACES EXPOSED OR EXPECTED TO BE EXPOSED DURING GRADING ACTIVITIES SHALL BE PREPARED AND MAINTAINED THROUGH THE LENGTH OF THE ENTIRE PROJECT TO PROTECT AGAINST EROSION.
10. AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTORS ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE DONE BY DUST FROM HIS OR HER SUBCONTRACTOR.

QSD / QSP SCOPE OF WORK

THE PROJECT SWPPP HAS BEEN PREPARED BY THE OWNER'S CIVIL ENGINEER. ONE ORIGINAL "FIELD COPY" SWPPP WILL BE PROVIDED TO THE CONTRACTOR BY THE OWNER, IN ADDITION TO ELECTRONIC (PDF) FILES.

THE CONTRACTOR SHALL:

1. SERVE AS THE QUALIFIED SWPPP PRACTITIONER (QSP), AND ALSO THE QUALIFIED SWPPP DEVELOPER (QSD) IF QSD SERVICES ARE REQUIRED DURING CONSTRUCTION.
2. TRAIN ITS EMPLOYEES AND SUBCONTRACTORS AS REQUIRED BY THE CONSTRUCTION GENERAL PERMIT.
3. MAINTAIN THE FIELD COPY SWPPP BINDER.
4. PERFORM ALL STORM WATER INSPECTIONS, SAMPLING AND ANALYSIS.
5. IMPLEMENT RAIN EVENT ACTION PLANS (REAPS) IF PROJECT IS RISK LEVEL 2 OR 3.
6. PREPARE THE PROJECT SPILL RESPONSE PLAN.
7. PREPARE THE STORMWATER ANNUAL REPORT EACH YEAR, AND PRIOR TO PROJECT COMPLETION.
8. PROVIDE NOTICE OF TERMINATION DOCUMENTATION TO THE OWNER AT PROJECT COMPLETION.
9. SERVE AS DATA SUBMITTER FOR THE OWNER FOR EACH ON-LINE SUBMITTAL THROUGH THE STATE'S WEBSITE (SMARTS).
10. ASSIST THE OWNER IN COORDINATING WITH THE REGIONAL WATER QUALITY CONTROL BOARD AND STATE WATER RESOURCES CONTROL BOARD, AS NEEDED.
11. IMPLEMENT ALL BEST MANAGEMENT PRACTICES (BMPs) AS NECESSARY TO PROTECT WATER QUALITY, AS REQUIRED BY THE CONSTRUCTION GENERAL PERMIT, AND AS OUTLINED IN THE PROJECT SWPPP.
12. PAY FOR NON-STORMWATER SPILLING, IF REQUIRED DUE TO LEAKS OR SPILLS.
13. PAY ANY FINES IMPOSED FOR FAILURE TO COMPLY WITH THE CONSTRUCTION GENERAL PERMIT OR OTHER LAWS, REGULATIONS, OR REQUIREMENTS OF THE VARIOUS JURISDICTIONS HAVING AUTHORITY.

CONSTRUCTION SITE BMP CHECKLIST

The selected BMPs, below, were considered during design to comply with the Project's storm water runoff requirements. The Contractor is responsible for implementing all BMPs necessary for compliance with the Construction General Permit, the project Storm Water Pollution Prevention Plan, the Project Specifications and these Drawings.

EROSION CONTROL BMPs

<input checked="" type="checkbox"/>	EC-1	Scheduling
<input checked="" type="checkbox"/>	EC-2	Preservation of Existing Vegetation
<input checked="" type="checkbox"/>	EC-3	Hydraulic Mulch
<input checked="" type="checkbox"/>	EC-4	Hydroseeding
<input type="checkbox"/>	EC-5	Soil Binders
<input type="checkbox"/>	EC-6	Straw Mulch
<input checked="" type="checkbox"/>	EC-7	Geotextiles & Mats
<input checked="" type="checkbox"/>	EC-8	Wood Mulching
<input checked="" type="checkbox"/>	EC-9	Earth Dikes & Drainage Swales
<input checked="" type="checkbox"/>	EC-10	Velocity Dissipation Devices
<input checked="" type="checkbox"/>	EC-11	Slope Drains
<input type="checkbox"/>	EC-12	Streambank Stabilization
<input type="checkbox"/>	EC-13	Reserved
<input type="checkbox"/>	EC-14	Compost Blankets
<input checked="" type="checkbox"/>	EC-15	Soil Preparation / Roughening
<input type="checkbox"/>	EC-16	Non-Vegetative Stabilization (Gravel Blanket)

SEDIMENT CONTROL BMPs

<input checked="" type="checkbox"/>	SE-1	Silt Fence
<input type="checkbox"/>	SE-2	Sediment Basin
<input checked="" type="checkbox"/>	SE-3	Sediment Trap
<input checked="" type="checkbox"/>	SE-4	Check Dam
<input type="checkbox"/>	SE-5	Fiber Rolls
<input type="checkbox"/>	SE-6	Gravel Bag Berm
<input checked="" type="checkbox"/>	SE-7	Street Sweeping and Vacuuming
<input type="checkbox"/>	SE-8	Sand Bag Barrier
<input type="checkbox"/>	SE-9	Straw Bale Barrier
<input type="checkbox"/>	SE-10	Storm Drain Inlet Protection
<input type="checkbox"/>	SE-11	Active Treatment Systems (ATS)
<input type="checkbox"/>	SE-12	Manufactured Linear Sediment Controls
<input type="checkbox"/>	SE-13	Compost Socks and Berms
<input type="checkbox"/>	SE-14	Biofilter Bags

NON-STORM WATER MANAGEMENT BMPs

<input checked="" type="checkbox"/>	NS-1	Water Conservation Practices
<input type="checkbox"/>	NS-2	Dewatering Operations
<input checked="" type="checkbox"/>	NS-3	Paving and Grinding Operations
<input type="checkbox"/>	NS-4	Temporary Stream Crossing
<input type="checkbox"/>	NS-5	Clear Water Diversion
<input type="checkbox"/>	NS-6	Illicit Connection / Discharge
<input checked="" type="checkbox"/>	NS-7	Potable Water / Irrigation
<input type="checkbox"/>	NS-8	Vehicle and Equipment Cleaning
<input type="checkbox"/>	NS-9	Vehicle and Equipment Fueling
<input type="checkbox"/>	NS-10	Vehicle and Equipment Maintenance
<input type="checkbox"/>	NS-11	Pile Driving Operations
<input checked="" type="checkbox"/>	NS-12	Concrete Curing
<input checked="" type="checkbox"/>	NS-13	Concrete Finishing
<input type="checkbox"/>	NS-14	Material Over Water
<input type="checkbox"/>	NS-15	Demolition Adjacent to Water
<input type="checkbox"/>	NS-16	Temporary Batch Plants

WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL BMPs

<input checked="" type="checkbox"/>	WM-1	Material Delivery and Storage
<input checked="" type="checkbox"/>	WM-2	Material Use
<input checked="" type="checkbox"/>	WM-3	Stockpile Management
<input checked="" type="checkbox"/>	WM-4	Spill Prevention and Control
<input checked="" type="checkbox"/>	WM-5	Solid Waste Management
<input checked="" type="checkbox"/>	WM-6	Hazardous Waste Management
<input type="checkbox"/>	WM-7	Contaminated Soil Management
<input checked="" type="checkbox"/>	WM-8	Concrete Waste Management
<input checked="" type="checkbox"/>	WM-9	Sanitary/Septic Waste Management
<input type="checkbox"/>	WM-10	Liquid Waste Management

WIND EROSION CONTROL BMPs

<input checked="" type="checkbox"/>	WE-1	Wind Erosion Control
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TRACKING CONTROL BMPs

<input type="checkbox"/>	TR-1	Stabilized Construction Entrance/Exit
<input type="checkbox"/>	TR-2	Stabilized Construction Roadway
<input type="checkbox"/>	TR-3	Entrance/Outlet Tire Wash

Monterey, California
Planning Submittal - Villas at Laguna Seca

Civil Engineering
Land Surveying
6 Hand Court
Monterey, California
831.449.5225
whitson@whitson.com

Whitson
ENGINEERS

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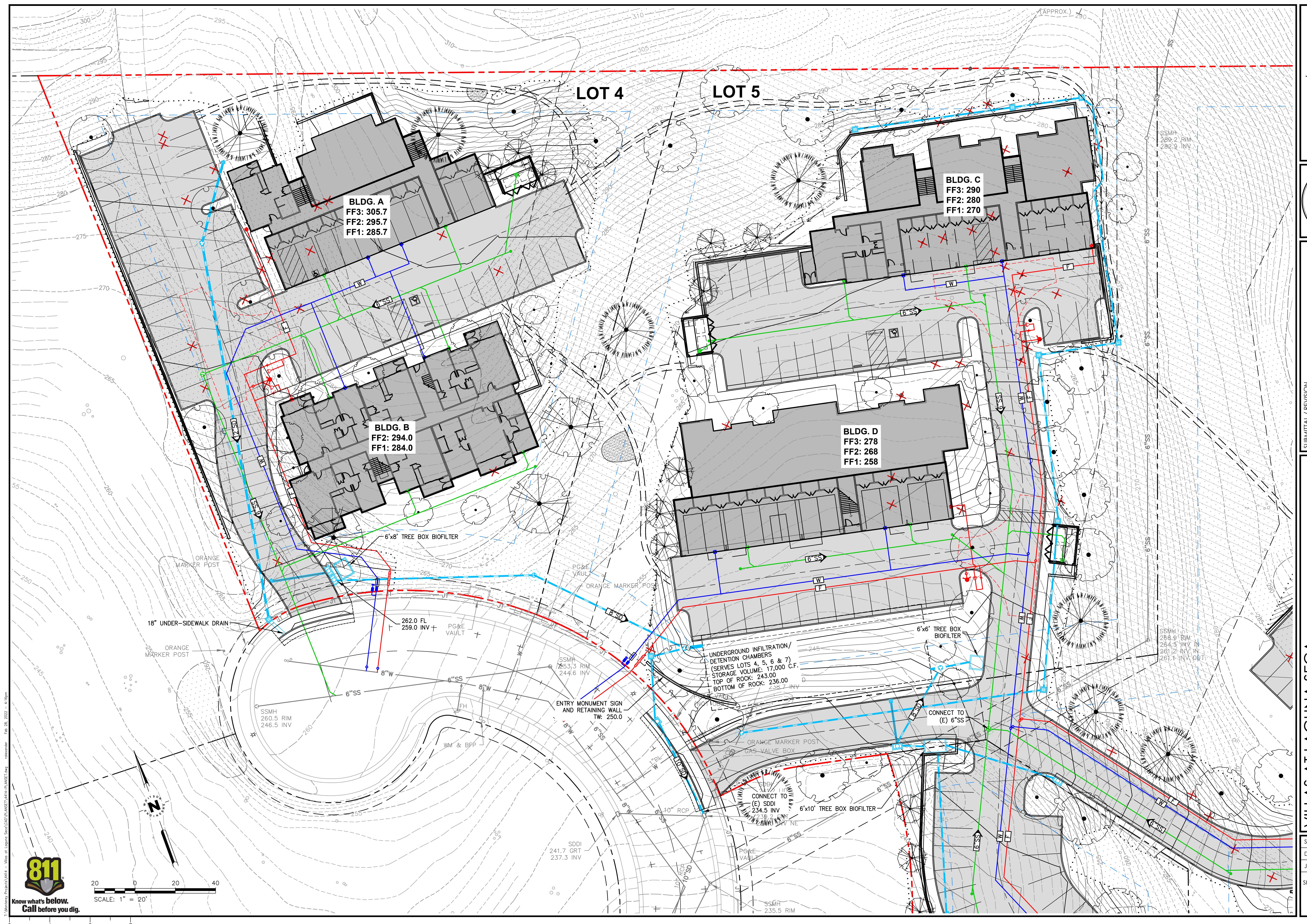
NON-STORM WATER MANAGEMENT BMPs

NS-1
NS-2
NS-3
NS-4
NS-5
NS-6
NS-7
NS-8
NS-9
NS-10
NS-11
NS-12
NS-13
NS-14

Water Conservation Practices
Dewatering Operations
Paving and Grinding Operations
Temporary Stream Crossing
Clear Water Diversion
Illicit Connection / Discharge
Potable Water / Irrigation
Vehicle and Equipment Cleaning
Vehicle and Equipment Fueling
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Pile Driving Operations
Concrete Curing
Concrete Finishing
Material Over Water
Demolition Adjacent to Water
Temporary Batch Plants

WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL BMPs

WM-1
WM-2
WM-3
WM-4
WM-5
WM-6
WM-7
WM-8
WM-9
WM-10



THE JOURNAL OF CLIMATE

CIVIL SITE UTILITY PLAN LOTS 1 AND 5

LE:	1" = 20'
WN:	RW
No.:	4414.00
C3.1	
OF	

Monterey, California

NDM

Land Surveying
6 Harris Court
Monterey, California
831.649.5225
whitsonengineers.com



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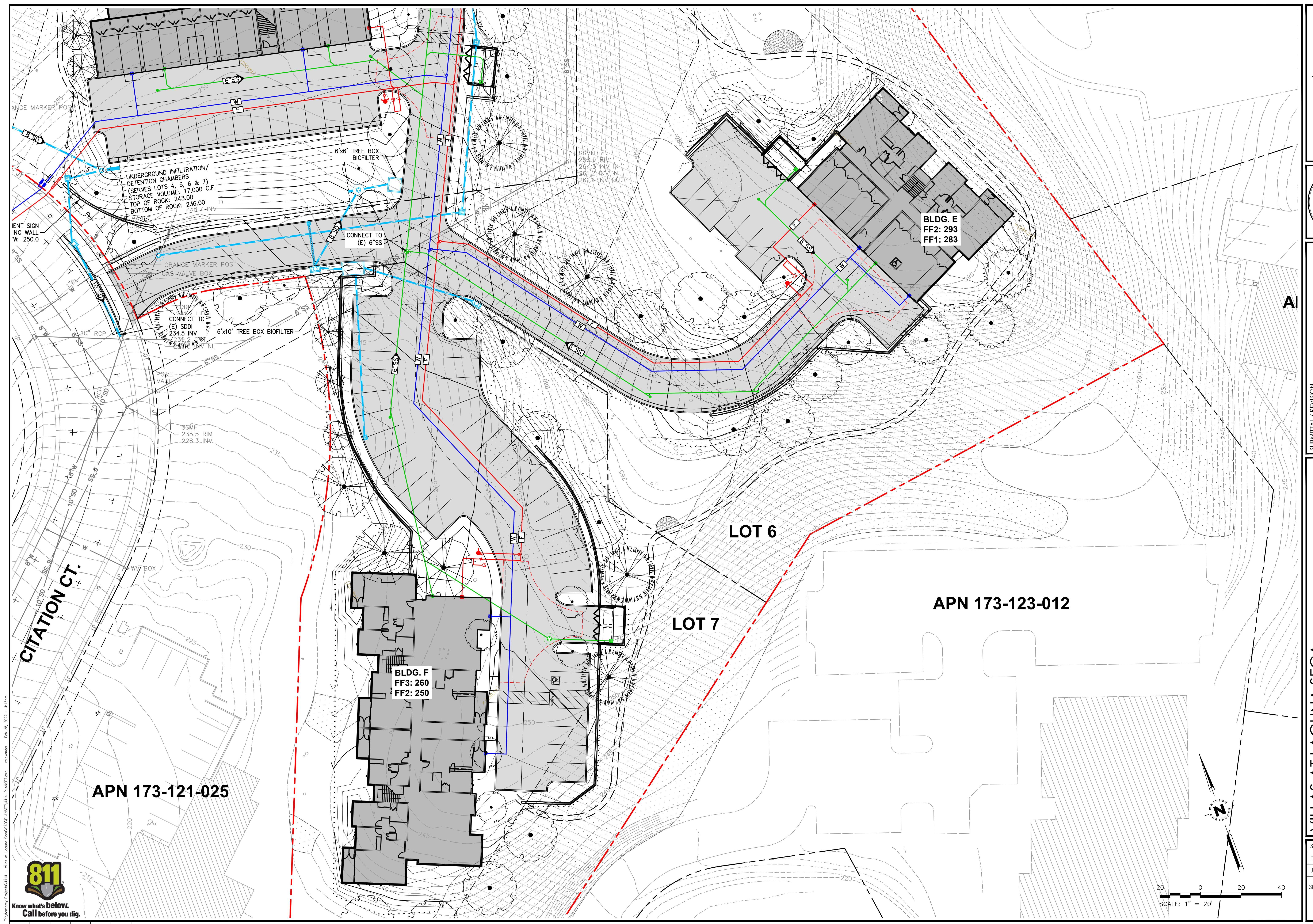
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Monterey, California

CIVIL SITE UTILITY PLAN

LOTS 6 AND 7

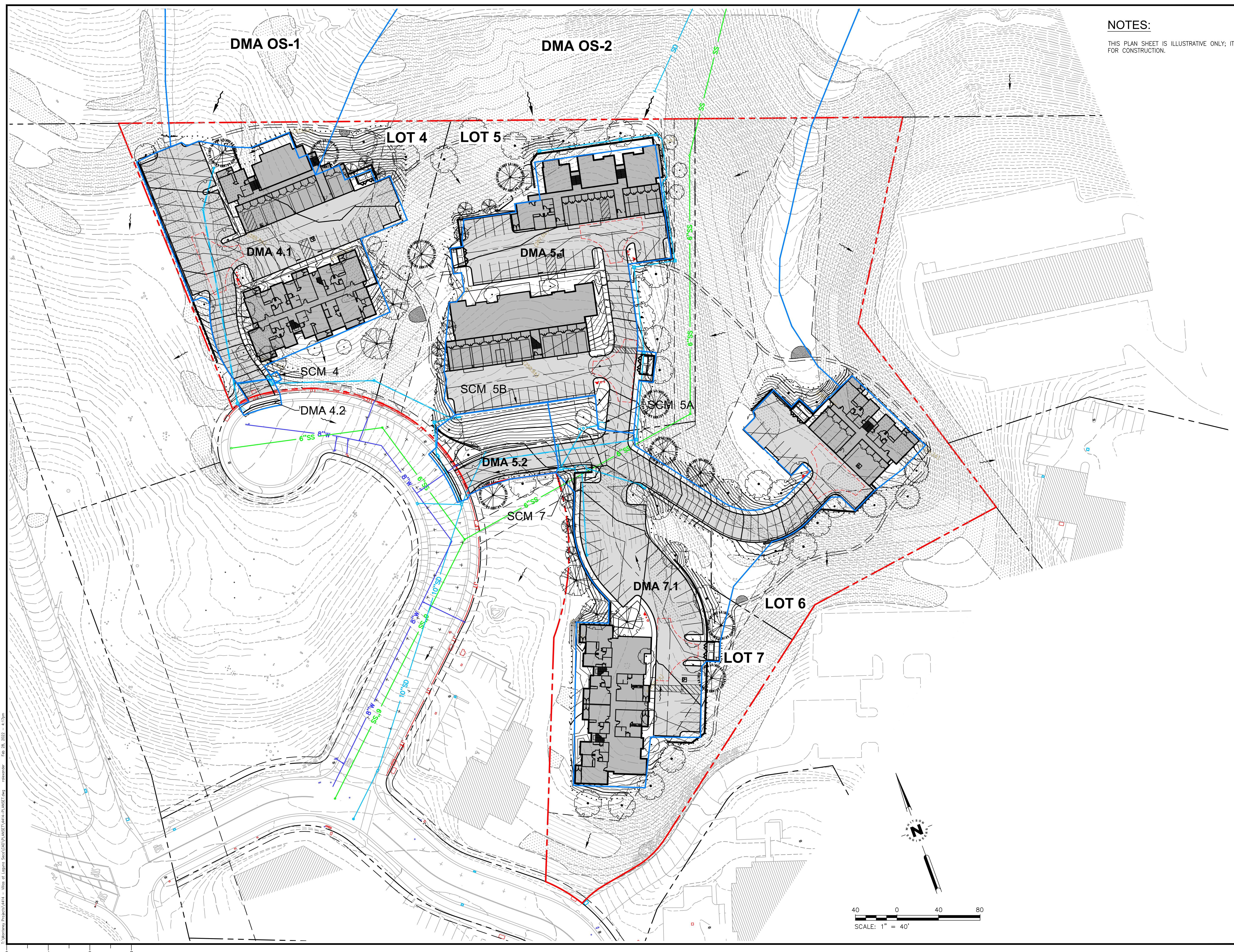
CIVIL SITE UTILITY PLAN

LOTS 6 AND 7

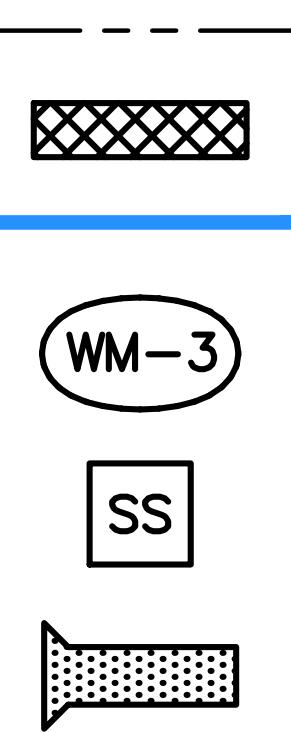
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WN: P
No.: 4414
C3.2

C3.2 OF

PLANNING SUBMITTAL - NOT FOR CONSTRUCTION



LEGEND



EARTHWORK QUANTITIES

13,800 CY CUT
12,800 CY FILL
1,100 CY SHRINKAGE
1,900 CY TRENCHING AND FOUNDATION SPOILS
1,800 CY EXPORT

CONTACT INFO

ARCHITECT
THE PAUL DAVIS PARTNERSHIP, LLP
268 EL DORADO STREET
MONTEREY, CA 93940

TEL: (831) 373-2784

CONSTRUCTION COORDINATION

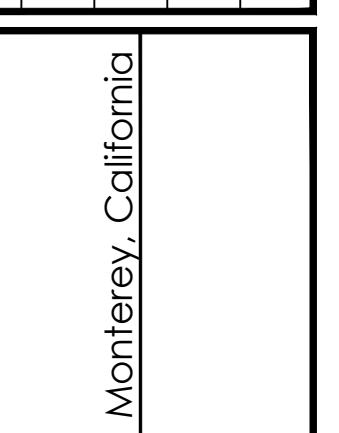
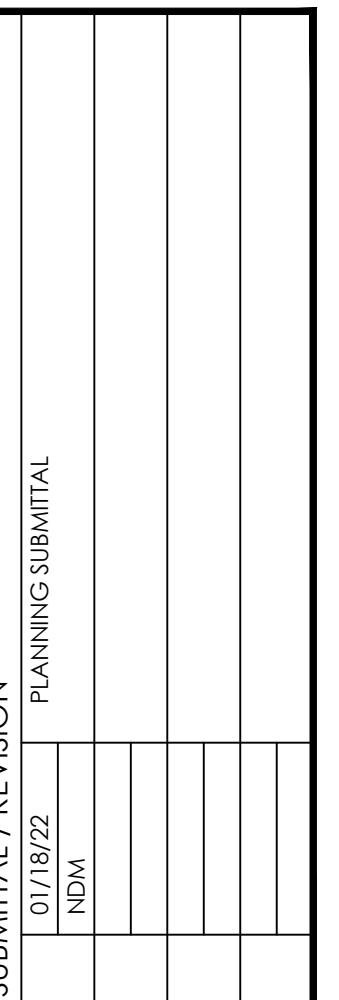
CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION. SHOULD QUESTIONS ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRIES AND IN EMERGENCIES). THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24-HOUR PHONE NUMBERS) SHALL BE CONSPICUOUSLY POSTED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

CONSTRUCTION MANAGEMENT NOTES

1. DURATION OF CONSTRUCTION IS 24 MONTHS STARTING FROM THE DATE PERMITS ARE ISSUED.
2. NOISE-GENERATING CONSTRUCTION ACTIVITIES ARE LIMITED TO THE HOURS BETWEEN 7 A.M. AND 7 P.M. MONDAY THROUGH SATURDAY; NO CONSTRUCTION OPERATIONS ALLOWED ON SUNDAYS OR NATIONAL HOLIDAYS.
3. TRUCKS WILL BE ROUTED TO AND FROM THE SITE USING THE TRUCK ROUTE SHOWN ON THIS SHEET UNLESS A CLOSER COUNTY APPROVED SITE IS AVAILABLE TO RECEIVE EXPORT.
4. THE NUMBER OF WORKERS WILL VARY THROUGH OUT CONSTRUCTION. WORKERS ONSITE WILL RANGE FROM 10 TO 100.
5. EROSION CONTROL PROTECTION TO BE INSTALLED PER THE PERMITTED PLANS.
6. STATIONARY NOISE-GENERATING CONSTRUCTION EQUIPMENT AND STAGING AREAS SHALL BE LOCATED AS FAR AWAY AS POSSIBLE FROM RESIDENTIAL RECEIVERS.
7. CONSTRUCTION EQUIPMENT MUST BE PROPERLY MAINTAINED. ALL INTERNAL COMBUSTION ENGINE-DRIVEN EQUIPMENT SHALL BE EQUIPPED WITH WITH INTAKE AND EXHAUST MUFFLERS THAT ARE IN GOOD CONDITION AND APPROPRIATE FOR THE EQUIPMENT
8. SEE ARCHITECTURAL/LANDSCAPE PLANS AND/OR THE PROJECT ARBORIST'S REPORT FOR TREE PROTECTION AND REMOVAL REQUIREMENTS.

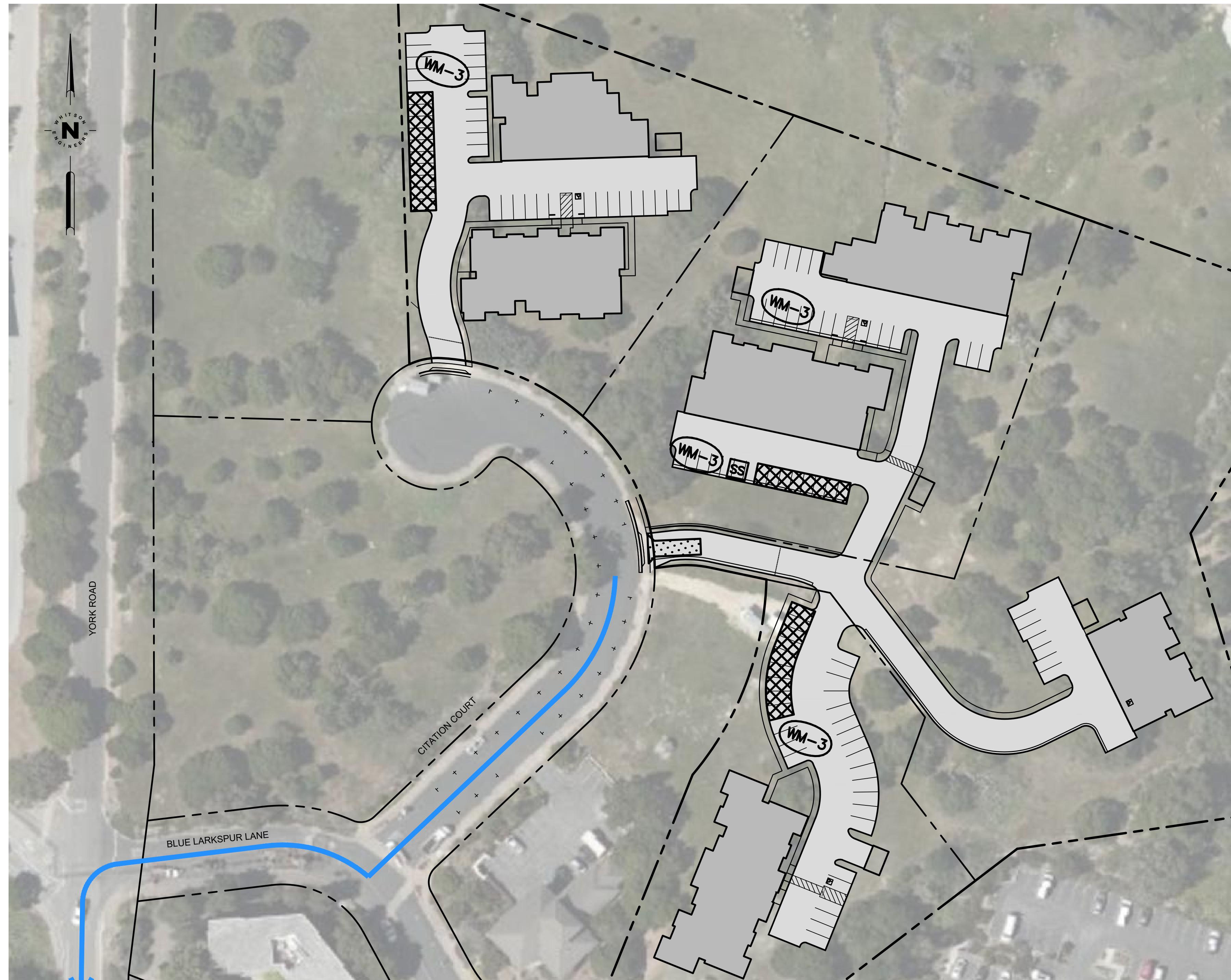


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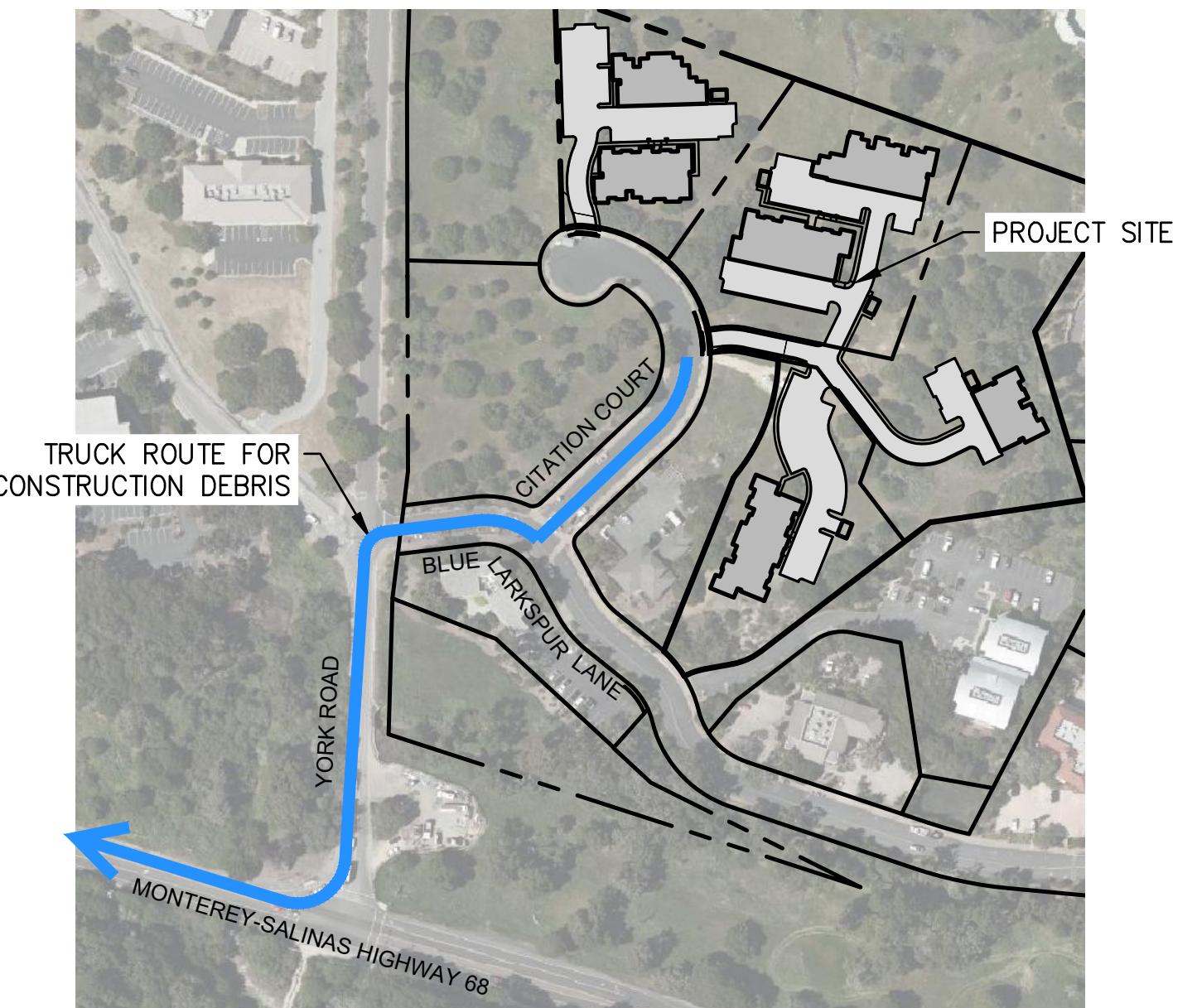
VILLAS AL LAGUNA SECA

CONSTRUCTION MANAGEMENT PLAN



B CONSTRUCTION SITE PLAN

CM1 SCALE: 1'



A **OVERALL SITE PLAN**
CM1 SCALE: 1"=200'



C TRUCK ROUTING PLAN

CM1 SCALE: 1"=5000'

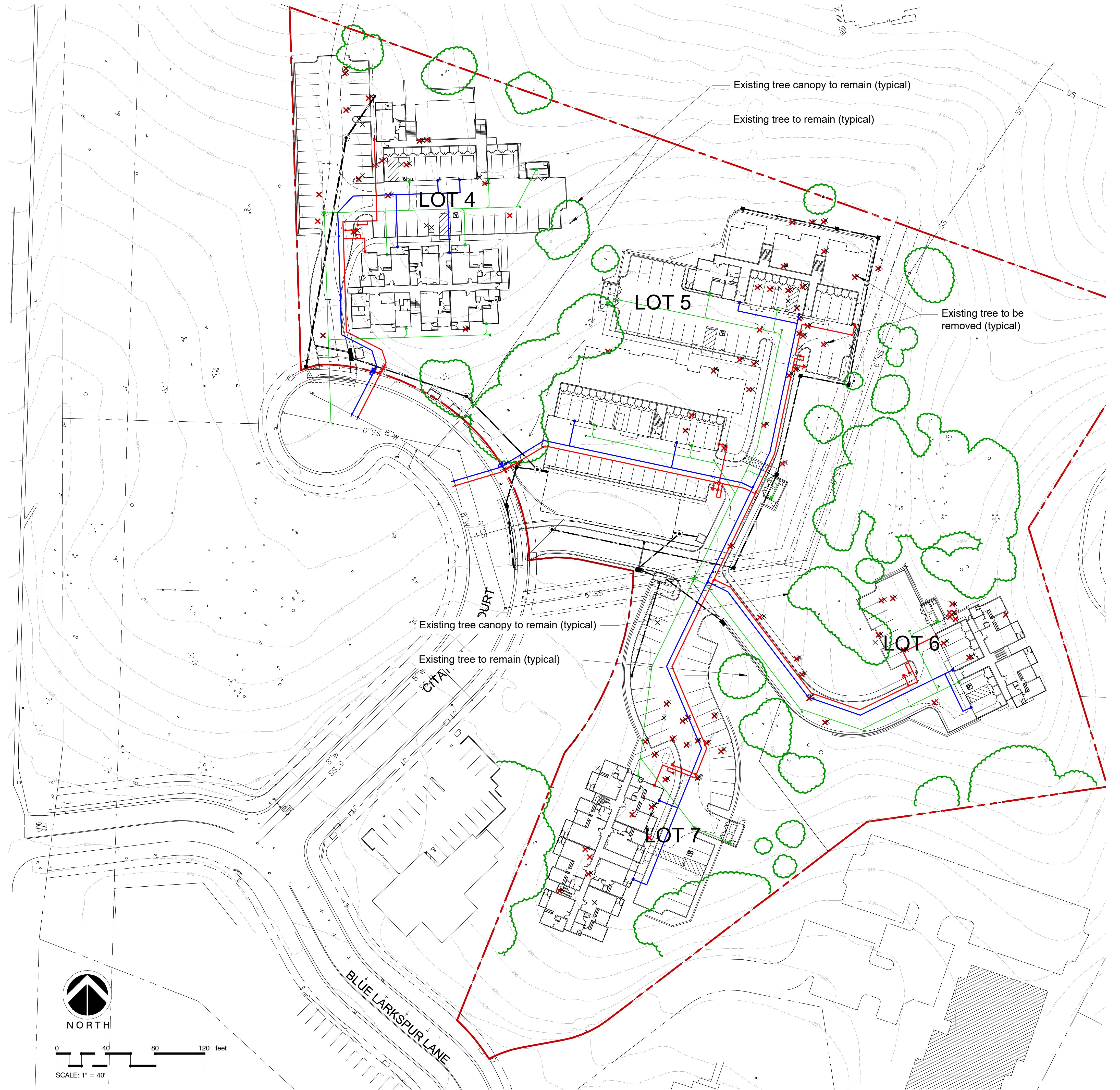


not to scale

<h1>Existing trees to be removed</h1>		
refer to Civil and Architecture plans for existing tree survey		
SYMBOL	SURVEYED TREES	QUANTITY
○	Greater than 6" trunk diameter Mix of Coast Live Oaks and Monterey Pines as noted in Citation Court Lots 4-7 Forest Management Plan	83
<h1>Proposed trees</h1>		
SPECIES (see sheets L1.2 and L1.3)	QUANTITY	
Cercis occidentalis / Western Redbud	11	
Laurus x 'Saratoga' / Saratoga Hybrid Laurel	21	
Quercus agrifolia / Coast Live Oak	61	
Total	93	

Recommendation Notes:

1. Contractor shall review the Citation Court Lots 4-7 Forest Management Plan prepared by Ono Consulting dated August 11, 2021
2. Brush and undergrowth, if removed, will be cleared through methods which will not materially disturb the ground surface. Hand grubbing, crushing, and mowing will normally be the methods of choice.
3. Contractor shall remove all debris, weeds and non-native invasive plant species from the parcels.
Care shall be taken to eradicate the following pest species identified in report:
 - Scotch Broom French Broom (Genista species)
 - Pampas Grass
 - Eucalyptus (large types)



VILLAS AT LAGUNA SECA
LOTS 4-7 CITATION COURT
MONTEREY, CA 93940

MONTEREY, CA 93940

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OWNER SHALL ASSUME RESPONSIBILITY FOR COMPLIANCE WITH ALL EASEMENTS, SETBACK REQUIREMENTS AND PROPERTY LINES. OWNER SHALL ACQUIRE ALL NECESSARY PERMITS REQUIRED TO PERFORM WORK SHOWN ON PLANS. BASE INFORMATION HAS BEEN PROVIDED BY THE OWNER. MICHAEL ARNONE LANDSCAPE ARCHITECTURE ASSUMES NO LIABILITY FOR THE ACCURACY OF SAID PROPERTY LINE BOUNDARIES, FENCE LINES OR PROPERTY CORNERS.

REVISIONS



EXISTING VEGETATION

JOB NO. 202123

SCALE 1" = 40' - 0"
DRAWN MA
CHECK

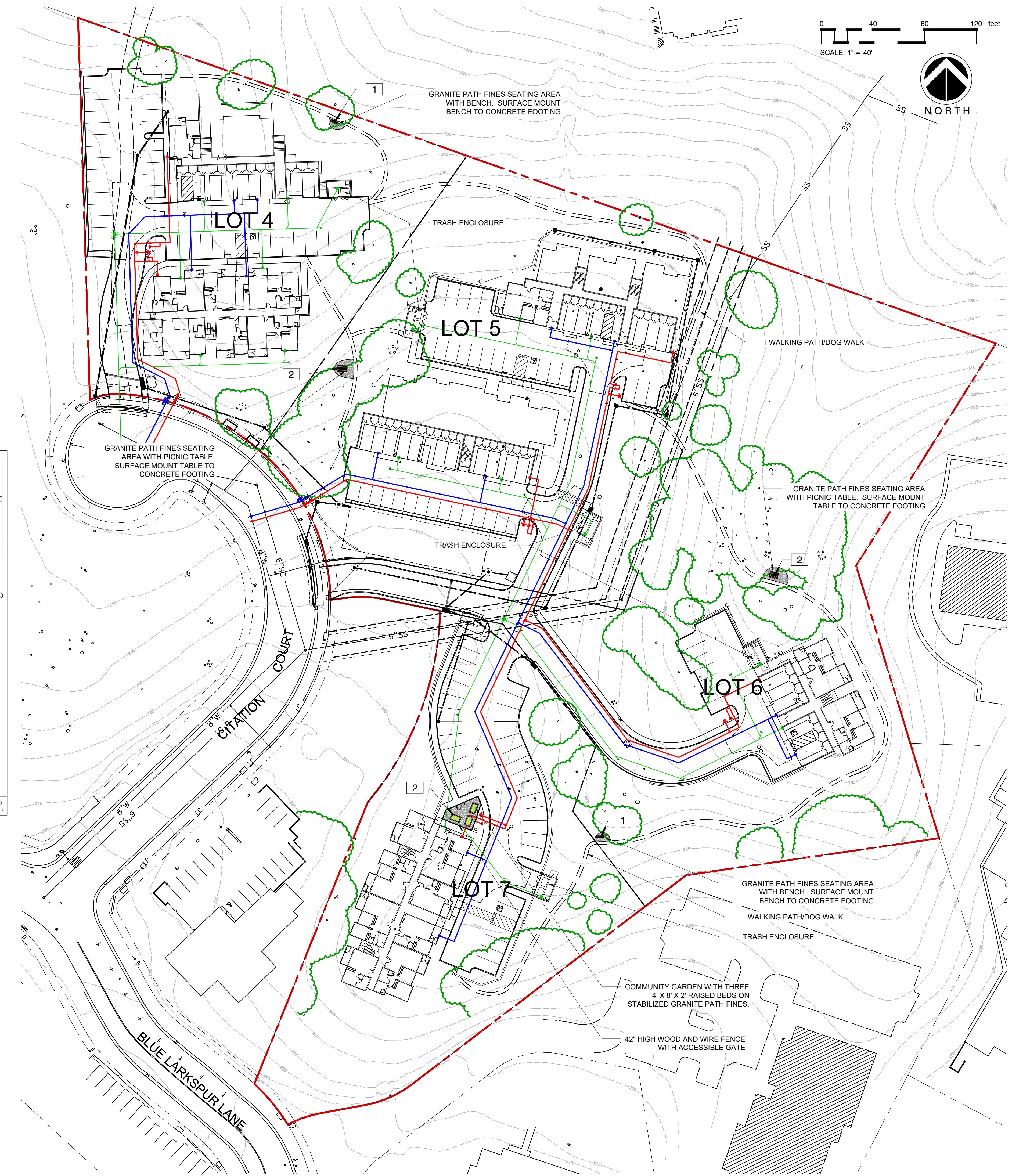
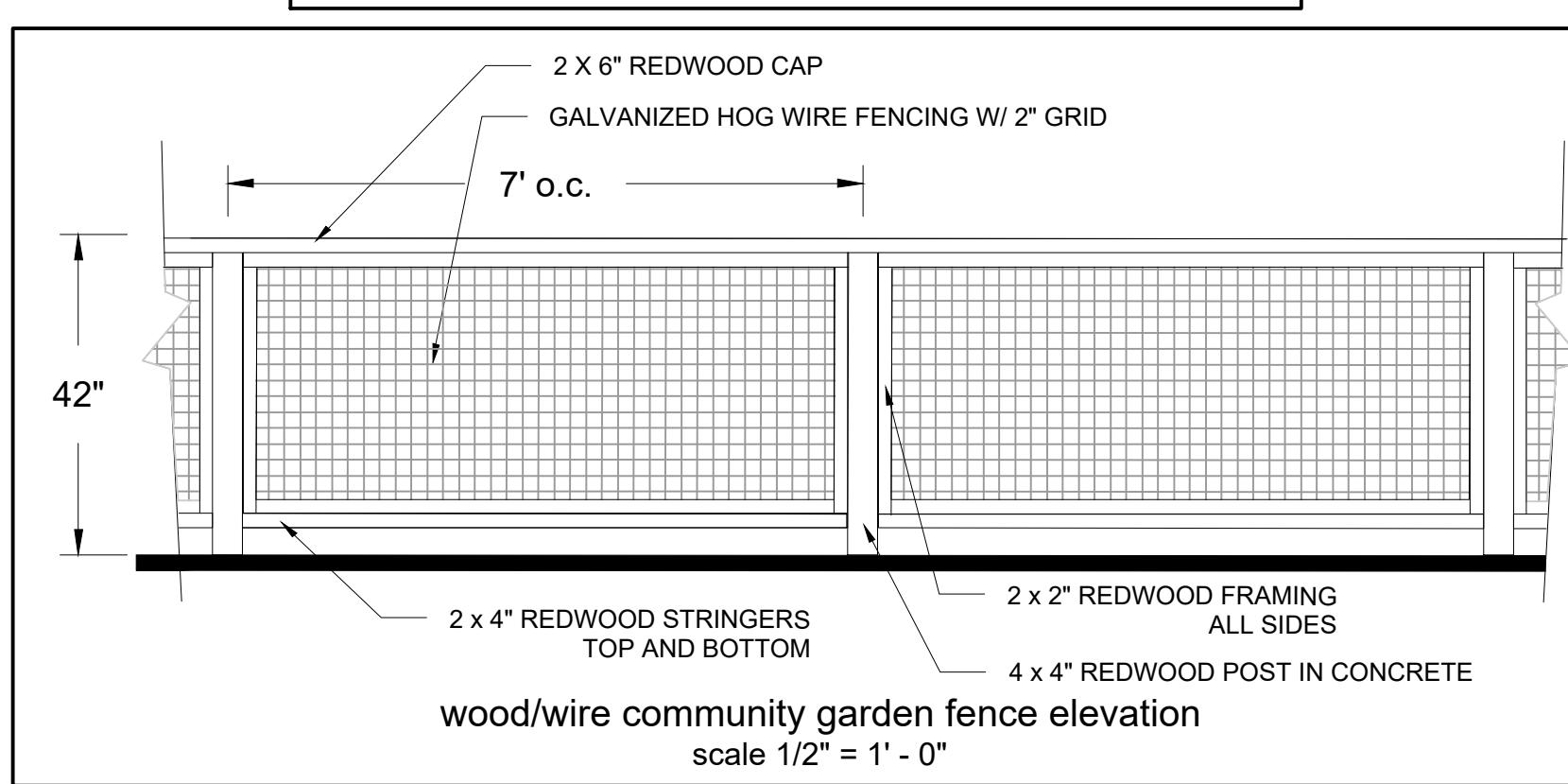
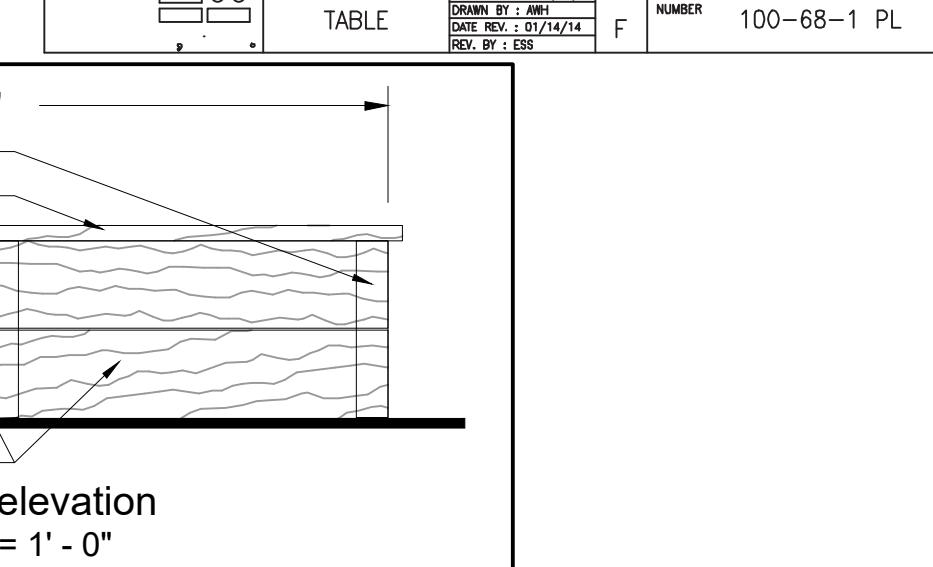
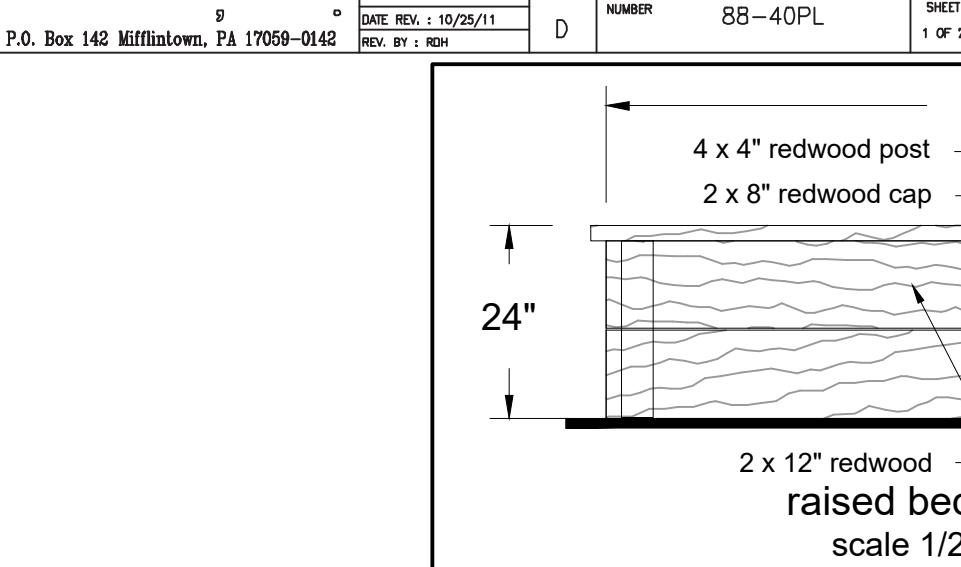
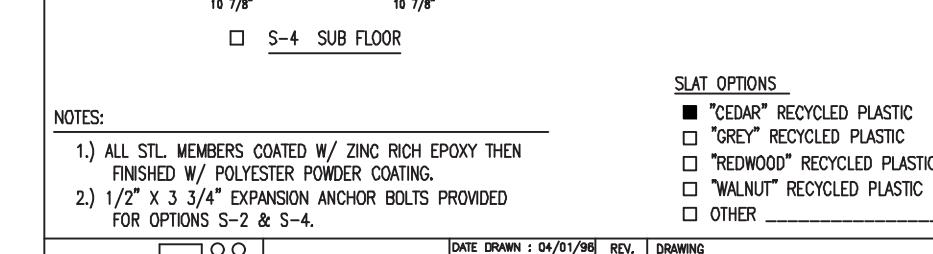
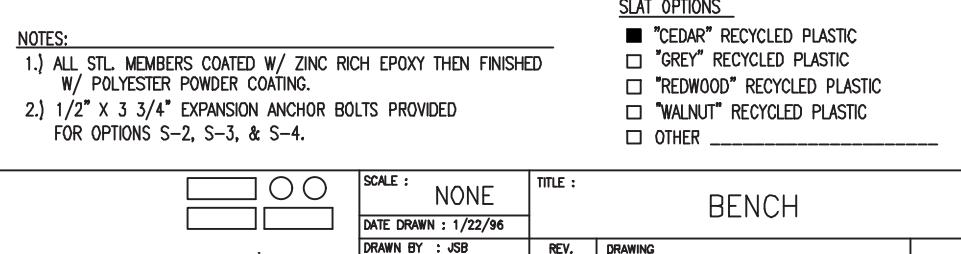
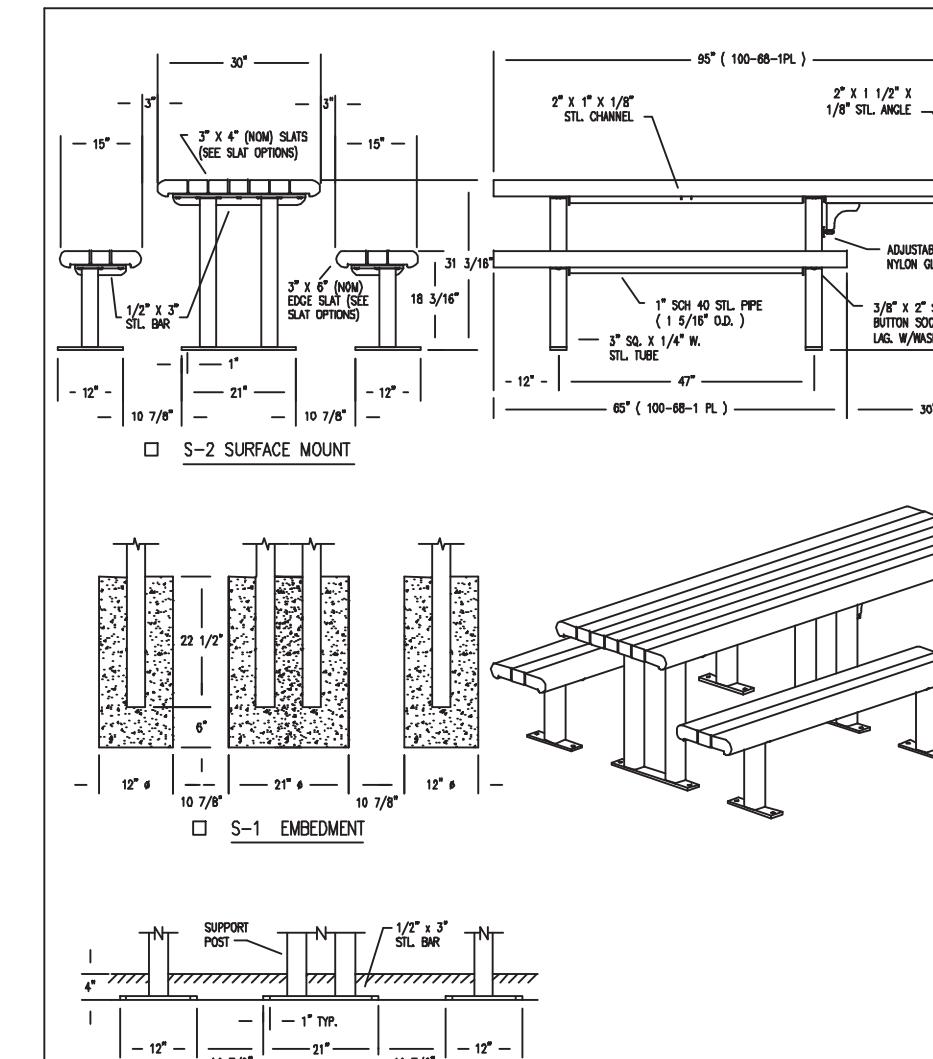
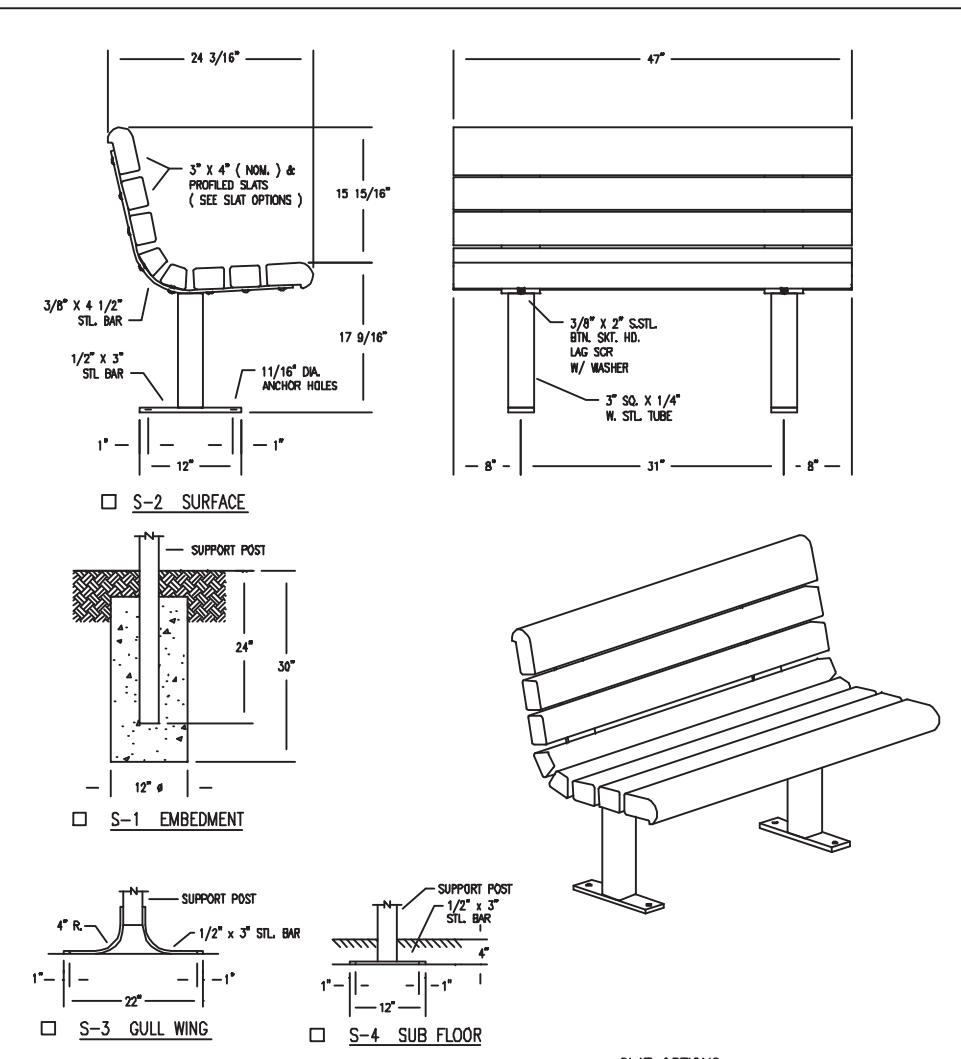
SHEET

SHEET 1 OF 6

SITE AMENITIES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	Dumor 88-60 Bench 88 with steel frame. Seat is available in ipe, douglas fir, or recycled plastic. 72" length. 48", 60", and 96" available. Embedment and subfloor mounts also available.	2
2	Dumor 100-60 72" steel framed picnic table available in recycled plastic. Embedment and subfloor mounts available upon request.	2
3	Custom 4' x 8' x 2' raised vegetable bed. Built on site with Redwood.	3

NOTE:
"If the lots are managed under separate ownership, the trails will be kept open to residents by means of a reciprocal trail easement agreement whereby each owner will permit the other owners and their tenants/occupants to use the trails and site furnishings on the lots for their intended recreational purposes, subject to rules and regulations adopted by the owners."



VILLAS AT LAGUNA SECA LOTS 4-7 CITATION COURT MONTEREY, CA 93940

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REVISIONS



TRAIL AND SITE FURNISHINGS PLAN

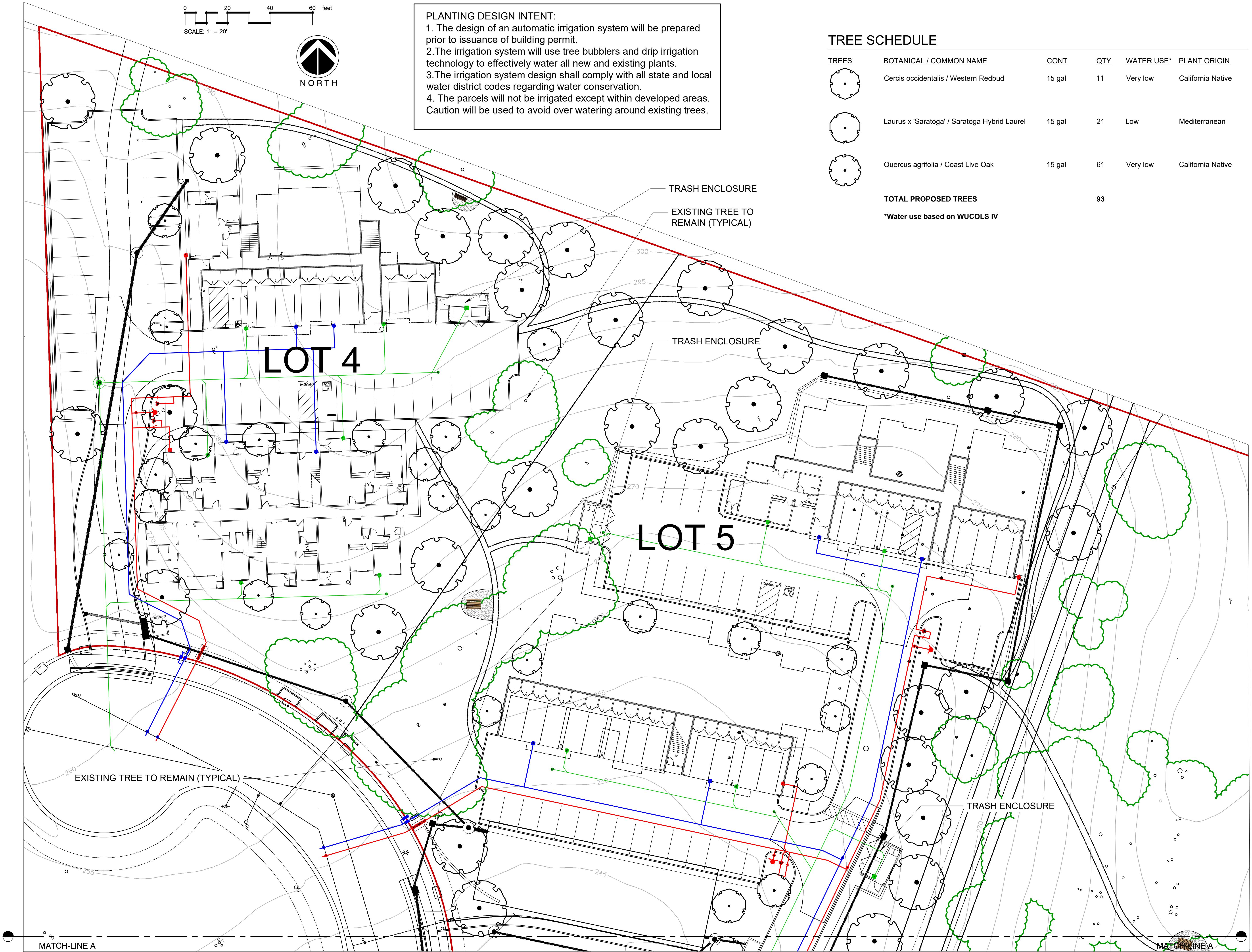
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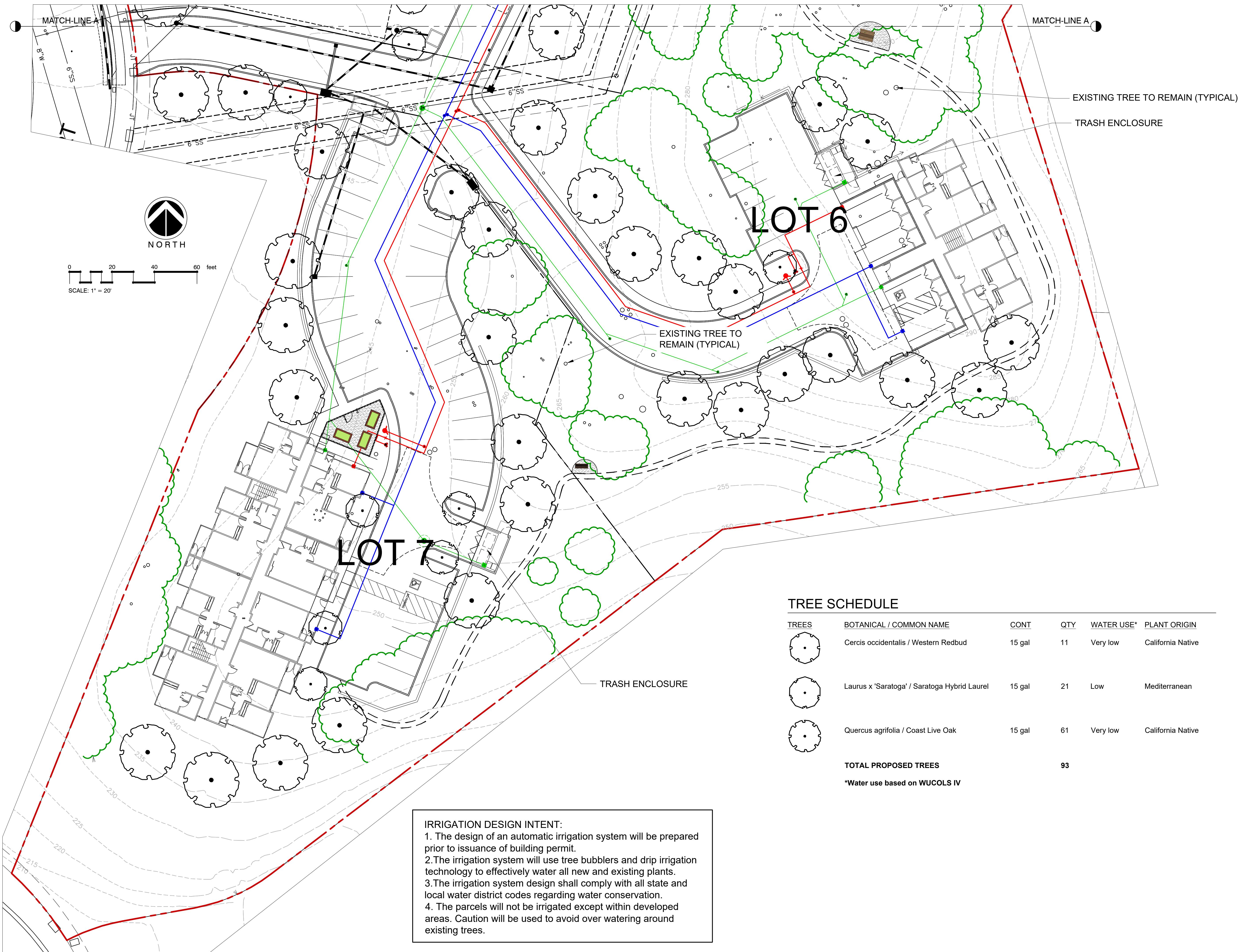
SHEET 2 OF 6



VILLAS AT LAGUNA SECA

LOTS 4-7 CITATION COURT MONTEREY, CA 93940





VILLAS AT LAGUNA SECA

LOTS 4-7 CITATION COURT

MONTEREY, CA 93940

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REVISIONS



TREE SCHEDULE

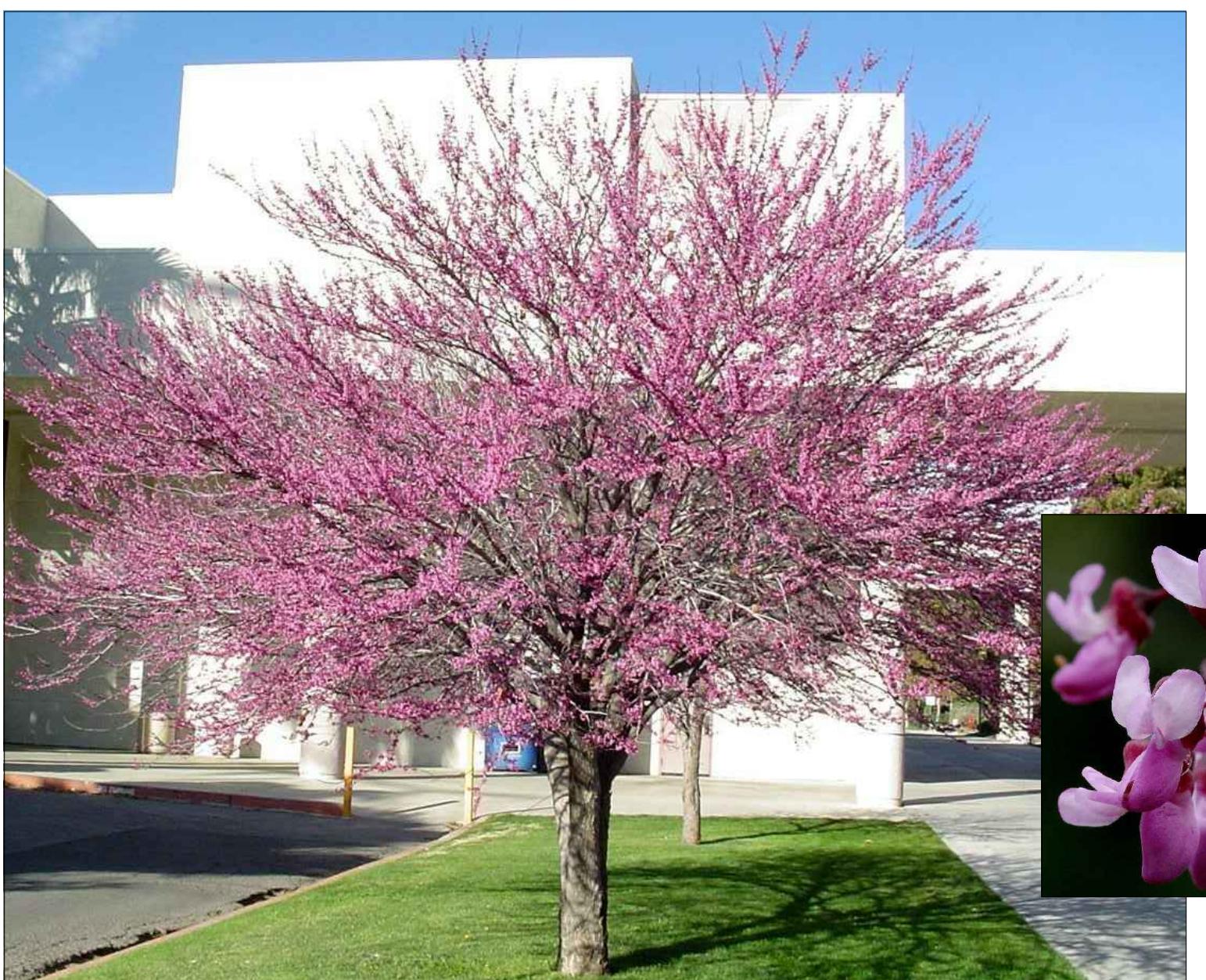
TREES	BOTANICAL / COMMON NAME	CONT	QTY	WATER USE*	PLANT ORIGIN
	Cercis occidentalis / Western Redbud	15 gal	11	Very low	California Native
	Laurus x 'Saratoga' / Saratoga Hybrid Laurel	15 gal	21	Low	Mediterranean
	Quercus agrifolia / Coast Live Oak	15 gal	61	Very low	California Native
TOTAL PROPOSED TREES					93

*Water use based on WUCOLS IV

PLANTING PLAN

JOB NO. 202123
 SCALE 1" = 20' - 0"
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 DATE 1.7.2021 L-1.3

TREES



Cercis occidentalis
Western Redbud



© Robert Perry

Laurus x 'Saratoga'
Saratoga Hybrid Laurel



Quercus agrifolia
Coast Live Oak

MASTER PLANT LIST

		WATER USE*	PLANT ORIGIN
SHRUBS			
Anigozanthos x 'Big Red' / Big Red Kangaroo Paw	Low	Australia	
Arctostaphylos densiflora 'Howard McMinn' / Howard McMinn Manzanita	Low	California Native	
Arctostaphylos montereyensis / Monterey Manzanita	Low	California Native	
Baccharis pilularis / Dwarf Coyote Brush	Low	California Native	
Ceanothus cuneatus rigidus / Monterey Ceanothus	Very low - Low	California Native	
Ceanothus x 'Concha' / California Lilac	Low	California Native	
Ceanothus x 'Ray Hartman' / California Lilac	Very low - Low	California Native	
Cistus ladanifer / Crimson Spot Rockrose	Low	Mediterranean	
Cistus salvifolius / Rockrose Sageleaf	Low	Mediterranean	
Cistus x hybridus / White Rockrose	Low	Mediterranean	
Cistus x skanbergii / Coral Rockrose	Low	Mediterranean	
Correa pulchella 'Carmine Bells' / Australian Fuchsia	Low	Australia	
Dites bicolor / Fortnight Lily	Low - Medium	Southern Africa	
Fremontodendron x 'California Glory' / California Glory Flannel Bush	Very low	California Native	
Grevillea x 'Noelli' / Grevillea	Low - Medium	California Native	
Loropetalum chinense / Green Loropetalum	Low - Medium	Eastern Asia	
Loropetalum chinense rubrum 'Burgundy' / Burgundy Loropetalum	Low - Medium	Eastern Asia	
Pittosporum tenuifolium / Tawhiwhi	Medium	New Zealand	
Rhamnus californica / California Coffee Berry	Very low - Low	California Native	
Romneya coulteri / Matilija Poppy	Very low - Low	California Native	
Rosmarinus officinalis 'Huntington Carpet' / Huntington Carpet Rosemary	Very low - Medium	Mediterranean	
Salvia clevelandii / Cleveland Sage	Low	California Native	
Salvia leucophylla / Purple Sage	Low	California Native	
Salvia millefolia / Black Sage	Low	California Native	
Tagetes lemmonii / Copper Canyon Daisy	Low	Central America	
FERNS			
Polystichum muninum / Western Sword Fern	Medium	PLANT ORIGIN California Native	
GRASSES			
Festuca californica / California Fescue	Low - Medium	PLANT ORIGIN California Native	
Festuca glauca 'Elijah Blue' / Blue Fescue	Low	Mediterranean	
Helictotrichon sempervirens 'Sapphire' / Blue Oat Grass	Low - Medium	Mediterranean	
Muhlenbergia rigens / Deer Grass	Low	California Native	
Pennisetum rubrum / Fountain Grass	Low - Medium	Eastern Asia	
Phormium tenax 'Maori Maiden/Sunrise' / Tricolor New Zealand Flax	Low - Medium	New Zealand	
Phormium tenax 'Wings of Gold' / New Zealand Flax	Low - Medium	New Zealand	
Stipa pulchra / Purple Needle Grass	Very low - Low	American Southwest	
VINES			
Bougainvillea x 'San Diego Red' / Bougainvillea	Low	PLANT ORIGIN South America	
Cytostoma callistegioides / Violet Trumpet Vine	Medium	South America	
Ficus pumila / Creeping Fig	Medium	Asia, Australia	
Rosa banksiae / Lady Banks Rose	Low - Medium	Mediterranean	
Trachelospermum jasminoides / Chinese Star Jasmine	Medium	Eastern Asia	
PERENNIALS/GROUND COVERS/GRASSES/SUCCULENTS			
Diplacus aurantiacus / Sticky Monkeyflower	Very low - Low	PLANT ORIGIN California Native	
Eschscholzia californica / California Poppy	Very low	California Native	
Myoporum parvifolium / Trailing Myoporum	Low - Medium	Australia	
GROUND COVERS			
Arctostaphylos hookeri 'Monterey Carpet' / Hooker's Manzanita	Low	PLANT ORIGIN California Native	
Arctostaphylos x 'Emerald Carpet' / Emerald Carpet Manzanita	Medium	California Native	

*Water use based on WUCOLS IV

TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY	WATER USE*	PLANT ORIGIN
○	Cercis occidentalis / Western Redbud	15 gal	11	Very low	California Native
○	Laurus x 'Saratoga' / Saratoga Hybrid Laurel	15 gal	21	Low	Mediterranean
○	Quercus agrifolia / Coast Live Oak	15 gal	61	Very low	California Native
TOTAL PROPOSED TREES			93		

*Water use based on WUCOLS IV

Note:

Plants from this list will be selected for the residential zones and other areas of the development. Not all plant species listed will be used in the final design. In general, low water using plants and deer tolerant plants are included in the Master Plant List. Sun/shade exposure will also be a factor in determining plant selection and location.

VILLAS AT LAGUNA SECA
LOTS 4-7 CITATION COURT
MONTEREY, CA 93940

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REVISIONS



PLANT IMAGES & MASTER PLANT LIST

JOB NO. 202123

SCALE not to scale

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SHEET

CHECK

DATE 1.7.2021

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VILLAS AT LAGUNA SECA

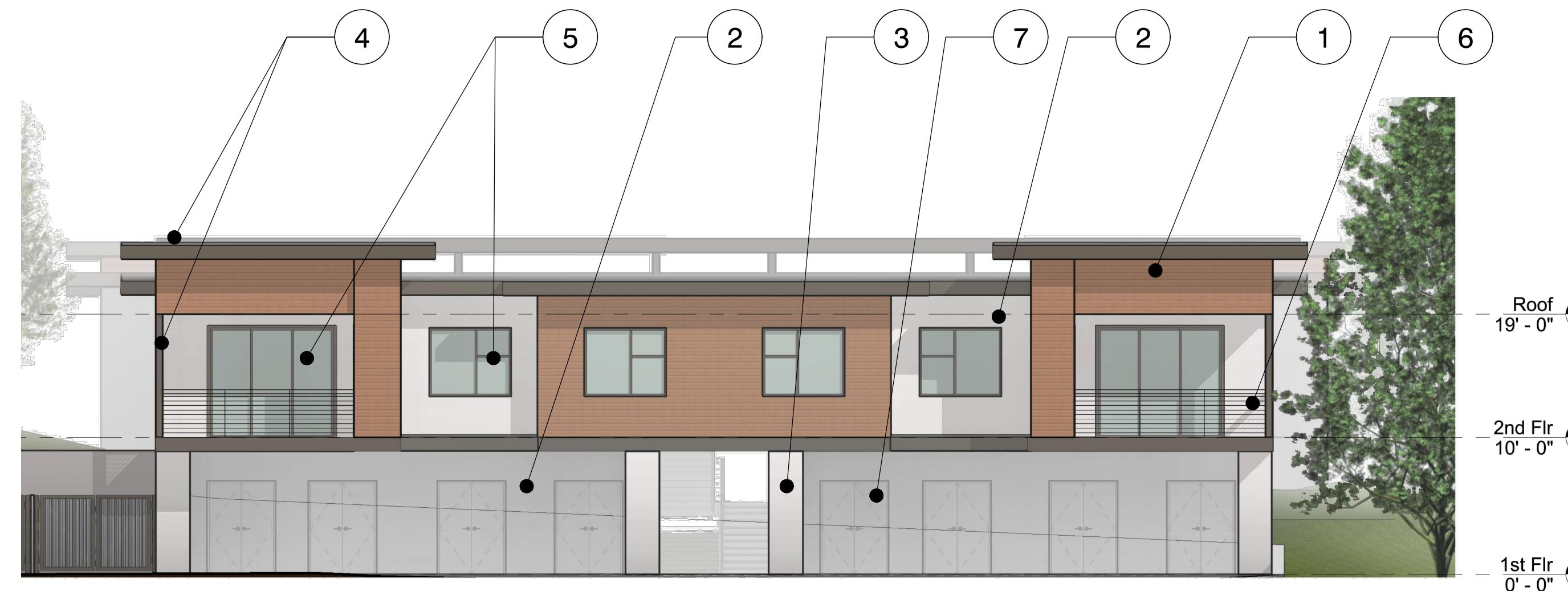
LOTS 4-7 CITATION COURT

MONTEREY, CA 93940



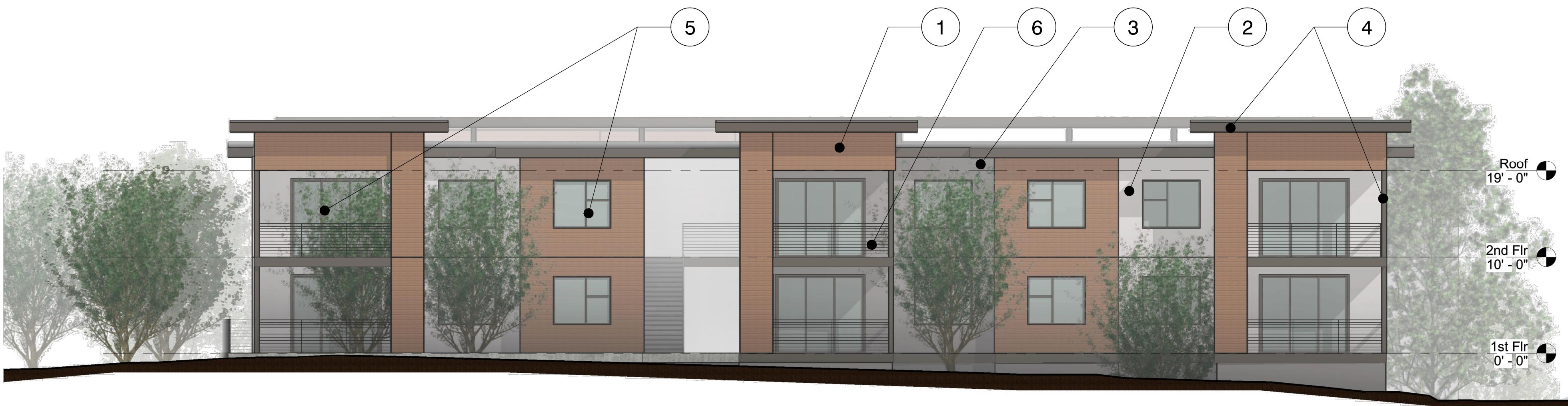
Villas at Laguna Secca Multi-Family Project

MONTEREY, CALIFORNIA



**TYPICAL ENTRY ELEVATION- 2 STORY BUILDING
w/ TUCK-UNDER PARKING**

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



TYPICAL ENTRY ELEVATION- 2 STORY BUILDING

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



TYPICAL ENTRY ELEVATION- 3 STORY BUILDING W/ TUCK-UNDER PARKING

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

MATERIALS & COLORS Typical All Buildings



1. EXTERIOR WALL:
Horizontal 1x6 Trex Cladding
Color: Transcend Tiki Torch



2. EXTERIOR WALL:
Smooth Plaster
Paint Color - SW 7077
(Original White)



3. EXTERIOR WALL:
Smooth Plaster
PAINT COLOR - SW 9155
(Slate Violet)



4. WOOD POST/BEAM, TRIM, FASCIA, & GUTTER
PAINT COLOR - DEC756
(Weathered Brown)



5. WINDOWS/DOORS
Vinyl - Dark Bronze



6. RAILING:
Stainless Steel cable railing



7. MECH & STORAGE DOOR/TRIM: Colors to match wall color

**THE
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ARCHITECTS & PLANNERS

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