

Exhibit A

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**EXHIBIT A
DRAFT RESOLUTION**

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

In the matter of the application of:

BACH ROBERT J & PAULINE M TRS (PLN240093)

RESOLUTION NO. ----

Resolution by the County of Monterey Chief of Planning:

- 1) Finding that the project is a minor lot line adjustment, which qualifies as a Class 5 Categorical Exemption pursuant to Section 15305(a) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving an Administrative Permit to allow a Lot Line Adjustment between two legal lots of record consisting of Lot 6 [APN 007-262-018-000, approximately 0.26 acres (11,218 sq. ft.)] and Lot 7 [APN 007-262-017-000, approximately 0.25 acres (11,049 sq. ft.)], resulting in two parcels containing 0.19 acres or 8,286 sq. ft. (Adjusted Lot 6) and 0.32 acres or 13,981 sq. ft. (Adjusted Lot 7), respectively.

[PLN240093 BACH ROBERT J & PAULINE M TRS, 2959 & 2963 CORMORANT RD, PEBBLE BEACH, GREATER MONTEREY PENINSULA AREA PLAN (APNs: 007-262-017-000 & 007-262-018-000)]

The BACH ROBERT J & PAULINE M TRS application (PLN240093) came on for an administrative decision hearing before the Monterey County Chief of Planning on April 16, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Monterey County Chief of Planning finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations:
 - the 2010 Monterey County General Plan;
 - Greater Monterey Peninsula Area Plan;
 - Monterey County Subdivision Ordinance (Title 19); and

- Monterey County Zoning Ordinance (Title 21).

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

- b) The project involves a Lot Line Adjustment (LLA) between two legal lots of record to allow eventual development of an Accessory Dwelling Unit on Lot 7 (the ADU application is not part of this current project):
 - 1. Lot 6 [APN 007-262-018-000], currently approximately 0.26 acres (11,218 sq. ft.) in size and
 - 2. Lot 7 [APN 007-262-017-000], currently approximately 0.25 acres (11,049 sq. ft.).

The LLA proposes to adjust these two parcels into new configurations:

- 1. an adjusted Parcel 6 0.19 acres (or 8,286 sq. ft.) and
 - 2. an adjusted Lot 7 of 0.32 acres (or 13,981 sq. ft.).
- c) The properties are located at 2959 & 2963 Cormorant Rd, Pebble Beach, Ca 93953, Greater Monterey Peninsula Area Plan (Assessor's Parcel Numbers [APNs] 007-262-017-000 & 007-262-018-000). The parcels are zoned or "MDR/B-6-D-RES" - Medium Density Residential, with a B-6 overlay, Design District Overlay, and Regulations for Parking and Use of Major Recreational Equipment Storage in Seaward Zone Overlay. The project complies with all regulations within section 19.09 "Lot Line Adjustments" of the Monterey County Code. No additional development is proposed with this Lot Line Adjustment. Parcel reconfiguration will not otherwise intensify water use, create new building or potential development beyond what currently exists. Therefore, the project is an allowed land use for this site.
- d) Lot 7 is developed with a single-family dwelling (Building Permits No. BP050726); Lot 6 is currently undeveloped. Both parcels are under common ownership.
- e) Lot Legality. The subject properties (0.26 acres and 0.25 acres in size), APNs: 007-262-018-000 & 007-262-017-000, are shown in their current size and configuration as Lot 6 and Lot 7 on the map entitled, "Monterey Peninsula Country Club, Subdivision No. 1", recorded on May 4, 1925, in Volume 3 of Maps of "Cities and Towns", on Page 26 in Monterey County Records. Therefore, the County recognizes the subject properties as legal lots.
- f) At this time, County is only authorizing and granting a Lot Line Adjustment permit. Any future structural development on the adjusted parcels will require obtaining all proper County permits and comply with the development standards, other policies, and regulations at the time of any proposed development.
- g) Development Standards. After the LLA, both parcels will meet minimum building site requirements.

Minimum lot size - The MDR zoning district (Title 21 section 21.12.060A) identifies a 6,000 square foot minimum building site.

Currently, Lot 6 contains 11,218 square feet and Lot 7 contains 11,049 square feet.

The proposed lots after adjustment contain 8,286 square feet (Lot 6) and 13,891 (Lot 7). Lot 7 contains 13,98, both still in conformance with the minimum MDR building site requirements.

Allowable Lot Coverage - Granting this Discretionary Permit will bring Lot 7, currently over allowable lot coverage, into conformance with building site lot coverage. Title 21 section 21.12.060.E allows a maximum building site coverage of 35 percent. Currently, Lot 6 (before and after the LLA) is vacant, so a zero-lot coverage. Lot 7, currently at 38% lot coverage, is over the 35% maximum allowable coverage. The LLA will transfer 2,932 square feet from Lot 6 to Lot 7, reducing Lot 7 coverage to 29.9 percent, bringing Lot 7 into conformance with zoning district standards.

B-6 setbacks for the adjusted Lot 6 should be noted: The B-6 overlay districts requires setbacks of 30' front yard, 20' side yard and "10% of lot width" rear yard. Even though no construction is currently proposed for Lot 6, its new 8,276 square foot size could result in a small or constricted buildable area of approximately 5,000 square feet.

- h) Land Use Advisory Committee (LUAC) Review. The project was not referred to the Greater Monterey Peninsula Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did not warrant referral to the LUAC because it does not involve a lot line adjustment in the coastal zone, does not require review by the Zoning Administrator or Planning Commission, and is exempt from environmental review (see Finding 6).
- i) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning are found in Project File PLN240093.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach CSD (fire). 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 by HCD Planning have been incorporated.
 - b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning are found in Project File PLN240093.

4. **FINDING:** **HEALTH AND SAFETY** – The establishment, maintenance, or operation of the project applied for will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach CSD (fire). 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) Both of the referenced properties are within Pebble Beach Community Service District for sewer service and have verified connections to Cal-Am public drinking water utilities.
 - c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning are found in Project File PLN240093.
5. **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) There are no known violations on the subject parcels.
 - c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning are found in Project File PLN240093.
6. **FINDING:** **LOT LINE ADJUSTMENT** - Section 66412 of the California Government Code (Subdivision Map Act) Title 19 (Subdivision Ordinance) of the Monterey County Code states that lot line adjustments may be granted based upon the following findings:
- 1. The lot line adjustment is between four (or fewer) existing adjoining parcels;
 - 2. A greater number of parcels than originally existed will not be created as a result of the lot line adjustment;
 - 3. The parcels resulting from the lot line adjustment conforms to the County’s general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.
- EVIDENCE:**
- a) As discussed in Finding 1, development on the resulting parcel will continue to be consistent with the zoning.
 - b) The LLA is between two legal lots of record, Lot 6 [approximately 0.26 acres (11,218 sq. ft.)] and Lot 7 [approximately 0.25 acres (11,049 sq. ft.)], resulting in two parcels containing 0.19 acres or 8,286 sq. ft. (Adjusted Lot 6) and 0.32 acres or 13,981 sq. ft. (Adjusted Lot 7). The lot line adjustment will not create a greater number of parcels than

originally existed. Two contiguous separate legal parcels of record will be adjusted and two contiguous separate legal parcels of record will result from the adjustment. Lot 6 is directly connected to Lot 7, both with access point from Cormorant Road. No new parcels will be created.

- c) The lot line adjustment is between four (or fewer) existing adjoining parcels that the County recognizes as legal lots of record (See Finding 1 Evidence e).
- d) The proposed lot line adjustment is consistent with Monterey County Ordinance (Title 21). (See Finding Nos. 1, 2, and 3; and supporting evidence)
- e) As an exclusion to the Subdivision Map Act, the Lot Line Adjustment does not require the recordation of a map. To appropriately document the boundary changes, the Owner/Applicant shall record a deed for the respective parcels to reflect the adjustment (Condition No. 3) and a Certificate of Compliance for each new lot shall be filed per a standard condition of approval (Condition No. 4).
- f) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN240093.

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

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15305 categorically exempts minor lot line adjustments that do not result in the creation of any new parcel.
 - b) The project involves a Lot Line Adjustment (LLA) between two legal lots of record, Lot 6 [approximately 0.26 acres (11,218 sq. ft.)] and Lot 7 [approximately 0.25 acres (11,049 sq. ft.)], resulting in two parcels containing 0.19 acres or 8,286 sq. ft. (Adjusted Lot 6) and 0.32 acres or 13,981 sq. ft. (Adjusted Lot 7). No new lots will be created by the lot line adjustment. No demolition, construction, or other type of development is proposed under this entitlement.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. The proposed lot line adjustment will not intensify the level of development allowed on the parcels.
 - d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240093.

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

EVIDENCE: Section 19.16.020.A of the Monterey County Zoning Ordinance, designates the Board of Supervisors as the appropriate authority to consider appeals of decisions of the Chief of Planning.

DECISION

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

1. Find the project qualifies for a Class 5 Categorical Exemption pursuant to CEQA Guidelines Section 15305 and none of the exceptions under Section 15300.2 apply; and
2. Approve an Administrative Permit to allow a Lot Line Adjustment between two legal lots of record consisting of Lot 6 [APN 007-262-018-000, approximately 0.26 acres (11,218 sq. ft.)] and Lot 7 [APN 007-262-017-000, approximately 0.25 acres (11,049 sq. ft.)], resulting in two parcels containing 0.19 acres or 8,286 sq. ft. (Adjusted Lot 6) and 0.32 acres or 13,981 sq. ft. (Adjusted Lot 7), respectively.

All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 16th day of April, 2025.

Melanie Beretti, AICP
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

NOTES

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

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

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

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

Form Rev. 1-27-2021

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County of Monterey HCD Planning

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

PLN240093

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

**Condition/Mitigation
Monitoring Measure:**

This Administrative permit (PLN240093) allows a Lot Line Adjustment between two legal lots of record consisting of Lot 6 [APN 007-262-018-000, approximately 0.26 acres (11,218 sq. ft.)] and Lot 7 [APN 007-262-017-000, approximately 0.25 acres (11,049 sq. ft.)], resulting in two parcels containing 0.19 acres or 8,286 sq. ft. (Adjusted Lot 6) and 0.32 acres or 13,981 sq. ft. (Adjusted Lot 7), respectively. The property is located at 2959 & 2963 Cormorant Road, Pebble Beach, Greater Monterey Peninsula Area Plan (APNs: 007-262-017-000 & 007-262-018-000) 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 on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "An Administrative Permit (Resolution Number _____) was approved by the County of Monterey Chief of Planning for Assessor's Parcel Number 007-262-017-000 & 007-262-018-000 on April 16, 2025. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

3. LOT LINE ADJUSTMENT DEED (NON-STANDARD CONDITION)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Owner(s)/Applicant(s) shall prepare, execute, and record deeds that reflect the lot line adjustment as required by California Government Code §66412(d) and request an unconditional Certificate of Compliance for each of the adjusted parcels. (HCD-Planning)

Compliance or Monitoring Action to be Performed:

1. An updated title report (current within 30 days) for each subject parcel of the lot line adjustment.
2. Draft legal descriptions, plats, and closure calculations for each newly adjusted parcel of the lot line adjustment for which a Certificate of Compliance will be issued. The legal description, plat, and closure calculations shall be prepared by a professional land surveyor. The legal description shall be entitled "Exhibit A" and shall have the planning permit no. (PLN240093) in the heading. The plat may be incorporated by reference into Exhibit "A," or be entitled Exhibit "B."
3. Draft deeds for all adjustment parcels, being all areas being conveyed by Owners in conformance to the approved lot line adjustment. The deeds shall contain a legal description and plat of the areas to be conveyed in conformance to the approved lot line adjustment. The legal description, plat, and closure calculations shall be prepared by a professional land surveyor. The legal description shall be entitled "Exhibit A" and shall have the planning permit no. (PLN240093) in the heading. The plat may be incorporated by reference into Exhibit "A," or be entitled Exhibit "B." The deed shall comply with the Monterey County Recorder's guidelines as to form and content.
 - a. The Owner(s)/Applicant(s) shall be responsible for ensuring the accuracy and completeness of all parties listed as Grantor and Grantee on the deeds.
 - b. Each deed shall state in the upper left corner of the document the party requesting the recording and to whom the recorded document shall be returned.
 - c. The purpose of the deed shall be stated on the first page of the deed, as follows:

"The purpose of this deed is to adjust the parcel boundaries in conformance to the lot line adjustment approved by the County of Monterey, PLN240093. This deed is being recorded pursuant to §66412(d) of the California Government Code and shall reconfigure the subject parcels in conformance to said approved lot line adjustment."

PLEASE NOTE: Owner(s) is/are responsible for securing any reconveyance, partial reconveyance and/or subordination in connection with any loan, mortgage, lien or other financial obligation on all property being transferred between parties.

4. Following review and any corrections of the legal descriptions and plats by County Surveyor:
 - a. Owner/Applicant submit copies of the fully executed and acknowledged deed(s) for the adjustment parcels to the project planner for review & approval by County Surveyor
 - b. Owner/Applicant shall submit the legal description and plat for each Certificate of Compliance to HCD-Planning for final processing.
 - c. Using a title company, execute the deeds before a notary public, and have the deeds recorded.
 - d. Owner/Applicant shall submit copies of all recorded deeds to the project planner.

4. PD045 - COC (LOT LINE ADJUSTMENTS)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall request unconditional Certificates of Compliance for the newly configured parcels. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration of the entitlement, the Owner/Applicant/Surveyor shall prepare legal descriptions for each newly configured parcel and submit them to HCD -Planning for review and approval. The legal descriptions shall be entitled "Exhibit A." The legal description shall comply with the Monterey County Recorder's guidelines as to form and content. The Applicant shall submit the legal descriptions with a check, payable to the Monterey County Recorder, for the appropriate fees to record the Certificates of Compliance.

Prior to the expiration of the entitlement and after the Certificates are recorded, the Owner/Applicant shall file a request and pay the fees for separate assessments or combination assessments (for lot mergers) with the Assessor's Office.

5. PD006(A) - CONDITION COMPLIANCE FEE

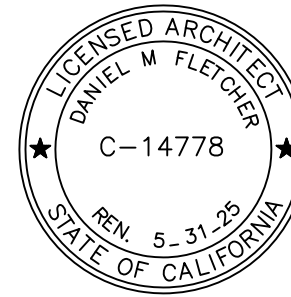
Responsible Department: Planning

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

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

DF/A

Daniel Fletcher / Architects

769 Pacific Street
Monterey, CA 93940
831.373.5855

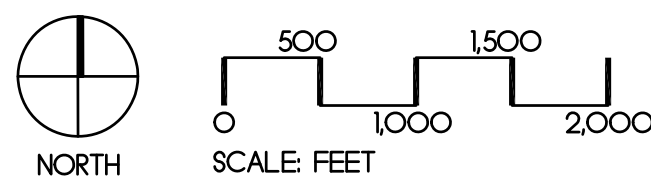
CONSULTANT

BACH RESIDENCE

PHASE I - LOT LINE ADJUSTMENT & PHASE II - ACCESSORY DWELLING UNIT

PEBBLE BEACH, CALIFORNIA

VICINITY MAP



PROJECT DESCRIPTION - PHASE I

THE PROJECT INCLUDES:

LOT LINE ADJUSTMENT AT PARCEL NUMBERS 007-262-017-000 (2959 CORMORANT, LOT 7) AND 007-262-018-000 (2963 CORMORANT, LOT 6).

PHASE II, ACCESSORY DWELLING UNIT, NOT UNDER SCOPE OF WORK FOR PLN240093.

PROJECT DATA - PHASE I

OWNER:	ROBBIE AND PAULINE BACH 8801 OVERLAKE DRIVE WEST MEDINA, WASHINGTON 98039	
	LOT 7	LOT 6
PROJECT ADDRESS:	2959 CORMORANT ROAD PEBBLE BEACH, CA 93953	2963 CORMORANT ROAD PEBBLE BEACH, CA 93953
A.P.N.:	007-262-017-000	007-262-018-000
ZONING:	MDR/B-6-D-RES	MDR/B-6-D-RES
OCCUPANCY TYPE:	R3-U	NONE
TYPE OF CONSTRUCTION:	V-B	NONE
EXISTING BUILDING FLOOR AREA SUMMARY: EXISTING SINGLE FAMILY DWELLING	4,194 S.F.	NONE
EXISTING SITE AREA:	11,049 S.F.	11,218 S.F.
EXISTING BUILDING SITE COVERAGE: ALLOWED BLDG. COVERAGE	35% (3,867 S.F.)	35% (3,926 S.F.)
BUILDING FOOTPRINT DECKS > 24" ABOVE GRADE EAVES > 30"	4,194 S.F. O O	O O O
TOTAL	37.9% (4,194 S.F.)	O
FLOOR AREA RATIO: ALLOWABLE EXISTING	35% (3,867 S.F.) 37.9% (4,194 S.F.)	35% (3,927 S.F.) O
LOT LINE ADJUSTMENT SITE AREA CALCULATIONS:	<u>EXISTING</u>	<u>PROPOSED</u>
	APN: 007-262-017-000, LOT 7 APN: 007-262-018-000, LOT 6	11,049 S.F. 11,218 S.F.
		13,981 S.F. 8,286 S.F.
		+ 2,932 S.F. - 2,932 S.F.

PROJECT DESCRIPTION - PHASE II

THE PROJECT INCLUDES:

NEW 1,053 S.F. ACCESSORY DWELLING UNIT AT PARCEL NUMBER 007-262-017-000 (2959 CORMORANT), WHICH INCLUDES GRADING AND DRAINAGE IMPROVEMENTS AT 2959 AND 2963 CORMORANT.

PROJECT DATA - PHASE II

OWNER:	ROBBIE AND PAULINE BACH 8801 OVERLAKE DRIVE WEST MEDINA, WASHINGTON 98039	
PROJECT ADDRESS:	2959 CORMORANT ROAD PEBBLE BEACH, CALIFORNIA 93953	
A.P.N.:	007-262-017-000	
ZONING:	MDR/B-6-D-RES	
TYPE OF CONSTRUCTION:	V-B	
OCCUPANCY TYPE:	R-3	
BUILDING FLOOR AREA SUMMARY:		
EXISTING SINGLE FAMILY DWELLING PROPOSED ACCESSORY DWELLING TOTAL	4,194 S.F. 1,053 S.F. 5,247 S.F.	
SITE AREA:	13,981 S.F. (0.32 ACRES)	
BUILDING SITE COVERAGE: ALLOWED BLDG. COVERAGE	35% (4,893 S.F.)	
EXISTING RESIDENCE FOOTPRINT PROPOSED ADU DECKS > 24" ABOVE GRADE EAVES > 30"	EXISTING 4,194 S.F. O O O	PROPOSED 4,194 S.F. (29.9%) 1,053 S.F. (NOT COUNTED IN FAR) O O 9 S.F. (EXEMPT FROM COVERAGE)
TOTAL	4,194 S.F.	4,194 S.F. (29.9%) *ADU EXEMPT PER CA GOVERNMENT CODE 65852.2 SUBDS. (c) (2) (C)
HEIGHT:	MAXIMUM ALLOWABLE (ADU) MAXIMUM PROPOSED	
	16'-0" 15'-10 1/2"	
PARKING:	1 - SEE SITE PLAN	
GRADING:	25 C.Y. CUT / 380 C.Y. FILL (30 C.Y. NET) - SEE CIVIL DRAWINGS	
TREES TO BE REMOVED:	NONE	

SHEET INDEX

AO.1	TITLE SHEET
1	TOPOGRAPHIC MAP / EXISTING SITE SURVEY

PHASE I

1	LOT LINE ADJUSTMENT
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PHASE II

A11	SITE PLAN
A21	FLOOR PLAN & ROOF PLAN
A31	EXTERIOR ELEVATIONS
A32	COLORS AND MATERIALS & EXTERIOR LIGHTING SPEC

CO.1	CIVIL COVER SHEET
CO.2	CIVIL DETAILS
C11	CIVIL GRADING PLAN
C21	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

L1.00	LANDSCAPE SITE PLAN
L2.00	PLANTING PLAN
L3.00	IRRIGATION PLAN

PROJECT

BACH RESIDENCE - ACCESSORY DWELLING UNIT

2959 CORMORANT ROAD
PEBBLE BEACH, CA 93953

PROJECT NUMBER

2303

OWNER

ROBBIE & PAULINE BACH

8801 OVERLAKE DRIVE WEST
MEDINA, WA 98039

SHEET TITLE

TITLE SHEET

SCALE: NONE

DRAWN BY: SR

PRINT DATE: .

DRAWING DATE: 03/21/2024

DATE ISSUED FOR
CONSTRUCTION: .

REVISIONS:

Use of these drawings and specifications is restricted to the original project site for which they were intended. Re-use or reproduction by any method, in whole or in part, is prohibited. Title to drawings and specifications including all designs, ideas and information remains with Daniel Fletcher / Architects PC. Visual contact with these drawings and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

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SHEET NUMBER

A0.1

T:\Monterey Projects\14693 - Bora Residence\CAD\4693-LL.dwg cwhg1 Mar 11, 2024 4:35pm

0 1 2 3 INCHES

STEVENSON DRIVE
(60 FEET WIDE)

CORMORANT ROAD
(30 FEET WIDE)

PARCEL 1
DOC:2017065516
APN 007-262-017

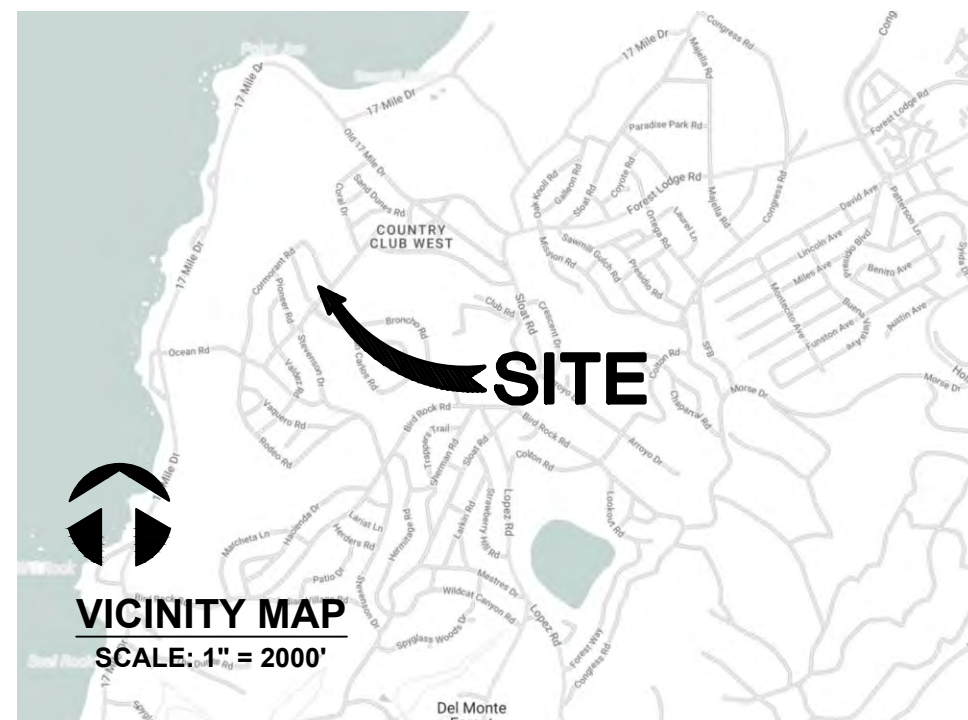
ADJUSTED
LOT 7
13,981 SF

PORTION OF LOT 6
DOC:2022004288
APN 007-262-018

ADJUSTED
LOT 6
8,286 SF

NON-PLOTTABLE EASEMENTS

- COVENANTS, CONDITIONS, AND RESTRICTIONS IN THE DOCUMENT RECORDED AUGUST 24, 1987 IN REEL 2137 OF OFFICIAL RECORDS, PAGE 591.
- COVENANTS, CONDITIONS, AND RESTRICTIONS IN THE DOCUMENT RECORDED JANUARY 4, 1965 IN REEL 441 OF OFFICIAL RECORDS, PAGE 639.



LEGEND

- BOUNDARY OF SUBJECT PROPERTIES
- PROPOSED ADJUSTED LOT LINE
- LOT LINE TO BE EXTINGUISHED
- EXISTING ELEVATION CONTOUR
- EXISTING ROAD / DRIVEWAY
- EXISTING EASEMENT TO BE QUITCLAIMED
- PROPOSED 5' EASEMENT

OWNER

ROBBIE & PAULINE BACH
8801 OVERLAKE DRIVE WEST
MEDINA, WA 98039

APPLICANT

JEFF CASE
DANIEL FLETCHER/ARCHITECTS
769 PACIFIC STREET
MONTEREY, CA 93940

PARCEL INFORMATION

SITE ADDRESS
APN 007-262-017
2959 CORMORANT ROAD
PEBBLE BEACH, CA 93953

APN 007-262-018
2963 CORMORANT ROAD
PEBBLE BEACH, CA 93953

		EXISTING	ADJUSTED
LOT 7:	APN 007-262-017	11,049 SF	13,981 SF
LOT 6:	APN 007-262-018	11,218 SF	8,286 SF
TOTAL:		22,267 SF	22,267 SF

GENERAL NOTES

- SUBJECT PROPERTIES ARE NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN. FIRM PANEL 06053C0302H
- IMPROVEMENTS:
ACCESSORY DWELLING UNIT PROPOSED WITH THIS LOT LINE ADJUSTMENT.
- NO VEGETATION REMOVAL IS PROPOSED IN THIS LOT LINE ADJUSTMENT.
- WATER SUPPLY: CALIFORNIA AMERICAN WATER CO.
SEWAGE COLLECTION: PEBBLE BEACH COMMUNITY SERVICES DISTRICT
GAS/ELECTRIC: PACIFIC GAS & ELECTRIC
- SOURCE OF TOPOGRAPHIC DATA:
APN 007-262-017 AND -018: SURVEYED IN FEBRUARY 2023 BY WHITSON ENGINEERS
- ALL EXISTING 5' UTILITY AND DRAINAGE EASEMENTS TO BE QUITCLAIMED BY PEBBLE BEACH COMPANY (SUCCESSOR TO DEL MONTE PROPERTIES CO.) IN FAVOR OF A NEW 5' WIDE UTILITY AND DRAINAGE EASEMENT OVER THE SIDE AND REAR PROPERTY LINES OF RESULTANT PARCELS 6 AND 7..



PLN _____

LOT LINE ADJUSTMENT

OF
A.P.N. 007-262-017 & 007-262-018
LOT 6 AND 7 PER VOL. 3 OF CITIES AND TOWNS AT
PAGE 26
MONTEREY COUNTY, CALIFORNIA

PREPARED BY:



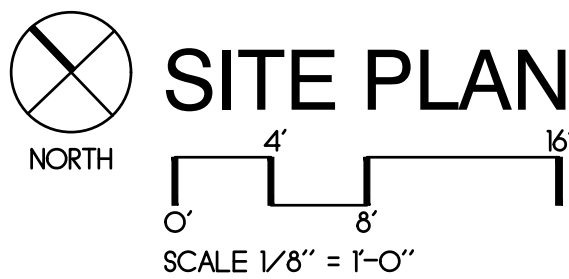
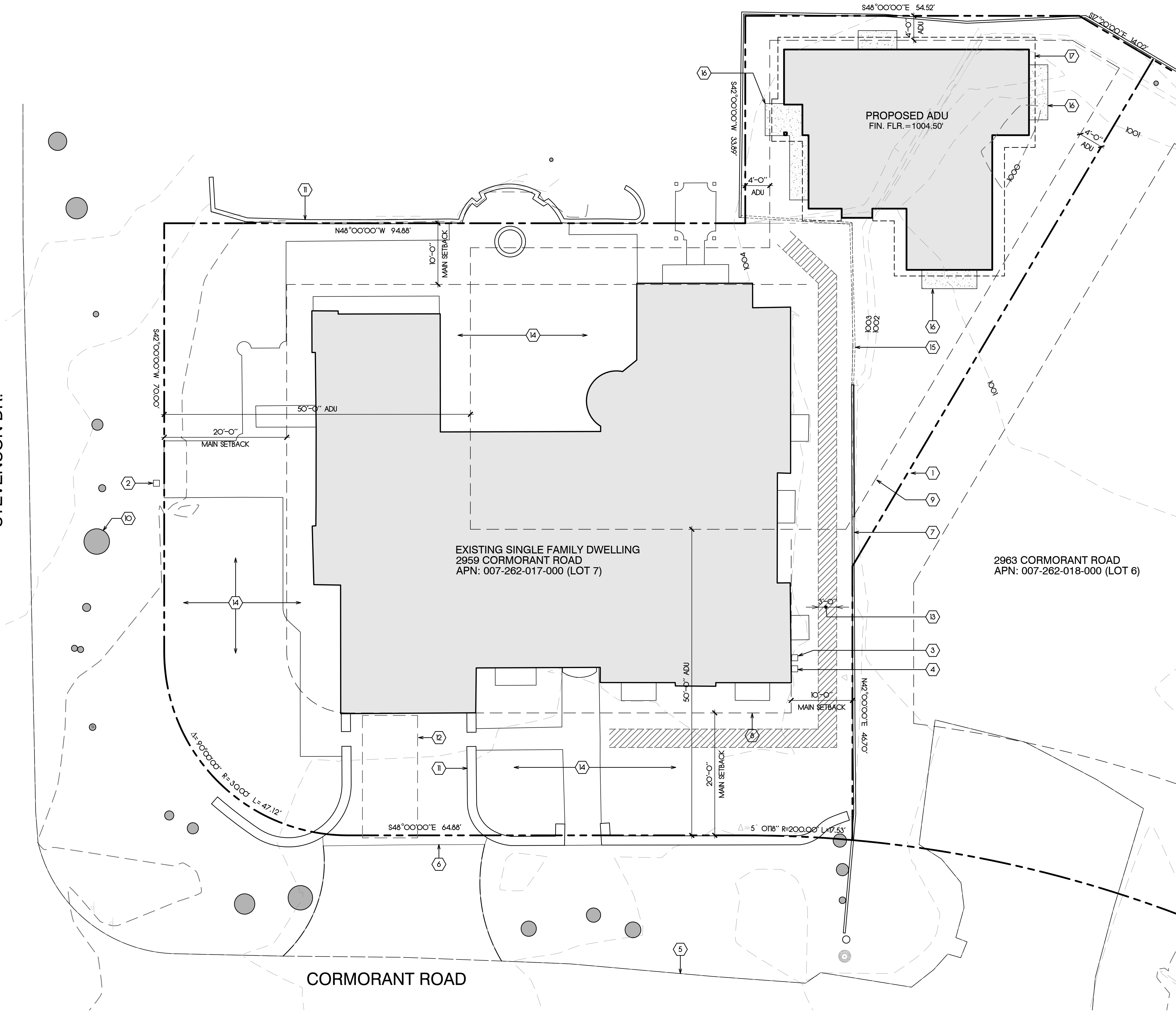
Civil Engineering
Land Surveying
6 Harris Court
Monterey, California
831.649.5225
whitsonengineers.com

SCALE 1" = 10'

FEBRUARY 29, 2024

SHEET 1 OF 1

STEVENSON DR.



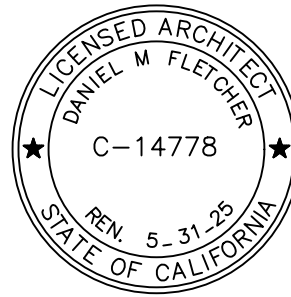
SHEET NOTES

1. PROPERTY LINE - TYPICAL.
2. EXISTING WATER METER.
3. EXISTING ELECTRICAL METER.
4. EXISTING GAS METER.
5. EDGE OF ROAD.
6. EDGE OF EXISTING AC DRIVE.
7. EXISTING FENCE TO REMAIN - TYPICAL, UNLESS INDICATED OTHERWISE.
8. MAIN RESIDENCE SETBACK LINE - TYPICAL.
9. ADU SETBACK LINE - TYPICAL.
10. EXISTING TREE - TYPICAL.
11. EXISTING SITE WALL TO REMAIN - TYPICAL.
12. 9' X 20' PARKING SPACE SHOWN DASHED.
13. CLEAR PATH OF TRAVEL TO ADU.
14. NO WORK THIS AREA.
15. REMOVE PORTION OF EXISTING FENCE AS INDICATED.
16. NEW CONC. PATIO.
17. ROOF LINE ABOVE.

DF/A

Daniel Fletcher / Architects

769 Pacific Street
Monterey, CA 93940
831.373.5855



CONSULTANT

PROJECT

BACH RESIDENCE - ACCESSORY DWELLING UNIT

2959 CORMORANT ROAD
PEBBLE BEACH, CA 93953

PROJECT NUMBER

0300-520

OWNER

ROBBIE & PAULINE BACH

8801 OVERLAKE DRIVE WEST
MEDINA, WA 98039

SHEET TITLE

SITE PLAN

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

DRAWN BY: JRC

PRINT DATE: .

DRAWING DATE: 03/21/2024

DATE ISSUED FOR
CONSTRUCTION: .

REVISIONS:

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SHEET NUMBER

A1.1

GENERAL

1.

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 PROFESSIONAL(S) HARMLESS FROM ANY AND ALL LIABILITY, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL(S).
2.

ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH:

A.

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

B.

THE 2022 CALIFORNIA BUILDING STANDARDS CODE (CCR TITLE 24), WITH AMENDMENTS ADOPTED BY THE JURISDICTION HAVING AUTHORITY

C.

CALIFORNIA EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES

E.

THE 2022 EDITION OF "STANDARD SPECIFICATIONS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS)

F.

THE 2022 EDITION OF "STANDARD PLANS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS)

G.

ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY CODE, INCLUDING CHAPTER 16.08 "GRADING" AND CHAPTER 16.12 "EROSION CONTROL".
3.

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL CURRENTLY APPLICABLE SAFETY LAWS OF ALL APPLICABLE JURISDICTIONAL BODIES. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, SALINAS, CALIFORNIA AT PHONE (831) 443–3050.
4.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA.
5.

INTENTION OF GRADING: CONSTRUCTION OF AN ACCESSORY DWELLING UNIT, AND ASSOCIATED SITE WORK.
6.

PROPERTY IS NOT SUBJECT TO INUNDATION OR 100 YEAR FLOOD LEVELS (FIRM 06053C0302H).
7.

ESTIMATED START: TBD , ESTIMATED COMPLETION: TBD.
8.

SEE ARCHITECTURAL/LANDSCAPE PLANS AND/OR THE PROJECT ARBORIST'S REPORT FOR TREE PROTECTION AND REMOVAL REQUIREMENTS.
9.

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. RMA – PLANNING, THE ARCHAEOLOGIST, AND LAND OWNER SHALL CONSULT WITH THE APPROPRIATE TRIBAL REPRESENTATIVE REGARDING TREATMENT OF THE RESOURCE.

EARTHWORK AND AREA OF DISTURBANCE SUMMARY

C = 25 CY
F = 380 CY
IMPORT/EXPORT = 355 CY
ESTIMATED AREA OF DISTURBANCE = 0.26 AC

1.

THE QUANTITIES PRESENTED ABOVE ARE ESTIMATES ONLY, BASED ON THE DIFFERENCE BETWEEN EXISTING GRADE AND SUBGRADE ELEVATIONS AND FINISHED GRADE AND SUBGRADE ELEVATIONS, AS SHOWN ON THE PLANS, AND ARE NOT ADJUSTED FOR CHANGES IN VOLUME DUE TO CHANGES IN SOIL DENSITY.
2.

OVER–EXCAVATION IS NOT INCLUDED IN THE ABOVE ESTIMATE. CLEARING AND STRIPPING AND REMOVAL OF AC AND PCC PAVEMENTS ARE NOT INCLUDED IN THE ABOVE ESTIMATES. SITE SPOILS SUCH AS FROM UTILITY TRENCHING, FOUNDATIONS, ETC. ARE NOT INCLUDED IN ABOVE ESTIMATES.
3.

THESE QUANTITIES SHALL BE USED FOR BONDING AND PERMIT PURPOSES ONLY. CONTRACTOR SHALL MAKE HIS/HER OWN SITE VISIT AND QUANTITY TAKE–OFFS AND SHALL BID ACCORDINGLY.
4.

EARTHWORK VALUES SHOULD BE REEVALUATED DURING THE EARLY STAGES OF SITE GRADING. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING FINAL EARTHWORK QUANTITIES TO HIS/HER SATISFACTION PRIOR TO START OF GRADING OPERATIONS.

SURVEY AND EXISTING CONDITIONS

1.

TOPOGRAPHY WAS PREPARED BY WHITSON ENGINEERS ON FEBRUARY 9, 2023.
2.

ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SET MAG AND WASHER IN AC (ELEVATION: 1001.73") AS SHOWN ON C1.1.
3.

ALL "MATCH" OR "JOIN" CALLOUTS ON THE PLANS SHALL BE FIELD VERIFIED FOR EXACT LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IN THE CASE OF ANY FIELD DISCREPANCY.
4.

PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS. (MONTEREY COUNTY)
5.

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.
6.

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.
7.

THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND FACILITIES ARE SHOWN ON THESE PLANS IN A GENERAL WAY ONLY. NOT ALL UTILITIES MAY BE SHOWN. IT IS MANDATORY THAT THE CONTRACTOR EXPOSE AND VERIFY THE TOP AND BOTTOM OF ALL UTILITIES PRIOR TO ANY WORK ON SYSTEMS WHICH MAY BE AFFECTED BY THE EXISTING UTILITY'S LOCATION. IT IS THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE THE FINAL DETERMINATION AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES AND TO BRING ANY DISCREPANCY TO THE ATTENTION OF THE ARCHITECT.
8.

BOUNDARY INFORMATION SHOWN IS FROM RECORD DATA. A BOUNDARY SURVEY WAS NOT PERFORMED AS A PART OF THIS WORK. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.

GRADING AND DRAINAGE

1.

SITE GRADING AND EARTHWORK SHALL BE PERFORMED IN CONFORMANCE WITH THE PROJECT GEOTECHNICAL REPORT.
2.

ON SITE 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.
3.

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.
4.

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.
5.

NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST FOUR (4) WORKING DAYS PRIOR TO ANY GRADING OR FOUNDATION EXCAVATION.
6.

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.
7.

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 COMPACTED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION OR THE WATERPROOFING OR DAMPPROOFING MATERIAL. EXCEPTION: CLSM NEED NOT BE COMPACTED (REF. 2013 CBC 1804.1–1804.2)
8.

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. (REF. 2013 CBC 1804.3)
9.

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.
10.

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.
11.

SURPLUS EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE SITE IN A LEGAL MANNER.
12.

SUBGRADE PREPARATION AND ENGINEERED FILL THAT SUPPORTS FOOTINGS, SLABS, PAVEMENTS, AND FLATWORK SHALL EXTEND AT LEAST 5 FEET BEYOND THE LIMITS OF PROPOSED IMPROVEMENTS.
13.

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.
14.

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 12 INCHES, MOISTURE CONDITIONED, AND UNIFORMLY COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.
15.

THE GEOTECHNICAL ENGINEER SHALL INSPECT ALL SURFACES TO RECEIVE FILL PRIOR TO THE PLACEMENT OF ANY FILL.
16.

ENGINEERED FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION.
17.

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
18.

ALL FILLS PLACED ON SLOPE GRADES SH:1V OR GREATER SHALL BE DRAINED, KEYED AND BENCHED INTO FIRM NATIVE MATERIAL.
19.

WHERE EXISTING GRADE IS AT A SLOPE OF 6H:1V 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.
20.

ENGINEERED FILL IN BUILDING AREAS, STRUCTURAL BACKFILL, AND THE UPPER 12" BELOW FLATWORK AND PAVEMENT SHALL BE COMPACTED TO A MINIMUM OF 95% OF ITS MAXIMUM DRY DENSITY.
21.

ALL RE–COMPACTED AND ENGINEERED FILL SOILS SHALL BE COMPACTED WITHIN 2 PERCENT OVER THE OPTIMUM MOISTURE CONTENT FOR THE SOIL.
22.

ON–SITE DECOMPOSED GRANITE SOILS WHICH ARE LOCATED NEAR THE SURFACE IN THE AREA NEAR THE PROPOSED CARETAKER'S COTTAGE APPEAR TO BE SUITABLE FOR USE AS NON–EXPANSIVE FILL.

NATIVE SOIL USED AS ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:

•

SOIL SHALL BE FREE OF ORGANICS, DEBRIS, AND OTHER DELETRIOUS MATERIALS.

•

ROCK OVER 6 INCHES IN ITS MAXIMUM DIMENSION MAY NOT BE USED IN AN ENGINEERED FILL.

23.

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 BE CLASSIFIED AS SAND: SW, SP, SC OR SM AS GIVEN IS ASTM 2487–10

•

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

•

THE PORTION FINER THAN THE NO. 200 SIEVE SHALL NOT CONTAIN ANY EXPANSIVE CLAYS.

24.

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.

25.

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.

26.

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.

27.

WHERE FLOOR DAMPNESS MUST BE MINIMIZED OR WHERE FLOOR COVERINGS WILL BE INSTALLED, CONCRETE SLABS–ON–GRADE SHOULD BE CONSTRUCTED ON A CAPILLARY BREAK LAYER AT LEAST 4 INCHES THICK AND COVERED WITH A MEMBRANE VAPOR BARRIER. CAPILLARY BREAK MATERIAL SHOULD BE FREE DRAINING; CLEAN GRAVEL OR ROCK, SUCH AS 3/4–INCH GRAVEL. THE GRAVEL SHOULD BE WASHED TO REMOVE FINES AND DUST PRIOR TO PLACEMENT ON THE SLAB SUBGRADE.

28.

CONCENTRATED STORM WATER RUNOFF FROM THE PROJECT SITE SHALL NOT BE ALLOWED TO DISCHARGE UNCONTROLLED ONTO SLOPING GROUND. ROCK ENERGY DISSIPATERS CONSISTING OF 4" – 6" DIAMETER ROCK OR ANGULAR ROCK RIP RAP SHALL BE INSTALLED AT COLLECTION PIPE DISCHARGE POINTS.

29.

ALL NEW CUT AND FILL SLOPES AS WELL AS DISTURBED SOIL AREAS MUST BE SEEDED WITH SANTA LUCIA PRESERVE APPROVED EROSION CONTROL GRASSES OR LANDSCAPE PLANTS FOR EROSION CONTROL.
- ABBREVIATIONS
- ± PLUS' OR MINUS'; APPROX
@ AT
AB AGGREGATE BASE
AC ASPHALT CONCRETE
AD AREA DRAIN
APPROX APPROXIMATE
ASB AGGREGATE SUBBASE
BC BEGIN CURVE
BVC BEGIN VERTICAL CURVE
BVC BVC ELEVATION
BVCS BVC STATION
BS BOTTOM OF STAIR
BW BACK OF WALK
C&G CURB AND GUTTER
CABLE TV CABLE TV
CURB, GUTTER AND SIDEWALK CURB, GUTTER AND SIDEWALK
CENTERLINE CENTERLINE
CLASS CLASS
CLR CLEAR
CMP CORRUGATED METAL PIPE
CO CLEANOUT
CONC CONCRETE
CONST CONSTRUCT
CONT CONTINUOUS
DEMO DEMOLISH AND DISPOSE OF
D.G. DECOMPOSED GRANITE
DI DRAIN INLET
DIA DIAMETER
DS DOWNSPOUT
(E) EXISTING
EC END CURVE
EG EXISTING GRADE
EJ EXPANSION JOINT
ELEC ELECTRIC
ELEV ELEVATION
EQ EQUAL
ETW EDGE OF TRAVELED WAY
EVC END VERTICAL CURVE
EVC ELEVATION
EVS EVC STATION
E.W. EACH WAY
EX EXISTING
FACE OF CURB FACE OF CURB
FF FINISHED FLOOR
FG FINISHED GRADE
FL FLOWLINE
FR FIRE RISER
FS FINISHED SURFACE
GB GRADE BREAK
GB ELEVATION
GB STATION
GM GAS METER
GRT GRATE
GV GAS VALVE/VAULT
HP HIGH POINT
HORIZ. HORIZONTAL
INV INVERT
JP JOINT UTILITY POL
J.B. JUNCTION BOX
LDG LANDING
LF LINEAR FEET
LFF LOWER FINISH FLOOR
LP LOW POINT
LT LEFT
MATCH MATCH EXISTING GRADE
MAX MAXIMUM
MH MANHOLE
MIN MINIMUM
N.I.C. NOT IN CONTRACT (BY OTHERS)
O.W. ON CENTER
OC ORIGIN OF GROUND
P.A. PLANTER AREA
PB PULL BOX
PC POINT OF CURVATURE
P.O.C. POINT OF CONNECTION
PP POWER POLE
PRC POINT OF REVERSE CURVATURE
PVC POLYVINYL CHLORIDE
PVI POINT OF VERTICAL INTERSECTION
PTDF PRESSURE TREATED DOUG–FIR
R RADIUS
R.C. RELATIVE COMPACTION
RCP REINFORCED CONC PIPE
RT RIGHT
RW RECYCLED WATER
RWL RAIN WATER LEADER
S.A.D. SEE ARCHITECTURAL DRAWINGS
S.E.D. SEE ELECTRICAL DRAWINGS
S.I.D. SEE LANDSCAPE DRAWINGS
S.S.D. SEE STRUCTURAL DRAWINGS
SD STORM DRAIN
SL STREET LIGHT
SS SANITARY SEWER
STA STATION
SW SIDEWALK
TBM TEMPORARY BENCH MARK
TC TOP OF CURB
TFC TOP OF FLUSH CURB
TG TOP OF GRATE
TOP TOP OF PIPE
TS TOP OF STAIR / TRAFFIC SIGNAL
TW TOP OF WALL
TYP TYPICAL
UFF UPPER FINISH FLOOR
UG UNDERGROUND
U.O.N. UNLESS OTHERWISE NOTED
UP UTILITY POLE
UNKN UNKNOWN
VAR VARIES
VERT. VERTICAL
V.I.F. VERIFY IN FIELD
W WATER
WM WATER METER
WV WATER VALVE
XFMR TRANSFORMER
- LEGEND
- 100 GROUND CONTOUR
SUBJECT PROPERTY LINE
ADJACENT PROPERTY LINE
HOMELAND BOUNDARY
EASEMENT LINE
CENTER LINE
CONTROL POINT
BENCHMARK
FOUND 3/4" IRON PIPE, TAGGED AS NOTED
FOUND CONCRETE UNDERGROUND MONUMENT, MARKED AS NOTED
BORE HOLE / BORING LOCATION
SPOT GRADE
TREE
STUMP OR SNAG (DEAD)
TREE DRIP LINE
DRAINAGE PATH
CREEK/RIVER FLOW
WATER SURFACE ELEVATION
FLOW LINE
AREA OF 30% OR GREATER SLOPE
SIGN
OVERHEAD UTILITY LINE(S)
UNDERGROUND ELECTRIC LINE
UTILITY POLE SHOWING ARMS AND GUY WIRE
LIGHT, ELECTROLIER
TRAFFIC SIGNAL
GAS LINE
GAS VALVE, IRRIGATION CONTROL VALVE
STORM DRAIN LINE
STORM DRAIN MANHOLE
STORM DRAIN INLET
DOWSPOUT
WALL SUBDRAIN
SD CLEAN OUT
SANITARY SEWER LINE (GRAVITY)
SANITARY SEWER FORCE MAIN
WELL
WATER VALVE
POST INDICATOR VALVE
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
HOSE BIB
BACKFLOW PREVENTION DEVICE
UTILITY VAULT
TREE TO BE REMOVED
-
- VICINITY MAP
- TEAM DIRECTORY
- SITE ADDRESS & APN**
2963 CORMORANT ROAD
PEBBLE BEACH, CA 93953
APN: 007–262–018

ARCHITECT
DANIEL FLETCHER/ARCHITECTS
769 PACIFIC STREET
MONTEREY, CA 93940
TEL: 831–915–9518

CIVIL ENGINEER
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940
TEL. (831) 649–5225
- CIVIL SHEET INDEX
- C0.1 CIVIL COVER SHEET
C0.2 CIVIL DETAILS
C1.1 CIVIL GRADING PLAN
C2.1 TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
- | TABLE 1705.6 - REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS | | | | |
|--|-------|------------|----------|-------|
| TYPE | REQ'D | 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 COMPACTED FILL MATERIALS. | X | | X | |
| 4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL. | X | X | | |
| 5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY. | X | | X | |
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ENGINEERS

PROFESSIONAL ENGINEER
RICHARD P. WHELER
No. 58219
REGISTERED
STATE OF CALIFORNIA
CIVIL

SUBMITTAL / REVISION

PLANNING SUBMITTAL

3/14/2024

1

BACH RESIDENCE - ACCESSORY DWELLING UNIT
2963 CORMORANT ROAD
Pebble Beach, California

CIVIL COVER SHEET

APN 239-091-048

SCALE: NONE

DRAWN: HK

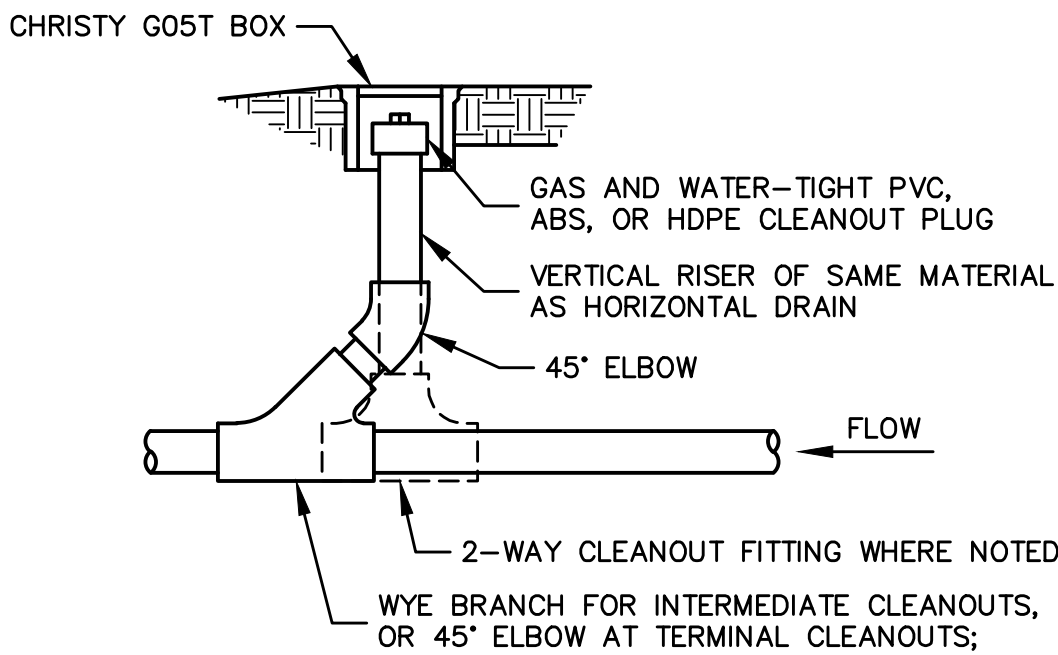
JOB No.: 4609.01

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OF 4

NOT FOR CONSTRUCTION
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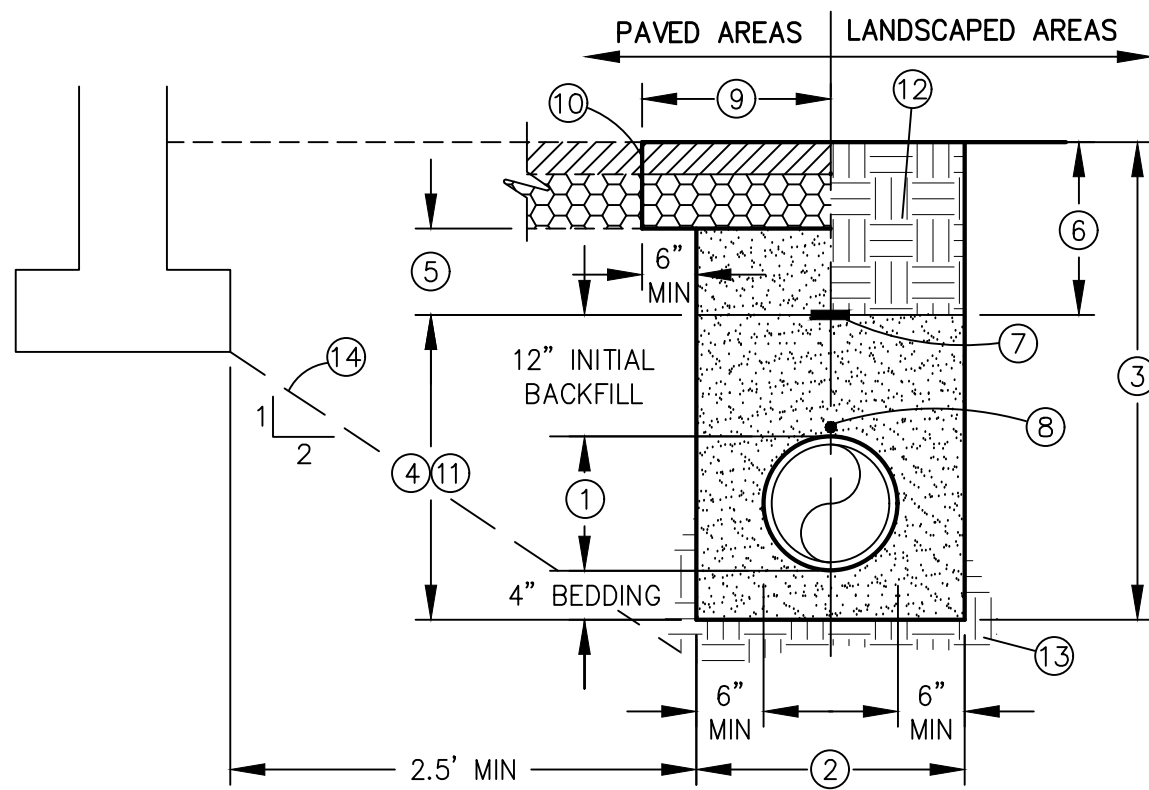
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INCHES



2 CLEAN OUT

SCALE: NONE



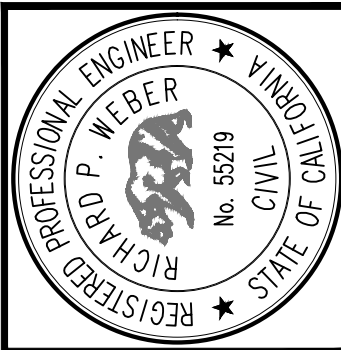
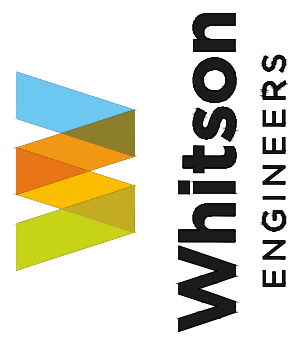
KEYNOTES

- PROPOSED PRIVATE UTILITY; PIPE ZONE
- MINIMUM TRENCH WIDTH = PIPE O.D. + 12" MIN. PROVIDE MIN 6" CLR EITHER SIDE OF PIPE. TRENCH WIDTH MAY VARY FROM ACTUAL WIDTH REQUIRED TO PERFORM THE WORK DEPENDING UPON METHOD OF COMPACTION AND FOR TRENCH SHORING/PROTECTION USED BY CONTRACTOR.
- TRENCH DEPTH AS SHOWN ON PLANS. IF NOT SHOWN OR OTHERWISE SPECIFIED, PROVIDE MIN 36" COVER FOR WATER MAINS 4" AND LARGER, AND MIN 30" COVER FOR OTHER FACILITIES.
- PIPE BEDDING AND INITIAL BACKFILL: CLEAN SAND AS DEFINED IN ASTM 2487-10, WITH SAND EQUIVALENT OF 30 OR GREATER, COMPACTED IN MAX 8" LIFTS TO MIN. 95% R.C.
- FINAL BACKFILL IN BUILDING, SLAB, FLATWORK, AND PAVEMENT AREAS: CLEAN SAND AS DEFINED IN ASTM 2487-10, WITH SAND EQUIVALENT OF 30 OR GREATER, COMPACTED IN MAX 8" LIFTS TO MIN. 95% R.C.
- FINAL BACKFILL IN LANDSCAPE AREAS: NATIVE MATERIAL COMPACTED IN MAX 8" LIFTS TO MIN. 90% R.C.
- PLACE 3"-WIDE WARNING TAPE 12" ABOVE PIPE.
- PROVIDE INSULATED 12 AWG TRACER WIRE FOR ALL EXTERIOR NON-METALLIC WATER AND GAS PIPES 4"-DIA AND LARGER. TAPE TO TOP OF PIPE AT 10' INTERVALS. EXTEND TO THE SURFACE AT VALVE BOXES, RISERS, ETC., SO LOCATOR EQUIPMENT CAN BE CONNECTED.
- PIPE TRENCHING WORK IN EXISTING IMPROVED STREETS SHALL INCLUDE REPLACEMENT OF EXISTING PAVEMENT. THE THICKNESS OF THE NEW AC AND AB SHALL BE EQUIVALENT TO THE EXISTING AC AND AB THICKNESS, OR 2.5" AC ON 8" AB, WHICHEVER IS GREATER. TRENCH PATCH SHALL EXTEND MIN 6" BEYOND TRENCH WALL.
- ALL STREET CUTS SHALL BE NEATLY SAWCUT ON TRUE LINE TO 1-1/2" MINIMUM DEPTH AT A MINIMUM OF 6" BEYOND EDGE OF TRENCH WALL.
- IN VEHICULAR AREAS, WHERE FINISH GRADE IS LESS THAN 24" ABOVE THE TOP OF PIPE, BACKFILL TO MIN 6" ABOVE TOP OF PIPE WITH 5-SACK CONCRETE.
- ALL SOILS PROPOSED TO BE UTILIZED FOR TRENCH BEDDING AND BACKFILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE USE. IMPORTED SOILS SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE BEING BROUGHT TO THE SITE.
- UNDISTURBED SUBGRADE SOIL. THE GEOTECHNICAL ENGINEER SHALL APPROVE SUBGRADE PRIOR TO PLACING BEDDING.
- UTILITY TRENCHES THAT ARE PARALLEL TO THE SIDES OF BUILDINGS OR WALL FOOTINGS SHALL BE LOCATED SO THAT THE TRENCHES DO NOT EXTEND BELOW AN IMAGINARY LINE SLOPING DOWN AT A 2:1 (H:V) SLOPE FROM THE BOTTOM OUTSIDE EDGE OF THE FOOTINGS.
- WHERE UTILITY TRENCHES CROSS BENEATH FOOTINGS (INCLUDING PERIMETER FOUNDATIONS), A CONCRETE PLUG SHALL BE PROVIDED

8 PRIVATE UTILITY TRENCHING

SCALE: NONE

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