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

In the matter of the application of:
SPYGLASS HILL PARTNERS LLC
(PLN210343) RESOLUTION NO. 23-006
Resolution by the Monterey County HCD Chief of Planning:

1) Considering the previously certified Final Environmental Impact Report (FEIR) for the Del Monte Forest Local Coastal Program Amendment and the Pebble Beach Company (PBC) Concept Plan, pursuant to Section 15162 of the CEQA Guidelines; and
2) Approving a Coastal Administrative Permit and Design Approval to allow the construction of a 5,599 square foot two-story single-family dwelling inclusive of an attached 906 square foot three-car garage; and associated site improvements. The project includes the removal of 26 Monterey pine and 8 Coast live oak trees.

[PLN210343 SPYGLASS HILL PARTNERS LLC, 3158 Stevenson Drive, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (APN: 008-023-032-000)]

The SPYGLASS HILL PARTNERS LLC application (PLN210343) came on for an administrative decision hearing before the Monterey County HCD Chief of Planning on February 15, 2023. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Monterey County HCD Chief of Planning finds and decides as follows:

FINDINGS

1. FINDING: **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 1982 Monterey County General Plan;
- Del Monte Forest Land Use Plan (DMF LUP);
- Monterey County Coastal Implementation Plan, Part 5 (DMF CIP);
- Monterey County Zoning Ordinance (Title 20); and
- Pebble Beach Company Concept Plan.

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/or regulations of the applicable Monterey County Code (MCC). The subject property is located within the Coastal Zone; therefore, the 2010 Monterey County General Plan does not apply.

b) Allowed Use. The property is located at 3158 Stevenson Drive, Pebble Beach (Assessor's Parcel Number 008-023-032-000), Del Monte Forest Land Use Plan, Coastal Zone. The parcel is zoned Medium Density Residential, 2 units per acre, with Building Site and Design Control overlays in the Coastal Zone or "MDR/2-B-6-D (CZ)". The project involves the construction of an approximately 5,599 square foot two-story single-family dwelling inclusive of an attached 906 square foot three-car garage. The project results in approximately 800 cubic yards of cut and 370 cubic yards of fill and the removal of 34 native trees (26 Monterey pine and 8 Coast live oak trees). MDR zoning allows for the development of the first single family dwelling per legal lot of record, subject to the granting of a Coastal Administrative Permit. Design Control or "D" overlay requires design review of structures is appropriate to assure protection of the public viewshed, neighborhood character, and to assure the visual integrity of certain developments without imposing undue restrictions on private property. Therefore, the project is an allowed land use for this site subject to a Coastal Administrative Permit and Design Approval.

c) Lot Legality. The subject property (0.52 acres), APN 008-023-032-000, is identified as Lot 11, Tract No. 1536, Del Monte Forest Plan – Spyglass 1 (Area L), recorded on January 18, 2018 (Volume 24, Maps of "Cities and Town", Page 58). Therefore, the County recognizes the subject property as a legal lot of record.

d) Design/Neighborhood and Community Character. Pursuant to MCC Chapter 20.44, the project site and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The primary exterior colors and materials proposed for the residence include the following:
   - Natural cedar siding;
   - Integral colored grey stucco;
   - Dark bronze metal roofing; and
   - Bronze doors and windows.

   The homes within the Pebble Beach area varies in architecture ranging from modern, Spanish style, to Tuscan style homes. The proposed development is a modern contemporary style home designed with exterior materials of natural colors that blend with the surrounding environment and is consistent with the surrounding neighborhood character. Preliminary approval was also granted from the Del Monte Forest Architectural Review Board. Therefore, as proposed, the project assures protection of the public viewshed, is consistent with the neighborhood character, and assures visual integrity.

e) Visual Resources. The subject property is not identified as an area where the Local Coastal Program may require visual public access

(Figure 3, Visual Resource, in the DMF LUP). Based on review of the application materials, the development proposal will not interfere with visual access along 17-Mile Drive or any common public viewing area or vista point. The proposed project site is not visible within the public viewshed nor from 17- Mile Drive due to location (spatial distance from 17-Mile drive), existing forestation, road alignment, and existing topography.

f) Development Standards. The project meets all required development standards. The development standards for the Building Site or "B" District are identified in Title 20, Section 20.42.030. Development within this district, specifically B-6, shall meet the required setbacks unless otherwise indicated on a recorded final map. For the subject property the recorded final map identifies a building envelope with a front setback of 20 feet, side setback of 10 feet, and rear setback of 10 feet. As proposed, the single-family dwelling is within the building envelope identified on the final map. The maximum allowed height for main structures in Del Monte Forest (Coastal Zone) MDR district is 27 feet from average natural grade. As proposed, the single-family dwelling has a height of 27 feet from average natural grade. The County has applied a condition of approval (Condition No. 4, Height Verification) to ensure the constructed height of the single-family dwelling does not exceed the maximum allowed height. The allowed site coverage and floor area ratio maximum is 25 percent in the Del Monte Forest (Coastal Zone) MDR/2 Zoning District. The lot area is 22,794 square feet which would allow 5,699 square feet for both coverage and floor area ratio. As proposed the single-family dwelling has a lot of coverage of 5,484 square feet (24.1 percent) and a floor area ratio of 5,599 square feet (24.5 percent).

g) Combined Structural and Impervious Surface Coverage. The project is located within the Pescadero Watershed and is consistent with DMF LUP, Land Use and Development Policy 77, which limits new residential development within the Seal Rock Watershed to a maximum of 9,000 square feet of site coverage which shall include both structural and other impervious surface coverage. As proposed, the single-family dwelling includes 8,682 square feet of structural and impervious surface site coverage and is therefore consistent with Policy 77.

h) Driveway. The project is consistent with development standards for driveways found in the DMF LUP and DMF CIP which indicates that new residential driveways and other vehicular surfaces shall be sited and designed: to minimize surface length and width as much as possible and still provide simple and direct access, to minimize runoff; and to filter and treat runoff from such surfaces prior to discharge offsite and/or to sensitive receptors. As proposed, the new driveway will provide direct access from the single-family dwelling to Parcel E (roadway and public utility easement) which connects to Stevenson Drive, as well as providing adequate fire and emergency response access. Parcel E also provides access to the adjacent lot to the east. In this case, the driveway is made of a permeable surface and provides access in the most simple and direct location that minimizes surface

length and width. As proposed, the development achieves the policy goal of providing simple and direct access to the property, as well as providing adequate fire and emergency response access. Therefore, the driveway meets the requirements of DMF LUP and DMF CIP.

i) Cultural Resources. DMF CIP Section 20.147.080.B.1 states that an archaeological survey report shall be required for all development within a known or potential archaeological resource area. According to the Monterey County Geographic Informational System (GIS), the subject property has a high archaeological sensitivity and is not within 750 of a known archeological resource. Previous archaeological reports prepared for Area L (LIB100404 and LIB100268), most recently for the PBC Concept Plan, concluded that there is no surface evidence of potentially significant archaeological resources. The potential for inadvertent impacts to cultural resources is limited and will be controlled by use of the County's standard condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

j) Development Impact Area. The project's impact area is below 15,000 square feet, which was presumed and analyzed in the FEIR for total structural, hardscape, and landscape development for the subject property. As proposed, the Applicant has designed the subject development on the most open area of the site. The development impact area of 9,057 square feet resulted in the removal of 26 Monterey pine trees and 8 Coast live oak trees is in conformance with the previously certified FEIR and the previously approved PBC Concept Plan.

k) Land Use Advisory Committee (LUAC) Review. The project was not referred to the DMF LUAC for review. Based on the currently LUAC Guidelines, this project did not warrant referral.

l) The project planner conducted a site inspection on January 27, 2023, to verify that the project on the subject parcel conforms to the plans listed above.

m) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210343.

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, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach Community Services District (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 have been incorporated.

b) Staff identified potential impacts to soil/slope and trees. The following reports have been prepared:

- "Geotechnical Investigation for the Proposed Single Family Residences 3154 & 3158 Stevenson Drive" (LIB220293) prepared

by Soil Surveys Group, INC., Salinas, CA, December 20, 2021.
- "3158 Stevenson Drive (Lot 6) Pre-construction Tree Impact Assessment" (LIB220292) prepared by Thompson Wildland Management, Monterey, CA, March 1, 2022.

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 January 27, 2023, 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 Monterey County HCD-Planning found in Project File PLN210343.

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, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach Community Services District (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) Necessary public facilities will be provided. Sewer service will be provided by the Pebble Beach Community Service District (PBCSD) and water will be provided by the California American Water Company. The wastewater collection and treatment system have adequate remaining capacity for sewage disposal, so the proposed residence will be serviced by the PBCSD, which then transfers wastewater to the Carmel Area Wastewater District treatment facility. The proposed residence will use water credits purchased from Pebble Beach Company (PBC), and which were allocated for development of properties approved under the PBC Concept Plan (Planning File No. PLN100138). The proposed development would also include required storm water drainage facilities. The public facilities for the project have been reviewed and found acceptable by the Environmental Health Bureau.

c) Staff conducted a site inspection on January 27, 2023, 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 Monterey County HCD-Planning found in Project File PLN210343.

4. FINDING: **TREE REMOVAL –** The siting, location, size, and design has been established to minimize tree removal and has been limited to that required for the overall health and long-term maintenance of the property.

EVIDENCE:

a) The previously approved PBC Concept Plan (HCD-Planning File No. PLN100138; Board Resolution Nos. 12-148 and 12-149) allows the build-out development and preservation of remaining undeveloped PBC properties located within the DMF Coastal Zone. The Spyglass 1 Subdivision (Area L) was one of the approved sub-projects under PLN100138. The approval of the Concept Plan included a Coastal Development Permit to allow tree removal; therefore, subsequent Coastal Development Permits to allow tree removal are not required provided the proposed development is consistent with the parameters of the Concept Plan.

b) The tree removal proposed as part of the PBC Concept Plan was also analyzed in the FEIR (SCH#2011041028) and mitigated for off-site tree preservation. The FEIR analysis presumed a development impact area on each residential lot of up to 15,000 square feet of structural, hardscape, and landscape development. Additionally, DMF CIP, Section 20.147.050.C.4 (Forest Resources), requires proposed development projects to be sited and designed to minimize tree removal.

c) The project resulted in the removal of 34 native trees, which are due to construction related impacts and poor conditions. Though not required, the applicant included 22 replacement plantings as part of the project. As proposed, the Applicant has designed the subject development on the most open area of the site. The development impact area of 9,057 square feet resulted in the removal of 26 Monterey pine trees and 8 Coast live oak trees is in conformance with the previously certified FEIR and the previously approved PBC Concept Plan. Therefore, a subsequent coastal development permit to allow tree removal is not required for this project.

d) In accordance with the prepared Arborist report (LIB220292), staff has applied the standard migratory bird nesting condition to ensure that no active raptor or migratory bird nests occur within the project site or immediate vicinity prior construction. Additionally, the standard tree and root protection condition has been applied to the project to ensure that trees not proposed for removal are not impacted during construction or during removal of approved trees.

e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210343.

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 Monterey County 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 January 27, 2023, 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 Monterey County HCD-Planning found in Project File PLN210343.

6. FINDING: **CEQA (Consider the Previously-Certified Final Environmental Impact Report) –** The project is consistent with the previously certified Final Environmental Impact Report (FEIR) for the Del Monte Forest Local Coastal Program Amendment and the Pebble Beach Company Concept Plan. Pursuant to Section 15162 of the California Environmental Quality Act (CEQA) Guidelines, when an EIR has been certified, no subsequent EIR shall be prepared for that project unless the lead agency determines one or more of the following:

i. Substantial changes are proposed in the project which will require major revisions of the previous EIR;
ii. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revision of the previous EIR; or
iii. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete.

EVIDENCE:

a) Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, when an EIR has been certified, no subsequent EIR shall be prepared for the project unless the agency determines that substantial changes are proposed, or substantial changes occur with respect to the circumstances under which the project is undertaken. In this case, no new information has been presented to warrant further environmental review. None of the conditions described in Section 15162 calling for preparation of a subsequent EIR or negative declaration have occurred.

b) The Del Monte Forest (DMF) Agreement between the California Coastal Commission (CCC) and Pebble Beach Company (PBC) formed the basis for a Local Coastal Program (LCP) Amendment and development proposal, known as the PBC Concept Plan. The LCP Amendment was required to establish the regulatory framework for the development proposal, consisting of the build-out development and preservation of the remaining undeveloped PBC properties located within the Coastal Zone of the DMF. The subject parcel was part of the PBC Concept Plan development proposal.

c) On May 9, 2012, the CCC unanimously certified the amendment as submitted.

d) On May 22, 2012, the Monterey County Board of Supervisors acknowledged receipt of the CCC resolution certifying the LCP Amendment and adopted the LCP Amendment by adopting a resolution to amend the DMF Land Use Plan and adopting an ordinance to amend the Monterey County Coastal Implementation Plan.

e) On June 19, 2012, the Board of Supervisors certified the Final EIR (SCH# 2011041028) prepared for DMF LCP Amendment and PBC Concept Plan development proposal, pursuant to Board Resolution Nos. 12-148 and 12-149. The LCP Amendment became effective on June 22, 2012.

f) The project proposed residential development on a 0.52 acre lot identified in the Spyglass 1 subdivision (Area L) as Lot 11, which was

considered and analyzed in the certified FEIR for the LCP Amendment and the PBC Concept Plan development proposal.

g) The FEIR identifies the lot to be impacted by up to 15,000 square feet of structural, hardscape, and landscape improvements. The project includes structural and impervious surfaces less than 9,000 square feet. In accordance with the PBC Concept plan, the LCP Amendment and the FEIR, a non-standard condition of approval has been applied to ensure landscaping on the parcel does not exceed 6,000 square feet. Tree removal proposed as part of this project was analyzed in the FEIR and mitigated for off-site replacement.

h) 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 new significant effect, or development that would result in a new cumulative significant impact.

i) No adverse environmental effects were identified during staff review of the development application during a site visit on January 27, 2023.

j) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210343.

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

EVIDENCE:

a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.130 of the Monterey County Coastal Implementation Plan can be demonstrated.

b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

c) The subject property is not described as an area where the Local Coastal Program requires physical public access (Figure 8, Major Public Access and Recreational Facilities, in the DMF LUP).

d) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Figure 3, Visual Resources, and Figure 8, Major Public Access and Recreational Facilities, in the Del Monte Forest Land Use Plan).

e) Based on the project location, and its topographical relationship to visual public access points in the area, the development proposal will not interfere with visual access along 17-Mile Drive or from Point Lobos. Consistent with DMF LUP Policies 123 and 137, the proposed development will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity.

f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210343.

8. FINDING: **APPEALABILITY –** The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

EVIDENCE:

a) Board of Supervisors. Pursuant to Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20), an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

b) Coastal Commission. Pursuant to Section 20.86.080.A of the Monterey County Zoning Ordinance (Title 20), the project is subject to appeal by/to the California Coastal Commission because it involves development between the sea and the first through public road paralleling the sea (i.e., State Route/Highway 1).

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DECISION

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

1. Consider the previously certified Final Environmental Impact Report (FEIR) for the Del Monterey Forest Local Coastal Program Amendment and the Pebble Beach Company (PBC) Concept Plan and finds the project consistent with the FEIR pursuant to Section 15162 of the CEQA Guidelines; and
2. Approve the Coastal Administrative Permit and Design Approval to allow the construction of a 5,599 square foot two-story single-family dwelling inclusive of an attached 906 square foot three-car garage; and associated site improvements. The project includes the removal of 26 Monterey pine and 8 Coast live oak trees.

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 15th day of February, 2023.

DocuSigned by:
Craig Spencer
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Craig Spencer
HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE February 16, 2023.

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 February 27, 2023.

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

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

NOTES

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

   Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or

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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

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

PLN210343

1. PD001 - SPECIFIC USES ONLY

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: This Coastal Administrative permit and Design Approval (PLN210343) allows the construction of a 5,599 square foot two-story single-family dwelling inclusive of an attached 906 square foot three-car garage; and associated site improvements. The project includes the removal of 26 Monterey pine and 8 Coast live oak trees. The property is located at 3158 Stevenson Drive, Pebble Beach (Assessor's Parcel Number 008-023-032-000), Del Monte Forest Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Administrative Permit and Design Approval (Resolution Number 23-006) was approved by the Chief of Planning for Assessor's Parcel Number 008-023-032-000 on February 15, 2023. The permit was granted subject to 13 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: HCD-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. PD041 - HEIGHT VERIFICATION

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of HCD - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (HCD - Planning and HCD - Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of HCD - Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of HCD - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

5. PDSP01 - LANDSCAPE LIMITATION (NON-STANDARD)

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: Pursuant to the EIR certified for the Pebble Beach Company Concept Plan and the Del Monte Forest Local Coastal Plan Amendment (Planning File No. PLN100138), the environmental analysis is based on a total development footprint of 15,000 square feet per lot - comprised of 9,000 square feet of structural and hardscape coverage, and 6,000 square feet of landscaping. Therefore, landscaping on the subject lot shall be limited to no more than 6,000 square feet. Aside from the 15,000 square feet of allowed development footprint, all areas of the lot shall remain as native Monterey pine forest habitat. (HCD-Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, landscaping on the subject lot shall be limited to no more than 6,000 square feet.

6. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of 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 materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; 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 building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to HCD - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by HCD-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

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/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to Monterey County HCD - Planning.

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.

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

Responsible Department: HCD-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.

8. PD011 - TREE AND ROOT PROTECTION

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of HCD - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (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.

9. PD011(A) - TREE REMOVAL

Responsible Department: HCD-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.

10. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (HCD - Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to HCD -Planning a nest survey prepare by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

11. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: HCD-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.

12. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the HCD-Engineering Services.

13. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee pursuant to General Plan Policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits, the Owner/Applicant shall pay Monterey County HCD-Building Services the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to HCD-Engineering Services.

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SYMBOLS LEGEND

INTERIOR ELEVATION INDEX SYMBOL SHOWING SHEET AND LAYOUT NUMBER FOR WALL ELEVATIONS CORRESPONDING TO THE 1,2,3 AND 4 VIEW DIRECTIONS

DOOR NUMBER, SEE DOOR SCHEDULE

WINDOW LETTER, SEE WINDOW SCHEDULE

DETAIL CUT, SEE SHEETS INDICATED

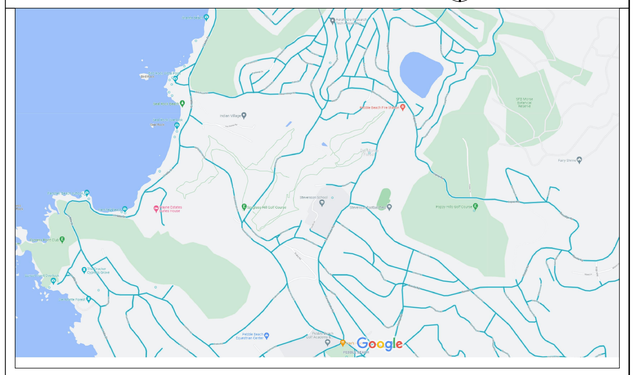
PLAN KEYNOTES, SEE SHEET A8.2

SPYGLASS RESIDENCE

LOT 6, SPYGLASS #1
3158 STEVENSON DRIVE
PEBBLE BEACH, CA

A.P.N. 008-023-032

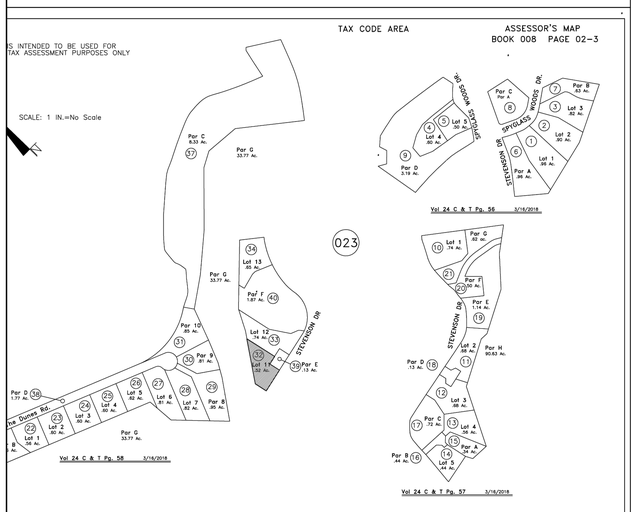
VICINITY MAP



CONSULTANT LIST

ARCHITECTURE:	STERLING + HUDDLESON P.O. BOX 221092 CARMEL, CA 93923 831.624.4363
SURVEY/CIVIL:	L& S ENGINEERING, INC. 2640 GARDEN ROAD, SUITE G MONTEREY, CA 93940 831655.2723 CONTACT: CHRIS STOUT
SOILS:	SOILS SURVEYS INC. 103 CHURCH STREET SALINAS, CA 93901 831.757.2172 CONTACT: BELINDA TALUBAN
ARBORIST:	THOMPSON WILDLAND MANAGEMENT 57 VIA DEL REY MONTEREY, CA 93940 831.277.1419 CONTACT: ROB THOMPSON

PARCEL MAP



PROJECT DESCRIPTION

CONSTRUCTION OF NEW TWO-STORY 4,693 S.F. SINGLE FAMILY HOME WITH AN ATTACHED 906 S.F. GARAGE AND 101 S.F. COVERED ENTRY. 27 OAK AND PINE TREES BETWEEN 8" AND 36" SHALL BE REMOVED DUE TO CONSTRUCTION. GRADING TO CONSIST OF APPROXIMATELY 800 C.Y. OF CUT AND 370 C.Y. FILL.

OWNER INFORMATION

SPYGLASS PARTNERS, INC.
PO BOX 221092
CARMEL, CA 93922

SQUARE FOOT ANALYSIS

LOT SIZE:	22,794 S.F. (0.5233 ACRES)

FLOOR AREA TABULATION

MAIN LIVING AREA	2,953 S.F.
LOWER LIVING AREA	1,740 S.F.
GARAGE	906 S.F.
TOTAL FLOOR AREA	(24.5%) 5,599 S.F.
ALLOWABLE FLOOR AREA	(25%) 5,699 S.F.

SITE COVERAGE TABULATION:

BUILDING FOOTPRINT	4,121 S.F.
DECKS >24" ABOVE GRADE	1,262 S.F.
COVERED ENTRY PORCH	101 S.F.
TOTAL SITE COVERAGE	(24.1%) 5,484 S.F.
ALLOWABLE SITE COVERAGE	(25.0%) 5,699 S.F.

PROPOSED IMPERVIOUS COVERAGE TABULATION:

BUILDING FOOTPRINT	4,121 S.F.
TILED DECK	1,262 S.F.
COVERED ENTRY PORCH	101 S.F.
WALKWAYS & MOTORCOURT	3,198 S.F.
PROPOSED IMPERVIOUS COVERAGE	8,682 S.F.
ALLOWABLE IMPERVIOUS COVERAGE	9,000 S.F.

ADDITIONAL AREAS:

DECOMPOSED GRANITE PARKING	375 S.F.
TOTAL DEVELOPED AREA	9,057 S.F.
TOTAL DISTURBED AREA	0.45 ACRES

ZONING DATA/BUILDING CODE

A.P.N.:	008-023-032
LOT SIZE:	22,794 S.F. (0.5233 ACRES)
ZONING:	MDR/2-B-6-D(CZ)
OCCUPANCY GROUP:	R-3/U
DESCRIPTION OF USE:	SINGLE FAMILY RESIDENTIAL
TYPE OF CONSTRUCTION:	TYPE V-B
SPRINKLERS:	YES
STORIES:	2
HEIGHT LIMIT:	27'-0" RESIDENCE 15'-0" ACCESSORY BUILDING
BUILDING HEIGHT:	27 FEET
TREE REMOVAL:	27 OAKS & PINES 8" TO 36" WITH ENVELOPE 7 ADDITIONAL DEAD OR DYING TREES 34 TOTAL TREES TO BE REMOVED
PARKING REQUIRED:	2 SPACES
PARKING PROVIDED:	3 COVERED SPACES
GRADING:	CUT: APPROX. 800 C.Y. FILL: APPROX. 370 C.Y.
WATER PROVIDER:	CAL-AM WATER
SEWER PROVIDER:	PEBBLE BEACH COMM. SERVICES DISTRICT
FIRE DEPARTMENT:	PEBBLE BEACH COMM. SERVICES DISTRICT

GENERAL NOTES

1. THIS PROJECT SHALL COMPLY WITH TITLE 24 AND 2019 CALIFORNIA RESIDENTIAL CODE (CRC), 2019 CALIFORNIA MECHANICAL CODE (CMC), 2019 CALIFORNIA PLUMBING CODE (CPC), 2019 CALIFORNIA ELECTRICAL CODE (CEC) CALIFORNIA ENERGY CODE (CENC) AND THE 2019 CALIFORNIA GREEN CODE.

2. CONSTRUCTION WASTE MANAGEMENT: RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING CODE, CHAPTER 4, DIVISION 4.4.

3. PRIOR TO BUILDING PERMIT FINAL APPROVAL, T HE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906, INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE SECTION 51182 PER CRC R327.1.5.

SHEET INDEX

	T1.1	TITLE SHEET
	A1.0	SITE SURVEY/PLOT PLAN
	A1.1	SITE PLAN
CIVIL	C1	SITE GRADING PLAN
CIVIL	C2	STORM DRAIN AND UTILITY PLAN
CIVIL	C3	EROSION CONTROL PLAN
CIVIL	C4	CONSTRUCTION MANAGEMENT PLAN
	A2.1	MAIN LEVEL PLAN
	A2.2	LOWER LEVEL PLAN
	A3.1	ROOF PLAN
	A6.1	EXTERIOR ELEVATIONS
	EX1.1	EXTERIOR LIGHTING PLAN
	L1.1	PLANTING PLAN
	L1.2	IRRIGATION PLAN
	L1.3	FUEL MANAGEMENT PLAN

STERLING | HUDDLESON

P.O. BOX 221092
CARMEL, CA. 93922

TEL. 831.624.4363

www.sterlinghuddleson.com

SPYGLASS HILL PARTNERS, LLC
3158 STEVENSON DRIVE (#6)
PEBBLE BEACH, CA
A.P.N. 008-023-032

Prepared by:

PRELIMINARY

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Sterling | Huddleson and were created and developed for use in connection with the specified project. None of such ideas, designs or plans shall be used for any purpose without the written permission of Sterling | Huddleson
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Action:

11.30.21	PLANNING APP REQUEST
08.05.22	PLANNING SUBMITTAL
12.21.22	UPDATED PLNG. SUB.

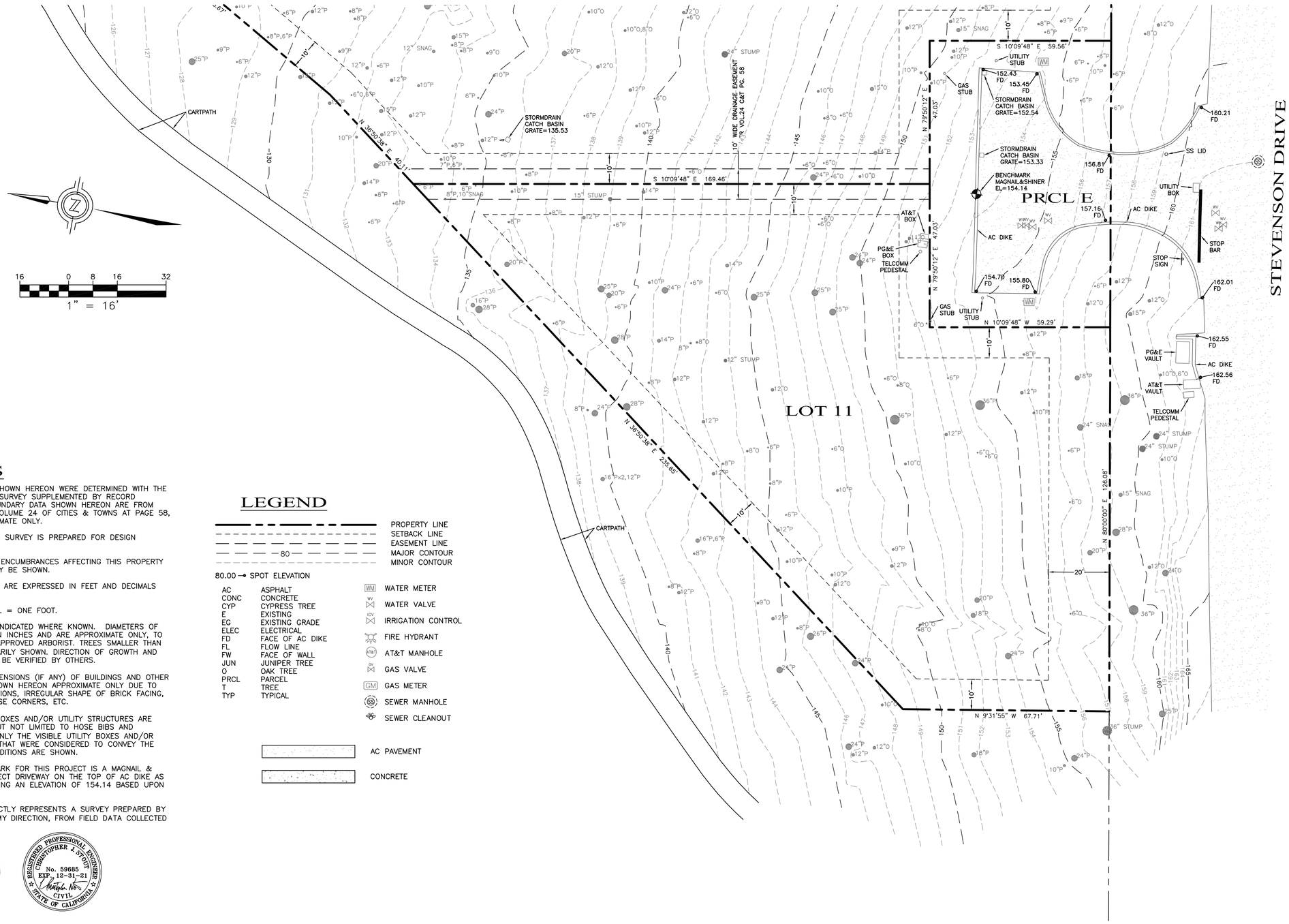
Date: 11.30.21

Scale: NONE

Drawn:

Description:
TITLE SHEET

Sheet No:
T-1.1



NOTES

1. BOUNDARY DATA SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DOCUMENTS. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS PER VOLUME 24 OF CITIES & TOWNS AT PAGE 58, AND SHOWN APPROXIMATE ONLY.

2. THIS TOPOGRAPHIC SURVEY IS PREPARED FOR DESIGN PURPOSES ONLY.

3. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.

4. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

5. CONTOUR INTERVAL = ONE FOOT.

6. TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST. TREES SMALLER THAN 6" ARE NOT NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.

7. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC.

8. NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.

9. A LOCAL BENCHMARK FOR THIS PROJECT IS A MAGNAIL & SHINER SET IN SUBJECT DRIVEWAY ON THE TOP OF AC DIKE AS SHOWN HEREON, HAVING AN ELEVATION OF 154.14 BASED UPON AN ASSUMED DATUM.

10. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN JUNE 2021.

PROFESSIONAL LAND SURVEYOR
FRANK LUCIDO JR.
Exp. 12-31-21
No. 8368
STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER I. STOTT
No. 59685
EXP. 12-31-21
CIVIL
STATE OF CALIFORNIA

LEGEND

	PROPERTY LINE
	SETBACK LINE
	EASEMENT LINE
80	MAJOR CONTOUR
	MINOR CONTOUR
80.00 →	SPOT ELEVATION

AC	ASPHALT
CONC	CONCRETE
CYP	CYPRESS TREE
E	EXISTING
EG	EXISTING GRADE
ELEC	ELECTRICAL
FD	FACE OF AC DIKE
FL	FLOW LINE
FW	FACE OF WALL
JUN	JUNIPER TREE
O	OAK TREE
PRCL	PARCEL
T	TREE
TYP	TYPICAL

WM	WATER METER
WV	WATER VALVE
IRV	IRRIGATION CONTROL
	FIRE HYDRANT
AT&T	AT&T MANHOLE
GV	GAS VALVE
GM	GAS METER
SS	SEWER MANHOLE
	SEWER CLEANOUT
	AC PAVEMENT
	CONCRETE

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LandSengineers.com

DRAWN BY: P/M
DESIGNED BY: N/A
DATE: 6/29/21
SCALE: 1"= 16'
JOB NUMBER: 21-57
LAST REVISED:
REVISED BY:

TOPOGRAPHIC SURVEY

SPYGLASS 1
AREA L - LOT 11
PEBBLE BEACH, CA 93953
APN: 008-023-032

SHEET 1
OF
1 SHEET

EARTHWORK

CUT=800 CY
FILL=370 CY
NET=430 CY CUT

EARTHWORK QUANTITIES AS CALCULATED BY THE ENGINEER ARE TO SUB GRADE IN PAVEMENT AREAS AND ARE ESTIMATES ONLY. AN 11" SECTION WAS ASSUMED FOR THE BUILDING SLAB, A 12" SECTION WAS ASSUMED FOR THE AUTO COURT, AND A 7" SECTION WAS ASSUMED FOR SITE FLAT WORK. A 15% COMPACTION RATIO WAS ASSUMED FOR FILL LOCATIONS. SPOILS FROM UTILITY TRENCHING AND RETAINING WALL BACKFILL WERE NOT INCLUDED IN THESE CALCULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE QUANTITIES BY PERFORMING HIS OWN CALCULATIONS.

LEGEND

- (N) BUILDING, SEE ARCHITECTURAL PLANS
- (N) CONCRETE PAVEMENT
- (N) DG MOTOR COURT

AD	AREA DRAIN
BS	BOTTOM OF STEP
CB	CATCH BASIN
E	EXISTING
EG	EXISTING GRADE
FF	FINISHED FLOOR
FL	FLOW LINE
FG	FINISHED GRADE
FP	FINISHED PAVEMENT
ME	MATCH EXISTING
N	NEW
TC	TOP OF CURB
TS	TOP OF STEP
TW	TOP OF WALL

A / C1 SITE GRADING PLAN

SCALE: 1"=10'

10 0 5 10 20
1" = 10'

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MARK R. STERNER
No. 69930
EXP. 9-30-24
CIVIL
STATE OF CALIFORNIA

DRAWN BY:	MRS
DESIGNED BY:	MRS
DATE:	7-20-2022
SCALE:	AS SHOWN
JOB NUMBER:	22-67
LAST REVISED:	12-29-22
REVISED BY:	CJS

SITE GRADING PLAN

3158 STEVENSON DRIVE
PEBBLE BEACH, CALIFORNIA 93953
APN 008-023-032

SHEET C1
OF
4 SHEETS

UTILITY NOTES:
1. ALL NEW UTILITY AND DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND AND INSTALLED WITH PIPE MANUFACTURER'S RECOMMENDED BENDING RADIUS
2. STORM DRAIN AND SANITARY SEWER INVERTS TO GOVERN UTILITY LINE INSTALLATIONS.
3. ALL ELECTRICAL, TV, COMMUNICATION, AND GAS LINES TO BE COORDINATED BY GENERAL CONTRACTOR
4. ALL WALLS AND DRAINAGE BEHIND WALLS TO BE DESIGNED BY OTHERS. WALL DRAINS AND FOUNDATION DRAINS ARE NOT TO BE CONNECTED TO THE STORM DRAIN SYSTEM SHOWN AND ARE TO BE PIPED, AS NECESSARY, TO DAYLIGHT ONTO THE (E) SLOPE DOWNHILL
5. ALL STORM DRAIN LATERALS ARE 4" PVC OR HDPE AND HAVE A MINIMUM SLOPE OF 2.0%, UNLESS NOTED OTHERWISE.
6. ALL STORM DRAIN PIPE TO BE SDR-35 PVC (OR STRONGER) OR ADS N-12 HDPE PIPE (OR EQUIVALENT).
7. REDUCER TO BE USED TO CONNECT GRATES AND HOUSING TO PVC PIPE SHOWN. WYE FITTING TO BE USED AT AREA DRAIN LOCATIONS WITH NO BOX.
8. SEE DETAIL ?/C? FOR TRENCH DETAIL.

LEGEND

▦	(N) AREA DRAIN/CATCH BASIN (AD OR CB)
•RD	(N) ROOF DRAIN CONNECTION
•DS	(N) ROOF DRAIN DOWNSPOUT LOCATION
○CO	(N) CLEAN-OUT
○JB	(N) JUNCTION BOX
SS	(N) GRAVITY SANITARY SEWER
FM	(N) SANITARY SEWER FORCE MAIN
SD	(N) STORM DRAIN
W	(N) WATER SERVICE
JT	(N) JOINT UTILITY SERVICE
G	(N) GAS SERVICE
FM	(E) SANITARY SEWER FORCE MAIN
SS	(E) GRAVITY SANITARY SEWER
SD	(E) STORM DRAIN
W	(E) WATER SERVICE
JT	(E) JOINT UTILITY SERVICE
G	(E) GAS SERVICE

KEYNOTES:

1 (N) WATER SERVICE POINT OF CONNECTION. CONTRACTOR TO INSTALL SHUT-OFF VALVE ABOVE GRADE PRIOR TO CONNECTING TO BUILDING
2 (N) 2" PVC SCHEDULE 40 WATER SERVICE
3 (E) WATER METER BOX. CONTRACTOR TO COORDINATE WATER METER INSTALLATION W/ CAL-AM, WATER UTILITY PROVIDER. WATER METER SIZE TO BE DETERMINED BY CALAM.
4 (N) GAS AND ELECTRICAL METER LOCATIONS. CONTRACTOR TO COORDINATE WORK WITH PG&E
5 (N) GAS SERVICE. SIZE AND TYPE TO BE DETERMINED BY OTHERS
6 (E) GAS SERVICE CONNECTION. CONTRACTOR TO COORDINATE (N) SERVICE CONNECTION W/ PG&E
7 (N) JOINT UTILITY TRENCH TO BE DESIGNED BY OTHERS. CONTRACTOR TO COORDINATE WORK W/ PG&E
8 (E) UTILITY SERVICE BOXES. CONTRACTOR TO COORDINATE (N) JOINT UTILITY SERVICE TRENCH CONNECTIONS WITH PG&E AND UTILITY SERVICE PROVIDERS
9 (N) SANITARY SEWER CLEAN-OUT AT CONNECTION TO HOUSE 4" SS INV=138.70
10 (N) SANITARY SEWER PUMP STATION. LID=141.00, 4" SS INV IN=138.00, SUMP=136.00
11 (N) 4" PVC SDR-26 SANITARY SEWER, L=21 FT, S=3.3%
12 (N) 2" PVC SCHEDULE 80 SANITARY SEWER FORCE MAIN, L=114 FT
13 CONTRACTOR TO CONNECT (N) 2" PVC FORCE MAIN TO (E) 2" PVC SEWER FORCE MAIN SERVICE STUB. 2" SS INV=152.84 (ASSUMED)

STORM DRAIN & UTILITY PLAN

A / C2

SCALE: 1"=10'

10 0 5 10 20
1" = 10'

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REGISTERED PROFESSIONAL ENGINEER
MARK R. STERNER
No. 69930
EXP. 9-30-24
CIVIL
STATE OF CALIFORNIA

DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 7-20-2022
SCALE: AS SHOWN
JOB NUMBER: 22-67
LAST REVISED: 12-29-22
REVISED BY: CJS

STORM DRAIN & UTILITY PLAN

3158 STEVENSON DRIVE
PEBBLE BEACH, CALIFORNIA 93953
APN 008-023-032

SHEET C2
OF
4 SHEETS

EROSION/DUST CONTROL NOTES

1. VEGETATION REMOVAL BETWEEN OCTOBER 15th AND APRIL 15th SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE.

2. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
A) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
C) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT.
(MONTEREY COUNTY GRADING/EROSION ORD. 2806-16.12.090)

3. RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.

4. ALL CUT AND FILL SLOPES EXPOSED DURING THE COURSE OF CONSTRUCTION SHALL BE COVERED, SEEDED, OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING SUBJECT TO THE APPROVAL OF THE DIRECTOR OF RMA-PLANNING AND RMA-BUILDING SERVICES. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY MONTEREY COUNTY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.

5. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.

6. THE DIRECTOR OF THE BUILDING INSPECTION DEPARTMENT MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

7. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH.
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.

8 CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MANNER AS TO PRECLUDE WIND BLOWN DIRT, DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES. CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT OR DESIGNATED REPRESENTATIVE, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.

9. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MINIMIZE EROSION AND PREVENT SEDIMENT LADEN RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM. ACCEPTABLE MEASURES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: INSTALLATION OF SILT FENCES, FIBER ROLLS, INSTALLATION OF STORM DRAIN INLET PROTECTION, AND INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCES. AT THE CONTRACTOR'S DISCRETION, ANY ONE OR A COMBINATION OF THESE MEASURES MAY BE USED ABOVE AND BEYOND WHAT IS SHOWN ON THE PLANS.

10. 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.

11. 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 BMP'S INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.

12. 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.

STORM DRAIN INLET PROTECTION
1. STORM DRAIN INLET PROTECTION SHALL BE INSTALLED AROUND EXISTING AND NEW STORM DRAIN INLETS AS REQUIRED TO PREVENT ANY SEDIMENT LADEN RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM.

2. INSTALL STORM DRAIN INLET PROTECTION AS SHOWN ON DETAIL B/C3.

3. STORM DRAIN INLET PROTECTION SHALL BE INSPECTED MONTHLY DURING DRY PERIODS AND IMMEDIATELY AFTER EACH RAINFALL. REPAIRS SHALL BE MADE IMMEDIATELY TO ANY DAMAGED PORTION OF THE BARRIER. SEDIMENT AND DEBRIS SHOULD BE REMOVED FROM THE PERIMETER OF THE BARRIER.

FIBER ROLL
1. FIBER ROLLS WILL BE INSTALLED AT LOCATIONS SHOWN ON THIS PLAN AND PER DETAIL D/C3. CONTRACTOR MAY USE SILT FENCE AS AN ALTERNATE/SUPPLEMENTAL EROSION CONTROL/SEDIMENT BARRIER.

TYPICAL CONSTRUCTION ENTRANCE
1. CONSTRUCTION ENTRANCE SHALL BE INSTALLED PER DETAIL C/C3 AT THE LOCATION SHOWN ON THE PLANS.

2. RUN-OFF FROM CONSTRUCTION ENTRANCE SHALL BE DIVERTED SO AS TO PREVENT SEDIMENT LADEN RUN-OFF FROM ENTERING DIRECTLY INTO THE STORM DRAINAGE SYSTEM.

3. ALL VEHICLES LEAVING THE PROJECT SITE SHOULD PASS OVER THE CONSTRUCTION ENTRANCE AND BE CLEARED OF DIRT, MUD, OR ANY DEBRIS BEFORE ENTERING THE MAIN ROAD.

4. ANY DIRT, MUD, OR DEBRIS DEPOSITED IN THE MAIN ROAD ADJACENT TO THE CONSTRUCTION SITE SHOULD BE CLEANED IMMEDIATELY.

5. THE CONSTRUCTION ENTRANCE SHOULD BE INSPECTED AND MAINTAINED PERIODICALLY TO ENSURE PROPER FUNCTION.

6. THE CONSTRUCTION ENTRANCE MAY BE FIELD MODIFIED TO MEET SITE CONDITIONS.

CONCRETE WASHOUT
1. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED A MINIMUM OF 50 FT FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. EACH FACILITY SHOULD BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING.

2. A SIGN SHOULD BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.

3. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED ABOVE GRADE OR BELOW GRADE AT THE OPTION OF THE CONTRACTOR. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.

4. TEMPORARY WASHOUT FACILITIES SHOULD HAVE A TEMPORARY PIT OR BERMED AREAS OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND WASTE CONCRETE MATERIALS GENERATED DURING WASHOUT PROCEDURES.

5. WASHOUT OF CONCRETE TRUCKS SHOULD BE PERFORMED IN DESIGNATED AREAS ONLY.

6. ONLY CONCRETE FROM MIXER TRUCK CHUTES SHOULD BE WASHED INTO CONCRETE WASHOUT.

7. CONCRETE WASHOUT FROM CONCRETE PUMPER BINS CAN BE WASHED INTO CONCRETE PUMPER TRUCKS AND DISCHARGED INTO DESIGNATED WASHOUT AREA OR PROPERLY DISPOSED OF OFFSITE.

8. ONCE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREA AND ALLOWED TO HARDEN, THE CONCRETE SHOULD BE BROKEN UP, REMOVED, AND DISPOSED OF PER PROPER WASTE MANAGEMENT PROCEDURES. DISPOSE OF HARDENED CONCRETE ON A REGULAR BASIS.

MATERIAL DELIVERY AND STORAGE
1. LIQUIDS, PETROLEUM PRODUCTS, AND SUBSTANCES LISTED IN 40 CFR PARTS 110, 117, OR 302 SHOULD BE STORED IN APPROVED CONTAINERS AND DRUMS AND SHOULD NOT BE OVERFILLED. CONTAINERS AND DRUMS SHOULD BE PLACED IN TEMPORARY CONTAINMENT FACILITIES FOR STORAGE.

2. TEMPORARY CONTAINMENT FACILITY SHOULD PROVIDE FOR A SPILL CONTAINMENT VOLUME ABLE TO CONTAIN PRECIPITATION FROM A 25 YEAR STORM EVENT, PLUS THE AGGREGATE VOLUME OF ALL CONTAINERS OR 100% OF THE CAPACITY OF THE LARGEST CONTAINER WITHIN ITS BOUNDARY, WHICHEVER IS GREATER.

3. A TEMPORARY CONTAINMENT FACILITY SHOULD BE IMPERVIOUS TO THE MATERIALS STORED THEREIN FOR A MINIMUM CONTACT TIME OF 72 HOURS.

4. A TEMPORARY CONTAINMENT FACILITY SHOULD BE MAINTAINED FREE OF ACCUMULATED RAINWATER AND SPILLS. IN THE EVENT OF SPILLS OR LEAKS, ACCUMULATED RAINWATER SHOULD BE COLLECTED AND PLACED INTO DRUMS. THESE LIQUIDS SHOULD BE HANDLED AS A HAZARDOUS WASTE UNLESS TESTING DETERMINES THEM TO BE NON-HAZARDOUS. ALL COLLECTED LIQUIDS OR NON-HAZARDOUS LIQUIDS SHOULD BE SENT TO AN APPROVED DISPOSAL SITE.

5. SUFFICIENT SEPARATION SHOULD BE PROVIDED BETWEEN STORED CONTAINERS TO ALLOW FOR SPILL CLEANUP AND EMERGENCY RESPONSE ACCESS.

6. INCOMPATIBLE MATERIALS, SUCH AS CHLORINE AND AMMONIA, SHOULD NOT BE STORED IN THE SAME TEMPORARY CONTAINMENT FACILITY.

7. THROUGHOUT THE RAINY SEASON, EACH TEMPORARY CONTAINMENT FACILITY SHOULD BE COVERED DURING NON-WORKING DAYS, PRIOR TO, AND DURING RAIN EVENTS.

8. MATERIALS SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS AND THE ORIGINAL PRODUCT LABELS SHOULD BE MAINTAINED IN PLACE IN A LEGIBLE CONDITION. DAMAGED OR OTHERWISE ILLEGIBLE LABELS SHOULD BE REPLACED IMMEDIATELY.

9. BAGGED AND BOXED MATERIALS SHOULD BE STORED ON PALLETS AND SHOULD NOT BE ALLOWED TO ACCUMULATE ON THE GROUND. TO PROVIDE PROTECTION FROM WIND AND RAIN THROUGHOUT THE RAINY SEASON, BAGGED AND BOXED MATERIALS SHOULD BE COVERED DURING NON-WORKING DAYS AND PRIOR TO AND DURING RAIN EVENTS.

10. STOCKPILES SHOULD BE PROTECTED IN ACCORDANCE WITH CALIFORNIA STORM WATER QUALITY HANDBOOK CONSTRUCTION PRACTICES WM-3, STOCKPILE MANAGEMENT.

11. MATERIALS SHOULD BE STORED INDOORS WITHIN EXISTING STRUCTURES OR SHEDS WHEN AVAILABLE.

12. PROPER STORAGE INSTRUCTIONS SHOULD BE POSTED AT ALL TIMES IN AN OPEN AND CONSPICUOUS LOCATIONS.

13. AN AMPLE SUPPLY OF APPROPRIATE SPILL CLEAN MATERIAL SHOULD BE KEPT NEAR STORAGE AREAS.

14. KEEP AN ACCURATE, UP-TO-DATE INVENTORY OF MATERIAL DELIVERED AND STORED ONSITE.

15. ARRANGE FOR EMPLOYEES TRAINED IN EMERGENCY SPILL CLEANUP PROCEDURES TO BE PRESENT WHEN DANGEROUS MATERIALS OR LIQUID CHEMICALS ARE UNLOADED.

WASTE COLLECTION AREA

1. WATER TIGHT DUMPSTERS OF SUFFICIENT SIZE AND NUMBER SHALL BE PROVIDED TO CONTAIN THE SOLID WASTE GENERATED BY THE PROJECT AND SHALL BE PROPERLY SERVICED.

2. LITTERING ON THE PROJECT SITE SHALL BE PROHIBITED.

3. TRASH RECEPTACLES SHALL BE PROVIDED IN FIELD TRAILER AREAS AND IN LOCATIONS WERE WORKERS CONGREGATE FOR LUNCH AND BREAK PERIODS.

4. CONSTRUCTION DEBRIS AND LITTER FROM WORK AREAS WITHIN THE CONSTRUCTION LIMITS OF THE PROJECT SITE SHALL BE COLLECTED AND PLACED IN WATER TIGHT DUMPSTERS AT LEAST WEEKLY. COLLECTED LITTER OR DEBRIS SHALL NOT BE PLACED IN OR NEXT TO DRAIN INLETS, STORM WATER DRAINAGE SYSTEMS OR WATERCOURSES.

5. FULL DUMPSTERS SHALL BE REMOVED FROM THE PROJECT SITE AND THE CONTENTS SHALL BE DISPOSED OF AT A LEGALLY APPROVED LAND FILL LOCATION.

6. ALL DUMPSTERS SHALL BE HANDLED AND DISPOSED OF BY TRASH HAULING CONTRACTOR.

7. CONSTRUCTION DEBRIS AND WASTE SHALL BE REMOVED FROM THE SITE EVERY TWO WEEKS OR SOONER IF NEEDED.

8. STORM WATER RUN ON SHALL BE PREVENTED FROM CONTACTING STOCKPILED SOLID WASTE THROUGH THE USE OF BERMS OR OTHER TEMPORARY DIVERSION STRUCTURES OR THROUGH THE USE OF MEASURES TO ELEVATE WASTE FROM SURFACE.

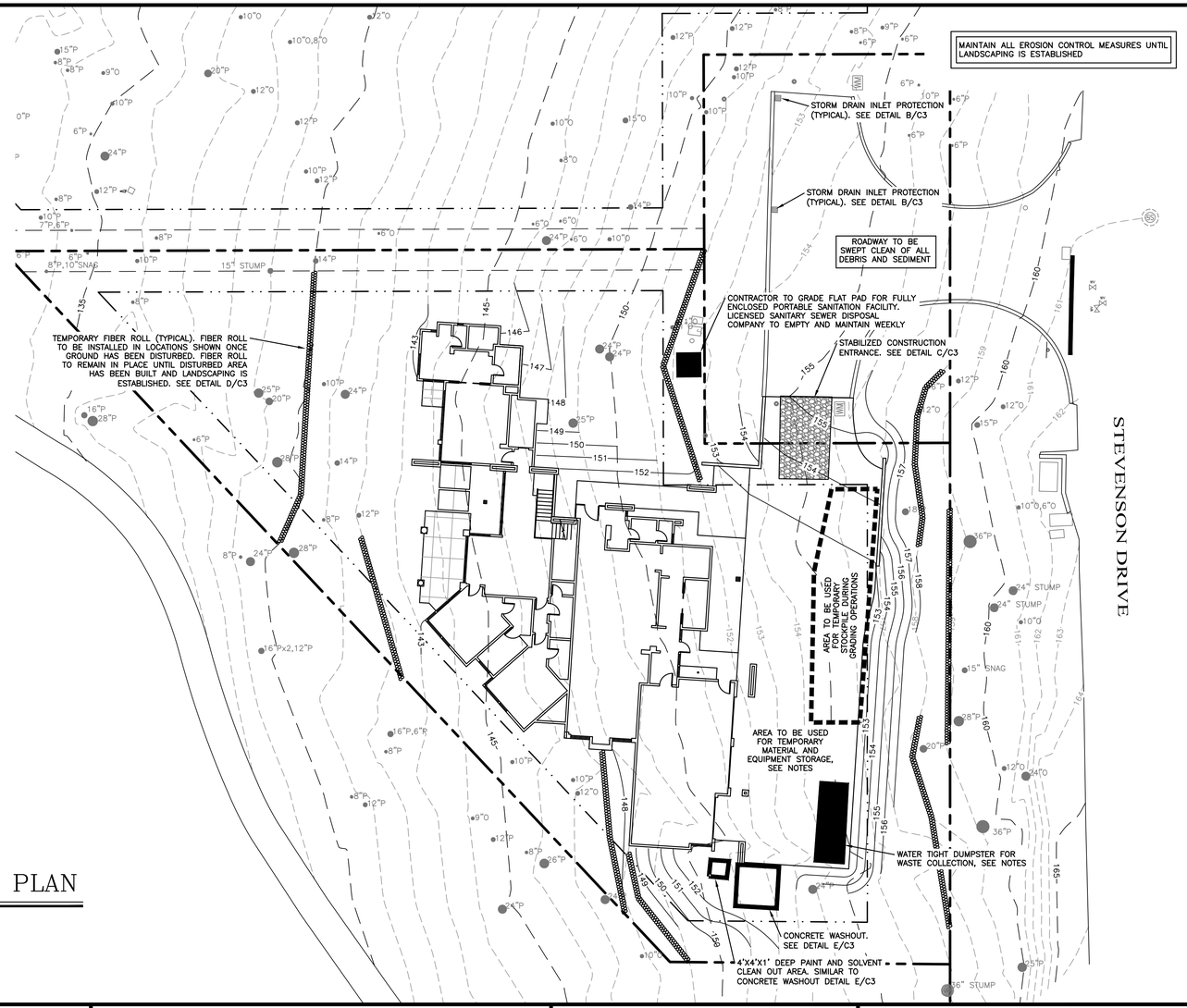
9. WASTE STORED IN STOCKPILES SHALL BE SECURLY COVERED FROM WIND AND RAIN BY COVERING WASTE WITH TARPS OR PLASTIC SHEETING WHILE WAITING FOR OFF HAUL OR TRANSFER TO DUMPSTER.

10. SEGREGATE HAZARDOUS WASTE FROM NON-HAZARDOUS WASTE. FOR DISPOSAL OF HAZARDOUS WASTE SEE BMP WM-6. HAVE HAZARDOUS WASTE HAULED TO AN APPROPRIATE DISPOSAL FACILITY IMMEDIATELY AFTER DEMOLITION OR USE.

11. MAKE SURE THAT TOXIC LIQUID WASTES AND CHEMICALS ARE NOT DISPOSED OF IN DUMPSTERS BUT ARE REMOVED OFF SITE APPROPRIATELY.

NOTE:
ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15 THROUGH APRIL 15).

TOTAL AREA OF DISTURBANCE=0.45 AC



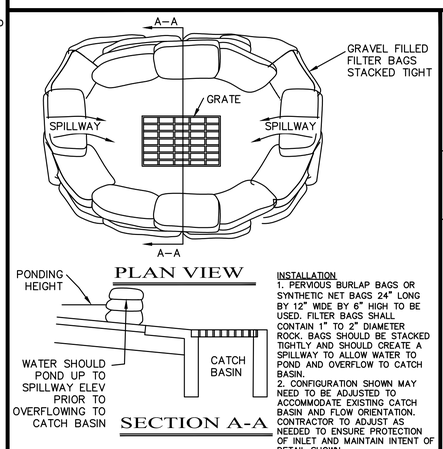
EROSION CONTROL PLAN

A / C3

SCALE: 1"=16'

16 0 8 16 32

1" = 16'

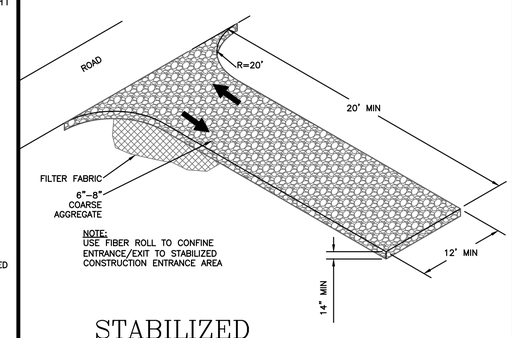


INSTALLATION
1. PERVIOUS BURLAP BAGS OR SYNTHETIC NET BAGS 24" LONG BY 12" WIDE BY 6" HIGH TO BE USED. FILTER BAGS SHALL CONTAIN 1" TO 2" DIAMETER ROCK. BAGS SHOULD BE STACKED TIGHTLY AND SHOULD CREATE A SPILLWAY TO ALLOW WATER TO POND AND OVERFLOW TO CATCH BASIN.
2. CONFIGURATION SHOWN MAY NEED TO BE ADJUSTED TO ACCOMMODATE EXISTING CATCH BASIN AND FLOW ORIENTATION. CONTRACTOR TO ADJUST AS NEEDED TO ENSURE PROTECTION OF INLET AND MAINTAIN INTENT OF DETAIL SHOWN.

INLET PROTECTION

B / C3

NTS

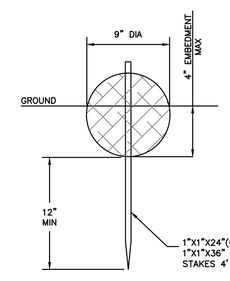


NOTE:
USE FIBER ROLL TO CONFINE ENTRANCE/EXIT TO STABILIZED CONSTRUCTION ENTRANCE AREA

STABILIZED CONSTRUCTION ENTRANCE

C / C3

NTS



INSTALLATION
1. USE 1"X1"X2' OR 1"X1"X3' WOOD STAKES, DEPENDING ON THE SOIL AND SLOPE CONDITIONS. USE LONGER STAKES IN LOOSE SOIL, SHORTER STAKES IN DENSER SOILS.

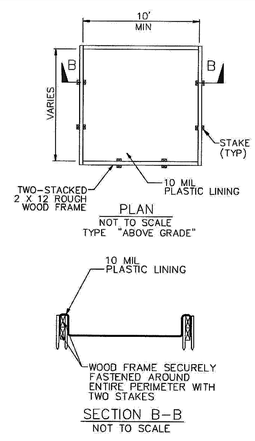
2. POSITION FIBER ROLLS END-TO-END, TYING THE BUTTED ENDS TOGETHER WITH STRONG TWINE TO ENSURE A GOOD CONNECTION.

3. PLACE FIBER ROLLS SECURELY IN A TRENCH SO THAT SILT LADEN RUN-OFF PASSES OVER OR THROUGH, NOT UNDER THE FIBER ROLL.

FIBER ROLL

D / C3

NTS



CONCRETE WASHOUT

E / C3

NTS

L&S ENGINEERING AND SURVEYING, INC
2460 Garden Road, Suite G, Monterey, California 93940
P: 831 655.2722 F: 831 655.3425
LandSengineers.com

REGISTERED PROFESSIONAL ENGINEER
MARK R. STERNER
No. 69930
EXP. 9-30-24
CIVIL
STATE OF CALIFORNIA

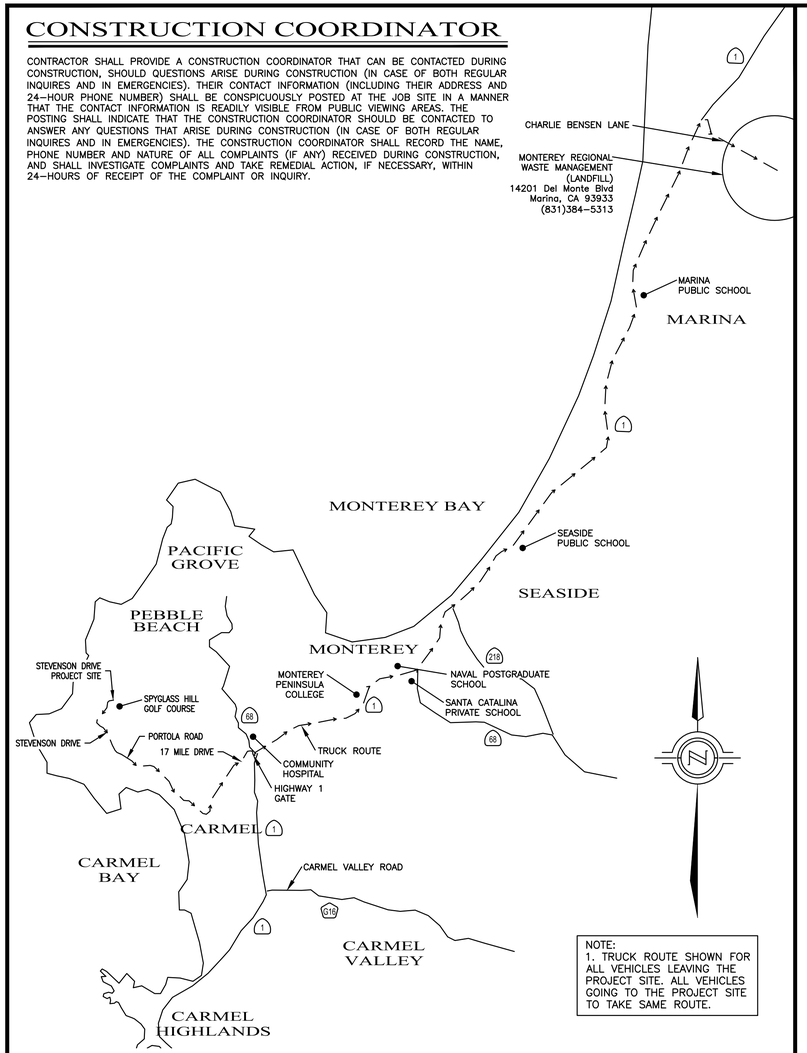
DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 7-20-2022
SCALE: AS SHOWN
JOB NUMBER: 22-67
LAST REVISED: 12-29-22
REVISED BY: CJS

EROSION CONTROL PLAN

3158 STEVENSON DRIVE
PEBBLE BEACH, CALIFORNIA 93953
APN 008-023-032

CONSTRUCTION COORDINATOR

CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION, SHOULD QUESTIONS ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24-HOUR PHONE NUMBER) 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 INQUIRES 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.



NOTE:
1. TRUCK ROUTE SHOWN FOR ALL VEHICLES LEAVING THE PROJECT SITE. ALL VEHICLES GOING TO THE PROJECT SITE TO TAKE SAME ROUTE.

A
C4

VICINITY MAP & OVERALL TRUCK ROUTING PLAN

SCALE: 1"=6000'

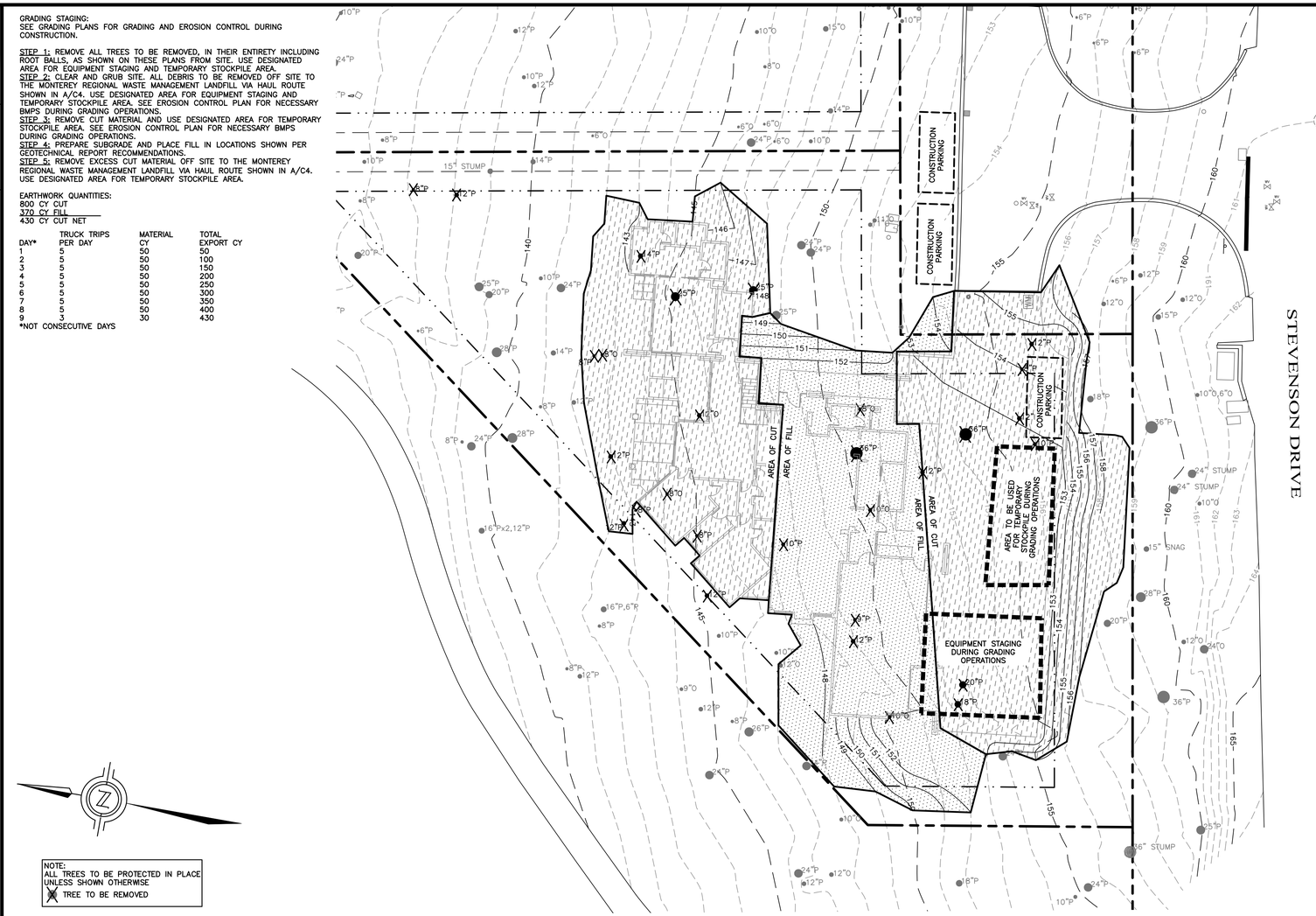
GRADING STAGING:
SEE GRADING PLANS FOR GRADING AND EROSION CONTROL DURING CONSTRUCTION.

STEP 1: REMOVE ALL TREES TO BE REMOVED, IN THEIR ENTIRETY INCLUDING ROOT BALLS, AS SHOWN ON THESE PLANS FROM SITE. USE DESIGNATED AREA FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA.
STEP 2: CLEAR AND GRUB SITE. ALL DEBRIS TO BE REMOVED OFF SITE TO THE MONTEREY REGIONAL WASTE MANAGEMENT LANDFILL VIA HAUL ROUTE SHOWN IN A/C4. USE DESIGNATED AREA FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA. SEE EROSION CONTROL PLAN FOR NECESSARY BMPS DURING GRADING OPERATIONS.
STEP 3: REMOVE CUT MATERIAL AND USE DESIGNATED AREA FOR TEMPORARY STOCKPILE AREA. SEE EROSION CONTROL PLAN FOR NECESSARY BMPS DURING GRADING OPERATIONS.
STEP 4: PREPARE SUBGRADE AND PLACE FILL IN LOCATIONS SHOWN PER GEOTECHNICAL REPORT RECOMMENDATIONS.
STEP 5: REMOVE EXCESS CUT MATERIAL OFF SITE TO THE MONTEREY REGIONAL WASTE MANAGEMENT LANDFILL VIA HAUL ROUTE SHOWN IN A/C4. USE DESIGNATED AREA FOR TEMPORARY STOCKPILE AREA.

EARTHWORK QUANTITIES:
800 CY CUT
370 CY FILL
430 CY CUT NET

DAY*	TRUCK TRIPS PER DAY	MATERIAL CY	TOTAL EXPORT CY
1	5	50	50
2	5	50	100
3	5	50	150
4	5	50	200
5	5	50	250
6	5	50	300
7	5	50	350
8	5	50	400
9	3	30	430

*NOT CONSECUTIVE DAYS



NOTE:
ALL TREES TO BE PROTECTED IN PLACE UNLESS SHOWN OTHERWISE
X TREE TO BE REMOVED

B
C4

GRADING STAGING PLAN

SCALE: 1"=16'

16 0 8 16 32
1" = 16'

CONSTRUCTION NOTES

1. ALL WORK SHALL TAKE PLACE DURING DAYLIGHT HOURS, MONDAY – SATURDAY, 8AM TO 6PM (EXCLUDING NATIONAL HOLIDAYS)
2. THE SIGNED PERMITS AND THE APPROVED CONSTRUCTION PLANS SHALL BE MAINTAINED IN A CONSPICUOUS LOCATION AT THE CONSTRUCTION JOB SITE AT ALL TIMES, AND THAT SUCH COPIES ARE AVAILABLE FOR AGENCY REVIEW ON REQUEST. ALL PERSONS INVOLVED WITH THE CONSTRUCTION SHALL BE BRIEFED ON THE CONTENT AND MEANING OF THE PERMITS AND THE APPROVED CONSTRUCTION PLANS, AND THE PUBLIC REVIEW REQUIREMENTS APPLICABLE TO THEM, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. 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. THE MONTEREY COUNTY RMA – PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST (I.E., AN ARCHAEOLOGIST REGISTERED WITH THE SOCIETY 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.
4. EQUIPMENT WASHING, REFUELING AND SERVICING SHALL TAKE PLACE ONLY ONSITE. APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE USED TO ENSURE THAT NO SPILLS OF PETROLEUM PRODUCTS OR OTHER CHEMICALS TAKE PLACE DURING THESE ACTIVITIES.
5. THE CONSTRUCTION SITE SHALL MAINTAIN GOOD CONSTRUCTION SITE HOUSEKEEPING CONTROLS AND PROCEDURES (E.G. CLEANUP ALL LEAKS, DRIPS, AND OTHER SPILLS IMMEDIATELY; KEEP MATERIALS COVERED AND OUT OF THE RAIN, INCLUDING COVERING EXPOSED PILES OF SOIL AND WASTES; DISPOSE OF ALL WASTES PROPERLY, PLACE TRASH RECEPTACLES ON SITE FOR THAT PURPOSE, AND COVER OPEN TRASH RECEPTACLES DURING WET WEATHER).
6. ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AS WELL AS AT THE END OF EACH WORKDAY. AT A MINIMUM, SILT FENCES, OR EQUIVALENT APPARATUS, SHALL BE INSTALLED AT THE PERIMETER OF THE CONSTRUCTION SITE TO PREVENT CONSTRUCTION-RELATED RUNOFF AND/OR SEDIMENT FROM LEAVING THE SITE.
7. THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING MEASURES TO CONTROL FUGITIVE DUST EMISSIONS DURING CONSTRUCTION (MM AQ C1 – DUST CONTROL):
   1. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY. FREQUENCY SHOULD BE BASED ON THE TYPE OF OPERATION, SOIL, AND WIND EXPOSURE.
   2. PROHIBIT ALL GRADING ACTIVITIES DURING PERIODS OF HIGH WIND MORE THAN 15 MILES PER HOUR.
   3. APPLY CHEMICAL SOIL STABILIZERS ON INACTIVE CONSTRUCTION AREAS SUCH AS DISTURBED LANDS WITHIN CONSTRUCTION PROJECTS THAT ARE UNUSED FOR AT LEAST FOUR CONSECUTIVE DAYS – NOT APPLICABALE.
   4. APPLY NON-TOXIC BINDERS LIKE LATEX ACRYLIC COPOLYMER TO EXPOSED AREAS AFTER CUT AND FILL OPERATIONS AND HYDROSEED AREA. – NOT APPLICABLE
   5. MAINTAIN AT LEAST 2 FEET OF FREEBOARD ON HAUL TRUCKS.
   6. COVER ALL TRUCKS HAULING DIRT SAND OR LOOSE MATERIALS.
   7. PLANT TREE WINDBREAKS ON THE WINDWARD PERIMETER OF CONSTRUCTION PROJECTS IF ADJACENT TO OPEN LAND, PRIOR TO CONSTRUCTION – NOT APPLICABLE
   8. PLANT VEGETATIVE GROUND COVER IN DISTURBED AREAS AS SOON AS POSSIBLE.
   9. COVER INACTIVE STORAGE PILES.
   10. INSTALL WHEEL WASHERS AT THE ENTRANCE TO CONSTRUCTION SITES FOR ALL EXITING TRUCKS.
   11. PAVE ALL ROADS ON CONSTRUCTION SITES PRIOR TO USE BY CONSTRUCTION EQUIPMENT – NOT APPLICABLE
   12. SWEEP STREETS IF VISIBLE SOIL MATERIAL IS CARRIED OUT FROM THE CONSTRUCTION SITE AND CHECK AT LEAST ONCE DAILY.
   13. POST A PUBLICLY VISIBLE SIGN THAT SPECIFIES THE TELEPHONE NUMBER AND PERSON TO CONTACT REGARDING DUST COMPLAINTS. THIS PERSON WILL RESPOND TO COMPLAINTS AND TAKE CORRECTIVE ACTION WITHIN 48 HOURS. THE PHONE NUMBER OF THE MBUAPCD WILL BE VISIBLE TO ENSURE COMPLIANCE WITH RULE 402 NUISANCE.
   14. LIMIT THE AREA UNDER CONSTRUCTION AT ANY ONE TIME.

THE CONSTRUCTION CONTRACTOR WILL ENSURE THESE MEASURES ARE IMPLEMENTED DURING CONSTRUCTION AS VERIFIABLE UPON COUNTY INSPECTION.

8. THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING MEASURES TO CONTROL CONSTRUCTION RELATED EXHAUST EMISSIONS FROM HEAVY DUTY OFF ROAD DIESEL POWERED CONSTRUCTION EQUIPMENTE DURING CONSTRUCTION (MM AQ C2 – EMISSION CONTROL):
   1. LIMIT USE OF EQUIPMENT.
   2. REPLACE DIESEL POWERED EQUIPMENT WITH GASOLINE POWERED EQUIPMENT.
   3. MODIFY ENGINE WITH ARB VERIFIED RETROFIT.
   4. REPOWER WITH CURRENT STANDARD DIESEL TECHNOLOGY.
   5. REPOWER WITH COMPRESSED NATURAL GAS AND OR LIQUID NATURAL GAS TECHNOLOGY.
   6. THE APPLICANT WILL ENSURE THAT THE CONSTRUCTION SPECIFICATIONS REQUIRE CONSTRUCTION CONTRACTORS TO RETROFIT AND INSTALL DIESEL PARTICULATE FILTERS CAPABLE OF ACHIEVING AN 85 PERCENT REDUCTION IN PM10 EXHAUST EMISSIONS LEVEL 3 ON ALL OFF ROAD CONSTRUCTION EQUIPMENT AND DIESEL OXIDATION CATALYSTS AND LEVEL 3 DPFS ON ALL ON ROAD SOIL HAULING.

THE CONSTRUCTION CONTRACTOR WILL ENSURE THESE MEASURES ARE IMPLEMENTED DURING CONSTRUCTION AS VERIFIABLE UPON COUNTY INSPECTION.

9. THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING 8 TREE PROTECTION MEASURES DURING CONSTRUCTION:
   1. AROUND EACH TREE OR GROUP OF TREES TO BE PRESERVED ADJACENT TO CONSTRUCTION SITES, A BOUNDARY OF ORANGE FENCING SUPPORTED BY WOOD OR METAL STAKES OR FUNCTIONAL EQUIVALENT WILL BE ERECTED ALONG THE APPROXIMATE DRIP LINES OF SUCH PROTECTED TREES OR CLOSER WHERE SPECIFICALLY APPROVED BY A QUALIFIED FORESTER, ARBORIST, OR THE COUNTY OF MONTEREY. WHERE GUIDANCE OF A TREE PROFESSIONAL IS USED, ENCROACHMENT INTO THE DRIP LINE OF RETAINED TREES MAY OCCUR IN ORDER TO MINIMIZE TREE REMOVALS.
   2. NO EXCAVATION, STORAGE OF EXCAVATED FILL, EQUIPMENT, OR CONSTRUCTION MATERIALS, NOR PARKING OF VEHICLES WILL BE PERMITTED WITHIN THE DRIP LINES OF THESE FENCE PROTECTED TREES.
   3. NO SOIL MAY BE REMOVED FROM WITHIN THE DRIP LINE OF ANY TREE AND NO FILL OF ADDITIONAL SOIL WILL EXCEED TWO INCHES WITHIN THE DRIP LINES OF TREES, UNLESS IT IS PART OF APPROVED CONSTRUCTION, IS REVIEWED BY A QUALIFIED FORESTER OR CERTIFIED ARBORIST, AND IS APPROVED BY ARCHITECTURAL REVIEW STAFF.
   4. BARK INJURY TO ANY TREE FROM EQUIPMENT OR MATERIALS WILL BE PREVENTED BY FAITHFULLY RESPECTING THE TREE PROTECTION FENCING REQUIRED ABOVE.
   5. ROOTS EXPOSED BY EXCAVATION WILL BE PRUNED TO PROMOTE CALLUSING, CLOSURE, AND REGROWTH, AND WILL BE RECOVERED AS SOON AS POSSIBLE IF TREE HEALTH IS TO BE REASONABLY MAINTAINED.
   6. ALL TREE WORK WILL BE MONITORED BY A QUALIFIED FORESTER OR CERTIFIED ARBORIST AND COMPLETED BY QUALIFIED TREE SERVICE PERSONNEL.
   7. SITE SPECIFIC AND INDIVIDUAL TREE RECOMMENDATIONS PER INDIVIDUAL RESIDENTIAL LOT WILL BE ADDRESSED ON EACH INDIVIDUAL LOT AS SPECIFIC SITE PLANS FOR CONSTRUCTION ARE DEVELOPED.
   8. DISEASED TREES ESPECIALLY PITCH CANKER INFECTED TREES FROM WHICH DISEASE MIGHT SPREAD TO NEARBY FORESTED AREAS AS VERIFIED IN WRITING BY A QUALIFIED PROFESSIONAL FORESTER SELECTED FROM THE COUNTY'S LIST OF CONSULTING FORESTERS WILL BE REMOVED.

10. THE CONTRACTOR WILL ENSURE THAT ALL STATIONARY NOISE GENERATING EQUIPMENT, SUCH AS PUMPS AND GENERATORS ARE LOCATED AS FAR AS POSSIBLE FROM NEARBY NOISE SENSITIVE RECEPTORS AS PRACTICABLE. WHERE POSSIBLE, NOISE GENERATING EQUIPMENT WILL BE SHIELDED FROM NEARBY NOISE SENSITIVE RECEPTORS BY NOISE ATTENUATING BUFFERS SUCH AS STRUCTURES OR HAUL TRUCK TRAILERS. STATIONARY NOISE SOURCES LOCATED CLOSER THAN 500 FEET FROM NOISE SENSITIVE RECEPTORS WILL BE EQUIPPED WITH NOISE REDUCING ENGINE HOUSINGS. PORTABLE ACOUSTIC BARRIERS WILL BE PLACED AROUND NOISE GENERATING EQUIPMENT LOCATED WITHIN 200 FEET OF RESIDENCES. WATER TANKS AND EQUIPMENT STORAGE, STAGING, AND WARM-UP AREAS WILL BE LOCATED AS FAR FROM NOISE SENSITIVE RECEPTORS AS POSSIBLE.
11. THE CONTRACTOR WILL ENSURE ALL CONSTRUCTION EQUIPMENT POWERED BY GASOLINE OR DIESEL ENGINES HAS SOUND CONTROL DEVICES AT LEAST AS EFFECTIVE AS THOSE ORIGINALLY PROVIDED BY THE MANUFACTURER. NO EQUIPMENT WILL BE PERMITTED TO HAVE AN UNMUFFLED EXHAUST.
12. THE APPLICANT WILL ENSURE THE CONSTRUCTION SPECIFICATIONS SPECIFY THAT ANY MOBILE NOISE-GENERATING EQUIPMENT OR MACHINERY IS SHUT OFF WHEN NOT IN USE. THESE REQUIREMENTS WILL BE INCLUDED IN ALL RELEVANT CONSTRUCTION CONTRACTS AND SHOWN ON CONSTRUCTION PLANS, AND WILL BE IMPLEMENTED DURING CONSTRUCTION.
13. THE CONTRACTOR TO ENSURE THAT CONSTRUCTION VEHICLES ACCESSING THE SITE USE THE SHORTEST POSSIBLE ROUTE TO AND FROM LOCAL FREEWAYS, PROVIDED THE ROUTES DO NOT EXPOSE ADDITIONAL RECEPTORS TO NOISE. SEE APPROVED CONSTRUCTION MANAGEMENT PLAN.
14. THE APPLICANT AND THE CONTRACTOR WILL ENSURE THAT RESIDENTS WITHIN 500 FEET OF THE CONSTRUCTION AREA ARE NOTIFIED OF THE CONSTRUCTION SCHEDULE IN WRITING BEFORE CONSTRUCTION BEGINS. THE PROJECT APPLICANT AND CONTRACTOR WILL DESIGNATE A NOISE DISTURBANCE COORDINATOR WHO IS RESPONSIBLE FOR RESPONDING TO COMPLAINTS REGARDING CONSTRUCTION NOISE. THE COORDINATOR WILL DETERMINE THE CAUSE OF ANY COMPLAINT AND ENSURE THAT REASONABLE MEASURES ARE IMPLEMENTED TO CORRECT THE PROBLEM. A CONTACT TELEPHONE NUMBER FOR THE NOISE DISTURBANCE COORDINATOR WILL BE POSTED CONSPICUOUSLY ON CONSTRUCTION SITE FENCES AND WILL BE INCLUDED IN THE WRITTEN NOTIFICATION OF THE CONSTRUCTION SCHEDULE SENT TO NEARBY RESIDENTS.
15. THROUGHOUT THE CONSTRUCTION PERIOD, THE CONTRACTOR WILL IMPLEMENT ADDITIONAL NOISE MITIGATION MEASURES AT THE REQUEST OF THE COUNTY AS NEEDED SUCH THAT CONSTRUCTION NOISE LEVELS DO NOT EXCEED 85 DBA AT THE NEAREST OUTDOOR ACTIVITY AREA OF A NOISE-SENSITIVE LAND USE. ADDITIONAL MEASURES MIGHT INCLUDE CHANGING THE LOCATION OF STATIONARY NOISE GENERATING EQUIPMENT, SHUTTING OFF IDLING EQUIPMENT, RESCHEDULING CONSTRUCTION ACTIVITY, INSTALLING ACOUSTIC BARRIERS AROUND STATIONARY SOURCES OF CONSTRUCTION NOISE, TEMPORARILY RELOCATING RESIDENTS WHERE PRACTICABLE, USING ALTERNATIVE EQUIPMENT OR CONSTRUCTION METHODS THAT PRODUCE LESS NOISE, AND OTHER SITE-SPECIFIC MEASURES AS APPROPRIATE.

ADDITIONAL NOTES:
1. THIS PROJECT SITE WILL EXPECT 2-8 WORKERS PER DAY.
2. THIS PROJECT SITE WILL EXPECT NO MORE THAN 1 TRUCK DELIVERY PER DAY.
3. CONSTRUCTION PARKING WILL BE ON SITE WITHIN PROPOSED AREA.

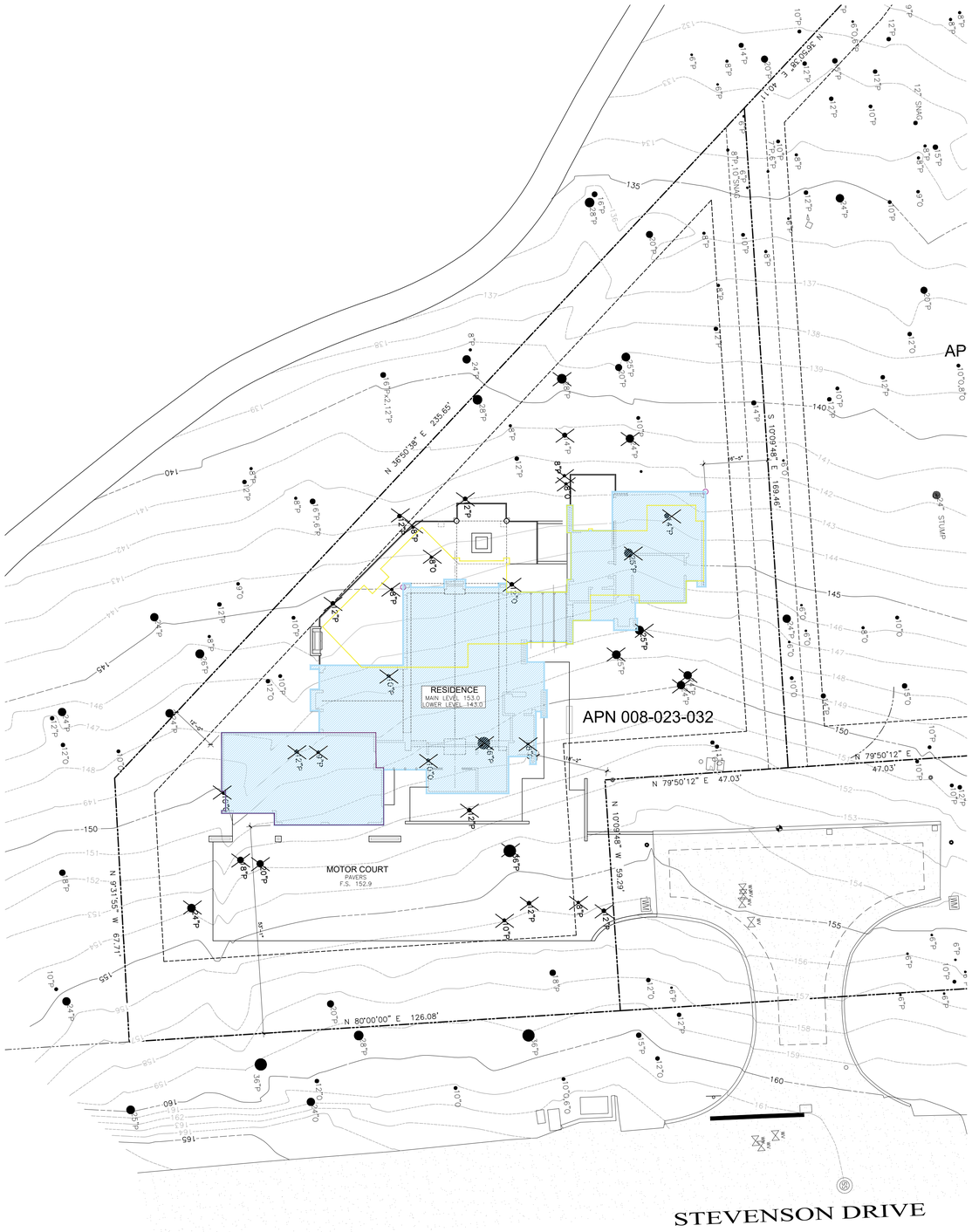
L&S ENGINEERING AND SURVEYING, INC
2460 Garden Road, Suite G, Monterey, California 93940
P: 831 655.2723 F: 831 655.3425
LandSengineers.com

REGISTERED PROFESSIONAL ENGINEER
MARK R. STERNER
No. 69930
EXP. 9-30-24
CIVIL
STATE OF CALIFORNIA

DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 7-20-2022
SCALE: AS SHOWN
JOB NUMBER: 22-67
LAST REVISED: 12-29-22
REVISED BY: CJS

CONSTRUCTION MANAGEMENT PLAN

3158 STEVENSON DRIVE
PEBBLE BEACH, CALIFORNIA 93953
APN 008-023-032



PROPOSED SITE PLAN

SCALE: 1/16"=1'-0"

N

SITE PLAN KEY NOTES

SYMBOLS LEGEND:

= (N) LOWER FLOOR AREA

= (N) UPPER FLOOR AREA

= (N) GARAGE AREA

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A.P.N. 008-023-032

Prepared by:

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Action:

11.30.21	PLANNING APP REQUEST
08.05.22	PLANNING SUBMITTAL
11.21.22	UPDATED PLANNING

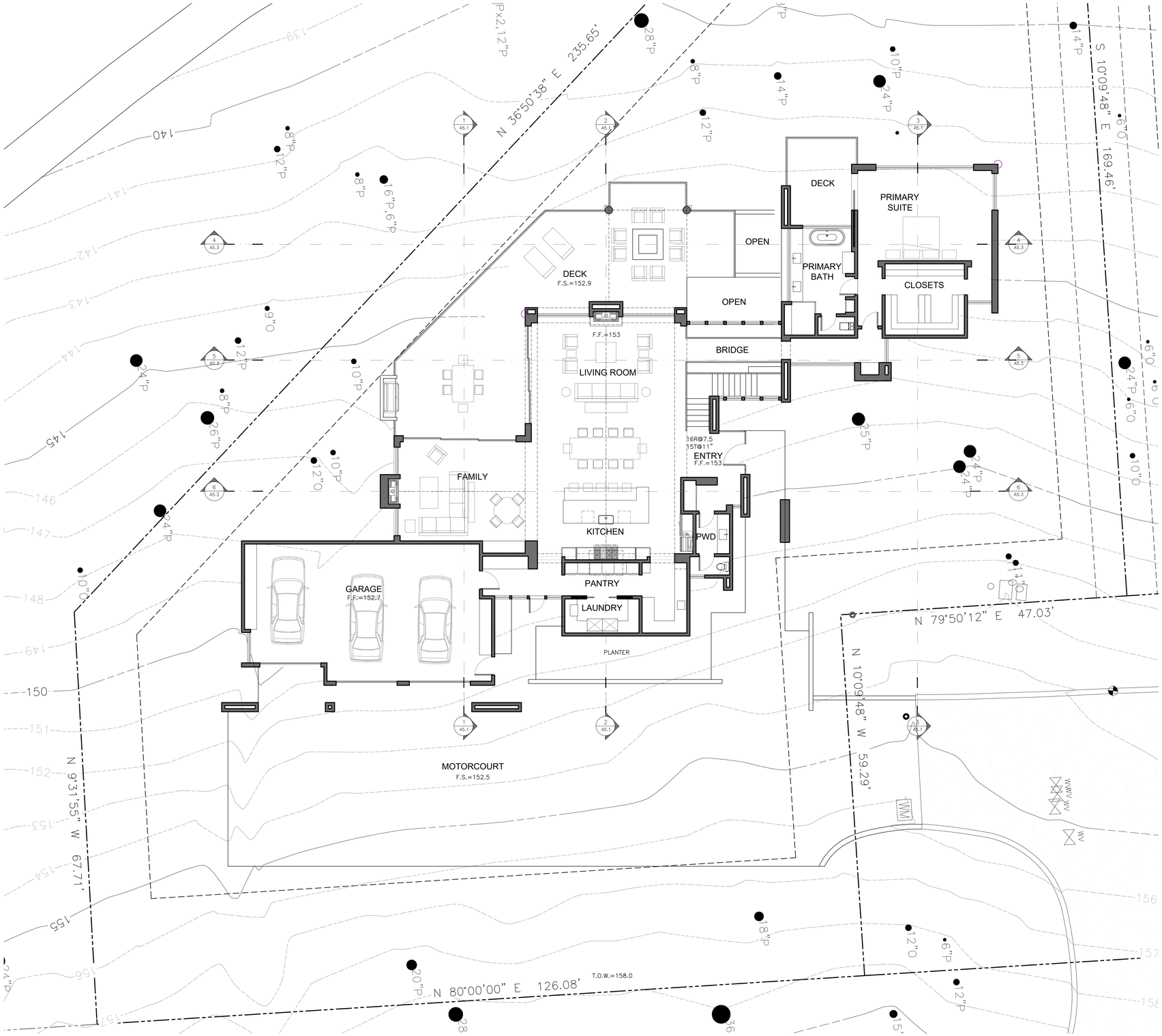
Date: 06.06.2022

Scale: 1/16"=1'-0"

Drawn:

Description: PROPOSED SITE PLAN

Sheet No: A-1.1



MAIN LEVEL FLOOR PLAN

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

N

PLAN KEY NOTES

SYMBOLS LEGEND

00 DOOR PER SHEET A-8.1

AA WINDOW PER SHEET A-8.1

PLAN WALL LEGEND

= (E) STUD WALL

= (N) STUD WALL

GENERAL NOTES

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Action:	
11.30.21	PLANNING APP REQUEST
08.05.22	PLANNING SUBMITTAL

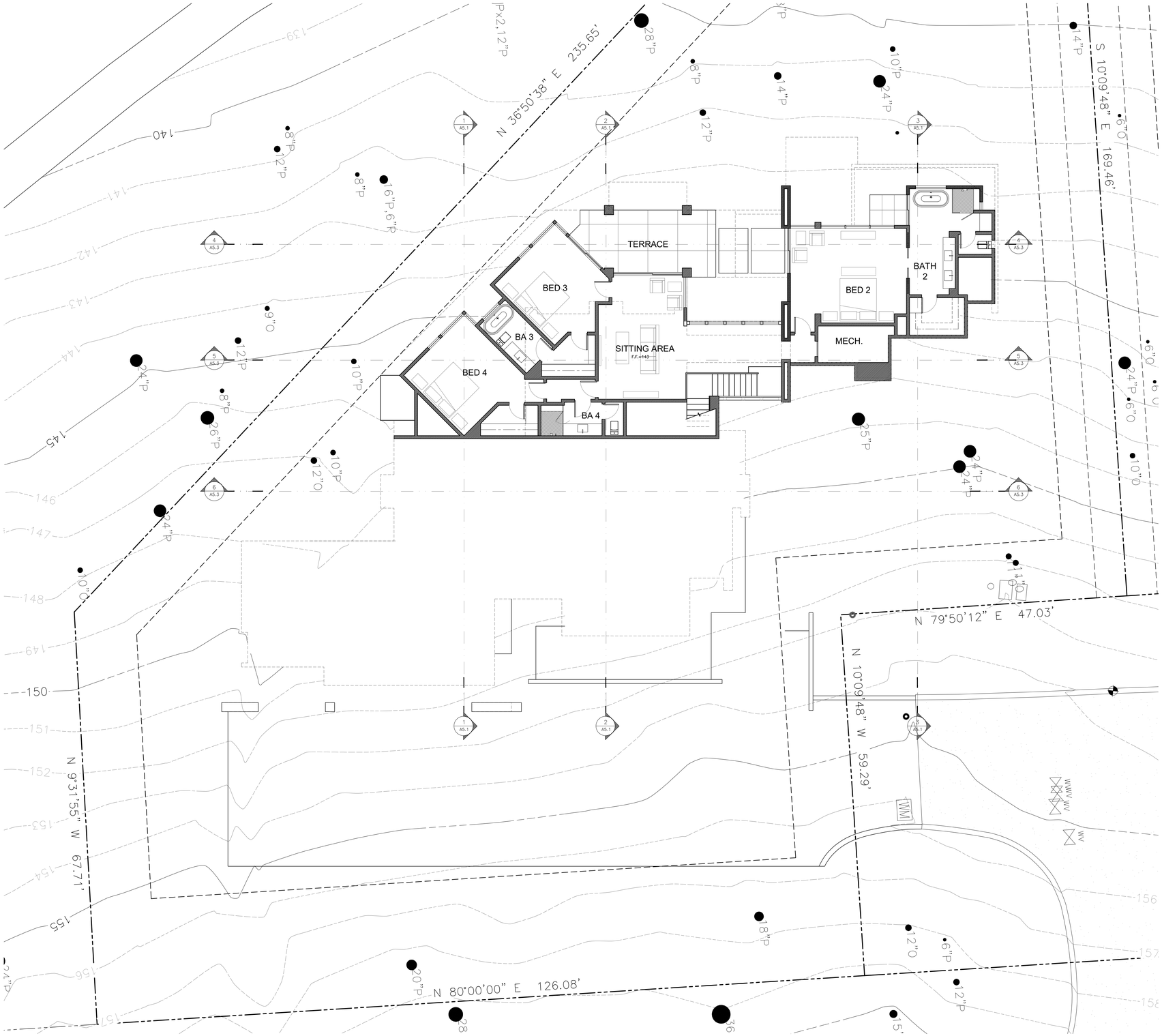
Date: 06.01.2022

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

Drawn:

Description:
MAIN FLOOR PLAN

Sheet No:
A-2.1



LOWER LEVEL FLOOR PLAN

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

N

PLAN KEY NOTES

SYMBOLS LEGEND

00 DOOR PER SHEET A-8.1

AA WINDOW PER SHEET A-8.1

PLAN WALL LEGEND

= (E) STUD WALL

= (N) STUD WALL

GENERAL NOTES

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Action:

11.30.21	PLANNING APP REQUEST
08.08.22	PLANNING SUBMITTAL

Date: 12.21.2022

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

Drawn:

Description:

LOWER FLOOR PLAN

Sheet No:

A-2.2

ROOF PLAN

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

N

ROOF KEY NOTES

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11.30.21	PLANNING APP REQUEST
08.05.22	PLANNING SUBMITTAL

Date: 12.21.2022

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

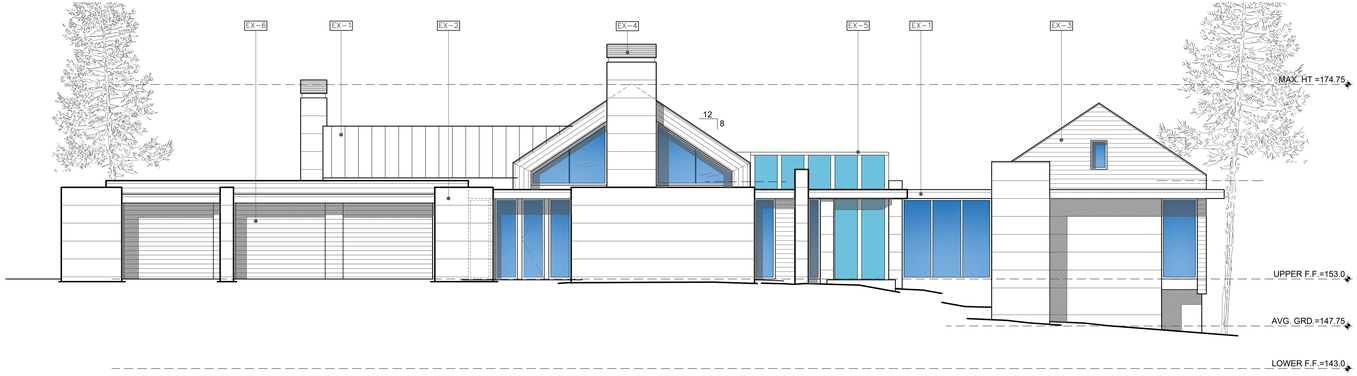
Drawn:

Description:

ROOF PLAN

Sheet No:

A-3.1

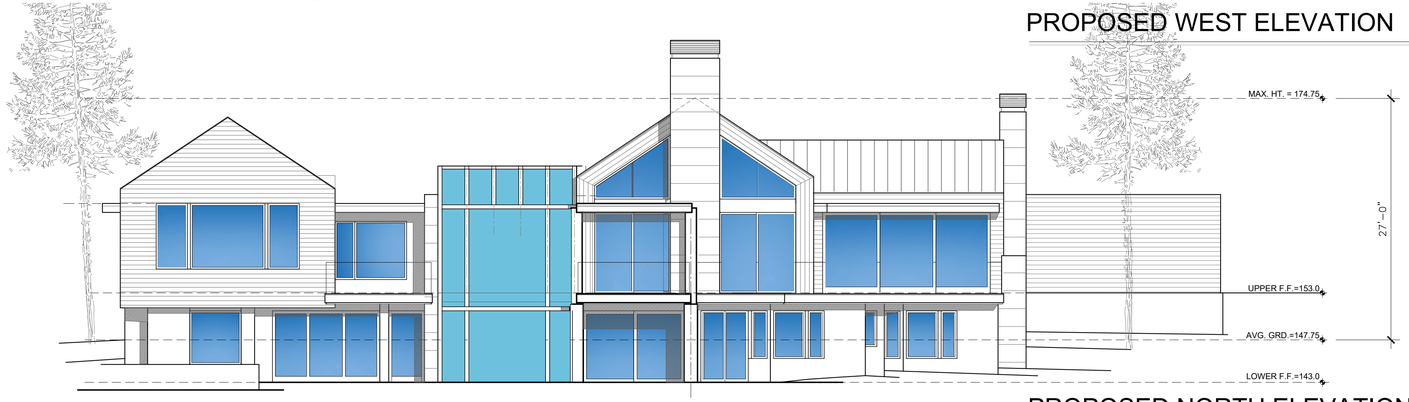


PROPOSED SOUTH ELEVATION

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

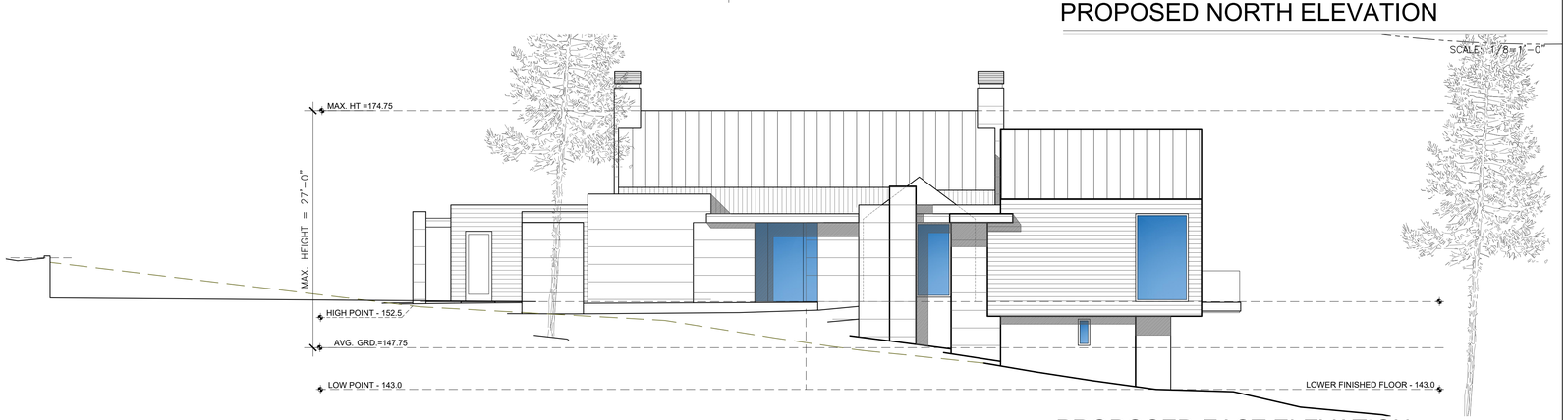
PROPOSED WEST ELEVATION

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



PROPOSED NORTH ELEVATION

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



PROPOSED EAST ELEVATION

SCALE: 1/8=1'-0"

ELEVATION KEY NOTES

BRONZE METAL ROOFING/FASCIA

EXTERIOR STUCCO

PAINTED HORIZONTAL SIDING

CHIMNEY SHROUD

METAL CLAD DOORS & WIINDOWS

SECTIONAL GARAGE DOOR

LANDSCAPE/RETAINING WALL STUCCO OR STONE

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11.30.21	PLANNING APP REQUEST
08.05.22	PLANNING SUBMITTAL

Date: 11.01.2021

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

Drawn:

Description: EXTERIOR ELEVATIONS

Sheet No: A-6.1

LEGEND:

QTY.	SYM.	DESCRIPTION
8	L-1	11W LED WEATHERPROOF EXTERIOR WALL LIGHT - SIZE VARIES
12	L-2	12V MR-16 WATERPROOF RECESSED LIGHT
9	L-3	20 WATT MAX. LOW VOLTAGE WATERPROOF PATH LIGHT
5	L-4	20 WATT MAX. LOW VOLTAGE WATERPROOF STEP/WALL LIGHT

NOTE:

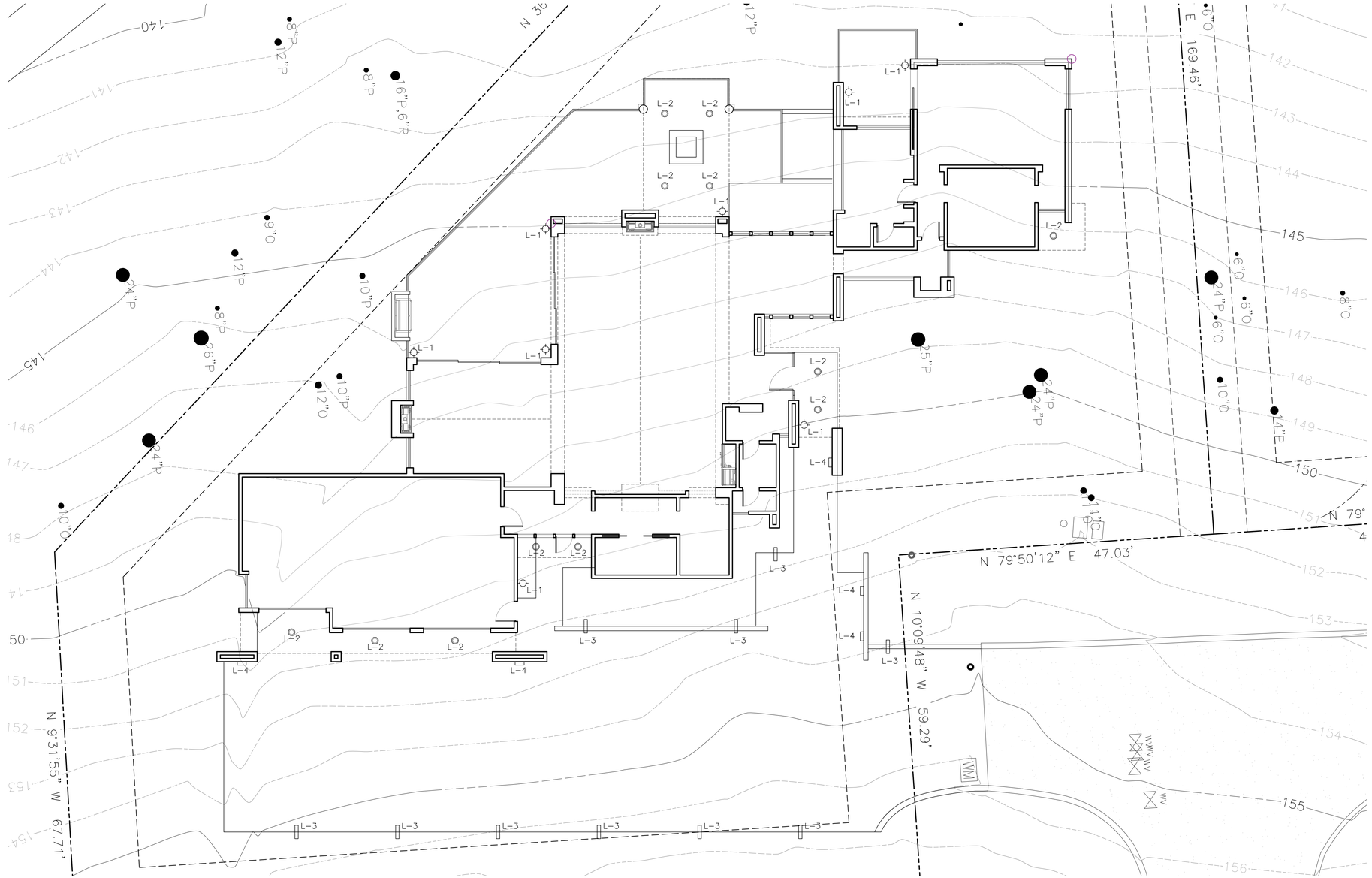
ALL EXTERIOR LIGHTING SHALL BE UNOBTRUSIVE, HARMONIOUS WITH THE LOCAL AREA CONSTRUCTED OR LOCATED SO THAT ONLY THE INTENDED AREA IS ILLUMINATED AND OFF-SITE GLARE IS FULLY CONTROLLED.

HINKLEY & FR.

HINKLEY LIGHTING, INC.
5500 PIN OAK PARKWAY :: AVON LAKE, OHIO 44012
[PH] 440.653.5500 [F] 440.653.5501
HINKLEYLIGHTING.COM :: FREDERICKRAMOND.COM

ATLANTIS 16495K-LED	
SATIN BLACK	
WIDTH:	9.0"
HEIGHT:	24.0"
WEIGHT:	7.0 LBS
MATERIAL:	EXTRUDED ALUMINUM
GLASS:	ETCHED GLASS LENS
BACKPLATE WIDTH:	4.5"
BACKPLATE HEIGHT:	6.8"
SOCKET:	11W LED *INCLUDED
DARK SKY:	YES
LED INFO:	
LUMENS:	900
COLOR TEMP:	2700k
CRI:	90
INCANDESCENT EQUIVALENCY:	1 x 35W + 1 x 50W
DIMMABLE:	Yes, on any Incandescent, MLV, ELV, or CL dimmer.
NOTES:	PATENT: US AND FOREIGN PATENTS PENDING!
EXTENSION:	4.0"
TTO:	20.8"
CERTIFICATION:	C-US WET RATED
VOLTAGE:	120V
UPC:	640665164978

L-1 FIXTURE



HALO®

Incandescent - Low Voltage

3" Recessed Downlighting H36LVTAT

3-6

H36LVTAT

3" Aperture, Shallow Ceiling, Non-IC/AT
12V Low Voltage, MR16

H36LVTAT is a Non-IC AIR-TITE™ fixture for use with H3 3" series trims. Housing is AIR-TITE rated to prevent airflow between heated or air conditioned spaces and unconditioned attic areas. For use with 12V MR16 lamps.

Non-IC Housing is AIR-TITE™ but insulation must be kept 3 inches away from all sides of housing.

FEATURES

HOUSING
Formed of CRS with white powder coat finish.

PLASTER FRAME
Housing adjusts in plaster frame to accommodate up to 1-1/2" ceiling thickness. Galvanized steel construction. Plaster frame features include:
- Repressed backing screw for securing hanger bars.
- Cutouts for easily crimping hanger bars in position.
- Tabs for securing housing to plaster frame. The housing may be removed from plaster frame to provide access to the junction box.
- Pre-installed MR-TITE gasket.

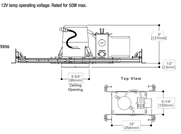
SLIDE-N-SIDE™ JUNCTION BOX
- Four 1/2" trade size conduit knockouts with true pry-out slots are positioned to accommodate straight conduit runs.
- Slide-N-Side™ wire traps allow non-metallic sheathed cable to be installed without tools and without removing knockouts. Accepts a wide range of non-metallic sheathed cable.
  - Allows wiring connections to be made outside the junction box.
  - Simply insert the cable directly into the trap after connections are made.
  - Accommodates 8, 10 and 12 AWG standard non-metallic sheathed cable sizes: (Canada #14/2, #14/3, #12/2, #12/3)
- ***QUICK CONNECT™ CONNECTORS**
  Three quick connect wiring connectors included.

Get BAR.I™ Pass-N-Thru™ BAR HANGERS
- Pre-installed nail easily installs in regular lumber, engineered lumber and laminated beams.
- Safety and guidance system prevents snagging, ensures smooth straight nail penetration and allows bar hangers to be easily removed if necessary.
- Automatic levelling flange aligns the housing and lets you hold the housing in place with one hand while driving nails.
- Housing can be positioned at any point within 24" joist span.
- Pass-N-Thru™ feature allows bar hangers to be shortened without removing from plaster frame.
- Barrel lock allows "tenlock" shortening for 12" joists.
- Bar hanger accepts 2x4 or 2x6 lumber.
- Integral T-bar clip snaps onto T-bars - no additional clips required.

TRANSFORMER
Integral magnetic transformer steps 120V line voltage down to 12V lamp operating voltage. Rated for 50W max.

SOCKET
GU5.3 socket for 12V MR16 lamps.

LABELS
- IC/AT, Listed 1598 Luminaire
- UL/cUL Damp Location Listed
- UL/cUL Listed for Wet Location, covered ceiling - with select trims
- UL/cUL Listed for Feed Through
- Certified Under ASTM-C283 for air-tight construction



Visit www.cooperlighting.com for more information on the complete product offering. Product availability and specifications subject to change without notice.

L-2 FIXTURE

HINKLEY & FR.

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HINKLEYLIGHTING.COM :: FREDERICKRAMOND.COM

ATLANTIS 1518BZ	
BRONZE	
MATERIAL:	ALUMINUM
GLASS:	ETCHED GLASS LENS
WIDTH:	6.3"
HEIGHT:	22.0"
EXTENSION:	-
TTO:	-
BACKPLATE HEIGHT:	-
BACKPLATE WIDTH:	-
BULB:	ONE 20W T3 BI-PIN (INCLUDED)
VOLTAGE:	12V
UPC:	640665151800
NOTES:	

L-3 FIXTURE

HINKLEY & FR.

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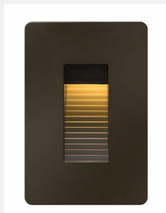

LUNA LED STEP 120V 58504BZ	
BRONZE	
WIDTH:	3.0"
HEIGHT:	4.5"
WEIGHT:	0.7 LBS
MATERIAL:	ZINC-ALUMINUM ALLOY
SOCKET:	4W LED *INCLUDED
LED INFO:	
LUMENS:	240
COLOR TEMP:	2700k
CRI:	90
INCANDESCENT EQUIVALENCY:	1 x 20W
DIMMABLE:	Yes, on any Incandescent, MLV, ELV, or C-L dimmer.
NOTES:	INDOOR/OUTDOOR USE.
EXTENSION:	0.5"
CERTIFICATION:	C-US WET RATED
VOLTAGE:	120V
UPC:	640665585032

L-4 FIXTURE

SITE EXTERIOR LIGHTING PLAN

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

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A.P.N. 008-023-032

Prepared by:

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Action:

Date: 12.22.2022

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

Drawn:

Description:
EXTERIOR LIGHTING PLAN

Sheet No:
EX-1.1

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 36.0

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq.ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
trees - low hydrozone	0.10	drip	0.81	0.12	5,280	652	14,549
shrubs - low hydrozone	0.10	drip	0.81	0.12	352	43	970
perennials - medium hydrozone	0.40	drip	0.81	0.49	507	250	5,588
		drip	0.81	0.00			
		drip	0.81	0.00			
		drip	0.81	0.00			
		drip	0.81	0.00			
				Totals	6,139	946	21,108
Special Landscape Areas							
				Totals	0	0	0
						ETWU Total	21,108
						Maximum Allowed Water Allowance (MAWA)[e]	75,362

[a] Hydrozone #/Planting Description
E.g.
1.) high water use
2.) low water use
3.) moderate water use

[b] Irrigation Method
overhead spray
or drip

[c] Irrigation Efficiency
0.75 for spray head
0.81 for drip

[d] ETWU **(Annual Gallons Required)**
Eto x 0.62 x ETAF x Area

[e] MAWA (Annual Gallons Allowed)
(Eto) (.062) [(ETAF x LA) + ((1-ETAF) x SLA)]

ETAF CALCULATION

Regular Landscape Areas

Total ETAF X Area	946
Total Area	6,139
Average ETAF	**0.15**

All Landscape Areas

Total ETAF X Area	946
Total Area	6,139
Sitewide ETAF	**0.15**

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

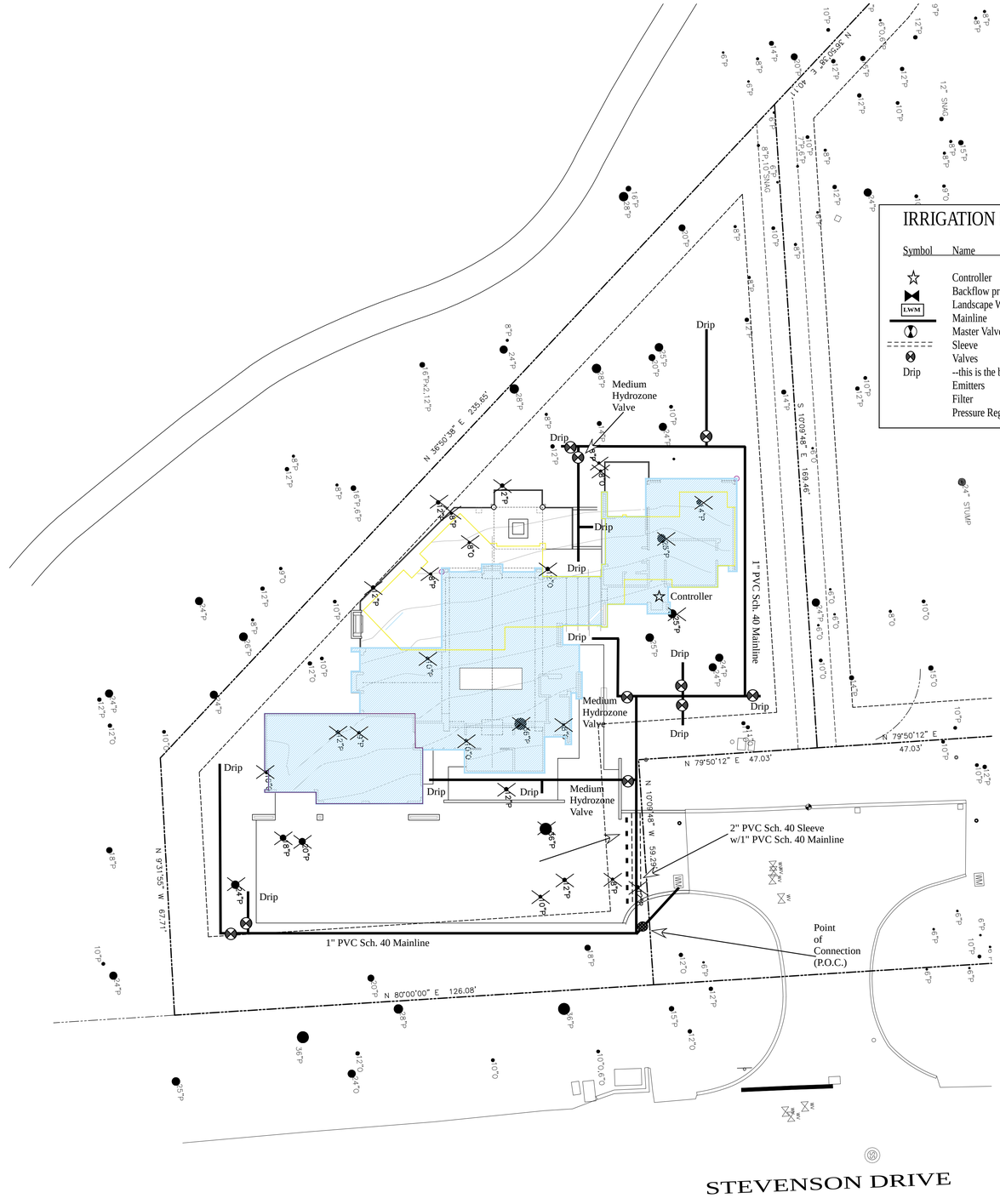
Powered by:

California Landscape Contractors Association

IRRIGATION NOTES

1. Using a point of connection (near water meter) as shown on plan, a 1" main line PVC will run to the valves. Installer to verify point of connection.
2. All landscape will be drip irrigated. Within the planting beds 1/2" drip tubing will be used with emitters leading to each plant as follows:
   1 GPH emitter for each 1 gallon plant
   2, 1 GPH emitters for each 5 gallon plant

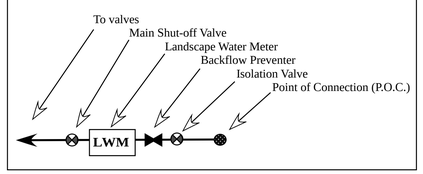
3. A backflow device will be used to prevent any contamination of drinking water. The Wilkins LF975XL will be used. Additionally the following components will be attached to each drip valve: Filter and pressure regulator.
4. A controller will be used to regulate watering. A Hunter Pro-C is recommended used with a wireless on site weather station (Solar Sync), which will suspend or alter irrigation operation during unfavorable weather conditions. A similar "water sense" labeled controller may be used if desired.
5. All work to conform to state and local codes (i.e. wiring depth of lines, flushing mainlines, and laterals, etc.).
6. This drawing is diagrammatic therefore changes may be made due to conditions at the site. Contractor to make a note of changes.
7. Irrigation parts and supplies are available at: Hydro Turf; 750 Work Street; Salinas (754-2020 office/754-2096 fax).
8. Estimated static pressure at the site is 60psi. If pressure is significantly lower or higher pressure regulation will be needed.
9. Install a Neptune T-10 Water Meter to facilitate water management on commercial sites of 1,000 - 5,000 sq.ft and residential sites over 5,000 sq.ft..
10. For sites with landscaping over 5,000 sq.ft. install a flow meter. A Badger Industrial/Data Industrial Impeller series 228 PVC Irrigation Sensor #228PV1506-1211. is recommended. Manual and master shut-off valves to be installed as shown.
11. Any spray portions of the irrigation will be irrigated with MP Rotators for maximum water efficiency with head to head coverage, with check valves, and installed on swing joints. N/A
12. Trees to be on a dedicated valve where feasible as shown.
13. Hydrozones areas are indicated on plan. All valves are low hydrozone except as noted.
14. "I have complied with the criteria of the ordinance (MWELO) and applied them accordingly for the efficient use of water in the irrigation design plan"



IRRIGATION LEGEND & KEY

Symbol	Name	Manufacture & Model	Details
	Controller	Hunter Pro-C	w/Solar Sync & Flow Meter
	Backflow preventer	Wilkins LF975XL	reduced pressure backflow assembly
LWM	Landscape WM	Neptune T-10 3/4"	lead free, high resolution, low-flow leak detection
	Mainline		1" PVC, sch. 40
	Master Valve (Main Shut-off)		PEX Ball Valve
	Sleeve		2" PVC, sch. 40
	Valves	Weathermatic 12000 series	normally closed, forward flow design
Drip	--this is the beginning of 1/2" drip distribution tubing--		
	Emitters	Rainbird XB-10	Xeri-Bug Emitters
	Filter	NDS YS 75 filter	1", 150 mesh filter (may be combo w/reg.)
	Pressure Reg.	Agrifim	1", 30 psi for medium flow

Irrigation Set Up at Point of Connection



IRRIGATION PLAN

SCALE: 1/16"=1'-0"

N

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flora.vista@sbcglobal.net
Dinah Irino
Landscape Designer

Irrigation Plan

Scale: 1/16" = 1'0" Date: 8/8/2022

SPYGLASS HILL PARTNERS, LLC
3158 STEVENSON DRIVE (#6)
PEBBLE BEACH, CA
A.P.N. 008-023-032

L1.2

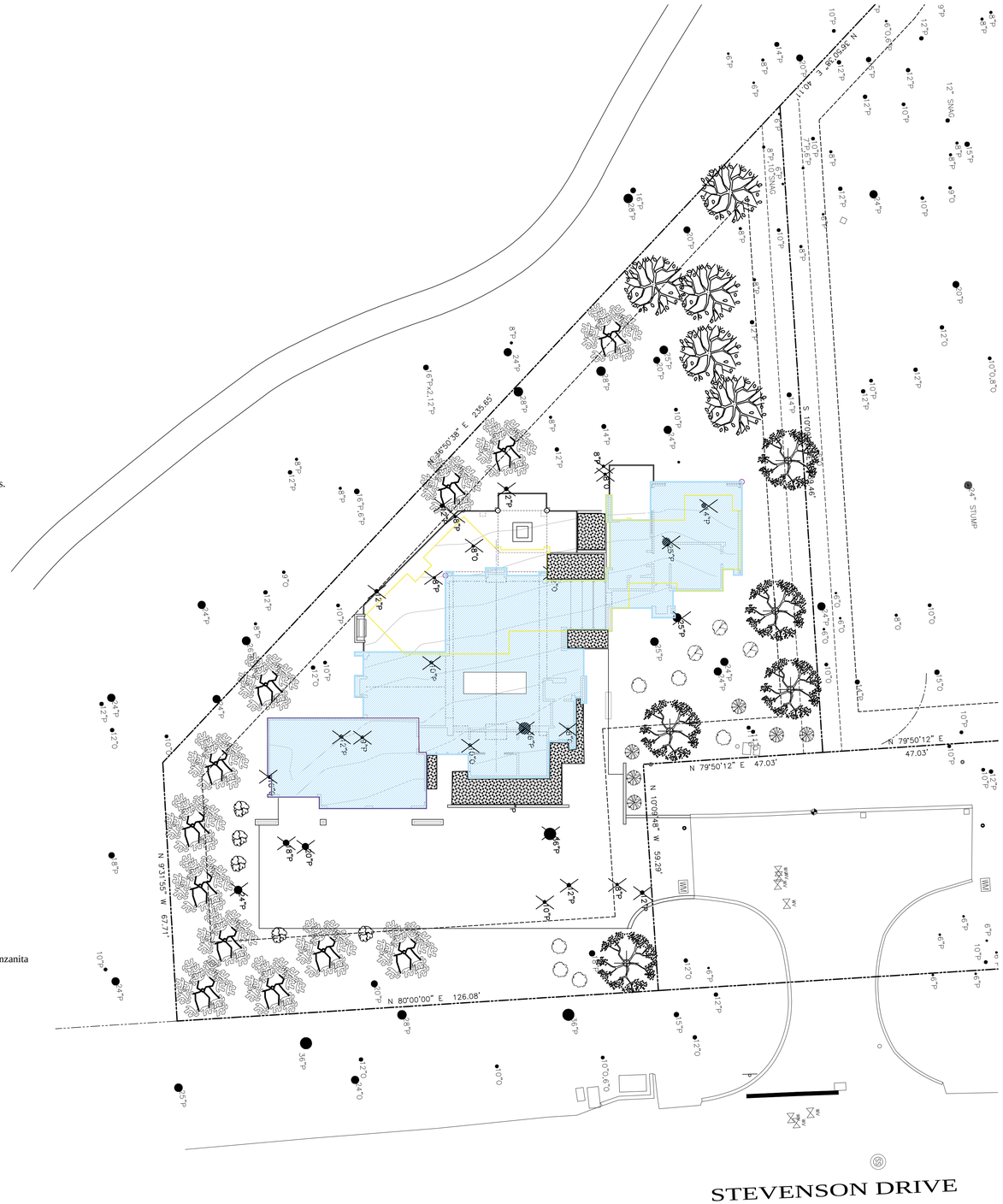
Landscaping Notes

1. Soil to be amended with compost at time of planting. Compost at a rate of a minimum of four (4) cubic yards per 1,000 sq.ft. of permeable area, and incorporated to a depth of six (6) inches into the soil. Soils with greater than 6% organic matter in the top 6 inches of soil are exempt from adding compost and tiling.
2. A minimum three (3) inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf, creeping or rooting ground covers, or direct seeding applications where mulch is contraindicated. To provide habitat for beneficial insects and other wildlife, up to 5% of the landscape area may be left without mulch. Designated insect habitat will be indicated on the landscape plan if applicable. Use not combustable mulch within 5' of structures.
3. Hydrozone areas of chosen plants are indicated on plan. All plants are low hydrozone, except where noted.
4. See Arborist report by Rob Thompson dated 3/1/2022 for addtional care and maintenance information.
5. "I have complied with the criteria of the ordinance (MWELO) and applied them for the efficient use of water in the landscape design plan."

Dinah Irino, Floravista

PLANT LIST & KEY (all plants are low hydrozone except where noted)

Symbol	Q/Size	Name
Replacement Trees (See Arborist report for additional information)		
	12/1 or 5 gal.	Pinus radiata - Monterey Pine
	5/1 or 5 gal.	Quercus agrifolia - Coast Live Oak
	5/1 or 5 gal.	Cypressus macrocarpa - Monterey Cypress
Shrubs		
	6/5 gal.	Cistus x skanbergii - Pink Rockrose
	6/5 gal.	Arctostaphylos densiflora 'Howard McMinn' - Vine Hill Manzanita
	5/5 gal.	Myrtus communis 'Compacta' - Myrtle
	3/5 gal.	Correa 'Dusky Bells' - Australian Fuchsia
Perennials (medium hydrozone)		
	56/l gal.	(choose a mix of the following, planted 3' apart) Helleborus x hybrids - Christmas Rose Heuchera hybrids - Coral Bells Bergenia hybrids Dryopteris erythorsora - Autumn Fern Hemerocallis hybrids - Daylily (evergreen types)



LANDSCAPE PLAN

SCALE: 1/16"=1'-0"

N

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Landscape Plan

Scale: 1/16" = 1'0" Date: 8/8/2022

SPYGLASS HILL PARTNERS, LLC
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L1.1

Zone 0 – Ember-Resistant Zone
Zone 0 extends 5 feet from buildings, structures, decks, etc.

- Use hardscape like gravel, pavers, concrete and other noncombustible mulch materials. No combustible bark or mulch
- Remove all dead and dying weeds, grass, plants, shrubs, trees, branches and vegetative debris (leaves, needles, cones, bark, etc.); Check your roofs, gutters, decks, porches, stairways, etc.
- Remove all branches within 10 feet of any chimney or stovepipe outlet
- Limit plants in this area to low growing, nonwoody, properly watered and maintained plants
- Limit combustible items (outdoor furniture, planters, etc.) on top of decks
- Relocate firewood and lumber to Zone 2
- Replace combustible fencing, gates, and arbors attach to the home with noncombustible alternatives
- Consider relocating garbage and recycling containers outside this zone
- Consider relocating boats, RVs, vehicles and other combustible items outside this zone

Zone 1 – Lean, Clean and Green Zone
Zone 1 extends 30 feet from buildings, structures, decks, etc. or to your property line, whichever is closer.

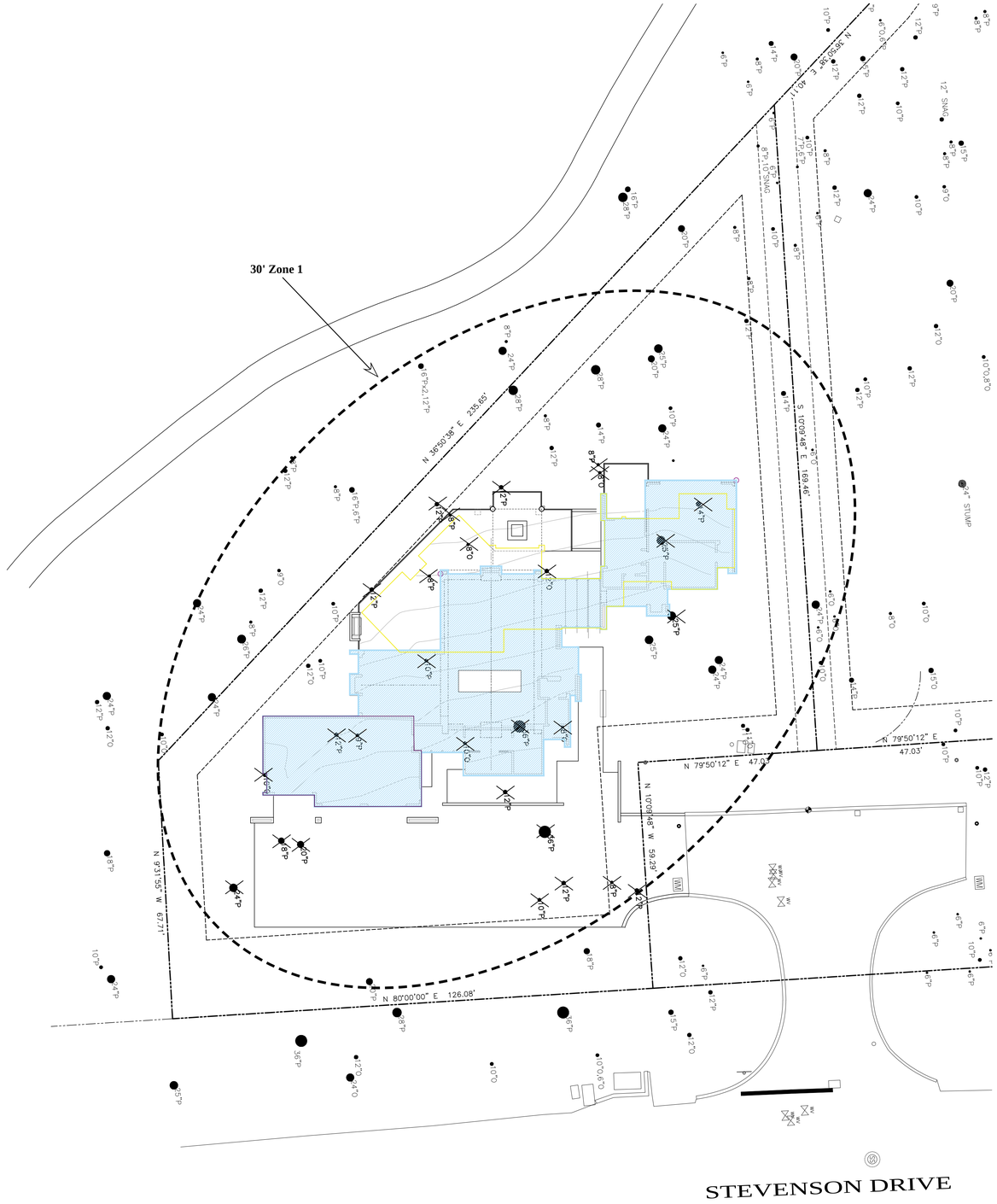
- Remove all dead plants, grass and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- Relocate wood piles to Zone 2.
- Remove or prune flammable plants and shrubs near windows.
- Remove vegetation and items that could catch fire from around and under decks, balconies and stairs.
- Create a separation between trees, shrubs and items that could catch fire, such as patio furniture, wood piles, swing sets, etc.

Zone 2 – Reduce Fuel Zone
Zone 2 extends from 30 feet to 100 feet out from buildings, structures, decks, etc. or to your property line, whichever is closer.

- Cut or mow annual grass down to a maximum height of 4 inches.
- Create horizontal space between shrubs and trees. 2x-6x the height of the shrub depending on degree of slope of the land.
- Create vertical space between grass, shrubs and trees. Remove all tree branches at least 6 feet from the ground.
- Remove fallen leaves, needles, twigs, bark, cones, and small branches. However, they may be permitted to a depth of 3 inches.
- All exposed wood piles must have a minimum of 10 feet of clearance, down to bare mineral soil, in all directions.

Vegetation maintenance

From a fire resilience perspective, vegetation management consists of good water management practices, appropriate fertilization, and a regular practice of plant pruning and cleanup. Regular watering, pruning, and cleanup increases plant health, making them more resistant to wildfire. Drip irrigation can be helpful as is mulch for water conservation. Unfortunately, combustible mulches near the home create an additional fire risk (Quarles and Smith, 2008). Eliminate combustible mulches within 0-5 feet from the home and recognize that from 5-30 feet, combustible mulch can burn and emit embers. Rock mulch will have greater fire resistance. Compost that is mixed into the earth around plants, has a lower combustibility or low combustible rating and are a better alternative to combustible mulches.



FUEL MANAGEMENT PLAN

SCALE: 1/16"=1'-0"

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Fuel Management Plan

Scale: 1/16" = 1'0" Date: 8/8/2022

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L1.3

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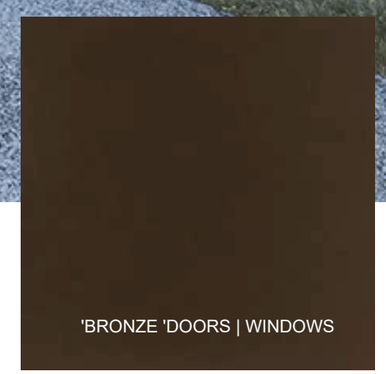
STERLING | HUDDLESON
ARCHITECTURE

SPYGLASS HILL PARTNERS, INC

3158 STEVENSON RD
PEBBLE BEACH, CA

'DARK BRONZE' METAL ROOFING

NATURAL CEDAR SIDING



'BRONZE 'DOORS | WINDOWS

INTEGRAL COLORED 'GREY' STUCCO

08.13.2022

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