

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

In the matter of the application of:

SPYGLASS HILL PARTNERS LLC (PLN220024)

RESOLUTION NO. 23-007

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 and finding the project consistent with the FEIR which does not warrant an addendum pursuant to Section 15162 of the CEQA Guidelines; and
2. Approving a Coastal Administrative Permit and Design Approval to allow construction of a 6,468 square foot single family dwelling inclusive of an attached garage, and a Coastal Administrative Permit and Design Approval to allow construction of an 898 square foot Accessory Dwelling Unit and associated site improvements including the removal of 45 Monterey pine and Coast live oak trees.
[3154 Stevenson Drive, Pebble Beach (Assessor's Parcel Number 008-023-033-000), Del Monte Forest Land Use Plan, Coastal Zone.]

The SPYGLASS HILL PARTNERS LLC application (PLN220024) 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) The project has been reviewed for consistency with the text, policies, and regulations in the:
 - 1982 Monterey County General Plan (General Plan);
 - Del Monte Forest Land Use Plan (DMF LUP);
 - Monterey County Coastal Implementation Plan, Part 5 (DMF CIP); and
 - Monterey County Coastal Zoning Ordinance (Title 20).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 subject property is located at 3154 Stevenson Drive, Pebble Beach (Assessor's Parcel Number [APN]: 008-023-033-000), Del Monte Forest Land Use Plan, and is within Coastal Zone. The parcel is zoned Medium Density Residential, 2 units per acre, with Building Site 6 and Design Control overlays in the Coastal Zone or “MDR/2-B-6-D(CZ)”. MDR zoning allows for the establishment of the first single-family dwelling and an Accessory Dwelling Unit as principle uses, subject to the granting of a Coastal Administrative Permit in each case. The project involves the construction of an approximately 5,556 square foot two-story single-family dwelling with an attached 912 square foot three-car garage and a detached 899 square foot Accessory Dwelling Unit (ADU). The project also includes a 1,955 square foot impervious motor court. Associated site improvements include 815 square feet of decks, a 169 square foot covered porch, approximately 840 cubic yards of cut, 330 cubic yards of fill, and the removal of 45 native trees (33 Monterey pines and 12 Coast live oaks). However, approval for tree removal has been obtained through the creation of the subject residential lot (see Finding 5). Therefore, the development is an allowed use for this site.
- c) Lot Legality. The subject property (0.74), APN 008-023-033-000, is identified as Lot 12 of Tract 1536 on a Recorded Map entitled “Del Monte Forest Plan – Spyglass 1 (Area L), recorded in January 2018 (Volume 24, Cities & Towns, Page 58). Therefore, the County recognizes the subject property as a legal lot of record.
- d) Design. Pursuant to Title 20, Chapter 20.44, the project site and surrounding area are designated as a Design Control Zoning District (“D” zoning overlay), which is intended to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The single-family dwelling with attached garage and the ADU will have exterior colors and materials that consist of brown vertical ‘grove’ siding and ‘drystack’ stone veneer exteriors, bronze doors and windows, and dark bronze metal roofing. The homes within the Pebble Beach area are eclectic in architecture, ranging from modern to California-ranch and Spanish styles homes. The exterior finishes blend with the surrounding environment and are consistent with the surrounding residential neighborhood character. Retained pine and oak trees, as well as the proposed landscaping and tree replanting, will surround the property and shield the development from any public views. Condition No. 8 ensures that all exterior lighting is down lit, unobstructive and harmonious with the surrounding area. The project, as designed, conditioned, and sited, assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.
- e) Visual Resources. The project is consistent with DMF LUP policies for the protection of scenic and visual resources. As depicted on DMF

LUP Figure 3, Visual Resources, the subject property is not located within the public view shed. A site visit on September 9, 2022, confirmed that the proposed residence is not visible from 17-Mile Drive due to location and existing topography. Also see Evidence “d” above.

- f) Review of 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 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 and side and rear setbacks of 10 feet. As proposed, the single-family dwelling and ADU are located entirely within the building envelope. The proposed main structure will have a height of 27 feet, which is the maximum allowed height for main structures within MDR zoning district. Condition No. 10 (Height Verification) has been applied to ensure that the height of the proposed residence does not exceed the allowable limit of 27 feet.

Title 20, Section 20.14.060.C.2 establishes site development standards for habitable accessory structures, in this case, the detached ADU. The required front setback is 50 feet, side and rear setbacks are 6 feet, and the maximum height limit is 15 feet. The detached ADU is located 43 feet southeast of the single-family dwelling and is adjacent to the proposed motor court. The ADU will have setbacks of approximately 87 feet (front) and 10 feet (east side). Condition No. 10 (Height Verification) has been applied to ensure that the height of the proposed residence and ADU does not exceed the allowable limit of 27 feet and 15 feet, respectively.

The allowed maximum site coverage and floor area ratio (FAR) is 25%. The subject property is 32,234 square feet (0.74 acres), which allows site coverage and FAR of 8,059 square feet. The project results in structural site coverage of 6,166 square feet (19.1%) and FAR of 7,367 square feet (22.8%).

- g) Combined Structural and Impervious Surface Coverage. The subject property is located within the Seal Rock Watershed, a designated watershed as shown on the DMF LUP, Figure 2b. Therefore, site structural and impervious surface coverage are limited to 9,000 square feet per DMF LUP Policy 77. The project results in an impervious surface coverage of 8,467 square feet and is therefore consistent with Policy 77.
- h) Driveway. DMF LUP Policy 1 and CIP Section 20.147.090.A.2 require new residential driveways to minimize surface length and width and provide simple and direct access. 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. The motor court has been appropriately sized to minimize tree removal and provide emergency vehicle turnaround, while also providing adequate spacing for vehicles backing out of the proposed garage. In this case, the driveway and motor court provide 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 Policy 1.

- 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) Tree Removal. The proposed project includes the removal of 45 Monterey pines and Coast live oaks. See Finding No. 5 and supporting evidence.
- k) Public Access. As demonstrated in Finding 7, the development is consistent with public access policies of the DMF LUP.
- l) The project planner conducted a site inspection on September 9, 2022 to verify that the project on the subject parcel conforms to the plans listed above. .
- m) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in HCD-Planning File No. PLN220024.

2. FINDING:

SITE SUITABILITY - The site is physically suitable for the proposed use.

EVIDENCE:

- a) The project includes construction of a single-family dwelling and Accessory Dwelling Unit in a residential neighborhood.
- b) The project was reviewed by Housing and Community Development (HCD)-Planning, Pebble Beach Community Services District (CSD Fire Protection District), HCD-Development Services, HCD-Environmental Services and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
- c) The following technical reports have been prepared:
 - Tree Impact Assessment (LIB220311) prepared by Rob Thompson, Monterey, CA on February 28, 2022
 - Geotechnical Investigation (LIB220312) prepared by Belinda Taluban, Salinas. CA, on December 20, 2021.

Upon independent review, staff concurs with conclusions of these reports. There are no physical or environmental constraints that render the site unsuitable for the use proposed.

- d) Staff conducted a site inspection on September 9, 2022 and confirmed the site is suitable for implementation of the proposed development.
- e) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN220024.

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, Pebble Beach CSD Fire Protection District, HCD-Development Services, HCD-Environmental Services, and Environmental Health Bureau, and conditions have been recommended, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- b) All necessary public facilities are available to the subject property. Sewer service will be provided by the Pebble Beach Community Services District (PBCSD). The PBCSD wastewater collection and treatment system has adequate remaining capacity for sewage disposal, which then transfers wastewater to the Carmel Area Wastewater District treatment facility. Potable water will be provided by the California American Water Company using water credits purchased from Pebble Beach Company (PBC), and which were allocated for development of properties approved under the PBC Concept Plan (HCD-Planning File No. PLN100138). The Pebble Beach Company has granted the subject property a Water Entitlement of 0.50-acre feet per year (Document No. 2021035640), which is adequate to serve the project.
- c) The project results in grading of approximately 840 cubic yards of cut and 330 cubic yards of fill. Approximately 510 cubic yards of cut will be exported off-site to the Monterey Regional Waste Management. The attached plans include a Construction Management Plan which minimizes traffic on public roads to and from the project site and identifies the hours of operation, duration of construction and location of on-site/off-site parking for construction personnel.
- d) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in HCD-Planning File No. PLN220024.

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

EVIDENCE:

- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.

- b) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN220024.

5. FINDING:

TREE REMOVAL – The siting, location, size and design of the project 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), a standard subdivision of 15 residential lots, three preservation areas and natural drainage easements, and two roadway and public utilities easements, 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 Concept Plan was also analyzed in the Final EIR (SCH#2011041028) and mitigated for off-site tree preservation. The Final EIR analysis presumed a development impact area on each residential lot of up to 15,000 square feet of structural, hardscape, and landscape development. Condition No. 13 has been incorporated to ensure development of the property is within the assumption of 15,000 square feet. Additionally, DMF CIP, Section 20.147.050.C.4 (Forest Resources), requires proposed development projects to be sited and designed to minimize the removal of trees.
- c) The project results in the removal of 45 native trees (33 Monterey pines and 12 Coast live oaks), which are due to construction related impacts and poor conditions. The development has been sited in the most feasible location to meet setbacks and minimize tree removal. The applicant has designed the development on the most open areas of the site. Though not required, the applicant included 20 replacement plantings as part of the project. The resulting removal of 45 native trees thereby minimizes tree removal to the greatest extent possible and is in conformance with the previously-certified Final EIR and the previously-approved PBC Concept Plan. Therefore, in this case, the development is consistent with the parameters of the PBC Concept Plan and a subsequent Coastal Development Permit to allow tree removal is not required.
- d) In accordance with the prepared Arborist report (LIB220311), staff has applied the standard migratory bird nesting condition (Condition No. 12) 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 as Condition No. 11 to ensure that trees not proposed for removal are not impacted during construction or during removal of approved trees. Condition No. 10 requires that no tree

removal occurs until such time that a construction or grading permit is issued from HCD-Building Services.

- e) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN220024.

6. FINDING: ACCESSORY DWELLING UNIT – The Accessory Dwelling Unit meets the established regulations and standards as identified in Title 20, Section 20.64.030.

- EVIDENCE:**
- a) Title 20, Section 20.64.030 establishes regulations and standards for which an Accessory Dwelling Unit, accessory to the main residence on a lot, may be permitted. The project includes the construction of an 899 square foot Accessory Dwelling Unit (ADU) that includes independent living facilities as shown in the attached plans.
 - b) The ADU is below the maximum 1,200 square foot floor area and will be the first ADU on the subject property.
 - c) As defined in Title 20, Section 20.58.040, the ADU requires one parking space. Consistent with this requirement, the ADU will have one parking space.
 - d) The ADU meets the required site development standards and design criteria as defined in Title 20 Section 20.12.060 and Chapter 20.44 (See Finding 1, Evidence “d” and “f”).
 - e) The application was reviewed by the Environmental Health Bureau (EHB) to ensure adequate sewage disposal and water supply facilities exist and are readily available to serve the ADU. EHB made the determination that the property has adequate public facilities, and no further comments or conditions were provided (see Finding 3).
 - f) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in HCD-Planning File No. PLN220024.

- 7. 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 CEQA Guidelines, the HCD Chief of Planning has reviewed the project, considered the FEIR, and finds that the project does not require a subsequent EIR based on the following findings:
- 1) No substantial changes are proposed in the project which will require major revisions to the previous EIR due to involvement of new significant environmental effects or a substantial increase in the severity of previously identified impacts;
 - 2) No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions to the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; and
 - 3) No new information of substantial importance has been provided which was not known at the time of the previous EIR.

- 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 proposes residential development on an 0.74-acre lot identified in the Spyglass 1 Subdivision (Area L) as Lot 12, which was contemplated and analyzed in the certified FEIR for the LCP Amendment and the PBC Concept Plan development proposal.
 - g) The EIR contemplated residential development of the lot including removal of trees and 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 (see Finding 1, Evidence “g”). 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 (Condition No. 13). Tree removal proposed as part of this project was analyzed in the Final EIR and mitigated for off-site replacement (see Finding 5). No mitigation measures from the Final EIR are required to be applied to this project. There has been no change in the project and no indication during review of the project, or in testimony from the public, that circumstances have changed since the EIR was certified.
 - 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, and there are not any significant adverse impacts associated with this project that have not been adequately mitigated in the conditions of the PBC Concept Plan.
- j) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN220024.

8. 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 access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in DMF CIP, Section 20.147.130 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 project site is not identified as an area where the Local Coastal Program requires visual public access (Figure 3, Visual Resources, in the DMF LUP).
 - 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, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN220024.

9. 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 Title 20, Section 20.86.030, 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 Title 20, Section 20.86.080.A, 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).

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Chief of Planning for the Housing and Community Development does hereby:

1. Consider 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 and finding the project consistent with the FEIR which does not warrant an addendum pursuant to Section 15162 of the CEQA Guidelines; and
2. Approve a Coastal Administrative Permit and Design Approval to allow construction of a 5,556 square foot single family dwelling with an attached 912 square foot garage, and a Coastal Administrative Permit and Design Approval to allow construction of an 898 square foot Accessory Dwelling Unit and associated site improvements including the removal of 45 Monterey pine and Coast live oak trees.

All of which are in general conformance with the attached plans and subject to 14 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
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON 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 construction permit and must comply with the Monterey County Building Ordinance in every respect.

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

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

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

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County of Monterey HCD Planning

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

PLN220024

1. PD001 - SPECIFIC USES ONLY

Responsible Department: HCD-Planning

**Condition/Mitigation
Monitoring Measure:**

This Coastal Administrative Permit and Design Approval allows construction of a 5,556 square foot single family dwelling with an attached 912 square foot garage, and a Coastal Administrative Permit and Design Approval to allow construction of a 898 square foot accessory dwelling unit and associated site improvements including the removal of 47 Monterey pine and Coast live oak trees. The property is located at 3154 Stevenson Drive, Pebble Beach (Assessor's Parcel Number 008-023-033-000), Del Monte Forest Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: HCD-Planning

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

Monitoring Measure: "Two Coastal Administrative Permits (Resolution Number 23-007) was approved by HCD-Chief of Planning for Assessor's Parcel Number 088-023-033-000 on February 15, 2023. The permit was granted subject to 14 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 Prior to the issuance of grading and building permits, certificates of compliance, or
Monitoring commencement of use, whichever occurs first and as applicable, the Owner/
Action to be
Performed: 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 If, during the course of construction, cultural, archaeological, historical or
Monitoring Measure: 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 The Owner/Applicant shall adhere to this condition on an on-going basis.

Monitoring
Action to be
Performed:

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. 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.

5. 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.

6. STORMWATER CONTROL PLAN – AREA L

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a stormwater control plan with supporting calculations, prepared by a registered civil engineer, that includes stormwater detention facilities designed to limit the 100-year post-development runoff rate to the 10-year pre-development runoff rate. The stormwater control plan shall also include metered release and overflow into the existing storm drain system. Improvements shall be constructed in accordance with plans approved by HCD-Environmental Services. (HCD-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a stormwater control plan to HCD-Environmental Services for review and approval.

7. EROSION CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an erosion control plan in conformance with the requirements of Monterey County Code Chapter 16.12. The erosion control plan shall include perimeter control, a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), as applicable. The plan shall also include HCD-Environmental Services standard inspection notes 1, 2, & 3. (HCD-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or construction permits, the applicant shall submit an erosion control plan to HCD-Environmental Services for review and approval. Standard inspection notes are available on the HCD-Environmental Services website.

8. 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.

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. 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 structures (SFD and ADU) 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.

11. 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.

12. 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 prepared by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

13. 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.

14. 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.

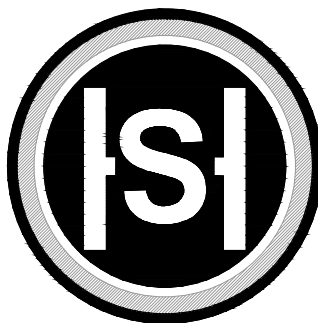
Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to HCD-Building Services.

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.

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SYMBOLS LEGEND		SPYGLASS RESIDENCE		VICINITY MAP	
<div><div><div><div>1</div><div>0</div><div>A7.1</div><div>2</div><div>4</div><div>3</div></div><div>INTERIOR ELEVATION INDEX SYMBOL SHOWING SHEET AND LAYOUT NUMBER FOR WALL ELEVATIONS CORRESPONDING TO THE 1,2,3 AND 4 VIEW DIRECTIONS</div></div><div><div>0</div><div>DOOR NUMBER, SEE DOOR SCHEDULE</div></div><div><div>0</div><div>WINDOW LETTER, SEE WINDOW SCHEDULE</div></div><div><div>0</div><div>A9.1</div><div>DETAIL CUT, SEE SHEETS INDICATED</div></div><div><div>Od</div><div>PLAN KEYNOTES, SEE SHEET A8.2</div></div></div>				<div>LOT 7, SPYGLASS #2</div> <div>3154 STEVENSON DRIVE</div> <div>PEBBLE BEACH, CA</div> <div>A.P.N. 008-023-033</div>	
CONSULTANT LIST		PROJECT DESCRIPTION		OWNER INFORMATION	
<div>ARCHITECTURE:</div> <div>STERLING + HUDDLESON</div> <div>P.O. BOX 221092</div> <div>CARMEL, CA 93923</div> <div>831.624.4363</div> <div>SURVEY/CIVIL:</div> <div>L & S ENGINEERING, INC.</div> <div>2640 GARDEN ROAD, SUITE G</div> <div>MONTEREY, CA 93940</div> <div>831655.2723</div> <div>CONTACT: CHRIS STOUT</div> <div>SOILS:</div> <div>SOILS SURVEYS INC.</div> <div>103 CHURCH STREET</div> <div>SALINAS, CA 93901</div> <div>831.757.2172</div> <div>CONTACT: BELINDA TALUBAN</div> <div>ARBORIST:</div> <div>THOMPSON WILDLAND MANAGEMENT</div> <div>57 VIA DEL REY</div> <div>MONTEREY, CA 93940</div> <div>831.277.1419</div> <div>CONTACT: ROB THOMPSON</div>		<div>CONSTRUCTION OF NEW TWO-STORY 5,556 S.F. SINGLE FAMILY HOME WITH AN ATTACHED 912 S.F. GARAGE, 169 S.F. COVERED ENTRY AND 475 COVERED DECK. ALSO INCLUDED IS A 898 S.F. ACCESSORY DWELLING UNIT. 45 TREES BETWEEN 8" AND 36" (37 MONTEREY PINE AND 10 COASTAL LIVE OAKS) SHALL BE REMOVED DUE TO CONSTRUCTION. GRADING TO CONSIST OF APPROXIMATELY 840 C.Y. OF CUT AND 510 C.Y. FILL.</div> <div>SQUARE FOOT ANALYSIS</div> <div><div>LOT SIZE:</div><div>32,351 S.F. (0.76 ACRES)</div><div>FLOOR AREA TABULATION</div><div><div>MAIN LIVING AREA</div><div>3,371 S.F.</div><div>LOWER LIVING AREA</div><div>2,185 S.F.</div><div>GARAGE</div><div>912 S.F.</div><div>A.D.U.</div><div>899 S.F.</div><div>TOTAL FLOOR AREA</div><div>(22.7%) 7,367 S.F.</div><div>ALLOWABLE FLOOR AREA</div><div>(25%) 8,088 S.F.</div><div>SITE COVERAGE TABULATION:</div><div><div>MAIN BUILDING FOOTPRINT</div><div>4,283 S.F.</div><div>A.D.U.</div><div>899 S.F.</div><div>DECKS >24" ABOVE GRADE</div><div>815 S.F.</div><div>COVERED ENTRY PORCH</div><div>169 S.F.</div><div>TOTAL SITE COVERAGE</div><div>(19.0%) 6,166 S.F.</div><div>ALLOWABLE SITE COVERAGE</div><div>(25.0%) 8,088 S.F.</div><div>PROPOSED IMPERVIOUS COVERAGE TABULATION:</div><div><div>BUILDING FOOTPRINT</div><div>4,283 S.F.</div><div>A.D.U.</div><div>899 S.F.</div><div>TILED DECK</div><div>815 S.F.</div><div>COVERED ENTRY PORCH</div><div>169 S.F.</div><div>WALKWAYS</div><div>346 S.F.</div><div>MOTORCOURT</div><div>1,955 S.F.</div><div>PROPOSED IMPERVIOUS COVERAGE</div><div>8,467 S.F.</div><div>ALLOWABLE IMPERVIOUS COVERAGE</div><div>9,000 S.F.</div><div>ADDITIONAL AREAS:</div><div><div>DECOMPOSED GRANITE DRIVEWAY & PARKING</div><div>2,056 S.F.</div><div>TOTAL DEVELOPED AREA</div><div>10,260 S.F.</div><div>TOTAL DISTURBED AREA</div><div>0.44 AC.</div></div></div></div></div></div>		<div>SPYGLASS PARTNERS, LLC.</div> <div>PO BOX 221092</div> <div>CARMEL, CA 93922</div> <div>ZONING DATA/BUILDING CODE</div> <div><div>A.P.N.:</div><div>008-023-033</div><div>LOT SIZE:</div><div>32,350 S.F. (0.74 ACRES)</div><div>ZONING:</div><div>MDR/2-B-6-D(CZ)</div><div>OCCUPANCY GROUP:</div><div>R-3/U</div><div>DESCRIPTION OF USE:</div><div>SINGLE FAMILY RESIDENTIAL</div><div>TYPE OF CONSTRUCTION:</div><div>TYPE V-B</div><div>SPRINKLERS:</div><div>YES</div><div>STORIES:</div><div>2</div><div>HEIGHT LIMIT:</div><div>27'-0" RESIDENCE</div><div>15'-0" ACCESSORY BUILDING</div><div>BUILDING HEIGHT:</div><div>27 FEET</div><div>TREE REMOVAL:</div><div>45 OAKS & PINES 8" TO 36"</div><div>PARKING REQUIRED:</div><div>2 SPACES</div><div>PARKING PROVIDED:</div><div>3 COVERED SPACES</div><div>GRADING:</div><div>CUT: APPROX. 840 C.Y.</div><div>FILL: APPROX. 510 C.Y.</div><div>WATER PROVIDER:</div><div>CAL-AM WATER</div><div>SEWER PROVIDER:</div><div>PEBBLE BEACH COMM. SERVICES DISTRICT</div><div>FIRE DEPARTMENT:</div><div>PEBBLE BEACH COMM. SERVICES DISTRICT</div></div> <div>GENERAL NOTES</div> <div>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.</div> <div>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.</div> <div>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.</div>	
PARCEL MAP		SHEET INDEX		CIVIL	
				T1.1 TITLE SHEET	
				A1.0 SITE SURVEY/PLOT PLAN	
				A1.1 PROPOSED SITE PLAN	
				C1 SITE GRADING PLAN	
				C2 STORM DRAIN AND UTILITY PLAN	
				C3 EROSION CONTROL PLAN	
				C4 CONSTRUCTION MANAGEMENT PLAN	
				A2.1 MAIN LEVEL PLAN	
				A2.2 LOWER LEVEL PLAN	
				A2.3 ACCESSORY DWELLING UNIT PLAN	



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SPYGLASS HILL PARTNERS, LLC
3154 STEVENSON DRIVE
PEBBLE BEACH, CA
A.P.N. 008-023-033

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. Copyright 2018-2019. All rights reserved. Sterling | Huddleson

Action:

01.05.22 PLANNING
APP REQUEST
08.05.22 PLANNING
SUBMITTAL

Date: 12.21.2022

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.

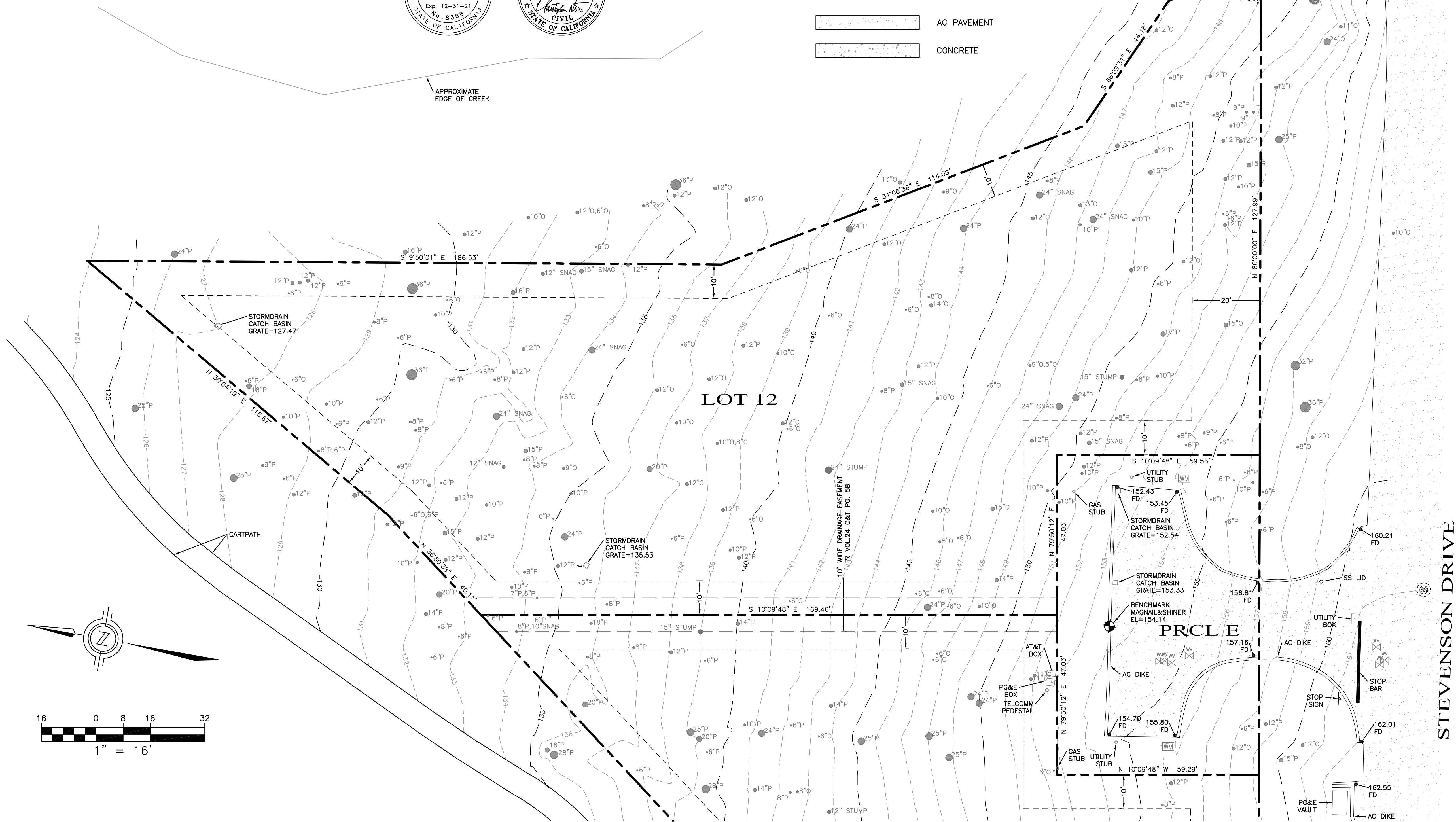
10. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN JUNE 2021.

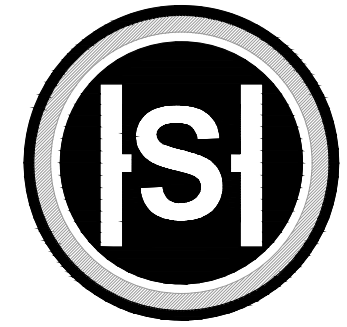


LEGEND

---	PROPERTY LINE
- - - -	SETBACK LINE
- - - -	EASEMENT LINE
- - - -	MAJOR CONTOUR
- - - -	MINOR CONTOUR
80.00 →	SPOT ELEVATION
AC	ASPHALT
CONC	CONCRETE
CYP	CYPRESS TREE
E	EXISTING GRADE
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
IC	IRRIGATION CONTROL
PH	FIRE HYDRANT
AM	AT&T MANHOLE
GV	GAS VALVE
GM	GAS METER
SM	SEWER MANHOLE
SC	SEWER CLEANOUT

AC PAVEMENT
CONCRETE





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Action:

01.05.22	PLANNING APP REQUEST
08.05.22	PLANNING SUBMITTAL

Date: 01.18.2023

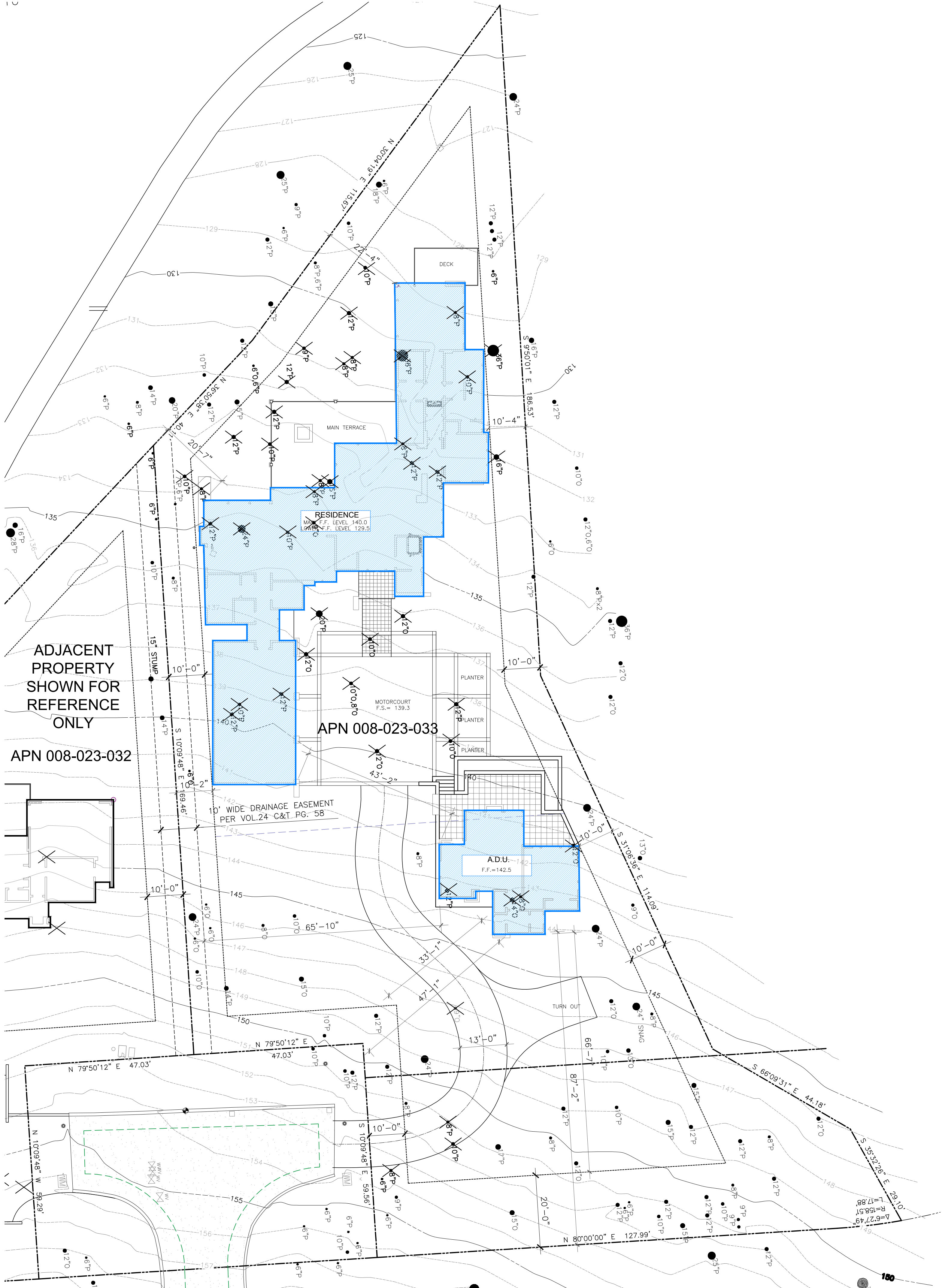
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Drawn:

Description:
PROPOSED SITE PLAN

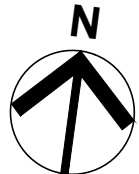
Sheet No:

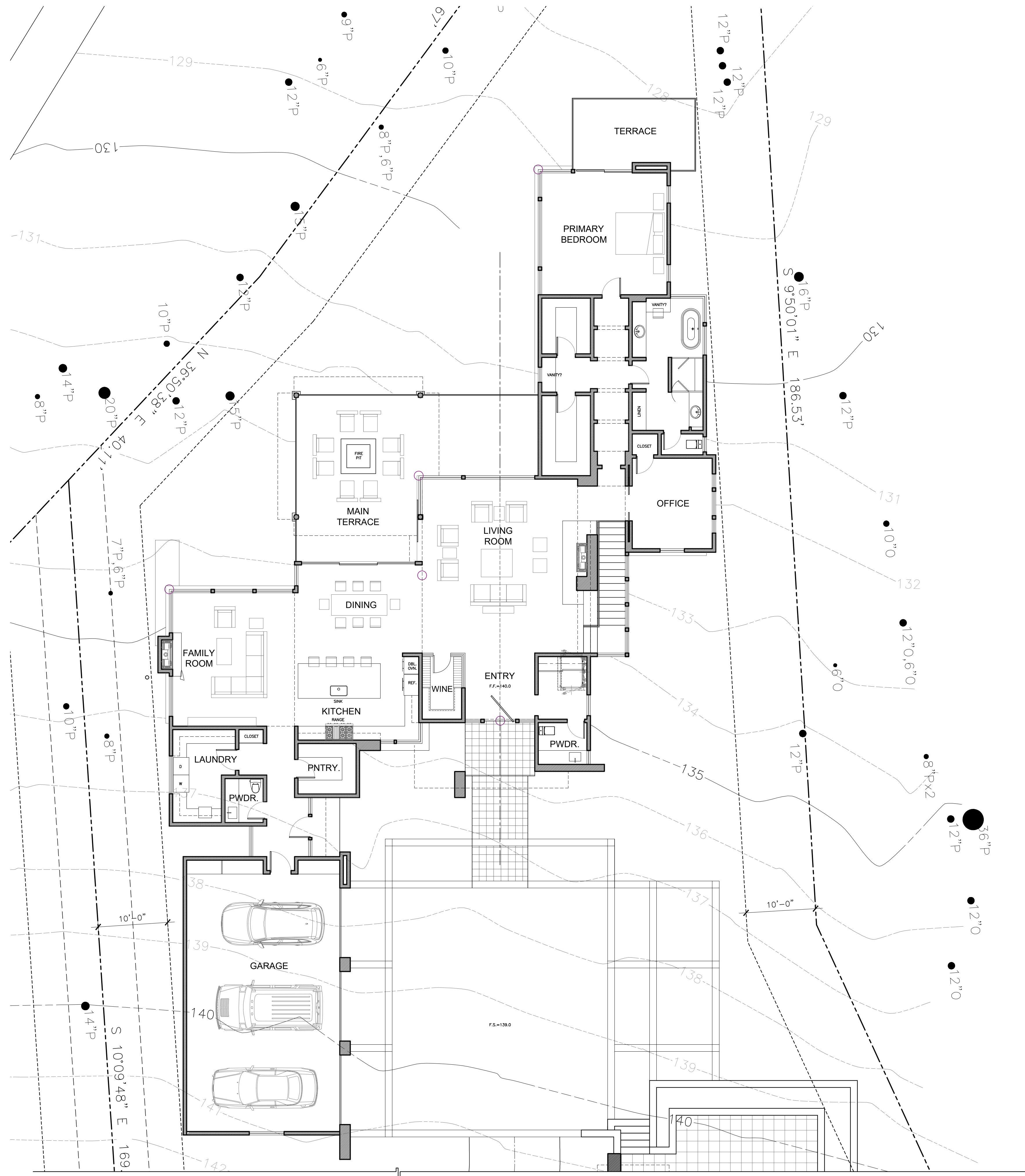
A-1.1



PROPOSED SITE PLAN

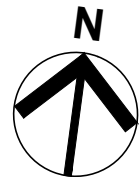
SCALE: 1/16"=1'-0"





MAIN LEVEL FLOOR PLAN

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



PLAN KEY NOTES

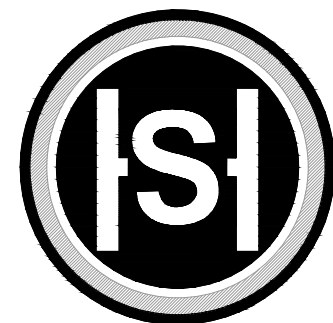
SYMBOLS LEGEND

- DOOR PER SHEET A-8.1
- WINDOW PER SHEET A-8.1

PLAN WALL LEGEND

- = (E) STUD WALL
- = (N) STUD WALL

GENERAL NOTES



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Action:	
01.05.22	PLANNING APP REQUEST
08.05.22	PLANNING SUBMITTAL

Date: 12.21.2022

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

Drawn:

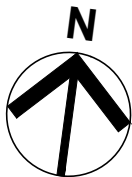
Description:
MAIN FLOOR PLAN

Sheet No:
A-2.1



LOWER LEVEL FLOOR PLAN

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



PLAN KEY NOTES

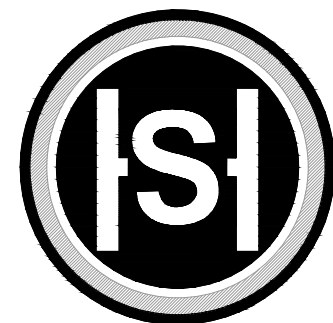
SYMBOLS LEGEND

- DOOR PER SHEET A-8.1
- WINDOW PER SHEET A-8.1

PLAN WALL LEGEND

- = (E) STUD WALL
- = (N) STUD WALL

GENERAL NOTES



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Action:

01.05.22	PLANNING APP REQUEST
08.05.22	PLANNING SUBMITTAL

Date: 12.21.2022

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

Drawn:

Description:

LOWER FLOOR PLAN

Sheet No:

A-2.2



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01.05.22	PLANNING APP REQUEST
08.05.22	PLANNING SUBMITTAL

Date: 12.21.2022

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

Drawn:

Description:
A.D.U. FLOOR
AND ROOF PLANS

Sheet No: _____

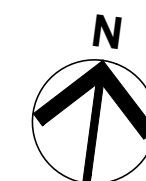
A-2.3



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



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





PLAN KEY NOTES

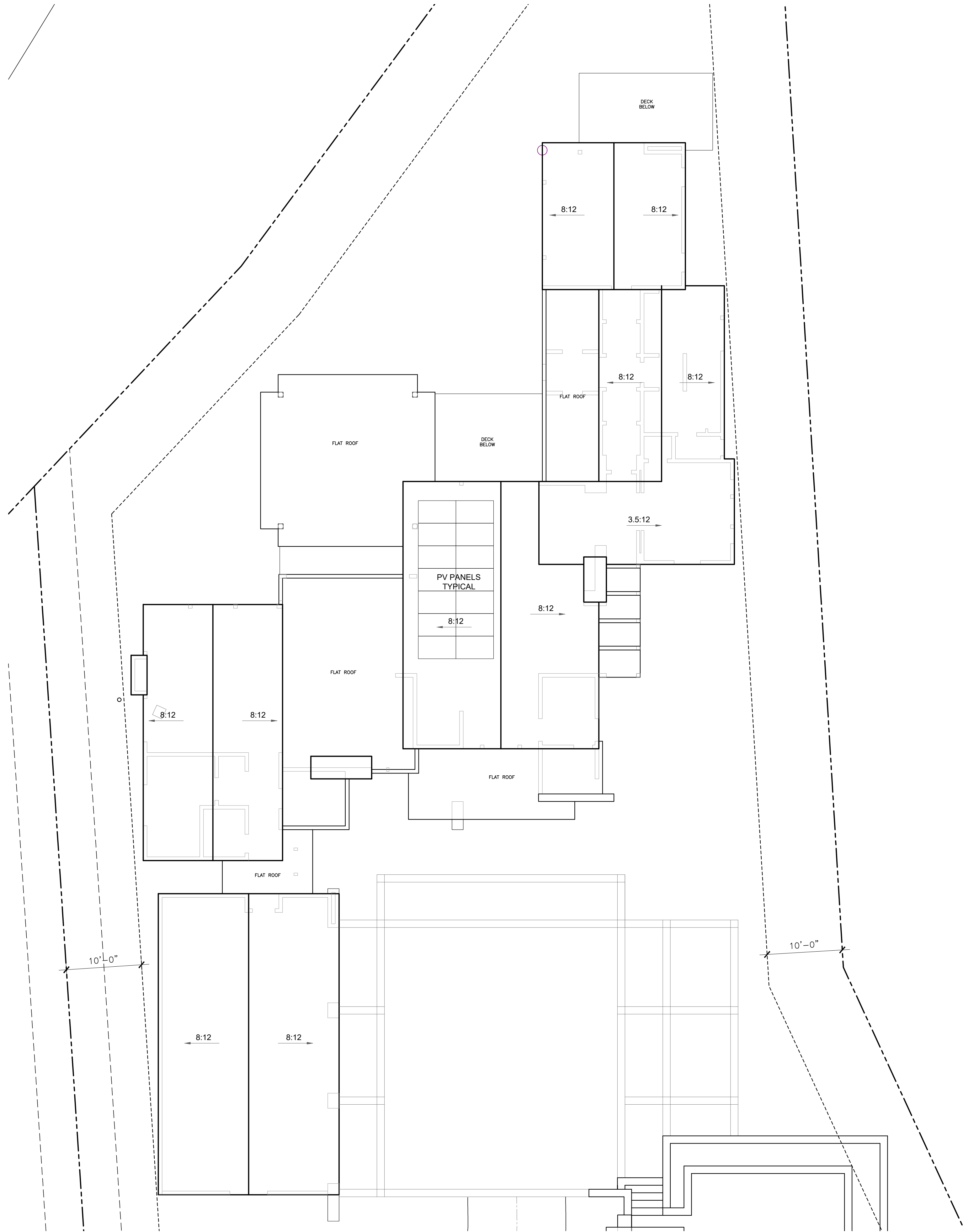
SYMBOLS LEGEND

- DOOR PER SHEET A-8.1
 WINDOW PER SHEET A-8.1

PLAN WALL LEGEND

-  = (E) STUD WALL
 = (N) STUD WALL

GENERAL NOTES

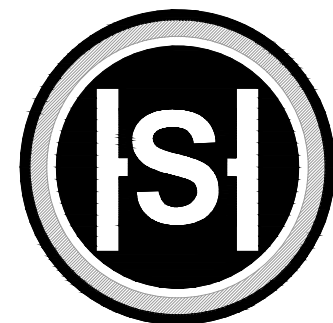


MAIN HOUSE ROOF PLAN

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



ROOF KEY NOTES



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3154 STEVENSON DRIVE
PEBBLE BEACH, CA
A.P.N. 008-023-033

Prepared by:

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Action:

01.05.22	PLANNING APP REQUEST
08.05.22	PLANNING SUBMITTAL

Date: 12.21.2022

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

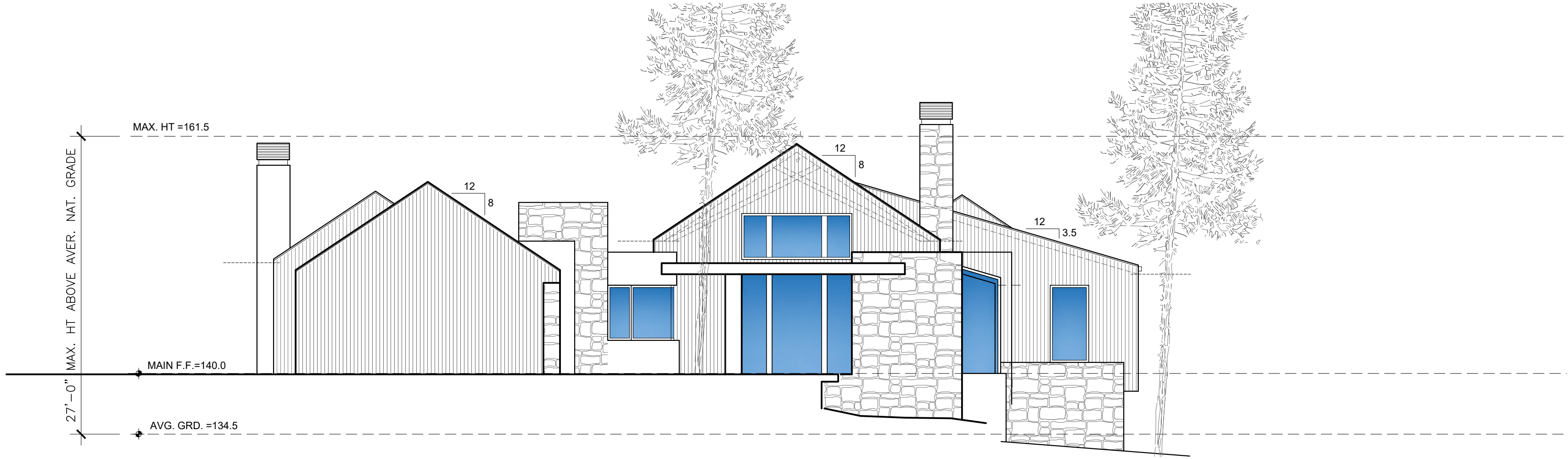
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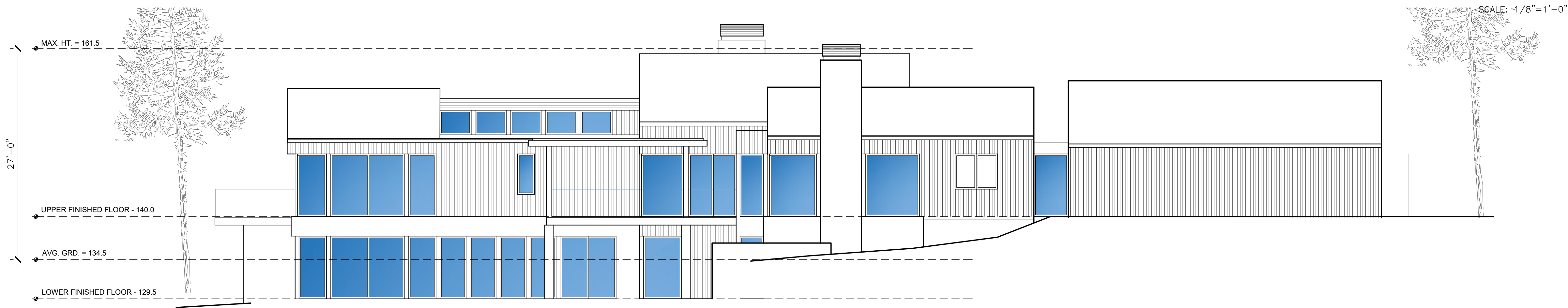
ROOF PLAN

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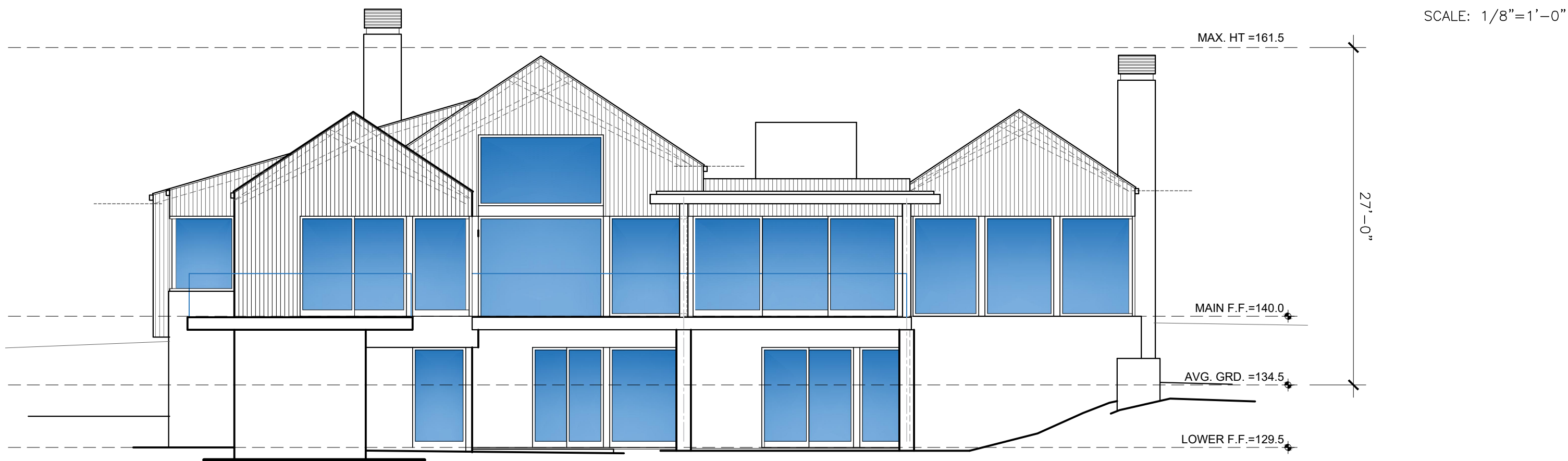
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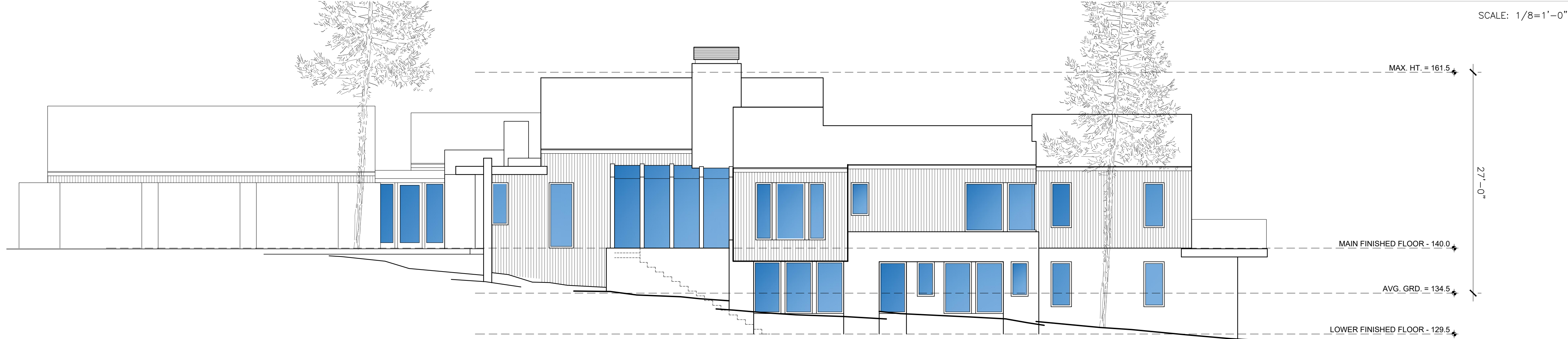
PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



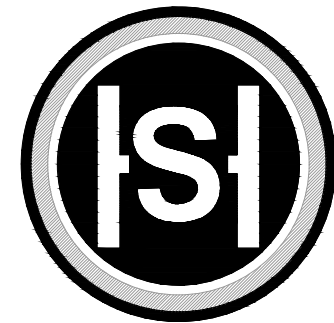
PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION

ELEVATION KEY NOTES

- EX-1 BRONZE METAL ROOFING/FASCIA
- EX-2 EXTERIOR STUCCO
- EX-3 PAINTED HORIZONTAL SIDING
- EX-4 CHIMNEY SHROUD
- EX-5 METAL CLAD DOORS & WIINDOWS
- EX-6 SECTIONAL GARAGE DOOR
- EX-7 LANDSCAPE/RETAINING WALL STUCCO OR STONE



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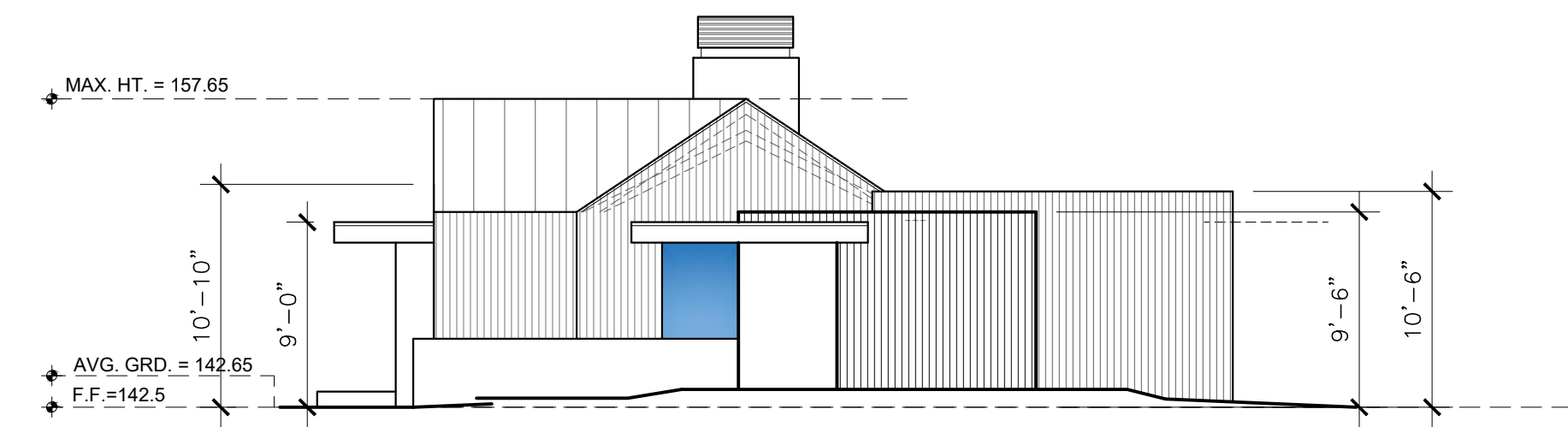
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Description:
EXTERIOR ELEVATIONS

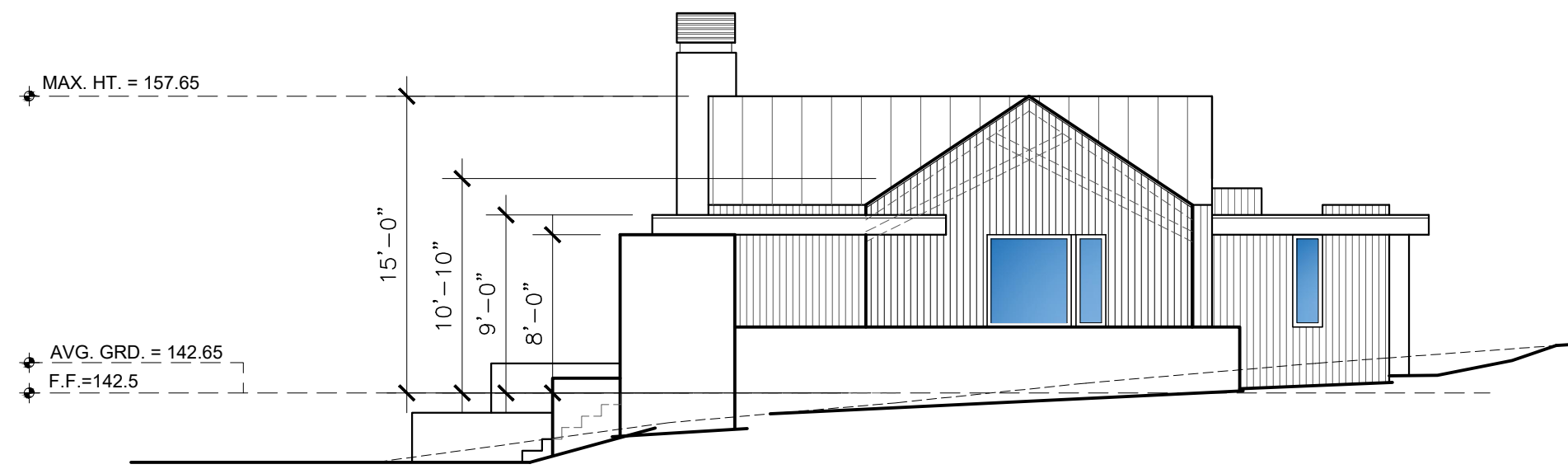
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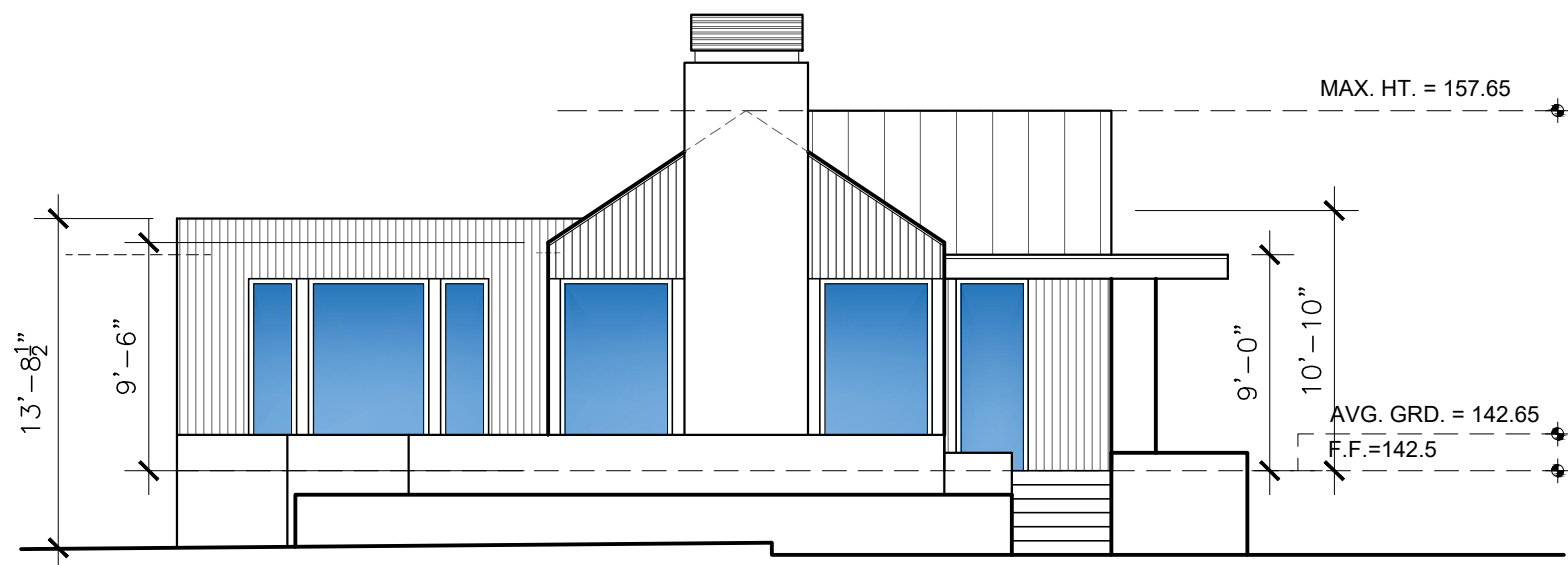
PROPOSED SOUTH ELEVATION

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



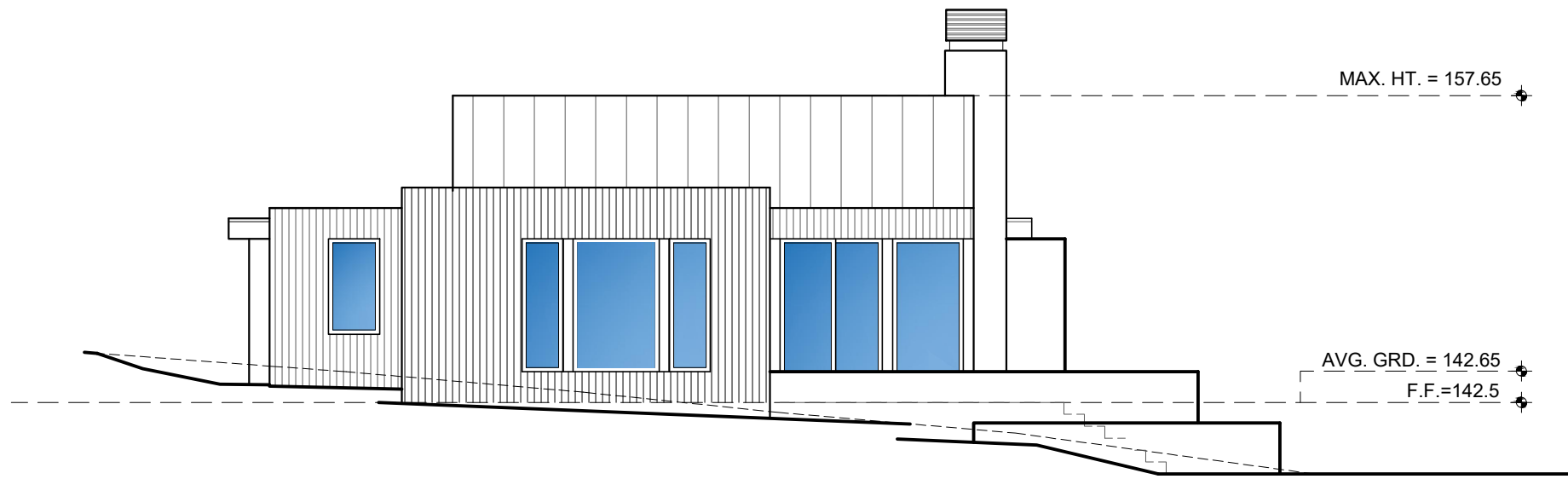
PROPOSED WEST ELEVATION

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



PROPOSED NORTH ELEVATION

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



PROPOSED EAST ELEVATION

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

ELEVATION KEY NOTES

- EX-1 BRONZE METAL ROOFING/FASCIA
- EX-2 EXTERIOR STUCCO
- EX-3 PAINTED HORIZONTAL SIDING
- EX-4 CHIMNEY SHROUD
- EX-5 METAL CLAD DOORS & WIINDOWS
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Action:

01.05.22	PLANNING APP REQUEST
08.05.22	PLANNING SUBMITTAL

Date: 012.21.20222

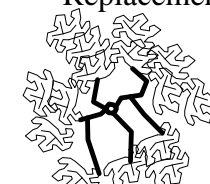
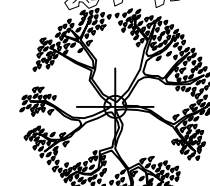






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Drawn:


Description:
A.D.U.
ELEVATIONS

Sheet No:

A-6.2

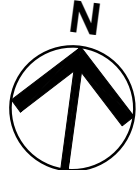
PLANT LIST & KEY (all plants are low hydrozone except where noted)		
Symbol	Q/Size	Name
Replacement Trees		
	12/1 or 5 gal.	Pinus radiata - Monterey Pine
	4/1 or 5 gal.	Quercus agrifolia - Coast Live Oak
	4/1 or 5 gal.	Cypressus macrocarpa - Monterey Cypress
Shrubs		
	8/5 gal.	Cistus x skanbergii - Pink Rockrose
	8/5 gal.	Arctostaphylos densiflora 'Howard McMinn' - Vine Hill Manzanita
	8/5 gal.	Myrtus communis 'Compacta' - Myrtle
	8/5 gal.	Correa 'Dusky Bells' - Australian Fuchsia
Perennials (medium hydrozone)		
	82/1 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)

- 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 non 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 2/28/2022 for additional 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



LANDSCAPE PLAN



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

SPYGLASS HILL PARTNERS, LLC

3154 STEVENSON DRIVE
PEBBLE BEACH, CA
A.P.N. 008-023-033

Landscape Plan

Scale: 1/16" = 10" Date: 8/8/2022

Floravista

Dinah Irino
Landscape Designer

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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

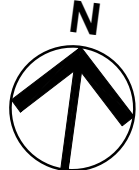
From a fire resilience perspective, vegetation management consists of good water management practices, appropriate fertilization, and a regular practice of plant pruning and cleanup. Regular watering, pruning, and cleanup increases plant health, making them more resistant to wildfire. Drip irrigation 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.

30' Zone 1



FUEL MANAGEMENT PLAN

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



SPYGLASS HILL PARTNERS, LLC

3154 STEVENSON DRIVE
PEBBLE BEACH, CA
A.P.N. 008-023-033

Fuel Management Plan

Scale: 1/16" = 10" Date: 8/8/2022

FloraVista

Dinah Irino
Landscape Designer

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L1.3

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 SILT 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, SEED, 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.

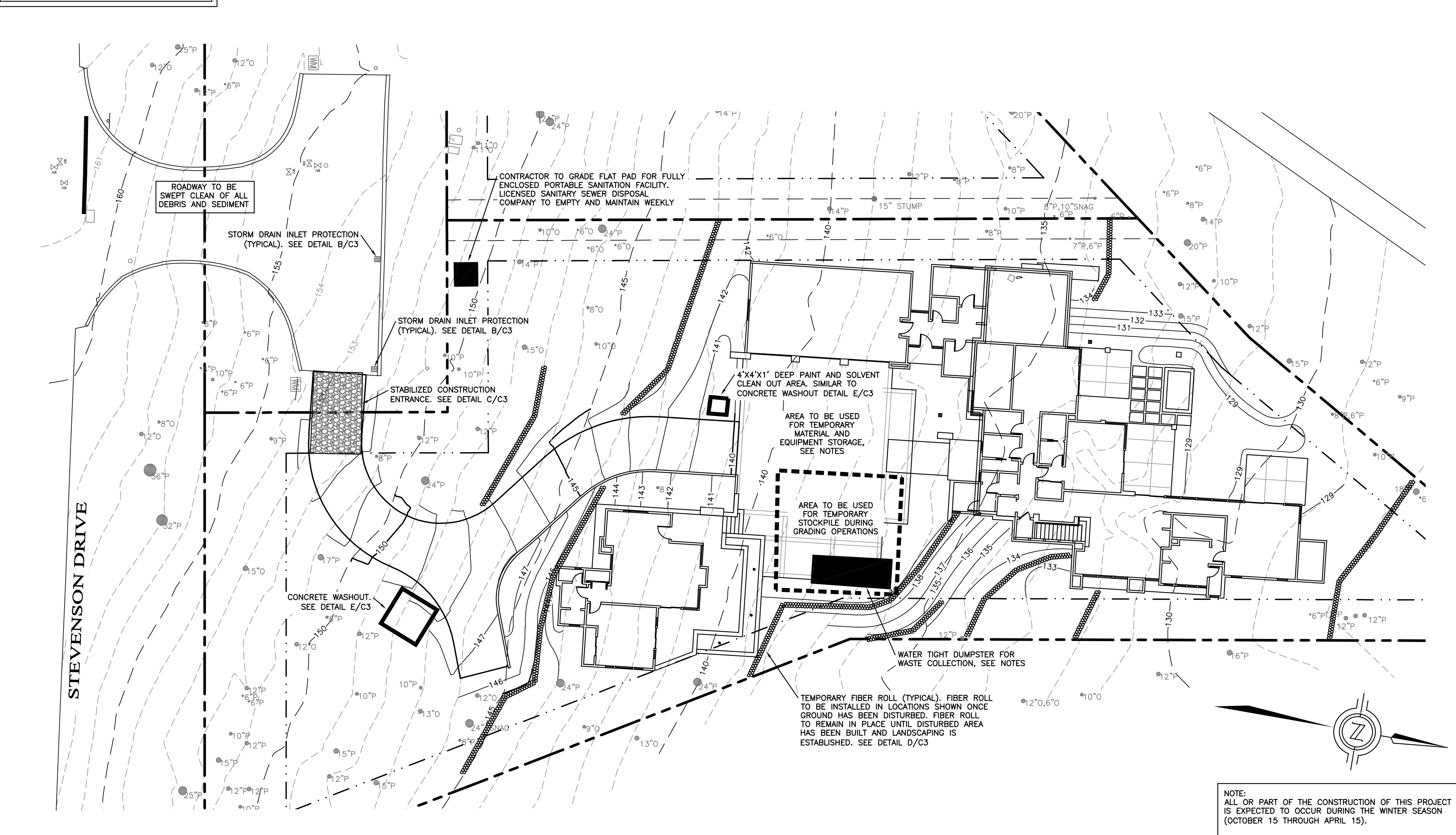
12. PROPER STORAGE INSTRUCTIONS SHOULD BE POSTED AT ALL TIMES IN AN OPEN AND CONSPICUOUS LOCATIONS.

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.

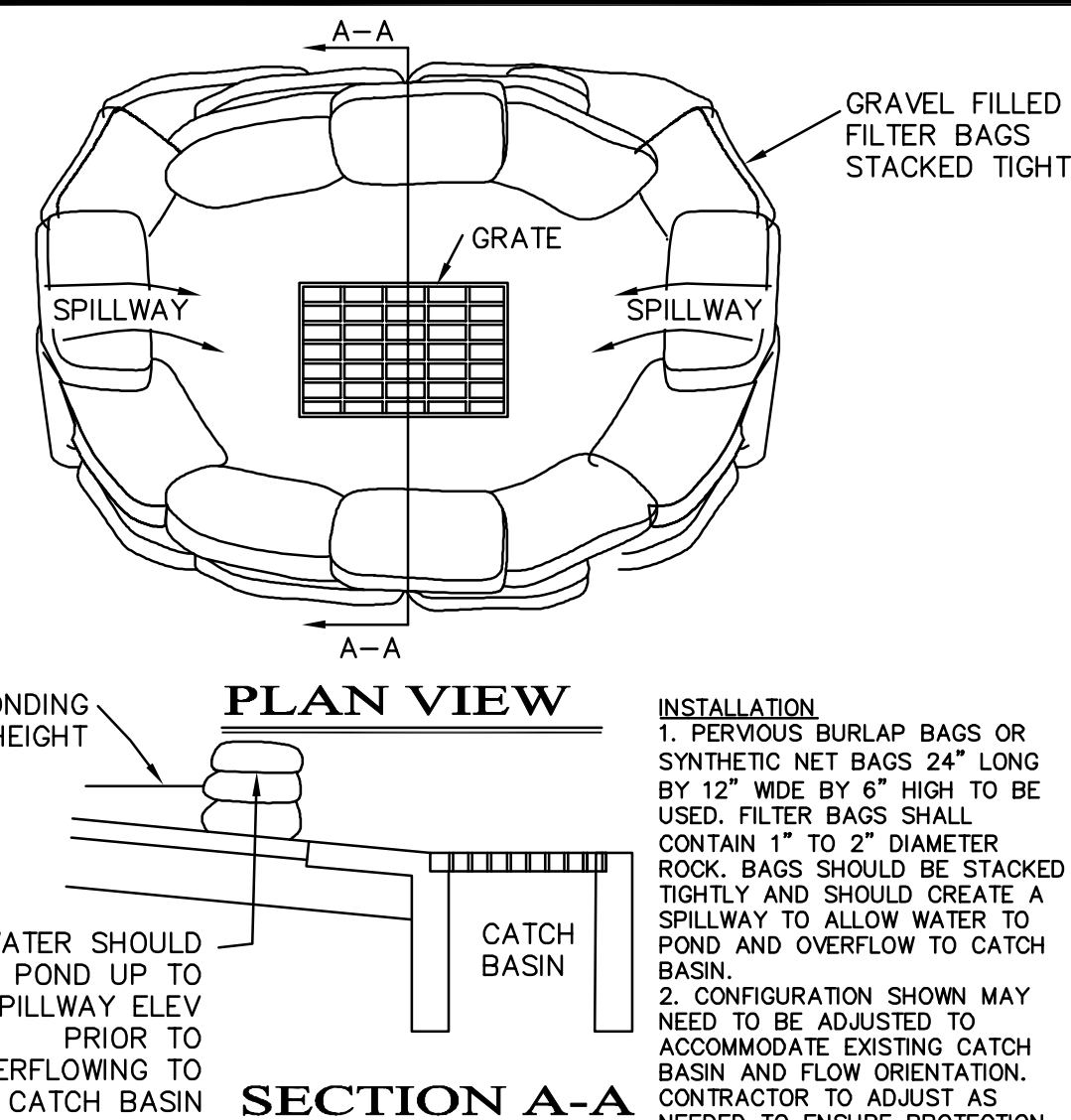
15. ARRANGE FOR EMPLOYEES TRAINED IN EMERGENCY SPILL CLEANUP PROCEDURES TO BE PRESENT WHEN DANGEROUS MATERIALS OR LIQUID CHEMICALS ARE UNLOADED.

MAINTAIN ALL EROSION CONTROL MEASURES UNTIL LANDSCAPING IS ESTABLISHED

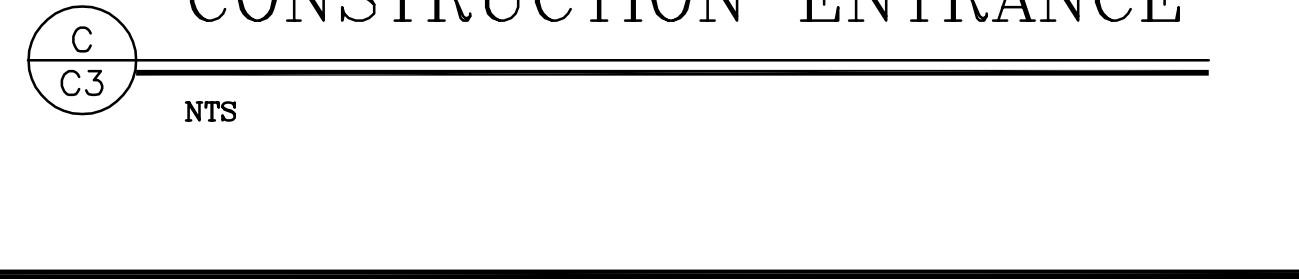
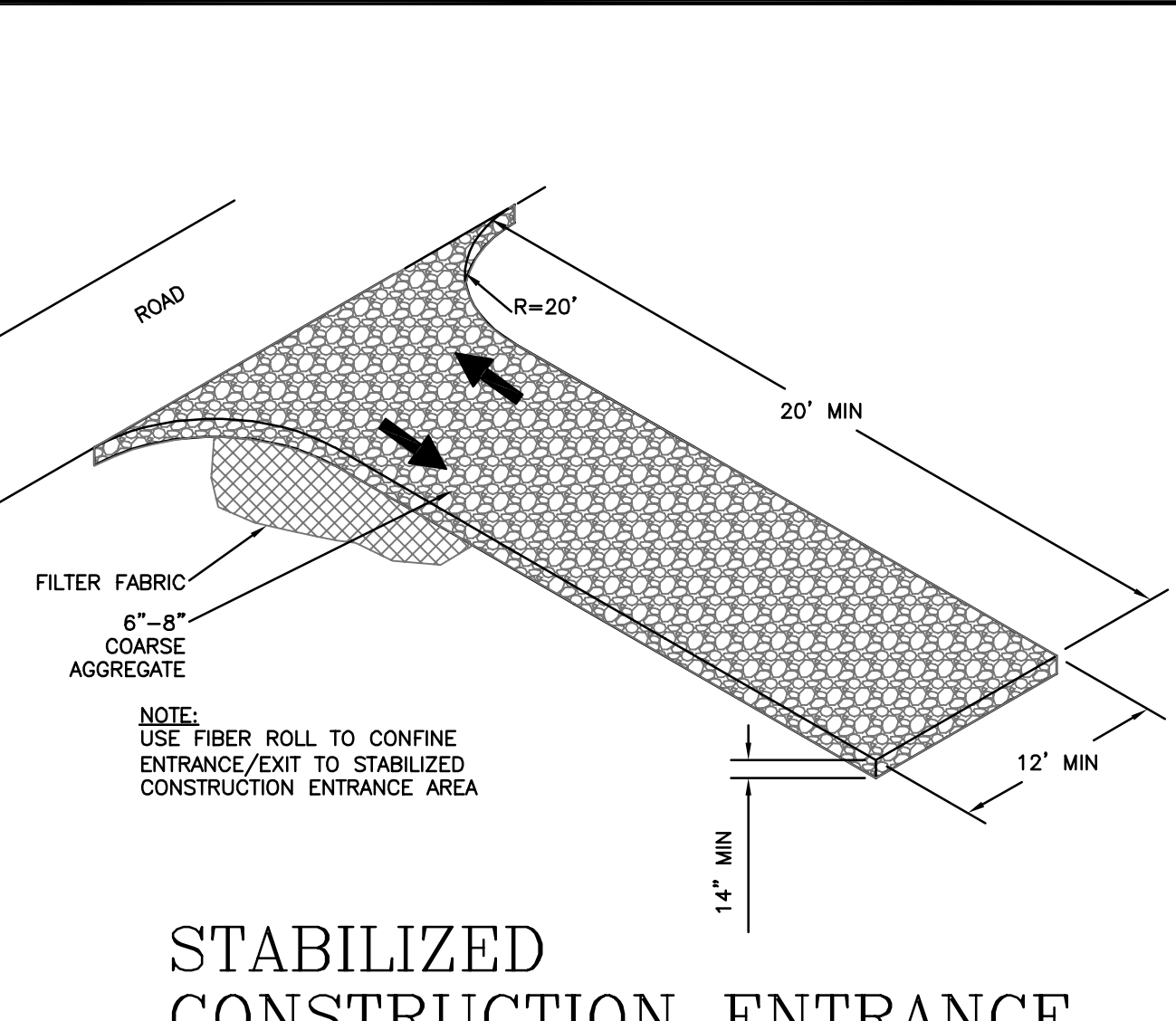


EROSION CONTROL PLAN

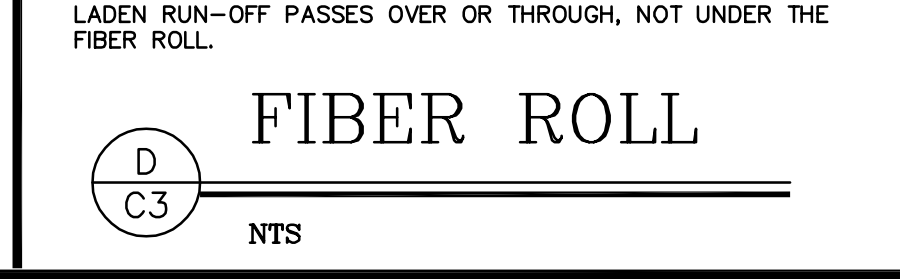
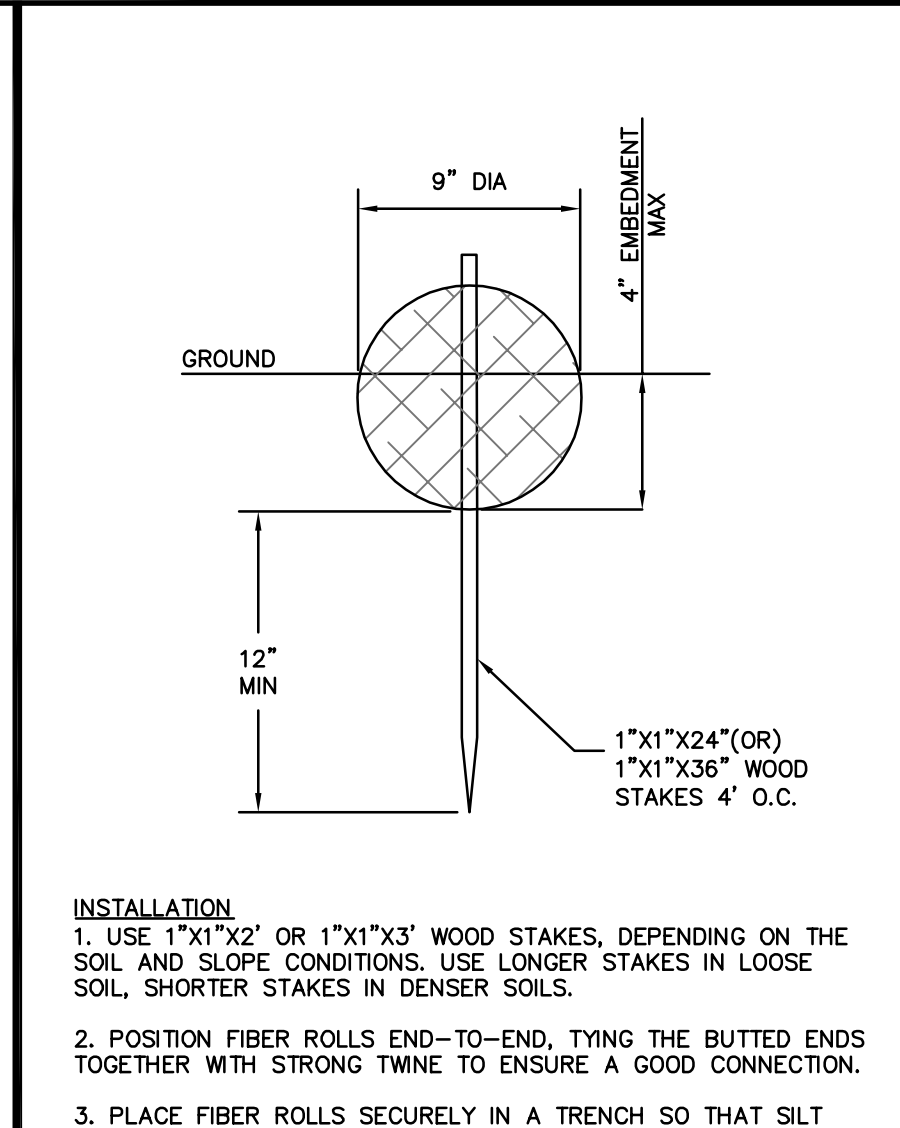
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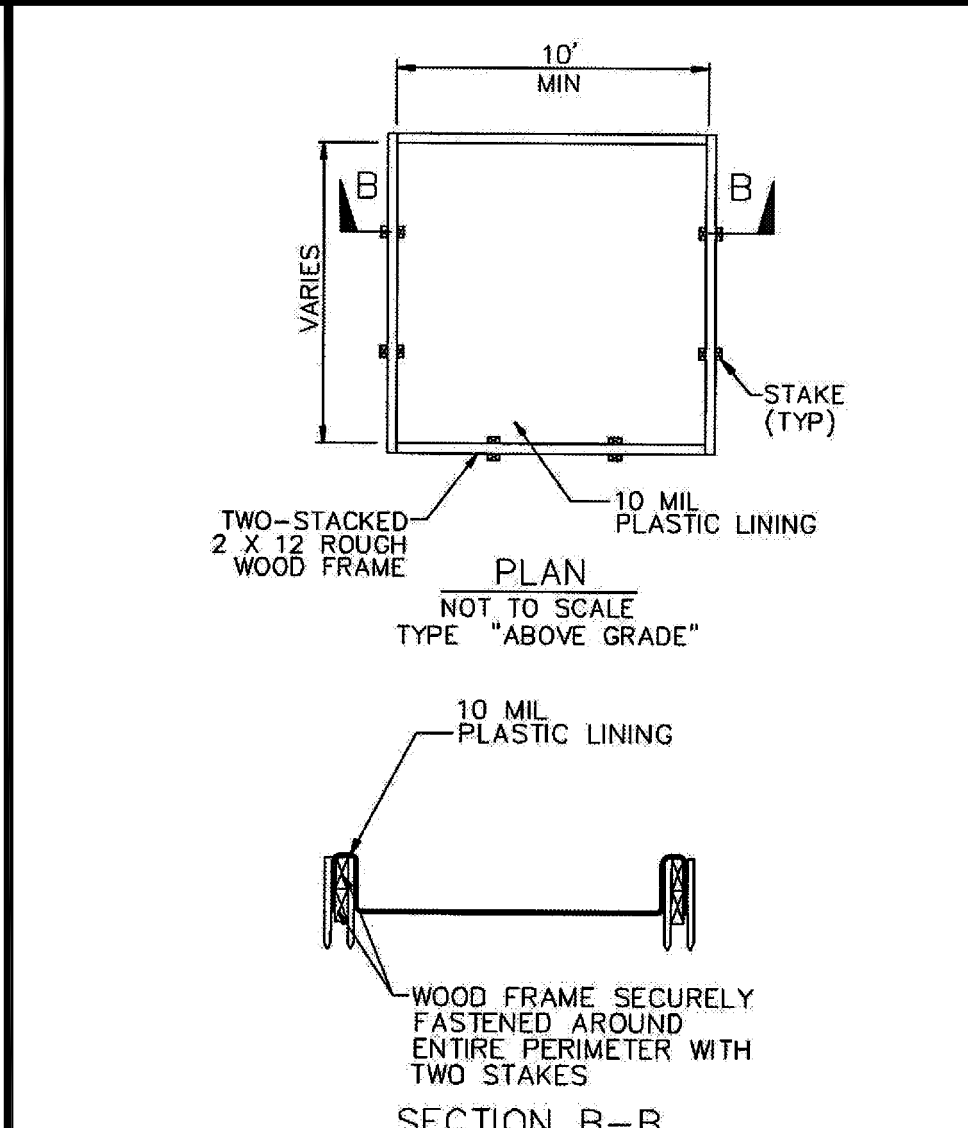
NTS



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REGISTERED PROFESSIONAL ENGINEER
No. 69930
EXP. 9-30-22
Mark R. Steiner
CIVIL
STATE OF CALIFORNIA

DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 7-26-2022
SCALE: AS SHOWN
JOB NUMBER: 22-68
LAST REVISED: N/A
REVISED BY: N/A

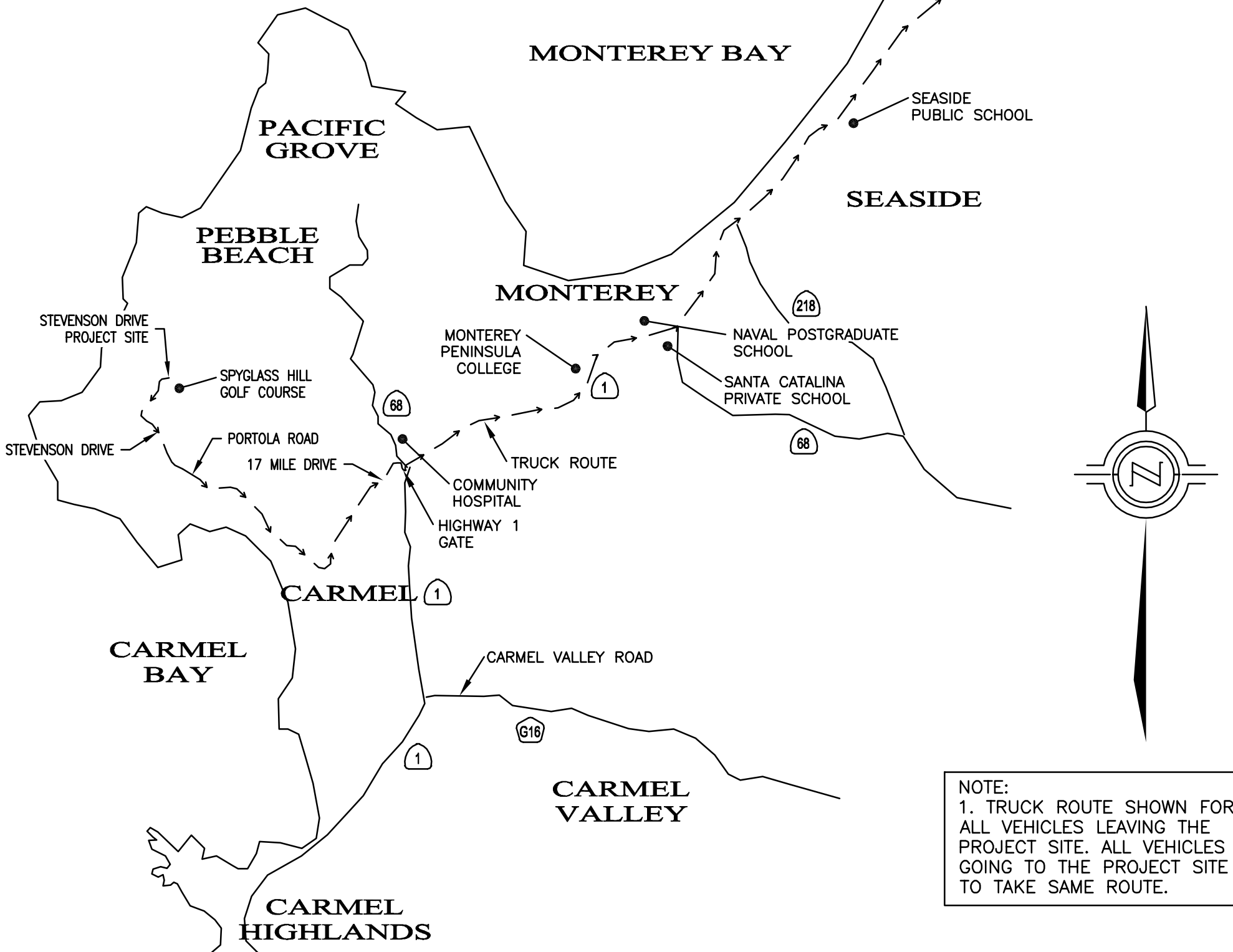
EROSION CONTROL PLAN

3154 STEVENSON DRIVE
PEBBLE BEACH, CALIFORNIA 93953
APN 008-023-033

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.

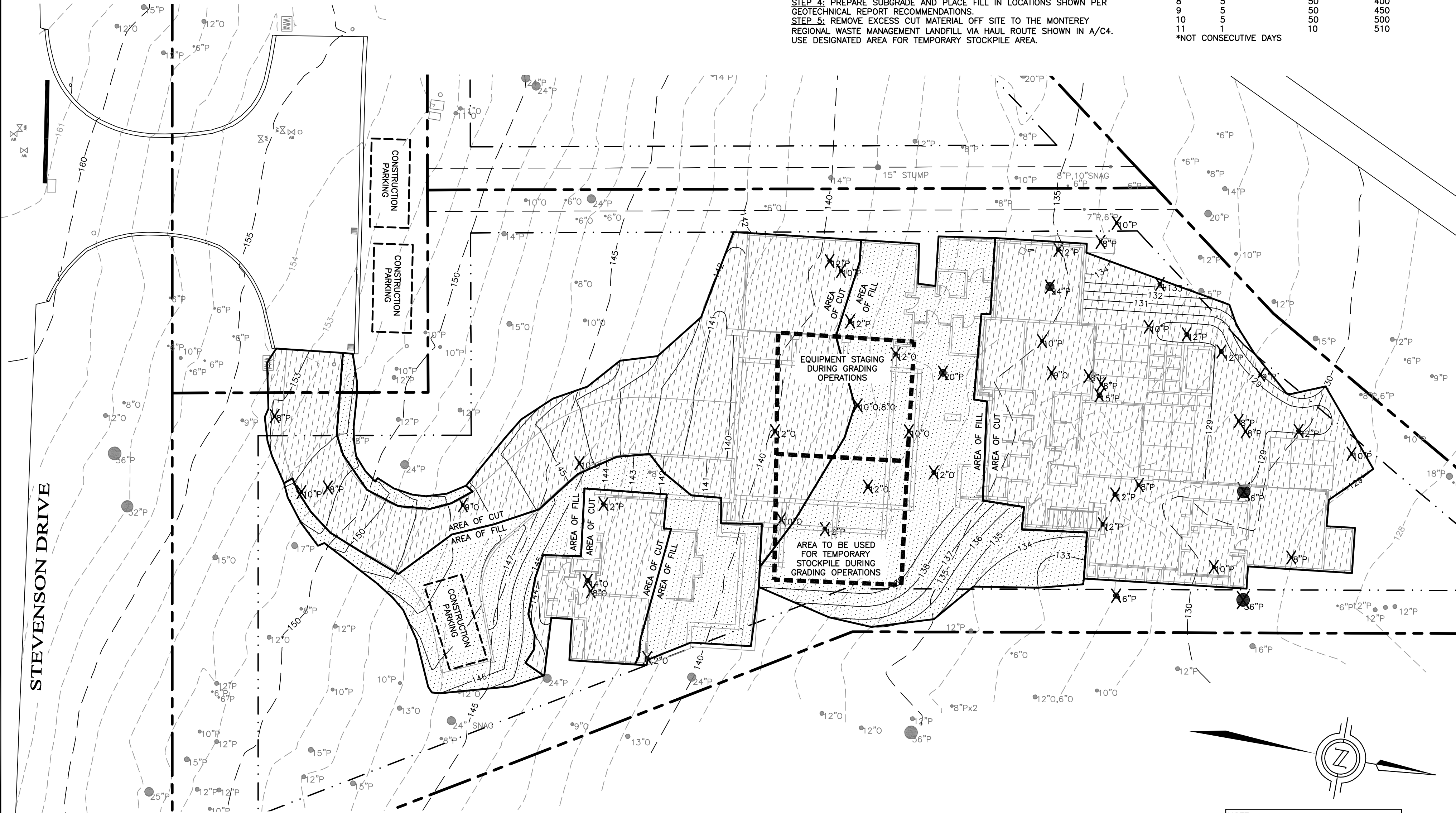
CHARLIE BENSEN LANE
MONTEREY REGIONAL
WASTE MANAGEMENT
(LANDFILL)
14201 Del Monte Blvd
Marina, CA 93933
(831)384-5313



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

VICINITY MAP & OVERALL TRUCK ROUTING PLAN

SCALE: 1"=6000'



GRADING STAGING PLAN

SCALE: 1"=16'

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:
840 CY CUT
330 CY FILL
510 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	5	50	450
10	5	50	500
11	1	10	510

*NOT CONSECUTIVE DAYS

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CONSTRUCTION
MANAGEMENT PLAN

3154 STEVENSON DRIVE
PEBBLE BEACH, CALIFORNIA 93953
APN 008-023-033

SHEET C4

OF

4 SHEETS

CONSTRUCTION NOTES

- ALL WORK SHALL TAKE PLACE DURING DAYLIGHT HOURS, MONDAY – SATURDAY, 8AM TO 6PM (EXCLUDING NATIONAL HOLIDAYS)
- 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.
- 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 MONTICY 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.
- 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.
- 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 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).
- 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.
- THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING MEASURES TO CONTROL FUGITIVE DUST EMISSIONS DURING CONSTRUCTION (MM AQ C1 – DUST CONTROL):
 - WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY. FREQUENCY SHOULD BE BASED ON THE TYPE OF OPERATION, SOIL, AND WIND EXPOSURE.
 - PROHIBIT ALL GRADING ACTIVITIES DURING PERIODS OF HIGH WIND MORE THAN 15 MILES PER HOUR.
 - 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 APPLICABLE.
 - APPLY NON-TOXIC BINDERS LIKE LATEX ACRYLIC COPOLYMER TO EXPOSED AREAS AFTER CUT AND FILL OPERATIONS AND HYDROSEED AREA. – NOT APPLICABLE
 - MAINTAIN AT LEAST 2 FEET OF FREEBOARD ON HAUL TRUCKS.
 - COVER ALL TRUCKS HAULING DIRT SAND OR LOOSE MATERIALS.
 - PLANT TREE WINDBREAKS ON THE WINDWARD PERIMETER OF CONSTRUCTION PROJECTS IF ADJACENT TO OPEN LAND, PRIOR TO CONSTRUCTION – NOT APPLICABLE
 - PLANT VEGETATIVE GROUND COVER IN DISTURBED AREAS AS SOON AS POSSIBLE.
 - COVER INACTIVE STORAGE PILES.
 - INSTALL WHEEL WASHERS AT THE ENTRANCE TO CONSTRUCTION SITES FOR ALL EXITING TRUCKS.
 - PAVE ALL ROADS ON CONSTRUCTION SITES PRIOR TO USE BY CONSTRUCTION EQUIPMENT – NOT APPLICABLE
 - SWEEP STREETS IF VISIBLE SOIL MATERIAL IS CARRIED OUT FROM THE CONSTRUCTION SITE AND CHECK AT LEAST ONCE DAILY.
 - 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 MBOAFCD WILL BE VISIBLE TO ENSURE COMPLIANCE WITH RULE 402 NUISANCE.
 - 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.

- THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING MEASURES TO CONTROL CONSTRUCTION RELATED EXHAUST EMISSIONS FROM HEAVY DUTY OFF ROAD DIESEL POWERED CONSTRUCTION EQUIPMENT DURING CONSTRUCTION (MM AQ C2 – EMISSION CONTROL):
 - LIMIT USE OF EQUIPMENT.
 - REPLACE DIESEL POWERED EQUIPMENT WITH GASOLINE POWERED EQUIPMENT.
 - MODIFY ENGINE WITH ARB VERIFIED RETROFIT.
 - REPOWER WITH CURRENT STANDARD DIESEL TECHNOLOGY.
 - REPOWER WITH COMPRESSED NATURAL GAS AND OR LIQUID NATURAL GAS TECHNOLOGY.
 - 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.
- THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING 8 TREE PROTECTION MEASURES DURING CONSTRUCTION:
 - 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.
 - 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.
 - 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.
 - BARK INJURY TO ANY TREE FROM EQUIPMENT OR MATERIALS WILL BE PREVENTED BY FAITHFULLY RESPECTING THE TREE PROTECTION FENCING REQUIRED ABOVE.
 - 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.
 - ALL TREE WORK WILL BE MONITORED BY A QUALIFIED FORESTER OR CERTIFIED ARBORIST AND COMPLETED BY QUALIFIED TREE SERVICE PERSONNEL.
 - 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.
 - 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.

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

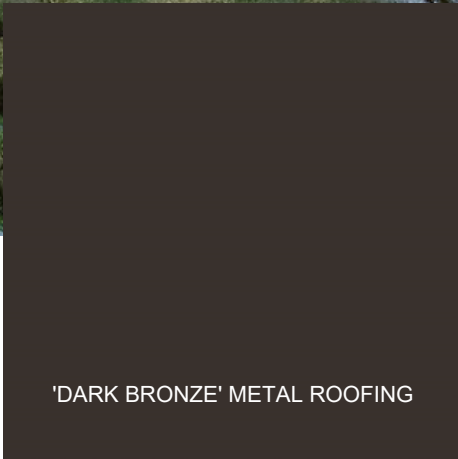
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STERLING | HUDDLESON
ARCHITECTURE

SPYGLASS HILL
PARTNERS, INC

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PEBBLE BEACH, CA



'DARK BRONZE' METAL ROOFING



VERTICAL 'GROVE' SIDING



'BRONZE' DOORS | WINDOWS



'DRYSTACKED' STONE VENEER

08.13.2022

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