

# Exhibit A

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# DRAFT RESOLUTION

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

In the matter of the application of:

**MCATA LLC (PLN200251)**

### **RESOLUTION NO. 24---**

Resolution by the Monterey County Planning  
Commission:

- 1) Finding that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303 and that none of the exceptions from section 15300.2 apply to the project; and
- 2) Approving a Combined Development Permit consisting of a:
  - a. Coastal Administrative Permit to allow construction of a 7,442 square foot single family dwelling, inclusive of a 598 square foot garage and 518 square feet basement, and associated site improvements including a driveway, pool, and grading consisting of approximately 2,030 cubic yards of cut and 280 cubic yards of fill;
  - b. Coastal Development Permit to allow 6,152 square feet of development on slopes exceeding 30 percent;
  - c. Coastal Development Permit to allow development within 750 feet of known archaeological resources; and
  - d. Coastal Development Permit to allow removal of 25 trees (20 Coast live oak and 5 Monterey pine, 2 of which are landmark trees).

[PLN200251 MCATA LLC, 3347 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-351-047-000), Del Monte Forest Land Use Plan]

**The MCATA LLC application (PLN200251) came on for public hearing before the Monterey County Planning Commission on February 14, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Monterey County Planning Commission finds and decides as follows:**

## **FINDINGS**

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

**EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the 1982 Monterey County General Plan;
- Del Monte Forest Land Use Plan (DMF LUP);
- Monterey County Coastal Implementation Plan, Part 5, Regulations for Development in the Del Monte Forest Land Use Plan Area (CIP); and
- Monterey County Coastal Implementation Plan, Part 1, the Monterey County 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 regulations in these documents.

b) Allowed Use. The property is located at 3347 17-Mile Drive, Pebble Beach (Assessor’s Parcel Number 008-351-047-000). The parcel is zoned Low Density Residential with a density of 1.5 acres a unit and a Design Control overlay in the Coastal Zone, or “LDR/1.5-D(CZ)”, which allows the first single-family dwelling on a legal lot of record and non-habitable accessory structures such as garages subject to a Coastal Administrative Permit (Title 20 sections 20.14.040.A and F).

This zoning district also allows development on slopes in excess of 30 percent subject to a Coastal Development Permit (Title 20 section 20.14.030.C). Development within 750 feet of archaeological resources is not listed as a land use, but defined as “Development” in Title 20 section 20.06.310, and requires a Coastal Development Permit per CIP section 20.147.080.A.1. The removal of sensitive or landmark trees also requires a Coastal Development Permit per CIP section 20.147.050.A.

The project consists of 7,442 square foot single family dwelling, inclusive of a 598 square foot garage and 518 square feet basement, and associated site improvements including a driveway, pool, and grading consisting of approximately 2,030 cubic yards of cut and 280 cubic yards of fill; 6,152 square feet of development on slopes exceeding 30 percent; development within 750 feet of known archaeological resources; and removal of 25 trees (20 Coast Live Oak and 5 Monterey Pine, 2 of which are landmark trees). The necessary entitlements to allow these uses and development are incorporated. Therefore, the project is an allowed land use for this site.

c) Lot Legality. An Unconditional Certificate of Compliance has been issued for the property (HCD-Planning File No. CC200004), as Monterey County Recorder Document No. 2020026453. Therefore, the County recognizes the property as a legal lot of record.

d) Visual Resources / Design. The project is consistent with the applicable policies to protect Visual Resources in the Del Monte Forest Land Use Plan (DMF LUP) and with implementing regulations in the Monterey County Coastal Implementation Plan (CIP), as detailed in Finding No. 5 and supporting evidence.

- e) Development Standards. The development standards in the base LDR zoning are codified in Title 20 section 20.14.060. The project is consistent with these standards, as detailed below:
- The minimum setbacks for main structures are 30 feet (front) and 20 feet (sides and rear). The project proposes a 73 foot 11 inch front setback, a 20 foot side setback on the closest (west) side, and a 62 foot 8 inch rear setback.
  - The maximum allowable height for main structures is 30 feet, while the proposed height is 18 feet and 7 inches from average natural grade.
  - The maximum allowable building site coverage is 15 percent. As the property is 44,678.2 square feet, this would be 6,701.7 square feet. The project proposes 6,304 square feet of building site coverage (14.1 percent).
  - The maximum allowable floor area ratio is 17.5 percent. As the property is 44,678.2 square feet, this would be 7,818.7 square feet. The project proposes 7,442 square feet of floor area (16.7 percent).

Therefore, the project is consistent with the applicable development standards.

- f) Cultural Resources. Monterey County GIS identifies the property as being within 750 feet of known archaeological resources and having a high sensitivity for the presence of archaeological resources. In accordance with 20.147.080.B, an archaeological report (LIB210051) was prepared by archaeologist Brenna Wheelis which included archival research and a pedestrian reconnaissance of the site. The archival research included a records search from the Northwest Information Center (NWIC). Though two resources were identified within 750 feet of the site, the research did not identify resources within the project area. On May 15, 2020 the archaeologist conducted a pedestrian survey of the project area; no evidence of archaeological resources was identified. The archaeologist recommended that if unidentified resources are uncovered during construction, work be halted within 50 meters and an archaeologist contacted to evaluate the site. In accordance with CIP section 20.147.080.C.3.a, this is incorporated as the County's Standard Condition No. 3, which shall ensure that the project does not impact archaeological resources.
- g) Environmentally Sensitive Habitat Area. A biological report (LIB210054) was prepared by Leslie Zander to assess whether the project would impact and environmentally sensitive habitat area or individually sensitive species in accordance with CIP section 20.147.040.B. The biologist reviewed the California Natural Diversity Database (CNDDDB) and past surveys conducted by their firm throughout the Del Monte Forest to assemble a list of special status species that could be potentially present onsite. The biologist then conducted a reconnaissance-level survey of the property on January 21, 2021. The survey indicated that the sensitive species Monterey pine was present, as well as suitable habitat conditions for the federally endangered Yadon's piperia. They recommended that the arborists recommendations be adhered to regarding tree removal/replacement, a

migratory bird survey be conducted if tree removal is conducted during the bird nesting season, and that a follow up survey be conducted to confirm the presence/absence of Yadon's piperia. The bird nesting survey is incorporated through Condition No. 14 and the arborists recommendations are addressed in Finding No. 7 and supporting evidence. The biologist conducted the follow up survey on March 9, 2021, where she visited known locations of piperia to confirm that they had emerged and were identifiable, and then walked the property in transects to look for the plant. No Yadon's piperia were identified and the biologist confirmed none are present. Therefore, the project would not result in any impacts to biological resources or environmentally sensitive habitat area.

- h) Development on Slopes. here is no feasible alternative which would allow development to occur on slopes of less than 30%, as detailed in Finding No. 6 and supporting evidence.
- i) Forest Resources. The proposed tree removal is consistent with the Del Monte Forest Land Use Plan policies protecting forest resources, and their implementing regulations in the Monterey County Coastal Implementation Plan, Part 5, Regulations for Development in the Del Monte Forest Land Use Plan Area, as detailed in Finding No. 7 and supporting evidence.
- j) Land Use Advisory Committee (LUAC) Review. The property was referred to the Del Monte Forest Land Use Advisory Committee, who reviewed the project at their April 15, 2021 meeting. No members of the public commented, the LUAC had no areas of concern, and the LUAC voted 8-0 to recommend approval as proposed.
- k) The project planner conducted a site inspection on October 12, 2023 to verify that the project on the subject parcel conforms to the plans listed above.
- l) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN200251.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach CSD. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
  - b) Staff identified potential impacts to analyze the geotechnical suitability of the site, and potential impacts to archaeological, biological, and forest resources. The following reports have been prepared:
    - “Soils Engineering Investigation for the Spanos Residence” (LIB210053) prepared by Brian Papurello CGE and Guy R. Girardo, RCE, Landset Engineers, Inc., Salinas, CA, July 2020

- “Cultural Resources Assessment” (LIB210051) prepared by Brenna Wheelis, Paleo West, Walnut Creek, CA, June 5, 2020.
- “Biological Assessment” (LIB210054) prepared by Leslie Zander, Zander Associates, Berkley, CA, February 1, 2021 and supplemental letter dated March 11, 2021.
- “3347 17 Mile Drive pre-construction tree impact assessment” (LIB210052) prepared by Rob Thompson, Thompson Wildland Management, Monterey, CA, September 14, 2020, and an addendum prepared April 3, 2023.

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

- c) Staff conducted a site inspection on October 12, 2023 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN200251.

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

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach CSD. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
  - b) Necessary public facilities will be provided. The site has existing access to the road network through a driveway connection onto 17-Mile Drive. The project would be served by the California America Water Service Company, who provided a can and will serve letter on January 29, 2021. The applicant also submitted a Monterey Peninsula Water Management District Residential Water release form indicating a proposed use of 49.7 fixture units, approximately 0.497 acre-feet of water use, and a recorded Water Entitlement and Water use Permit of 0.64 acre feet to cover this use. The property would receive sewer service from the Pebble Beach Community Services District (CSD), and submitted a can and will serve letter from the CSD dated January 20, 2021 confirming that it will serve the property.
  - c) As the project includes development on slopes in excess of 30%, in accordance with CIP section 20.147.060.A.1.a.4, a geotechnical report (LIB210053) was required to assess the geotechnical suitability of the site for the proposed development. The report concluded that the proposed residence was feasible from a soil engineering standpoint provided that the recommendation included it in it, which address site

preparation and grading, foundations, site improvements, and drainage, are adhered to. In accordance with CIP section 20.147.060.A., notice of report Condition No. 12 has been applied to ensure that these recommendations are adhered to.

- d) Due to the significant slopes on the site, grading includes 2,030 cubic yards of cut and 280 cubic yards of fill, with a net export of 1,750 cubic yards. Therefore, a construction management plan has been included in the project plans as sheet C4, in order to ensure that construction related trips are appropriately controlled.
- e) Staff conducted a site inspection on October 12, 2023 to verify that the site is suitable for this use.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN200251.

**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) Staff conducted a site inspection on October 12, 2023 and researched County records to assess if any violation exists on the subject property.
  - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN200251.

**5. FINDING: VISUAL RESOURCES** – The project is consistent with the applicable policies to protect Visual Resources in the Del Monte Forest Land Use Plan (DMF LUP) and with implementing regulations in the Monterey County Coastal Implementation Plan (CIP).

- EVIDENCE:**
- a) The project is subject to the Visual Resources protection policies of the Del Monte Forest Land Use Plan (DMF LUP), implementing regulations in Part 5 of the Monterey County Coastal Implementation Plan (CIP), and the Design Control “D” zoning overlay district, which requires siting and design review of structures and fences to assure protection of the public viewshed and neighborhood character.
  - b) The surrounding character of the area is a pattern of low density residential development with large lots and single-family residences, heavily screened by vegetation, including oak and pine trees. The topography slopes moderately to steeply upwards from the coast further inland. An eclectic mixture of residential architecture is present in Pebble Beach; between 1919 and 1945 the Del Monte Properties Company instituted design controls requiring Mediterranean and Spanish revival styles, while the post World War Two period relaxed these controls and resulted in several styles in post war development, including ranch, colonial revival, and mid century modern. The Design Control overlay district requires structures be compatible with the surrounding neighborhood character, and CIP section 20.147.070.B.3



requires that structures within visually prominent setting be designed to subordinate and blend into the environment, including appropriate construction and materials to achieve that effect. The architectural form of the residence is modern, with rectilinear features, large windows, and a flat overhanging roof. The proposed color palette features tan smooth and split faced stone veneers, frameless glass, and an exterior soffit with copper banding and a mahogany ceiling. The modern architecture fits within the variety of styles in Pebble Beach, while the natural materials subordinate the residence to its surrounding environment in accordance with the CIP section 20.147.070.B.3. Siting and design of the residence preserves the slopes south, west, and north of the development, giving the appearance that the structure is built into the landscape, further subordinating it to the environment in accordance with CIP section 20.147.070.B.3.

- c) The property is mapped as being potentially viewable from 17-Mile Drive and Point Lobos based on the Del Monte Forest Land Use Plan Figure 3, Visual Resources. The new development was flagged in accordance with the County's staking and flagging criteria. Based on the planner's site inspection on October 12, 2023, the development will be visible from 17-Mile drive as the property fronts on the roadway. Due to distance, topography, and intervening development and vegetation, the project and site could not be seen from Point Lobos. CIP section 20.147.070.B.10. requires a minimum 50 foot front setback for structures from visually prominent settings, such as 17-Mile Drive. The proposed setback is 73 feet and 11 inches, consistent with this requirement CIP section.
- d) Policy 84. In order to maintain an appropriate open space and visual separation from development and the 17-Mile Drive corridor, Del Monte Forest land use Plan Policy 84, implemented through CIP section 20.147.070.B.13, requires a minimum setback of 100 feet from the centerline of 17-Mile drive for new development. The decision making body may allow an exception to this policy provided that the new development is screened from view of travelers by existing vegetation or terrain and this screening is required to be maintained or enhanced in perpetuity. CIP section 20.147.070.B.13 further requires that the area of this setback be placed in a Conservation and Scenic Easement. In this case all buildings are greater than this 100 foot setback, with the residence being 101 feet and 1 inch from the centerline of 17-Mile Drive. However, site improvements, including a pool, deck, planter retaining walls and landing for an exterior stair are within the 100 foot setback. These improvements are low to the ground, minimizing their visual obtrusion. In this case, due to their low profile and the large volume of existing oak and pine tree vegetation, the development is sufficiently visually screened to allow an exception to this policy. The area between this setback and the roadway is heavily forested with oak and pine trees, with approximately 52 trees, some of which are multi-stem clusters. Condition No. 6 has been applied, which would require the applicant to submit a landscaping plan for review and approval prior to issuance of building permits and having the landscaping installed prior to final of permits, and maintain it in perpetuity. Condition No. 8 would require planting of 29 replacement trees to compensate for the loss of trees removed due to construction, which

would be incorporated into the landscape plan and further screen the development. Finally, in accordance with CIP section 20.147.070.B.13, a conservation and scenic easement (Condition No. 13) will be required for the 100 foot setback area with the exception of existing/approved development, to ensure that this area is maintained as an open space buffer between 17-Mile Drive and the development.

- e) Staff conducted a site inspection and a visit to Point Lobos on October 12, 2023 to assess the potential of the project to impact Visual Resources.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210276.

**6. FINDING: DEVELOPMENT ON SLOPES** – There is no feasible alternative which would allow development to occur on slopes of less than 30 percent.

- EVIDENCE:**
- a) The project includes approximately 6,152 square feet of development on slopes in excess of 30 percent, 3,560 square feet of this is for the building footprint, while another 2,592 square feet is for associated hardscape, including the driveway, pool, and pool deck.
  - b) Title 20 section 20.64.230 prohibits development on slopes in excess of 30 percent unless a finding can be made that either there is no feasible alternative which would allow development to occur on slopes of less than 30 percent; or the proposed development better achieves the goals, policies and objectives of the Monterey County Local Coastal Program than other development alternatives.
  - c) The entire property is moderately to steeply sloped as you move from 17-Mile Drive north and north-east, with the majority of the property having slopes in excess of 25 and 30 percent. The only contiguous portions of the property that do not contain slopes in excess of 30 percent is the existing driveway, which is being used as access for the site and adjacent 1540 Riata Road. Due to the steeply sloped nature of the site, neither re-siting the home in any direction or reducing the development footprint would avoid development on slopes, making slope development unavoidable.
  - d) 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 PLN200251.

**7. FINDING: TREE REMOVAL** – The tree removal is consistent with the Del Monte Forest Land Use Plan policies protecting forest resources, and their implementing regulations in the Monterey County Coastal Implementation Plan, Part 5, Regulations for Development in the Del Monte Forest Land Use Plan Area (CIP).

- EVIDENCE:**
- a) CIP section 20.147.A.1.a requires a Coastal Development Permit to allow removal of sensitive tree species or landmark trees. In this case, the project proposes removal of 25 trees, 20 of which are Coast live oak, and 5 of which are Monterey pine (including 2 landmark size Monterey pine).

- b) A pre-construction tree impact assessment (LIB210052) was prepared by Rob Thompson, Thompson Wildland Management in accordance with CIP section 20.147.050.B on September 14, 2020. The site plan was subsequently revised, and a revised assessment was prepared April 3, 2023. The tree impact assessment described the forested character of the site and surrounding area: “On this particular property, as with the other nearby lots, mid canopy Coast Live Oak is the most dominant and common specie (refer to Figures 1-8), with upper canopy Monterey Pine occurring to a lesser extent.”
- c) CIP section 20.147.050.C.5 requires that development, including driveways and parking areas, be sited and designed to minimize removal of trees, especially trees that significantly contribute to the visual character of the public viewshed, such as along 17-Mile Drive, and that screen development from public view. In this case, 25 trees is the minimum amount of trees to be removed. The originally submitted plan would have required the removal of 35 trees, 28 Coast live oak and 7 Monterey pine. The applicants submitted a revised proposal re-siting the residence south, which reduced the number of trees proposed to be removed to 25, 20 Coast live oak and 5 Monterey pine. Of these, 24 are within the construction footprint. The only tree proposed for removal outside of the construction footprint is tree #17, a multi-trunk (6# diameter to 17# diameter) Monterey pine that is in poor health, which the forester recommended be removed due to construction impacts from adjacent grading activities and potential hazard concerns. The design also preserves the forested area between 17-Mile drive and the home, which acts as screening of the development from 17-Mile Drive.
- d) CIP section 20.147.050.C.6 requires that where removal of native trees is allowed for development, such removal be mitigated through replanting, or forest preservation either on- or offsite. In this case, the forester recommended replacement of the 25 trees (20 Coast live oak and 5 Monterey pine, two of which are landmark trees) with 29 trees onsite, 23 Coast live oak and 6 Monterey pine, in order to compensate for tree removal impacts and maintain forest health. While the forester’s recommendation of 29 trees exceeds the 1:1 tree replacement ratio specified in CIP section 20.147.050.C.6, to preserve forest health the forester’s recommendations are incorporated as Condition No. 8.
- e) Per CIP section 20.147.050.C.4, retained trees close to construction shall be protected from damage through exclusionary fencing, bridging or tunneling under roots, and other appropriate measures. The tree assessment provided recommendations to include exclusionary fencing to protect the critical root zones of trees, install appropriate sediment control to prevent erosion, install trunk and stem protection where grading or construction would be within three feet of a tree, best management practices for when roots are identified, avoid storing materials and equipment in critical root zones, avoid altering natural grade where possible within critical root zones, best management practices for tree pruning, and regularly conduct construction site inspections. Condition No. 8 is applied, which requires the applicant to install tree protection measures prior to the issuance of grading or building permits, and incorporate the forester’s tree protection

recommendations. This condition also requires that after construction the applicant submit photos verifying whether tree protection has been successful, or if follow-up remediation measures or additional permits are required.

- f) Staff conducted a site inspection on October 12, 2023 to assess the potential of the project to impact Forest Resources.
- g) 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 PLN200251.

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

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts the construction and location of a limited number of new small structures, including one single-family residence, and utility extensions of reasonable length to serve such construction.
  - b) The project consists of the construction of the first single-family dwelling on a legal lot of record, connection to existing public utilities, and a driveway to serve the single-family residence, fitting the intent of the exemption.
  - c) None of the exceptions that would pull the project out of a categorical exemption detailed in CEQA Guidelines section 15300.2 apply to the project, as detailed in the subsequent evidence.
  - d) The project is not located in an area where an environmental resource of hazardous or critical concern has been designated and precisely mapped by a federal, state, or local agency.
  - e) The project, as the construction of a single-family residence on a property zoned to allow such uses, and where the application of the policies and regulations applicable in the Del Monte Forest Land Use Plan ensures that there would be no significant environmental effects, would not contribute to a significant cumulative environmental impact.
  - f) There are no unusual circumstances in the undertaking of the project that would result in a potentially significant effect.
  - g) The project is not viewable from an officially designated state scenic highway. The nearest scenic highway is Highway 1, which is approximately 1.57 miles east of the site. Due to forest cover, topography, and intervening development, the project would not be viewable from this highway. Other scenic resources are addressed in Finding No. 5 and supporting evidence.
  - h) The project is not on a hazardous waste site list compiled pursuant to Government Code section 65962.5.
  - i) The site is a vacant property with no known historical resources; therefore, the project would not impact any historical resources.
  - j) No adverse environmental effects were identified during staff review of the development application during a site visit on October 12, 2023.
  - k) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN200251.

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

- EVIDENCE:**
- a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.130 of the Monterey County Coastal Implementation Plan can be demonstrated.
  - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
  - c) The subject property is not described as an area where the Local Coastal Program requires physical public access (Figure 8, Major Public Access and Recreational Facilities, in the Del Monte Forest Land Use Plan).
  - d) The property is mapped as being within the potential viewshed of 17-Mile Drive and Point Lobos according to Del Monte Forest Land Use Plan Figure 3, Visual Resources. The property was staked and flagged to identify any visual access impacts from these areas. The flagging could not be seen from Point Lobos during the planner’s onsite investigation. The property is directly north of, and visible from, 17-Mile Drive. However, the project would not block any significant public views, and as discussed in Finding No. 5 and supporting evidence, would be compatible with the existing scenic character of the area.
  - e) The project planner conducted a site inspection on October 12, 2023 and did not identify any potential impacts to public access.
  - f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN200251.

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

- EVIDENCE:**
- a) Title 20 section 20.86.030 allows an appeal to 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) Title 20 section 20.86.080 allows an appeal of approved projects between the sea and the first public road paralleling the sea. The site is between the sea and the first public road paralleling the sea (Highway’s 1 and 68).

**DECISION**

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

1. Find that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303 and that none of the exceptions from section 15300.2 apply to the project; and
2. Approve a Combined Development Permit consisting of a:
  - a. Coastal Administrative Permit to allow construction of a 7,442 square foot single family dwelling, inclusive of a 598 square foot garage and 518 square feet basement, and associated site improvements including a driveway, pool, and grading consisting of approximately 2,030 cubic yards of cut and 280 cubic yards of fill;
  - b. Coastal Development Permit to allow 6,152 square feet of development on slopes exceeding 30 percent;
  - c. Coastal Development Permit to allow development within 750 feet of known archaeological resources; and
  - d. Coastal Development Permit to allow removal of 25 trees (20 Coast live oak and 5 Monterey pine, 2 of which are landmark trees).

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

**PASSED AND ADOPTED** this 14<sup>th</sup> day of February, 2024, upon motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Melanie Beretti, AICP  
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON \_\_\_\_\_.

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

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER

INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

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

#### NOTES

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

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

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

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

Form Rev. 1-27-2021

# County of Monterey HCD Planning

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

PLN200251

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Combined Development Permit (PLN200251) allows a Coastal Administrative Permit to allow construction of a 7,442 square foot single family dwelling, inclusive of a 598 square foot garage and 518 square feet basement, and associated site improvements including a driveway, pool, and grading consisting of approximately 2,030 cubic yards of cut and 280 cubic yards of fill; Coastal Development Permit to allow 6,152 square feet of development on slopes exceeding 30 percent; Coastal Development Permit to allow development within 750 feet of known archaeological resources; and Coastal Development Permit to allow removal of 25 trees (20 Coast Live Oak and 5 Monterey Pine, 2 of which are landmark trees). The property is located at 3347 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-351-047-000), Del Monte Forest Land Use Plan. 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:** Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A Combined Development Permit (Resolution Number \_\_\_\_\_) was approved by the Monterey County Planning Commission for Assessor's Parcel Number 008-351-047-000 on February 14, 2024. 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 Monitoring Action to be Performed:** Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

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

**Responsible Department:** Planning

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

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to this condition on an on-going basis.  
Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County RMA - 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. PD006(A) - CONDITION COMPLIANCE FEE

**Responsible Department:** Planning

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

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

#### 5. PD011(A) - TREE REMOVAL

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (HCD-Planning)

**Compliance or Monitoring Action to be Performed:** Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

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

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of HCD - Planning . A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to HCD - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

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

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

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

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

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

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to the issuance of building permits.  
(HCD - Planning)

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

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

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

## 8. PD048 - TREE REPLACEMENT/RELOCATION

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Prior to final of construction permits, the applicant shall replace and or relocate each tree approved for removal as follows:  
- Replacement ratio: 23 five gallon Coast live oak and 6 five gallon Monterey pine.  
Replacement tree(s) shall be located within the same general location as the tree being removed. (HCD - Planning)

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

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

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

## 9. PD049 - TREE AND ROOT PROTECTION

**Responsible Department:** Planning

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

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

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

## 10. 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.

## 11. 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.

## 12. PD016 - NOTICE OF REPORT

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:  
"A Soils Engineering Investigation (Library No. LIB210053), was prepared by Brian Papurello CGE and Guy R. Girardo, RCE, Landset Engineers, Inc in July 2020 and is on file in Monterey County HCD - Planning. All development shall be in accordance with this report."  
(HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to HCD - Planning.

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the HCD - Planning.

**13. PD022(B) - EASEMENT-CONSERVATION & SCENIC IN THE DEL MONTE FOREST**

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** A conservation and scenic easement shall be conveyed to the Del Monte Forest Conservancy over those portions of the property where environmentally sensitive habitats, remnant native sand dune habitats, habitats of rare, endangered and sensitive native plants and animals, and visually prominent areas exist in accordance with the procedures in Monterey County Code § 20.64.280.A. The easement conveyance shall include funding adequate to ensure the management and protection of the easement area over time. The easement shall be developed in consultation with a certified professional and the Del Monte Forest Conservancy Inc. A Subordination Agreement shall be required, where necessary. These instruments shall be subject to approval by the County as to form and content, shall provide for enforcement, if need be, by the County or other appropriate agency, and name the County as beneficiary in event the Conservancy is unable to adequately manage these easements for the intended purpose of scenic and visual resource protection. An easement deed shall be submitted to, reviewed, and approved by the Director of HCD - Planning and the Executive Director of the California Coastal Commission, and accepted by the Board of Supervisors prior to recording the parcel/final map or prior to issuance of grading and building permits. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to recording the parcel/final map or prior to the issuance of grading and building permits, the Owner/Applicant/Certified Professional shall submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to the to the Del Monte Forest Conservancy for review and approval.

Prior to recording the parcel/final map or prior to the issuance of grading and building permits, the Owner/Applicant/Certified Professional shall submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to HCD - Planning for review and approval.

Prior to recording the parcel/final map or prior to the issuance of grading and building permits, the Owner/Applicant, shall submit a signed and notarized Subordination Agreement, if required, to HCD - Planning for review and approval

Prior to or concurrent with recording the parcel/final map, prior to the issuance of grading and building permits, or commencement of use, the Owner/Applicant shall record the deed and map showing the approved conservation and scenic easement. Submit a copy of the recorded deed and map to HCD-Planning.

#### 14. PD050 - RAPTOR/MIGRATORY BIRD NESTING

**Responsible Department:** 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.



# SPANOS - MCATA L.L.C.

## 3347 17 MILE DRIVE Pebble Beach, CA 93953

REVISION	No.

CONSULTANT:

ARCHITECT

**ERIC MILLER ARCHITECTS, INC.**

211 HOFFMAN AVENUE, MONTEREY, CA 93940  
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

TITLE SHEET

JOB NAME: **SPANOS - MCATA, LLC**  
3347 17 Mile Drive  
Pebble Beach, CA  
A.P.N.: 008-351-047-000

DATE: 1/31/2024  
SCALE: N.T.S.  
DRAWN: C.J.H.  
JOB NUMBER: 18.05-5

**A-0.1**  
SHEET OF

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### PROJECT DATA

**UTILITIES:**

1. WATER : CALIFORNIA AMERICAN WATER CO.
2. ELECTRICAL AND GAS : PACIFIC GAS & ELECTRIC
3. SANITARY SEWER SYSTEM : PEBBLE BEACH COMMUNITY SERVICES DISTRICT

**GRADING QUANTITIES:**

CUT/FILL :  
CUT: 2,030 C.Y./ FILL: 280 C.Y. = NET: 1,750 C.Y. FILL

AREA OF DISTURBANCE : 12,610 S.F.

**TREE REMOVAL:**

20 COASTAL LIVE OAK TREES TO BE REMOVED  
5 PINE TREES TO BE REMOVED  
25 TOTAL TREES TO BE REMOVED

**SLOPE DEVELOPMENT:**

BUILDING FOOTPRINT : 3,560 S.F.  
PAVING : 2,542 S.F.

TOTAL 30% SLOPE OR GREATER : 6,102 S.F. 13.8% OF SITE  
49% OF BUILDING AREA

**STREET SETBACK:**

CENTERLINE OF 17 MILE DRIVE TO BUILDING : 101'-1"

**LOT DATA :**

LOT SIZE : 44,678.2 SQ. FT.  
A.P.N. : 008-351-047-000  
ZONING : LDR/1.5-D(GZ)

ZONING	LDR/1.5-D(GZ)
FLOOR AREA RATIO :	17.5%
MAXIMUM AREA ALLOWED :	7,819.7 SQ. FT.
BUILDING SITE COVERAGE:	15.0%
MAX. SITE COV. ALLOWED :	6,701.7 SQ. FT.

**SETBACKS**

LDR/1.5-D(GZ)	REQUIRED	PROPOSED
FRONT	30'-0"	75'-3"
WEST SIDE	20'-0"	20'-1"
EAST SIDE	20'-0"	78'-4"
REAR	20'-0"	62'-8"
17 MI. DRIVE	100'-0"	100'-0"
BUILDING HEIGHT	30 FT. MAX.	27.9' FT.

**PROPOSED FLOOR AREA:**

BASEMENT LIVABLE S.F. (UNCOUNTED)	510 S.F.
LEVEL 1 (INCLUDES GARAGE, CIRCULATION)	3,193 S.F.
LEVEL 2	3,311 S.F.
<b>PROPOSED FLOOR AREA RATIO:</b>	6,924 S.F. 15.5%

**BUILDING SITE COVERAGE:**

BUILDING FOOTPRINT	4,124 S.F.
COVERED EXTERIOR SPACES	545 S.F.
DECKS/PATIOS 2 FT. ABOVE GRADE	1,030 S.F.
<b>TOTAL PROPOSED BUILDING SITE COVERAGE:</b>	6,304 S.F. 14.1%

**PROPOSED SITE COVERAGE:**

**IMPERVIOUS:**

BUILDING SITE COVERAGE	6,304 S.F.
SECOND FLOOR UNCOVERED PATIOS	404 S.F.
POOL + HOTTUB	224 S.F.
STAIRS	244 S.F.
POOL DECK < 2FT. A.G.	441 S.F.
<b>TOTAL IMPERVIOUS SITE COVERAGE:</b>	8,177 S.F. 18.3%

**PERVIOUS**

DRIVEMAY	6,135 S.F.
<b>TOTAL PERVIOUS SITE COVERAGE:</b>	6,135 S.F.

**TOTAL BUILDING AREA:**

LEVEL 1	
LIVABLE S.F.	2,932 S.F.
BASEMENT LIVABLE S.F.	150 S.F.
BASEMENT MECHANICAL/UTILITY:	368 S.F.
GARAGE:	548 S.F.
VERTICAL CIRCULATION:	263 S.F.
TOTAL LEVEL 1	4,311 S.F.
LEVEL 2	
LIVABLE S.F.	3,311 S.F.
TOTAL LEVEL 2	3,311 S.F.
<b>TOTAL PROPOSED BUILDABLE AREA:</b>	7,622 S.F.

### PROJECT INFORMATION

**OWNER:** MCATA, LLC  
10100 TRINITY PARKWAY, 5TH FLOOR  
STOCKTON, CA 95219

**ADDRESS:** 3347 17 MILE DRIVE  
PEBBLE BEACH, CA 93953

**ARCHITECT:** ERIC MILLER ARCHITECTS, INC.  
211 HOFFMAN AVENUE  
MONTEREY, CA 93940  
PH: 831-372-0410

**LAND SURVEYOR:** LANDSET ENGINEERS, INC.  
520-B CRAZY HORSE ROAD  
SALINAS, CA 93901  
PH: 831-443-6970

**CIVIL ENGINEER:** LANDSET ENGINEERS, INC.  
520-B CRAZY HORSE ROAD  
SALINAS, CA 93901  
PH: 831-443-6970

**SOIL ENGINEER:** LANDSET ENGINEERS, INC.  
520-B CRAZY HORSE ROAD  
SALINAS, CA 93901  
PH: 831-443-6970

**ARBORIST:** THOMPSON WILDLAND MANAGEMENT  
ROB THOMPSON, ISA CERTIFIED ARBORIST  
57 VIA DEL REY  
MONTEREY, CA 93940  
PH: 831-372-3716

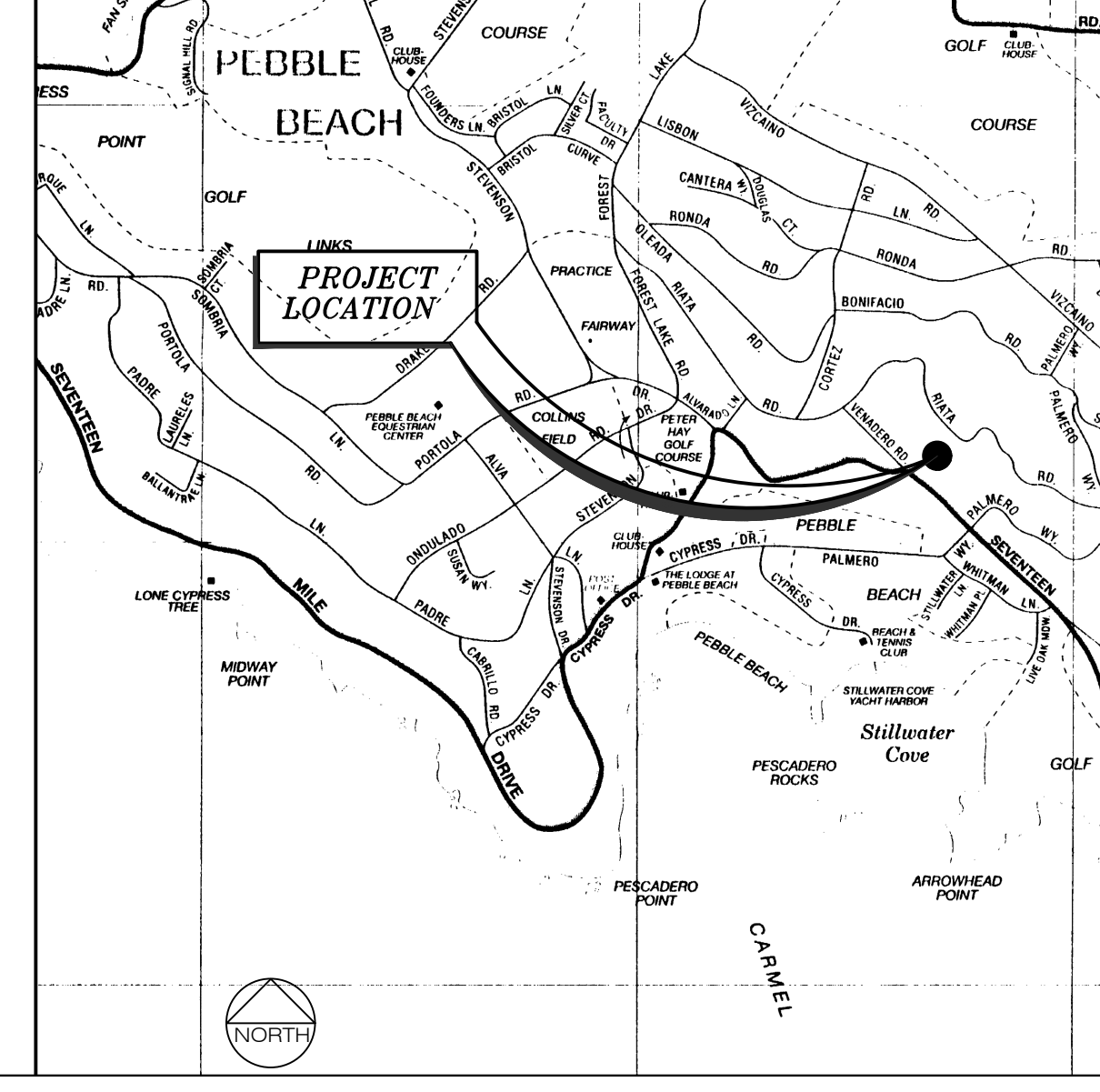
**BIOLOGIST:** ZANDER ASSOCIATES  
LESLIE ZANDER  
1564 SOLANO AVENUE #255  
BERKELEY, CA 94707  
PH: 415-847-8781

**PROJECT DESCRIPTION:**

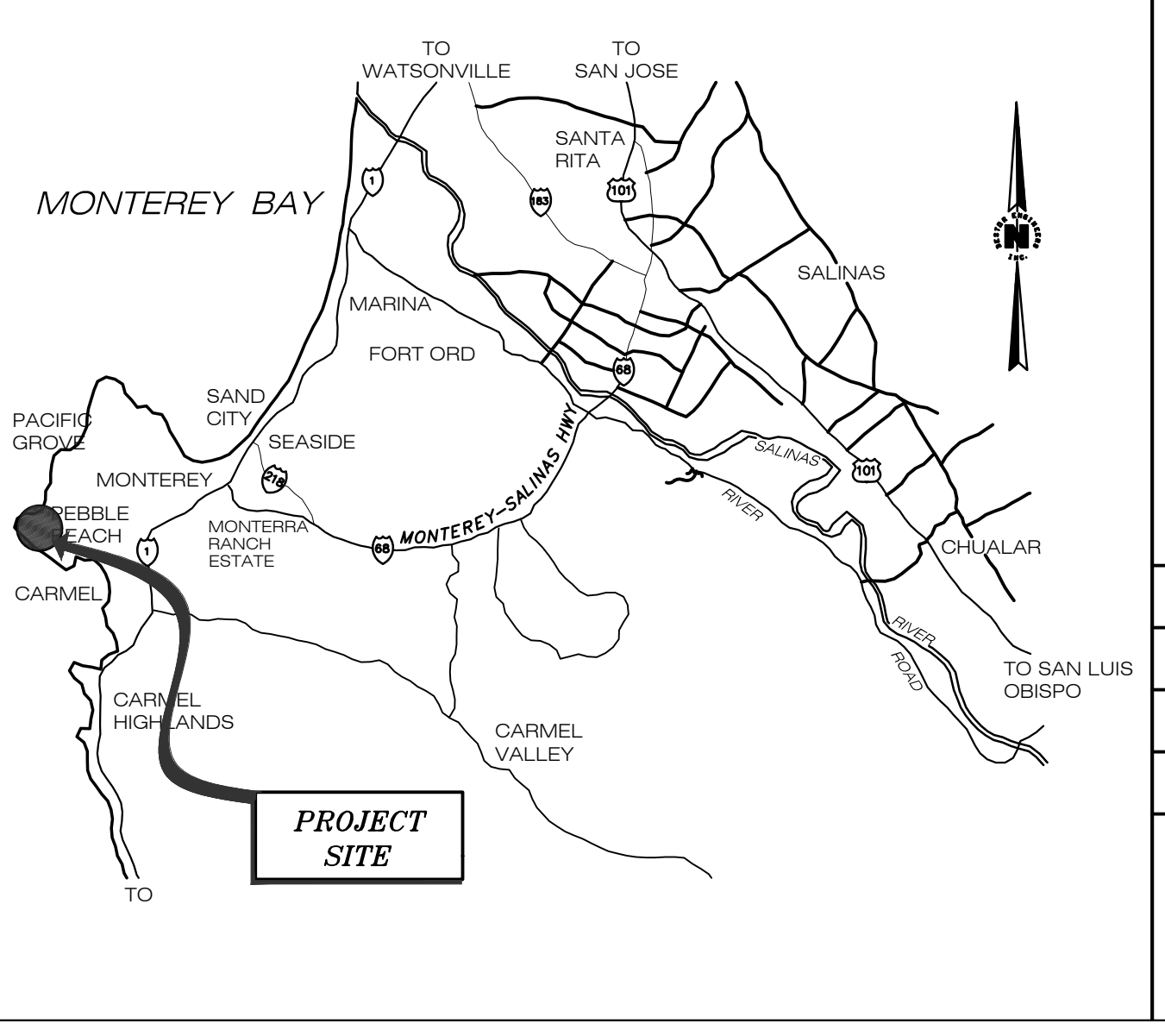
PROPOSE NEW SINGLE FAMILY DWELLING HAVING 4 BEDROOMS, 4 BATHS, AND 2 HALF BATHS. A 2-CAR ATTACHED GARAGE, 1 ELEVATOR, LAP POOL AND DECK, HOTTUB, FIRE PIT, AND RETAINING WALLS.

LANDSCAPING TO REMAIN NATIVE.

### LOCATION MAP

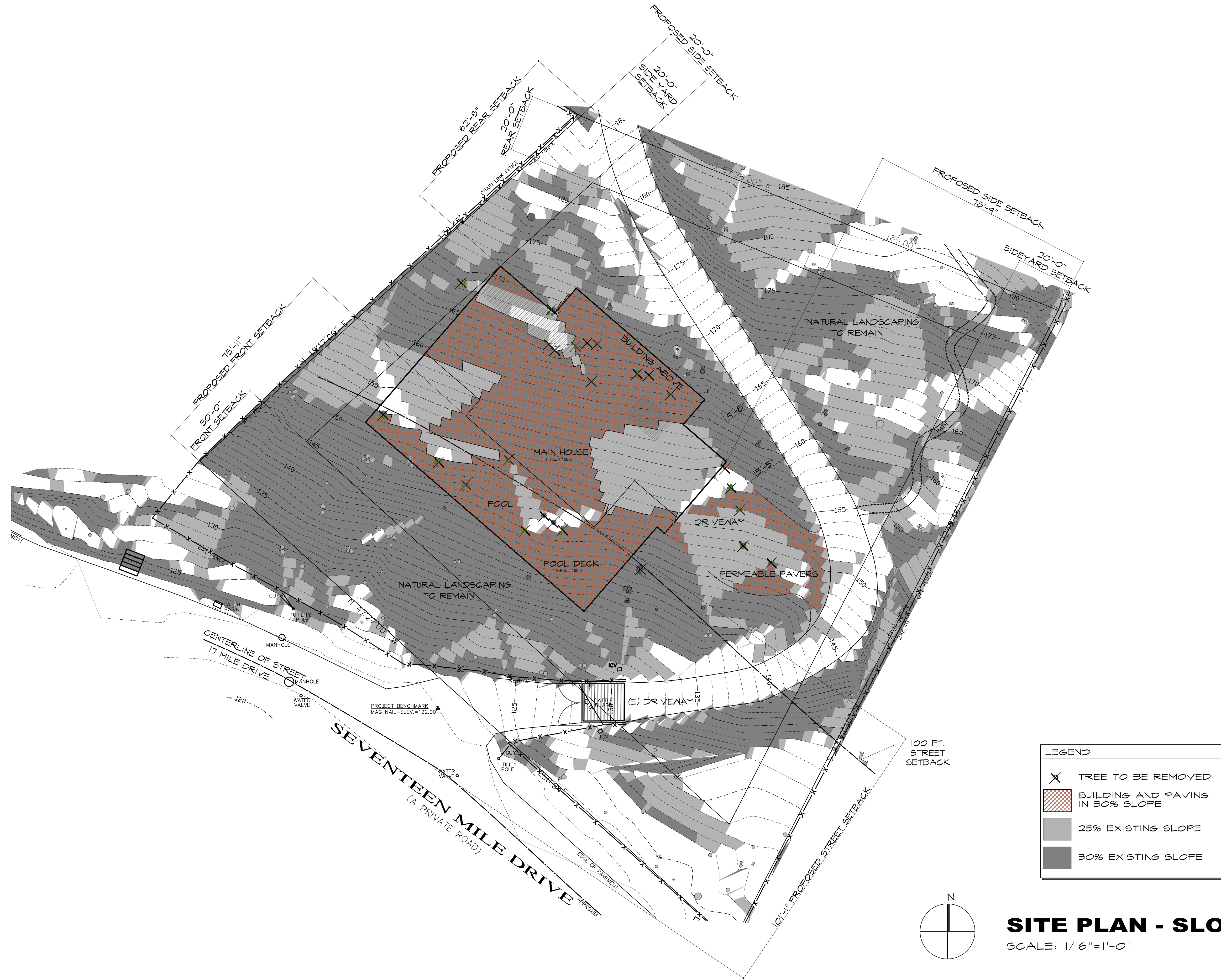


### VICINITY MAP





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**SITE PLAN - SLOPES**  
 SCALE: 1/16" = 1'-0"

REVISION	No.

CONSULTANT:

**ERIC MILLER ARCHITECTS, INC.**  
 211 HOFFMAN AVENUE MONTEREY, CA 93940  
 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

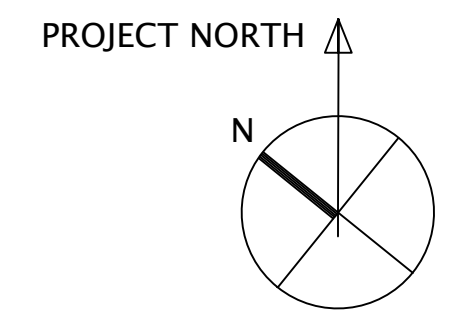
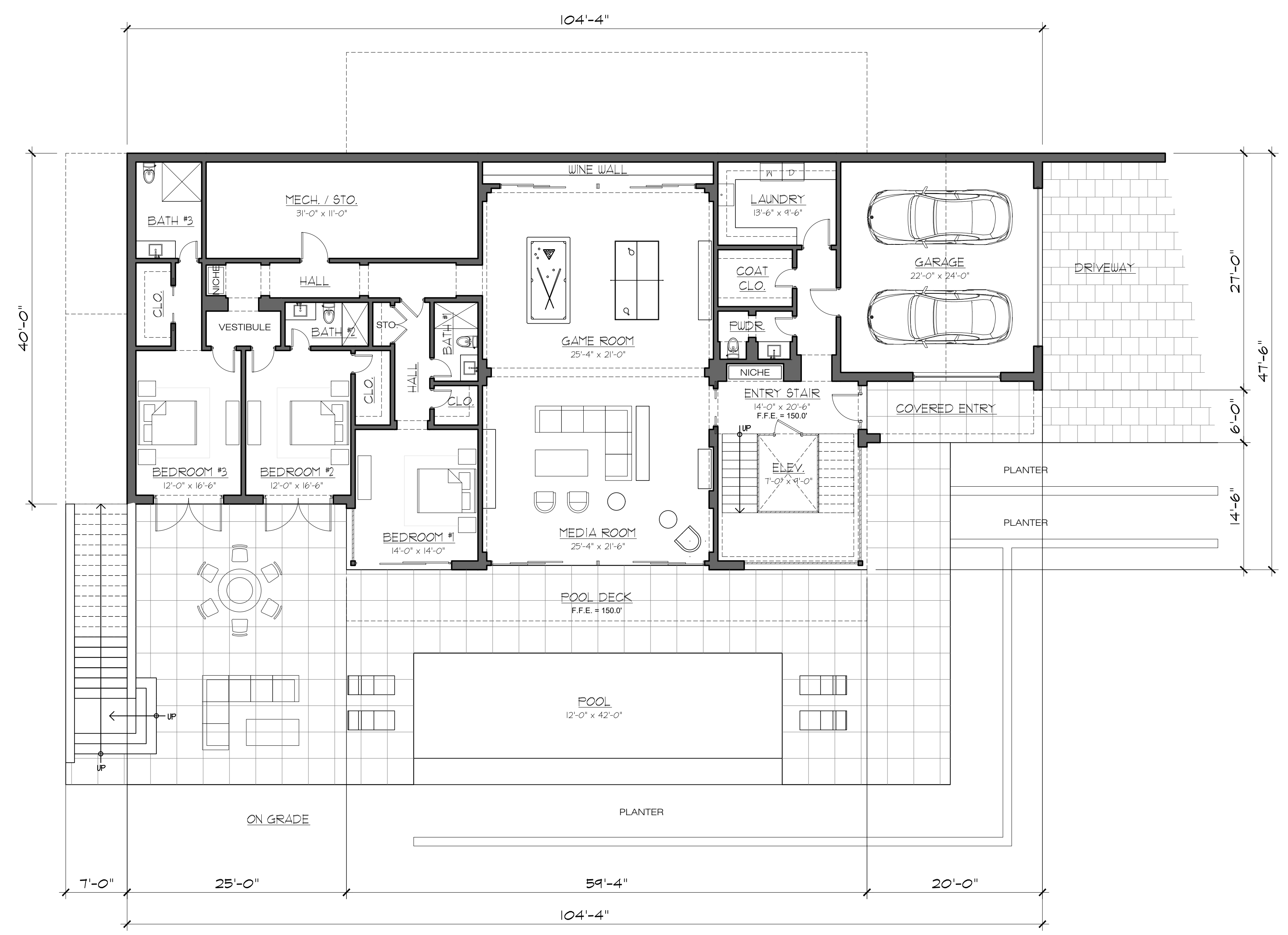
ARCHITECT

**Site Plan - Slopes**  
 JOB NAME: SPANOS - MCATA, LLC  
 3947 17 Mile Drive  
 Pebble Beach, CA  
 A.P.N.: 008-351-047-000

DATE: 1/31/2024  
 SCALE: 1/16" = 1'-0"  
 DRAWN: HRM  
 JOB NUMBER: 18.05-S

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**PROPOSED FIRST FLOOR PLAN**  
 0 8' 16' 32'  
 SCALE: 1/8" = 1'-0"

REVISION	No.

CONSULTANT:

ARCHITECT  
**ERIC MILLER ARCHITECTS, INC.**  
 211 HOFFMAN AVENUE MONTEREY, CA 93940  
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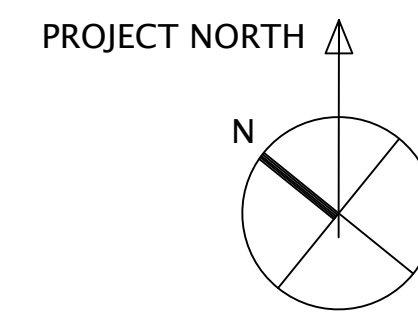
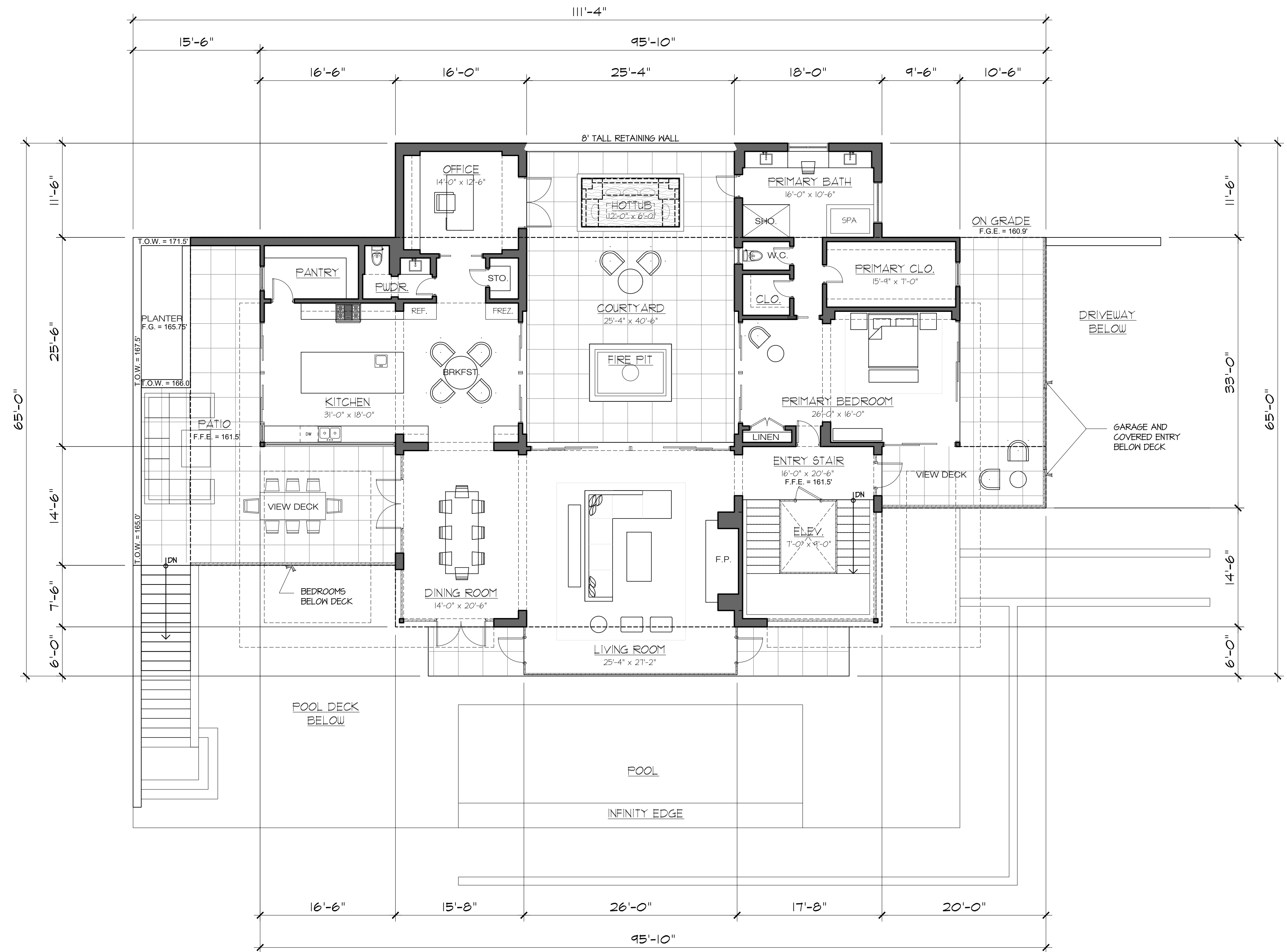
FIRST FLOOR PLAN

JOB NAME: **SPANOS - MCATA, LLC**  
 3347 17 Mile Drive  
 Pebble Beach, CA  
 A.P.N.: 008-351-047-000

DATE: 1/31/2024  
 SCALE: 1/8" = 1'-0"  
 DRAWN: HRM  
 JOB NUMBER: 18.05-5

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**PROPOSED SECOND FLOOR PLAN**  
 0' 8' 16' 32'  
 SCALE: 1/8" = 1'-0"

REVISION	No.

CONSULTANT:

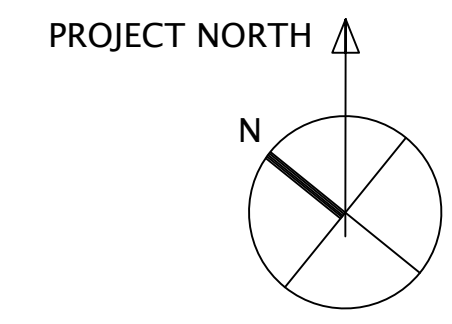
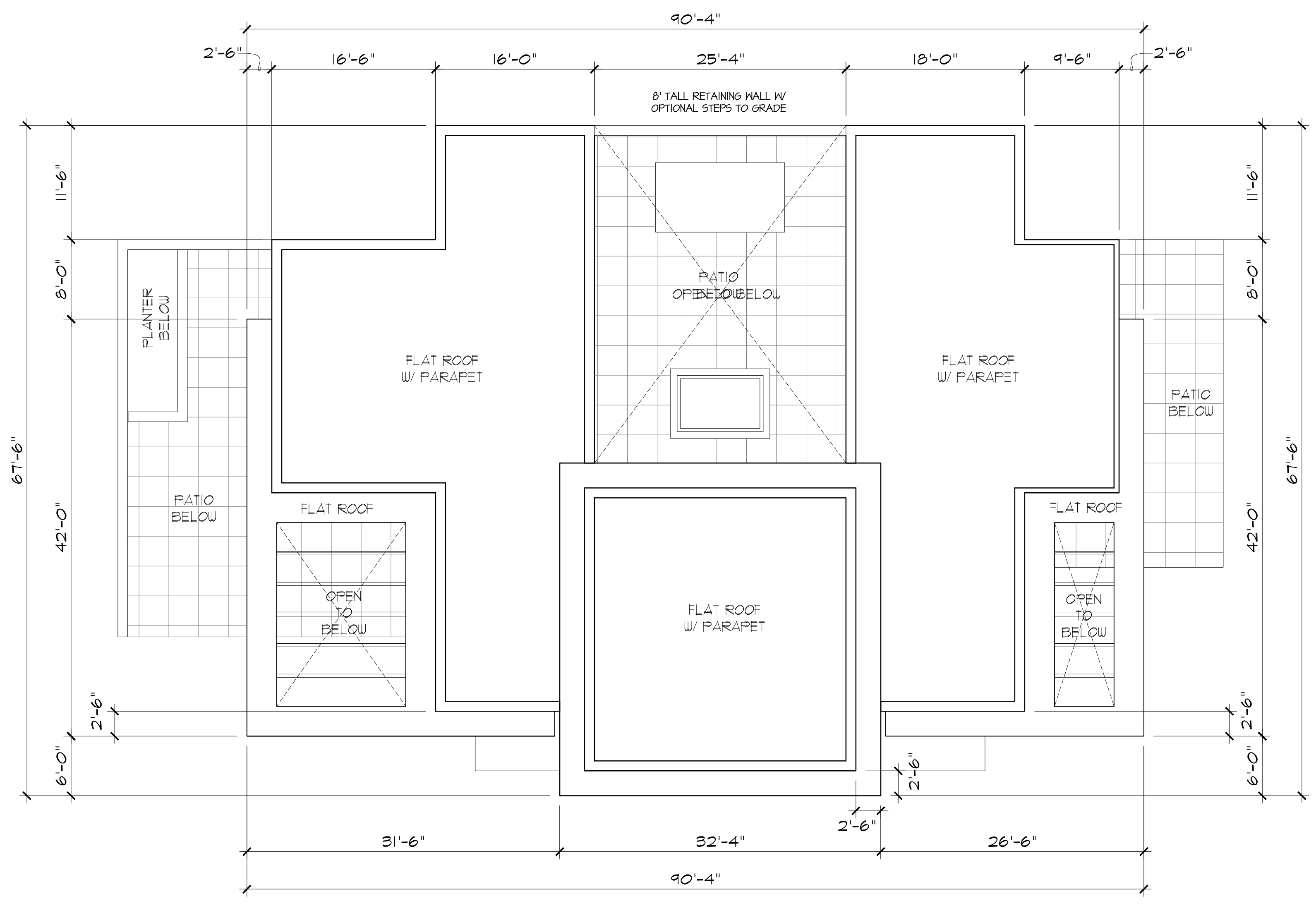
ARCHITECT  
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SECOND FLOOR PLAN  
 JOB NAME: SPANOS - MCATA, LLC  
 3347 17 Mile Drive  
 Pebble Beach, CA  
 A.P.N.: 008-351-047-000

DATE: 1/31/2024  
 SCALE: 1/8" = 1'-0"  
 DRAWN: HRM  
 JOB NUMBER: 18.05-5

**A-2.2**  
 SHEET OF

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CONSULTANT:

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**ERIC MILLER ARCHITECTS, INC.**  
 211 HOFFMAN AVENUE MONTEREY, CA 93940  
 PHONE (831) 372-0410 • FAX (831) 372-7940 • WEB: www.ericmillerarchitects.com

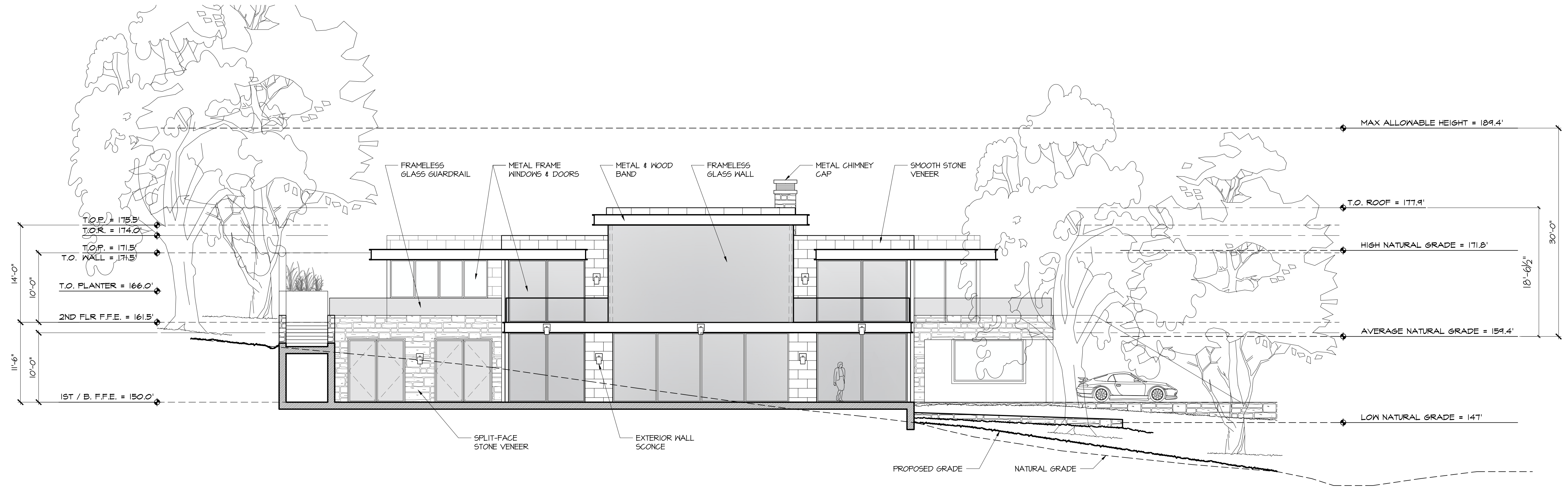
PROPOSED ROOF PLAN

JOB NAME: **SPANOS - MCATA, LLC**  
 3347 17 Mile Drive  
 Pebble Beach, CA  
 A.P.N.: 008-351-047-000

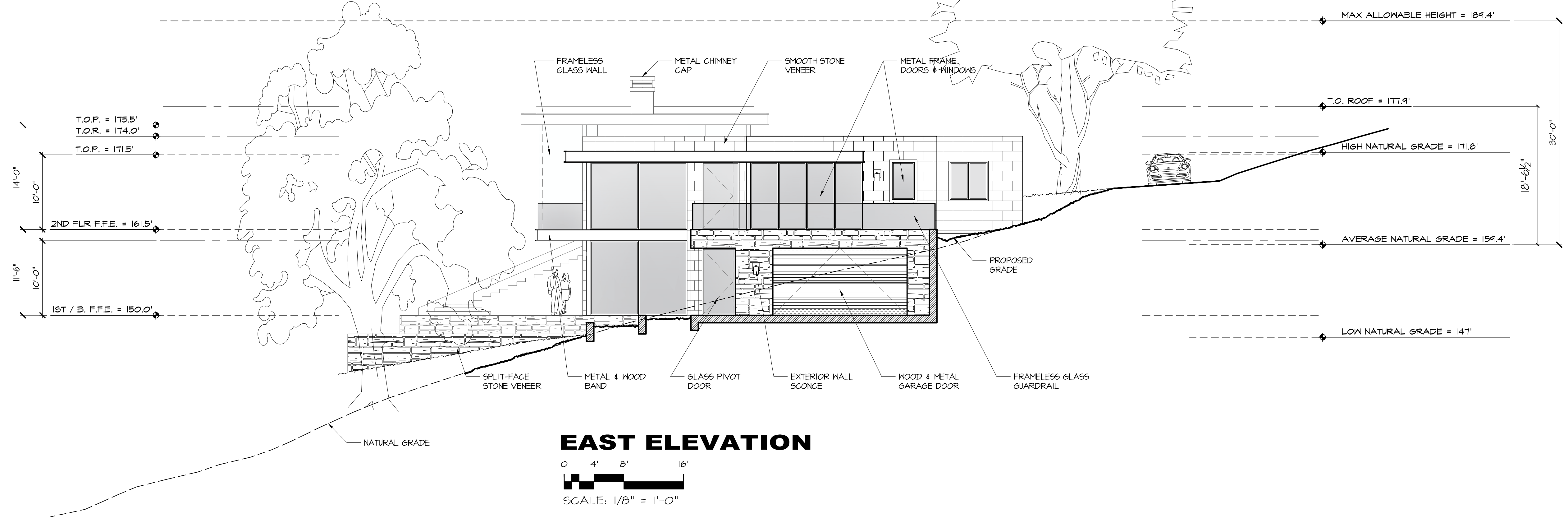
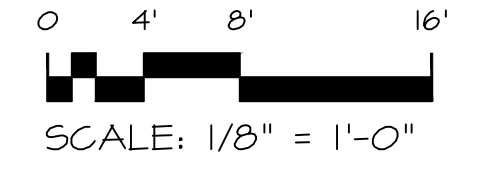
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 DRAWN: HRM  
 JOB NUMBER: 18.05-5

**A-2.3**  
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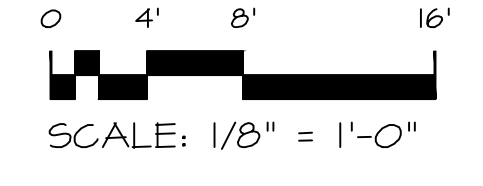
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**SOUTH ELEVATION**



**EAST ELEVATION**



REVISION	No.

CONSULTANT:

**ERIC MILLER ARCHITECTS, INC.**  
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ARCHITECT

**SOUTH & EAST ELEVATION**  
 JOB NAME: SPANOS - MCATA, LLC  
 3347 17 Mile Drive  
 Pebble Beach, CA  
 A.P.N.: 008-351-047-000

DATE: 1/31/2024

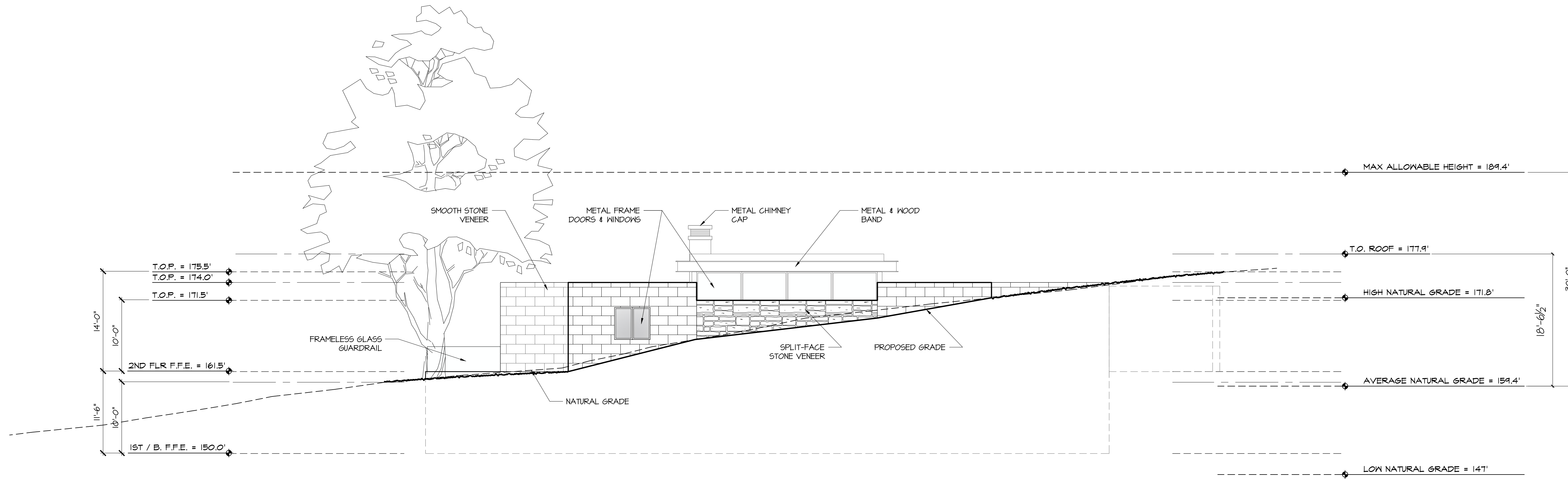
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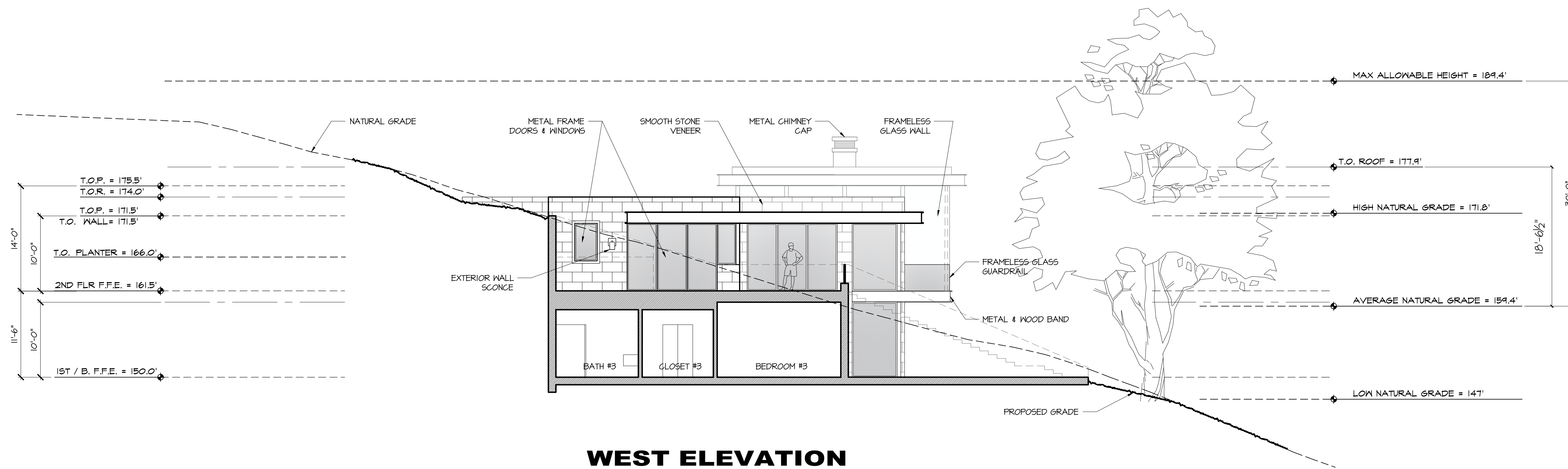
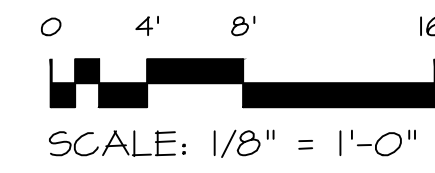
JOB NUMBER: 18.05-S

**A3.1**  
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**NORTH ELEVATION**



**WEST ELEVATION**



REVISION	No.

CONSULTANT:

ARCHITECT  
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NORTH & EAST ELEVATION  
 JOB NAME: **SPANOS - MCATA, LLC**  
 3347 17 Mile Drive  
 Pebble Beach, CA  
 A.P.N.: 008-351-047-000

DATE: 1/31/2024  
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RECESSED DOWN LIGHT  
STAINLESS STEEL  
7W LED



WALL SCONCE  
WHITE BRONZE BRUSHED  
6.6W LED

**10 EXTERIOR LIGHTING**



MINIMAL FRAME  
SLIDING GLASS DOOR



METAL FRAME WINDOWS

**7 FRAMED DOORS & WINDOWS**



**4 FRAMELESS GLASS**



BUILT UP ROOF SYSTEM WITH  
HIGH ALBEDO / HIGH EMISSIVITY

**1 FLAT ROOF**

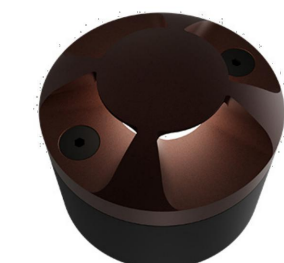


\*Designed for use with 12 VAC. LED transformer.  
\*\*For use up to 24" maximum overall height.

PATH DOWNLIGHT  
STAINLESS STEEL FINISH  
3W LED



WALL DOWNLIGHT  
STAINLESS STEEL FINISH  
3W LED

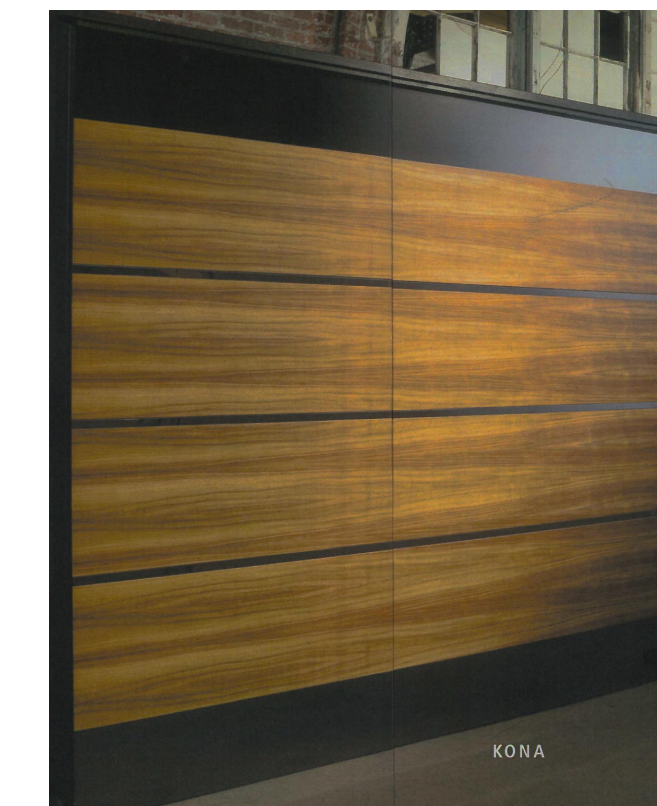


DRIVEWAY SURFACE DOWNLIGHT  
STAINLESS STEEL FINISH  
3W LED

**11 LANDSCAPE LIGHTING**

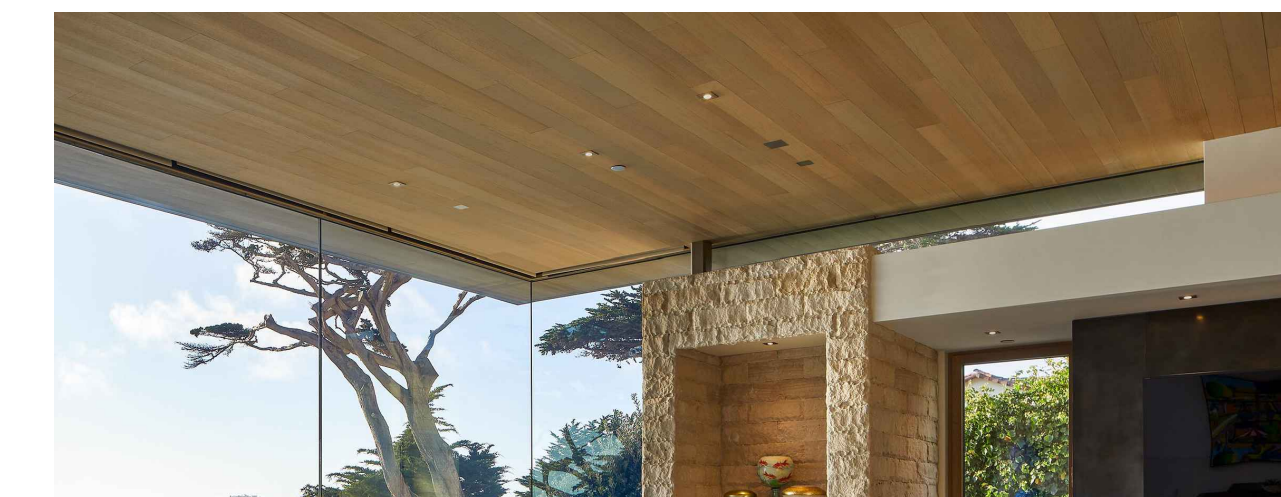


**8 DECK & STAIRS GLASS RAILING and GUARDRAIL**



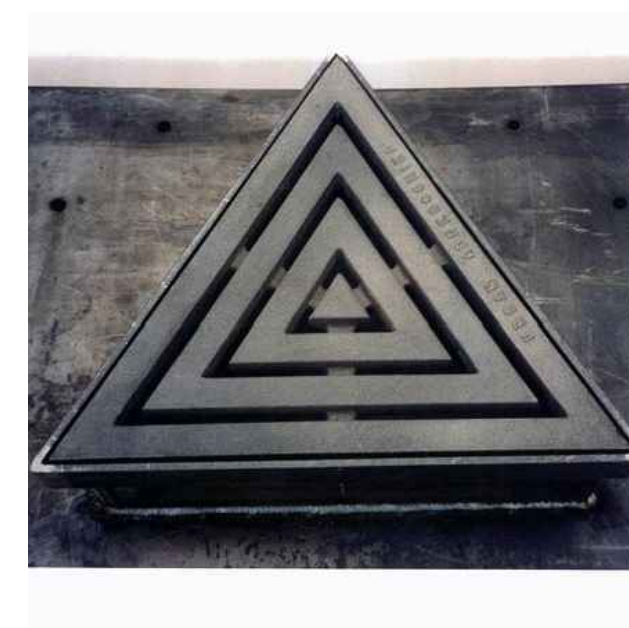
CARRIAGE HOUSE TEAK & BRONZE

**5 GARAGE / MAIN DOOR**



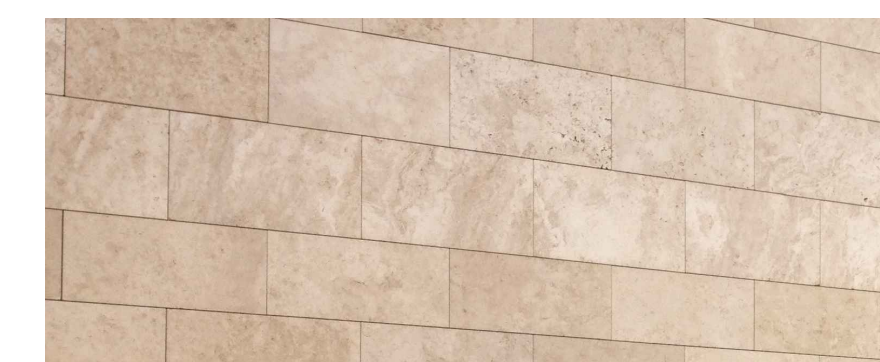
MAHOGANY

**2 WOOD CEILING / SOFFIT**



URBAN ACCESSORIES:  
LABYRINTH TRENCH DRAIN &  
TRIANGLE DRAIN COVER

**9 TRENCH GRATES DRAIN COVER**



SMOOTH STONE VENEER



FOND DU LAC STONE VENEER

**6 EXTERIOR WALL**



DECK PAVING



PERMEABLE PAVERS  
BY: PACIFIC HYDRO-FLO  
COLOR: TAN/BROWN

**3 PAVING**

REVISION	No.

CONSULTANT:

ARCHITECT  
**ERIC MILLER ARCHITECTS, INC.**  
211 HOFFMAN AVENUE MONTEREY, CA 93940  
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MATERIAL SAMPLE  
JOB NAME: SPANOS - MCATA, LLC  
3347 17 Mile Drive  
Pebble Beach, CA  
A.P.N.: 008-351-047-000

DATE: 1/31/2024  
SCALE: N.T.S.  
DRAWN: HRM  
JOB NUMBER: 18.05-S

**A-7.1**  
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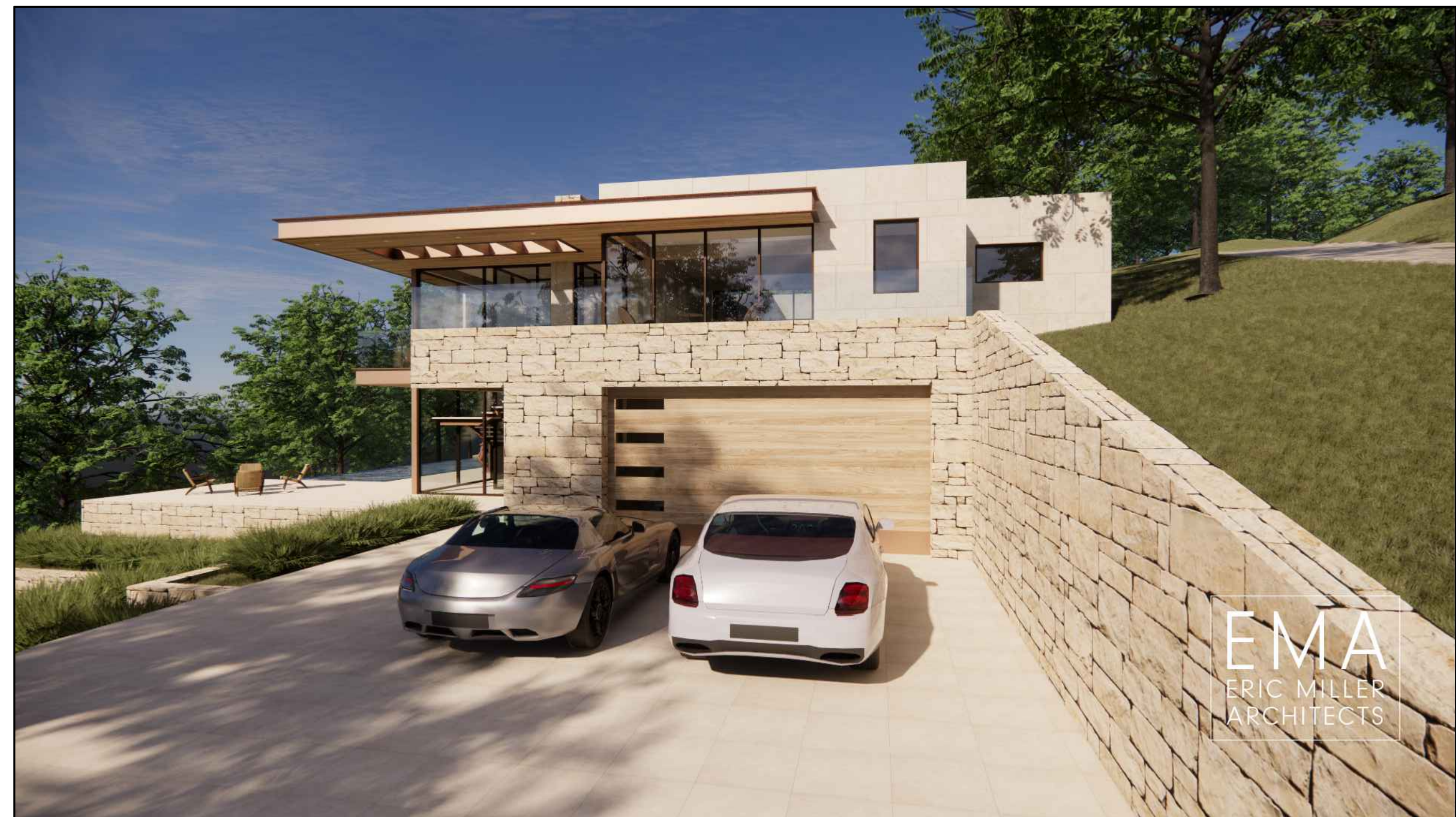
NORTH PERSPECTIVE



WEST PERSPECTIVE



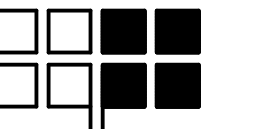
SOUTH PERSPECTIVE



EAST PERSPECTIVE

REVISION	No.

CONSULTANT:



**ERIC MILLER ARCHITECTS, INC.**  
 211 HOFFMAN AVENUE, MONTEREY, CA 93940  
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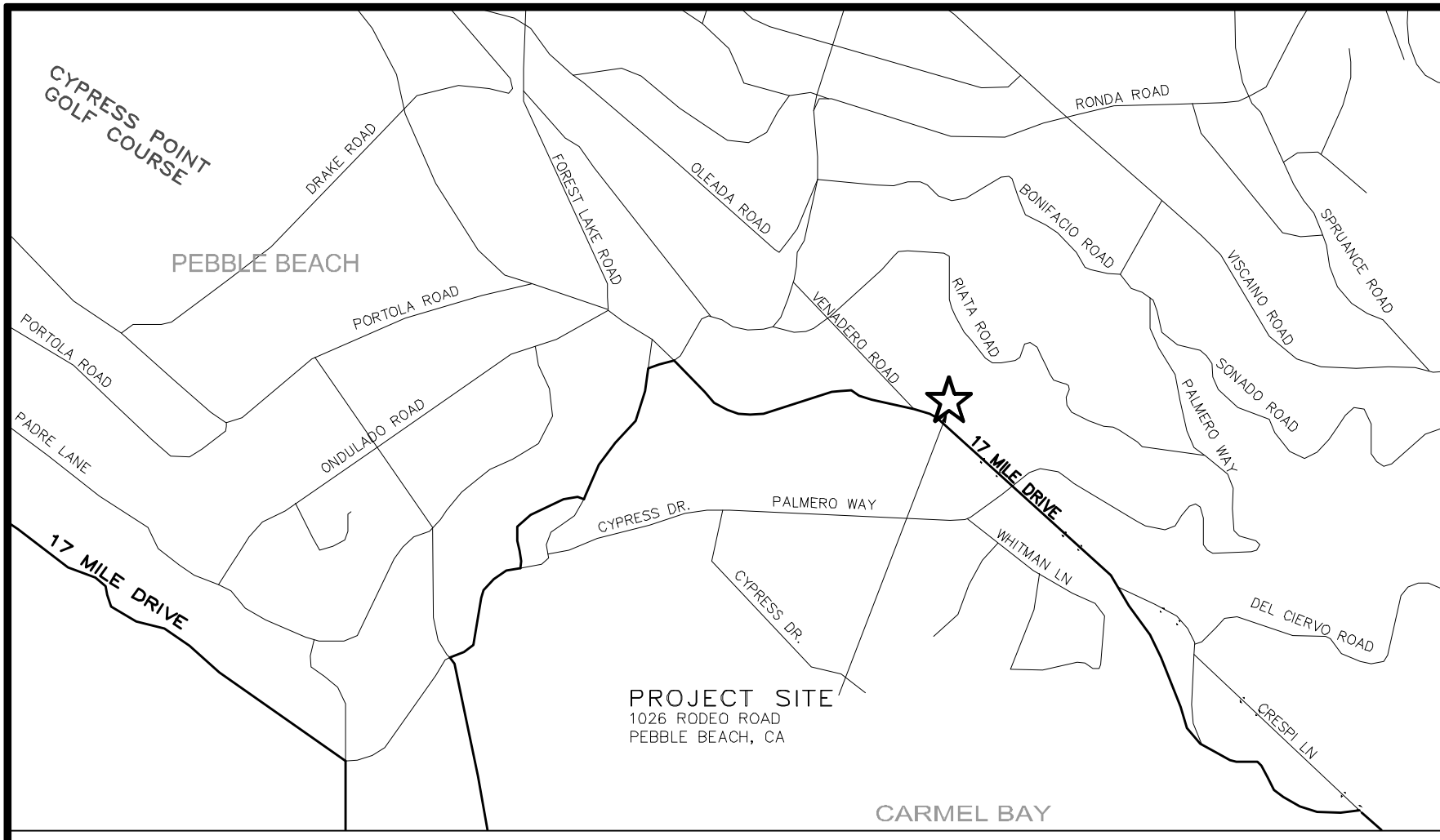
ARCHITECT

RENDERING

JOB NAME: SPANOS - MCATA, LLC  
 3347 17 Mile Drive  
 Pebble Beach, CA  
 A.P.N.: 008-351-047-000

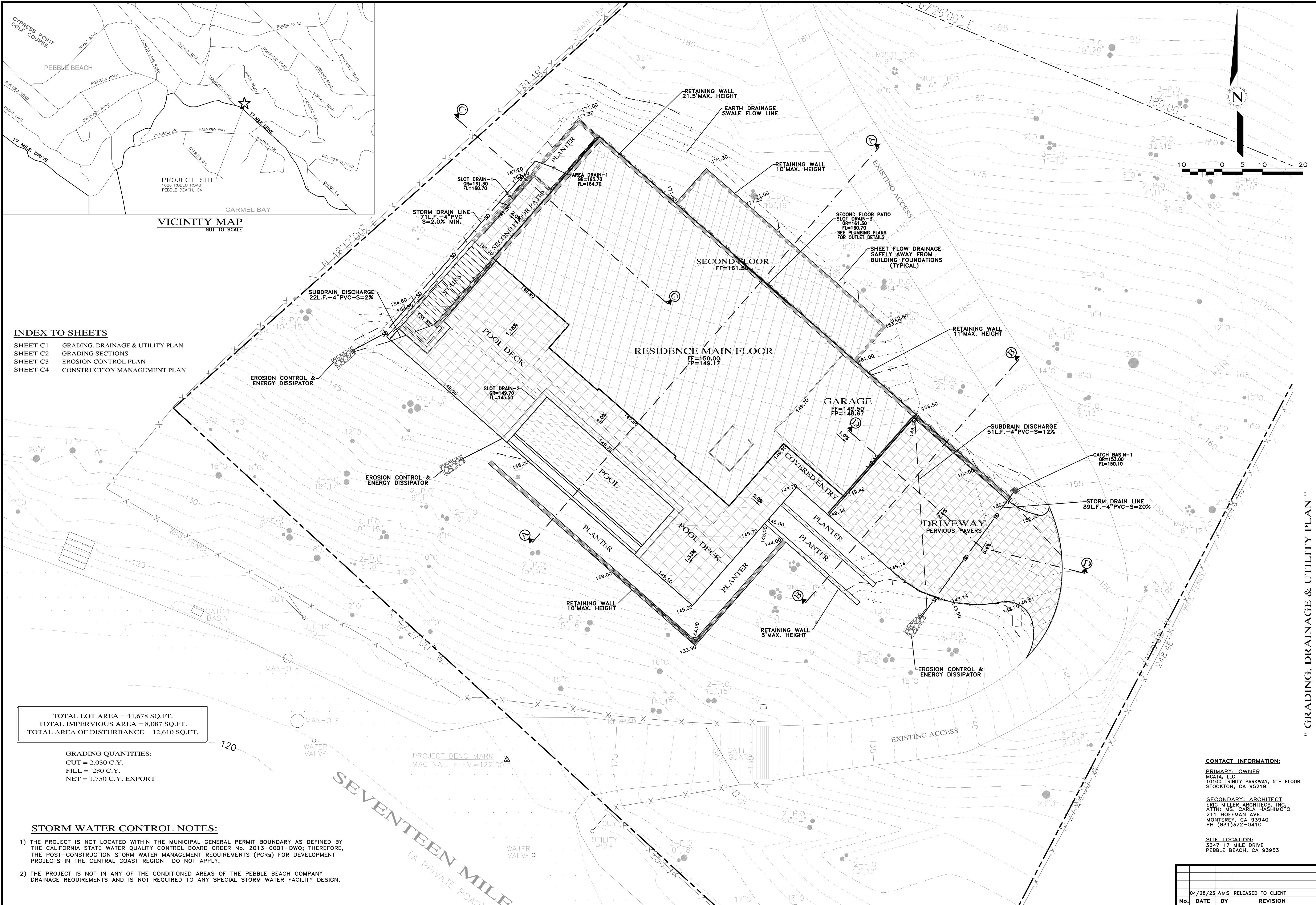
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SCALE:	N.T.S.
DRAWN:	CJH
JOB NUMBER:	18.05-5

**A-7.2**  
 SHEET OF



**VICINITY MAP**  
NOT TO SCALE

- INDEX TO SHEETS**
- SHEET C1 GRADING, DRAINAGE & UTILITY PLAN
  - SHEET C2 GRADING SECTIONS
  - SHEET C3 EROSION CONTROL PLAN
  - SHEET C4 CONSTRUCTION MANAGEMENT PLAN



TOTAL LOT AREA = 44,678 SQ.FT.  
TOTAL IMPERVIOUS AREA = 8,087 SQ.FT.  
TOTAL AREA OF DISTURBANCE = 12,610 SQ.FT.

**GRADING QUANTITIES:**  
CUT = 2,030 C.Y.  
FILL = 280 C.Y.  
NET = 1,750 C.Y. EXPORT

- STORM WATER CONTROL NOTES:**
- 1) THE PROJECT IS NOT LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER No. 2015-0001-DWQ; THEREFORE, THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRs) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.
  - 2) THE PROJECT IS NOT IN ANY OF THE CONDITIONED AREAS OF THE PEBBLE BEACH COMPANY DRAINAGE REQUIREMENTS AND IS NOT REQUIRED TO ANY SPECIAL STORM WATER FACILITY DESIGN.

**CONTACT INFORMATION:**  
**PRIMARY: OWNER**  
MCATA, LLC  
10100 TRINITY PARKWAY, 5TH FLOOR  
STOCKTON, CA 95219  
**SECONDARY: ARCHITECT**  
ERIC MILLER ARCHITECTS, INC.  
ATTN: MS. CARLA HASHIMOTO  
211 HOFFMAN AVE.  
MONTEREY, CA 93940  
PH (851)372-0410  
**SITE LOCATION:**  
3347 17 MILE DRIVE  
PEBBLE BEACH, CA 93953

**" GRADING, DRAINAGE & UTILITY PLAN "**  
**GRADING, DRAINAGE & EROSION CONTROL PLAN**  
 OF  
**SPANOS - MCATA, LLC RESIDENCE**  
 A.P.N.: 008-351-047  
 PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA  
 FOR  
 MCATA, LLC

SCALE: 1"=10'	
DATE: APRIL 2023	
JOB NO. 2105-01	
SHEET	<b>C1</b>
OF 4 SHEETS	

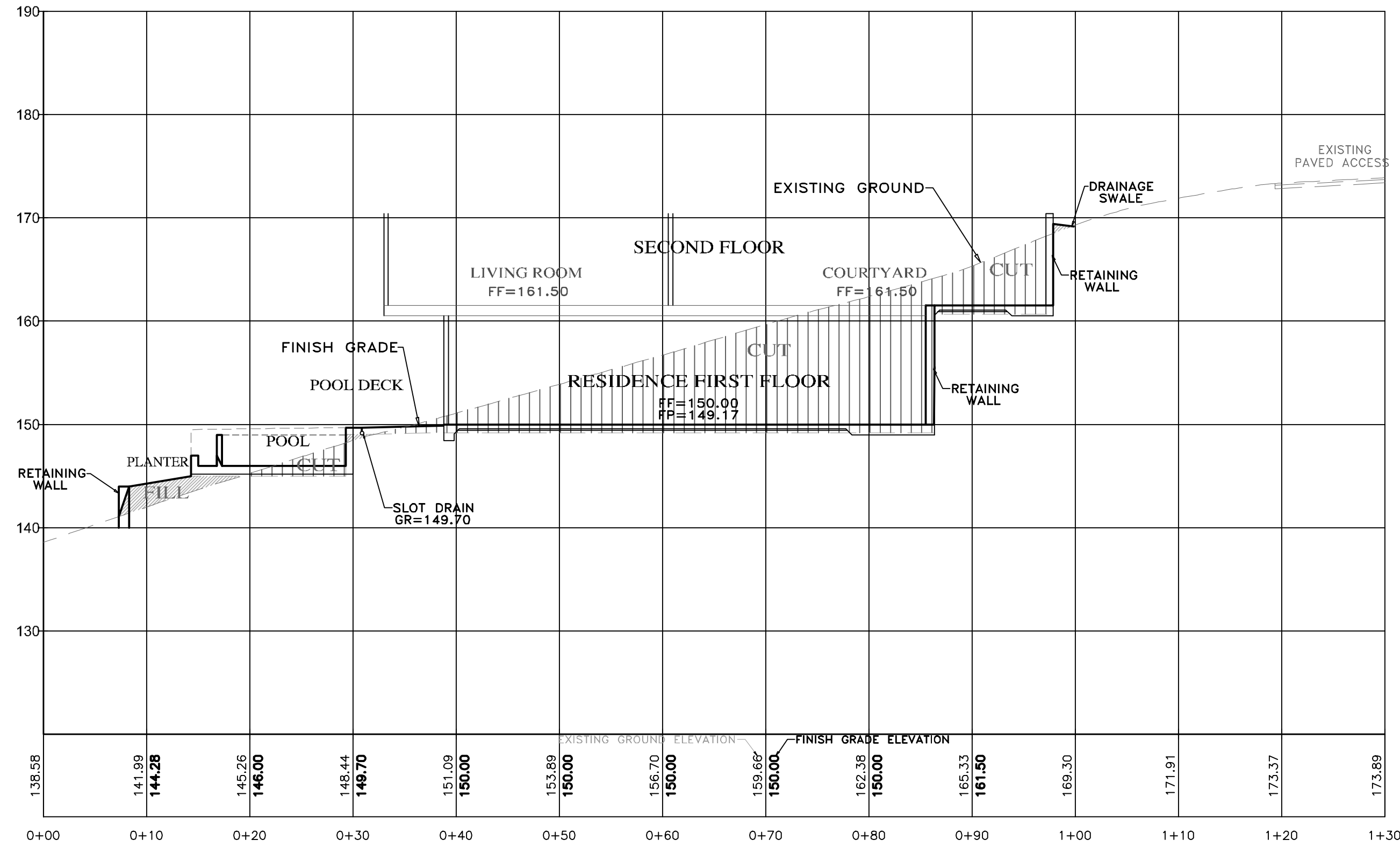
No.	DATE	BY	REVISION

APPROVED BY:

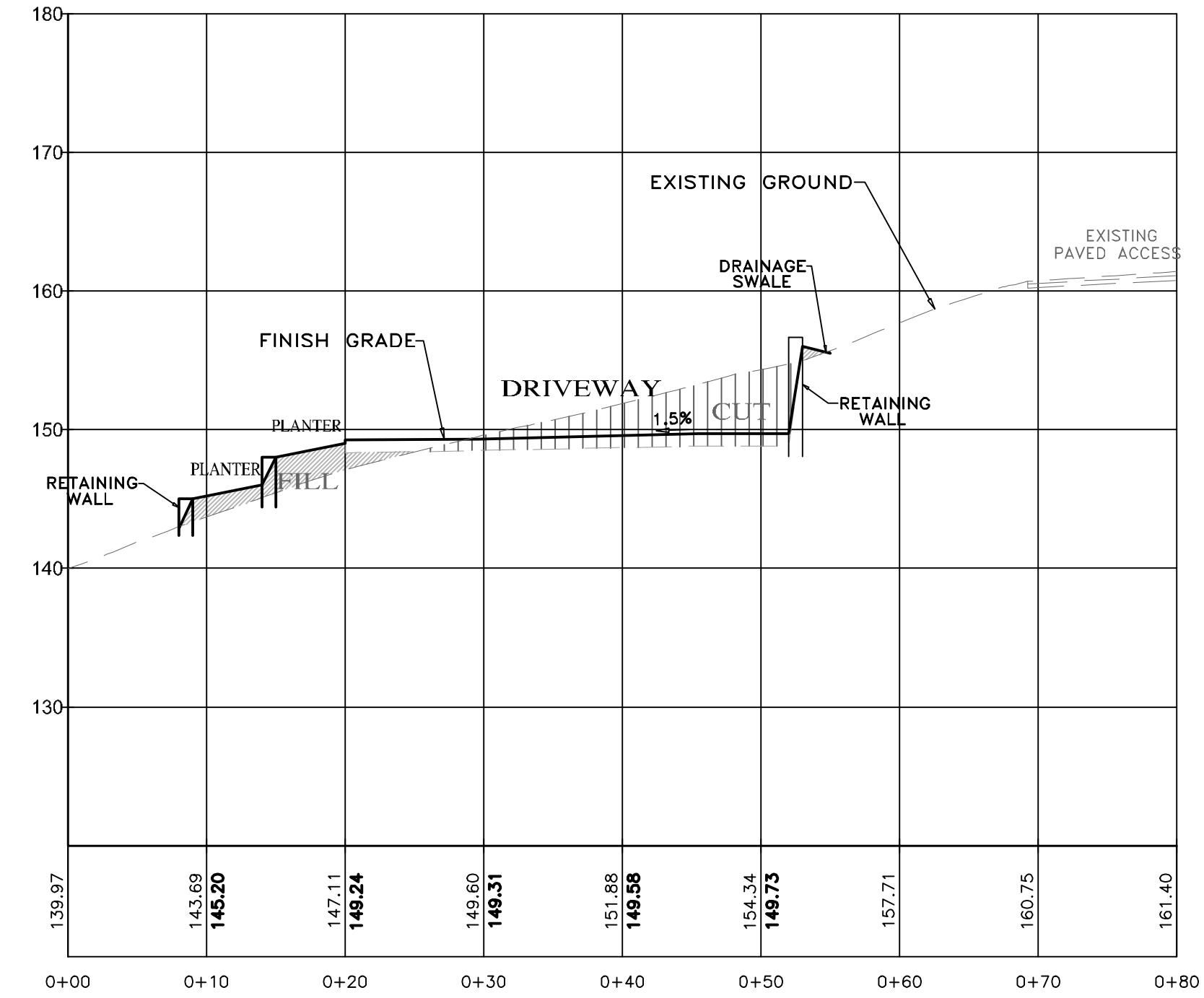
GUY R. GIRARDO

**LANDSET**  
ENGINEERS, INC.  
520-B Gray Horse Canyon Road  
Salinas, California 95307 443-3801  
www.landseteng.com

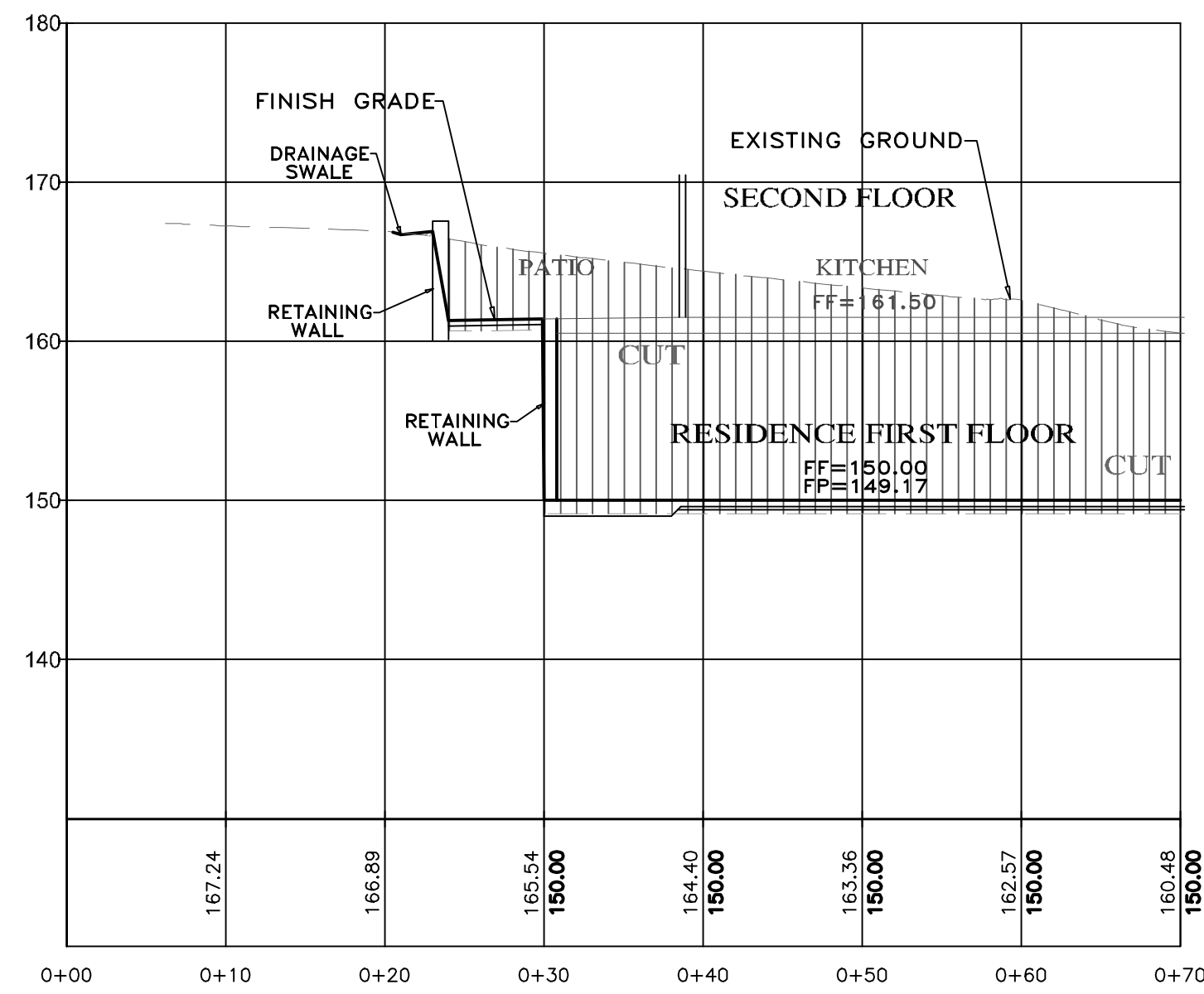
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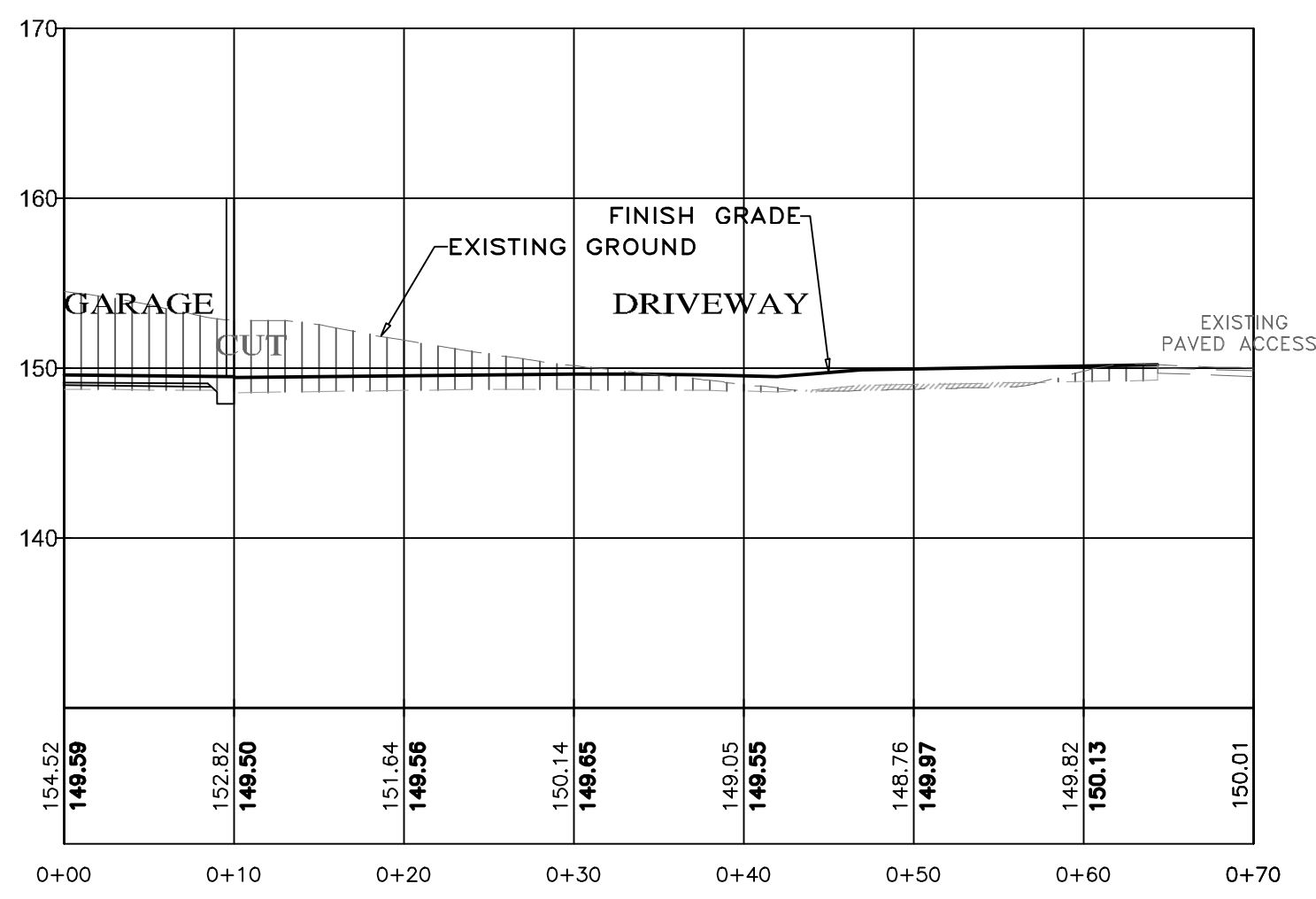
SECTION A-A  
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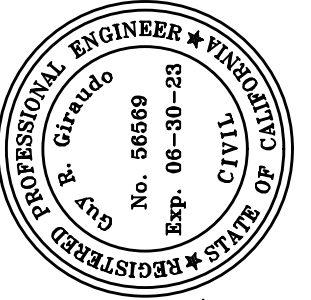
SECTION B-B  
SCALE: 1"=10' H&V



SECTION C-C  
SCALE: 1"=10' H&V



SECTION D-D  
SCALE: 1"=10' H&V



APPROVED BY:  
**GUY R. GIRARDO**



" GRADING SECTIONS "

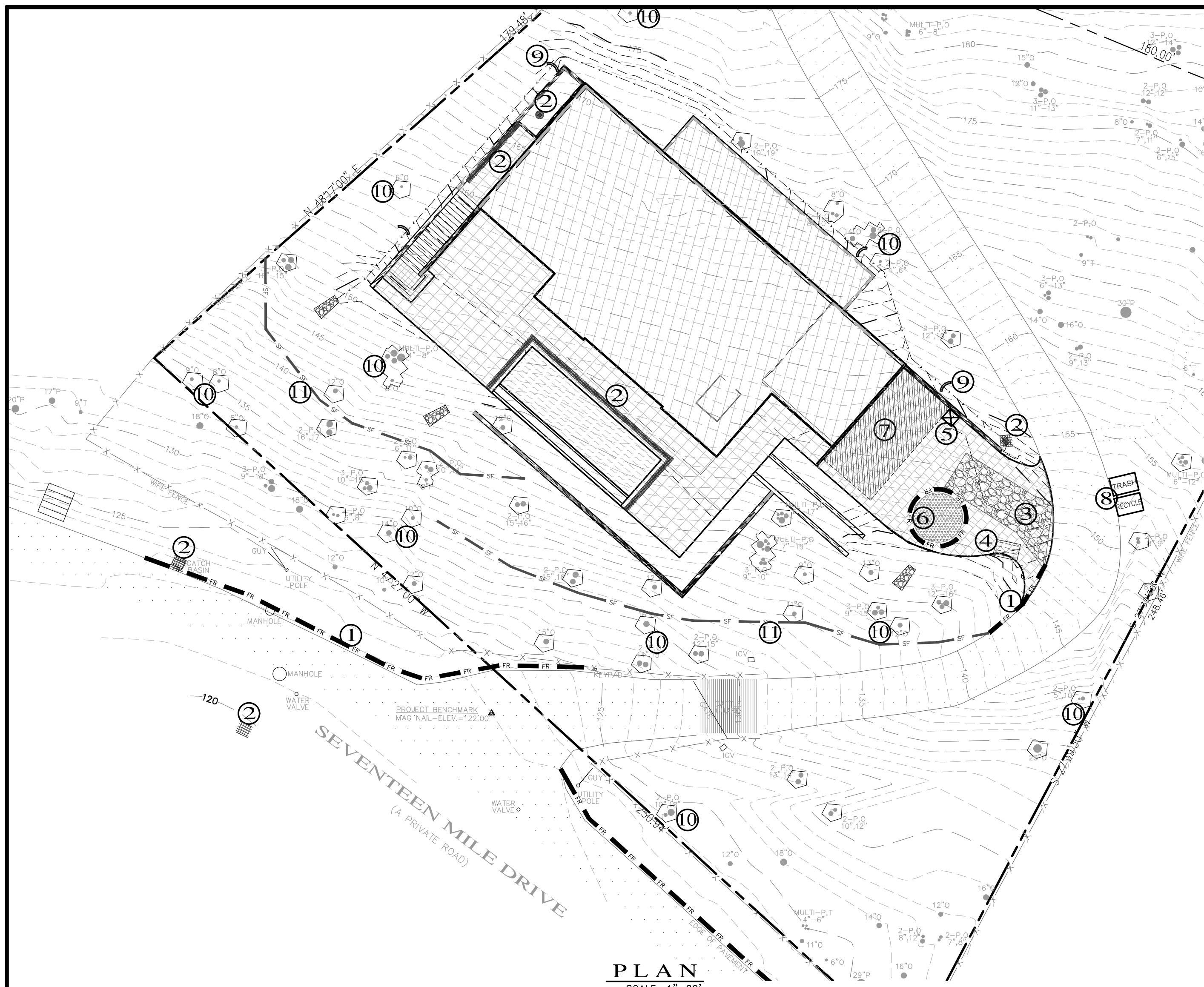
**GRADING, DRAINAGE & EROSION CONTROL PLAN**  
OF  
**SPANOS - MCATA, LLC RESIDENCE**  
A.P.N.: 008-351-047  
FOR  
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA  
MCATA, LLC

SCALE: 1"=10' H&V  
DATE: APRIL 2023  
JOB NO. 2105-01

No.	DATE	BY	REVISION

SHEET **C2**  
OF 4 SHEETS

LS\PROJ\2105-SPANOS-SK\B106-CIVIL\DWG\B106-GRADING.DWG/24-03-23



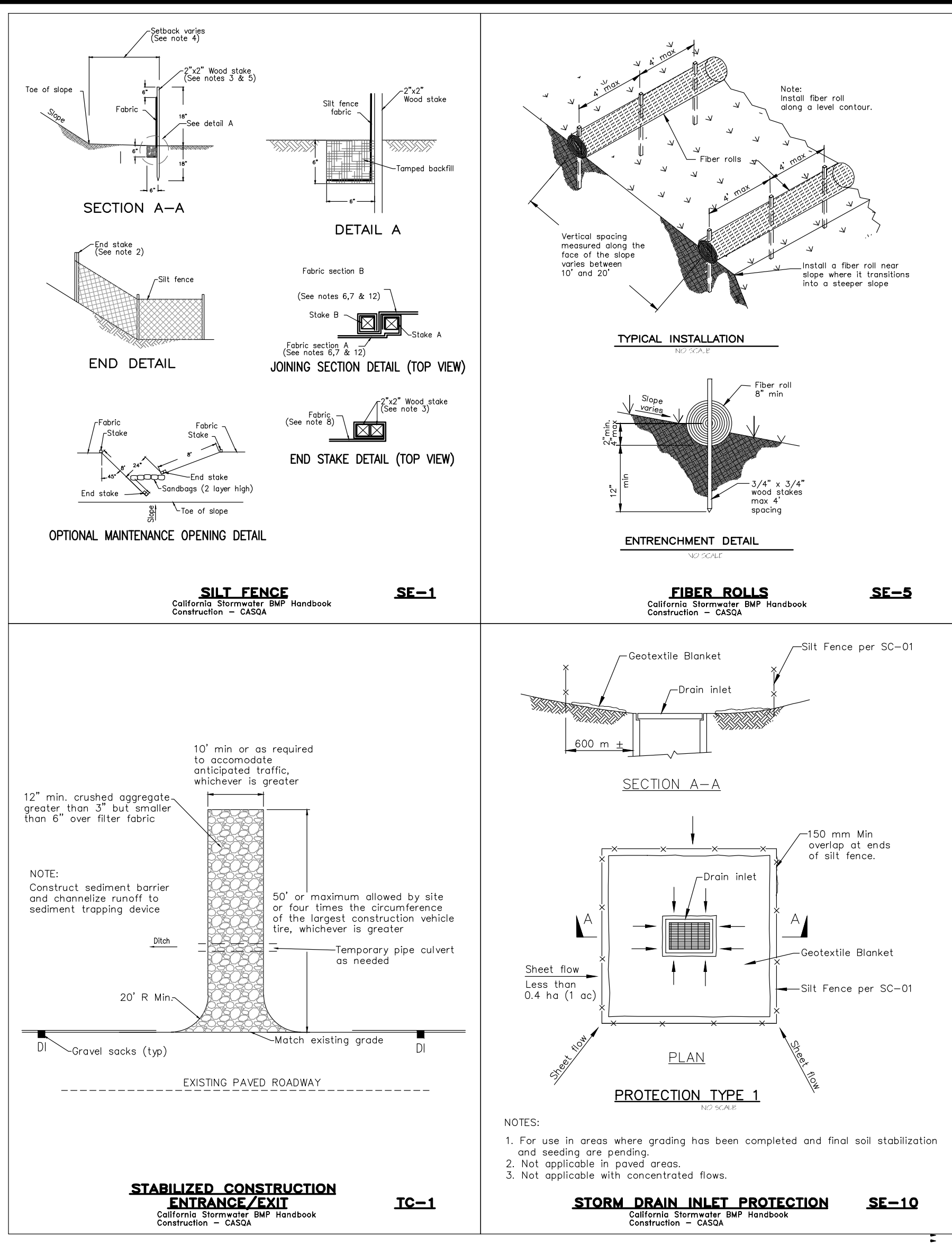
**LEGEND:**

- ① **FR** FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ON-SITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER), SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.
- ② **DI** DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER - SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.
- ③ **SC** STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP-DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.
- ④ **WC** CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.
- ⑤ **ST** SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ON-SITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE.
- ⑥ **SM** STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM.
- ⑦ **SA** CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLIFIED SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.
- ⑧ **TRASH/RECYCLE** WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATER-TIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ON-SITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.
- ⑨ **GC** GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL BE MADE OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 40Z/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH 1/2" - 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.
- ⑩ **TP** TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BY A LICENSED AND CERTIFIED ARBORIST.
- ⑪ **SF** SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEPT INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

**PLAN**  
SCALE: 1"=20'

**EROSION & SEDIMENT CONTROL NOTES:**

- 1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE COUNTY OF MONTEREY EROSION CONTROL ORDINANCE.
- 2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.
- 3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
- 4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
- 5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
- 6) EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.
- 7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
- 8) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
- 9) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
- 10) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDING WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.
- 11) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.
- 12) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDING WITH THE FOLLOWING EROSION CONTROL MIX: *BROMUS CARINATUS* (CALIFORNIA BROME), *VULPIA MICROSTACHYS* (NUTTALL'S FESCUE), *ELYMUS GLAUCUS* (BLUE WILD RYE), *HORDEUM BRACHYANTHERUM* (MEADOW BARLEY), *FESTUCA RUNRA* (MOLATE BLUE) AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.
- 13) THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
- 14) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO COUNTY RMA-ENVIRONMENTAL SERVICES PRIOR TO BEG. WORK.



**TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS**

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. Verify material below shallow foundations are adequate to achieve the design bearing capacity	--	X
2. Verify excavations are extended to proper depth and have reached proper material	--	X
3. Perform classification and testing of compacted fill materials	--	X
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill.	X	--
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	--	X

**CONSTRUCTION INSPECTION REQUIREMENTS**

- A-PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
- B-DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-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.
- C-PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-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.

**Material Delivery and Storage WM-1**

**Description and Purpose**  
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMP's in this section.

**Categories**  
EC Erosion Control  
SE Sediment Control  
TC Tracking Control  
WE Wind Erosion Control  
NS Non-Stormwater Management Control  
WM Waste Management and Materials Pollution Control

**Legend:**  
☑ Primary Category  
☑ Secondary Category

**Targeted Constituents**  
Sediment  
Nutrients  
Trash  
Metals  
Bacteria  
Oil and Grease  
Organics

**Potential Alternatives**  
None

**Stockpile Management WM-3**

**Description and Purpose**  
Stockpile management procedures and practices are designed to reduce or eliminate air and stormwater pollution from stockpiles of soil, soil amendments, sand, paving materials such as portland cement concrete (PCC) rubble, asphalt concrete (AC), asphalt concrete rubble, aggregate base, aggregate sub-base or pre-mixed aggregate, asphalt binder (so-called "cold mix" asphalt), and pressure treated wood.

**Categories**  
EC Erosion Control  
SE Sediment Control  
TC Tracking Control  
WE Wind Erosion Control  
NS Non-Stormwater Management Control  
WM Waste Management and Materials Pollution Control

**Legend:**  
☑ Primary Category  
☑ Secondary Category

**Targeted Constituents**  
Sediment  
Nutrients  
Trash  
Metals  
Bacteria  
Oil and Grease  
Organics

**Potential Alternatives**  
None

**Hazardous Waste Management WM-6**

**Description and Purpose**  
Prevent or reduce the discharge of pollutants to stormwater from hazardous waste through proper material use, waste disposal, and training of employees and subcontractors.

**Categories**  
EC Erosion Control  
SE Sediment Control  
TC Tracking Control  
WE Wind Erosion Control  
NS Non-Stormwater Management Control  
WM Waste Management and Materials Pollution Control

**Legend:**  
☑ Primary Objective  
☑ Secondary Objective

**Targeted Constituents**  
Sediment  
Nutrients  
Trash  
Metals  
Bacteria  
Oil and Grease  
Organics

**Potential Alternatives**  
None

**Sanitary/Septic Waste Management WM-9**

**Description and Purpose**  
Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

**Categories**  
EC Erosion Control  
SE Sediment Control  
TC Tracking Control  
WE Wind Erosion Control  
NS Non-Stormwater Management Control  
WM Waste Management and Materials Pollution Control

**Legend:**  
☑ Primary Category  
☑ Secondary Category

**Targeted Constituents**  
Sediment  
Nutrients  
Trash  
Metals  
Bacteria  
Oil and Grease  
Organics

**Potential Alternatives**  
None

**Solid Waste Management WM-5**

**Description and Purpose**  
Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and subcontractors.

**Categories**  
EC Erosion Control  
SE Sediment Control  
TC Tracking Control  
WE Wind Erosion Control  
NS Non-Stormwater Management Control  
WM Waste Management and Materials Pollution Control

**Legend:**  
☑ Primary Objective  
☑ Secondary Objective

**Targeted Constituents**  
Sediment  
Nutrients  
Trash  
Metals  
Bacteria  
Oil and Grease  
Organics

**Potential Alternatives**  
None

**Preservation Of Existing Vegetation EC-2**

**Description and Purpose**  
Carefully planned preservation of existing vegetation minimizes the potential of removing or injuring existing trees, vines, shrubs, and grasses that protect soil from erosion.

**Categories**  
EC Erosion Control  
SE Sediment Control  
TC Tracking Control  
WE Wind Erosion Control  
NS Non-Stormwater Management Control  
WM Waste Management and Materials Pollution Control

**Legend:**  
☑ Primary Objective  
☑ Secondary Objective

**Targeted Constituents**  
Sediment  
Nutrients  
Trash  
Metals  
Bacteria  
Oil and Grease  
Organics

**Potential Alternatives**  
None

APPROVED BY:

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**"EROSION & SEDIMENT CONTROL PLAN"**

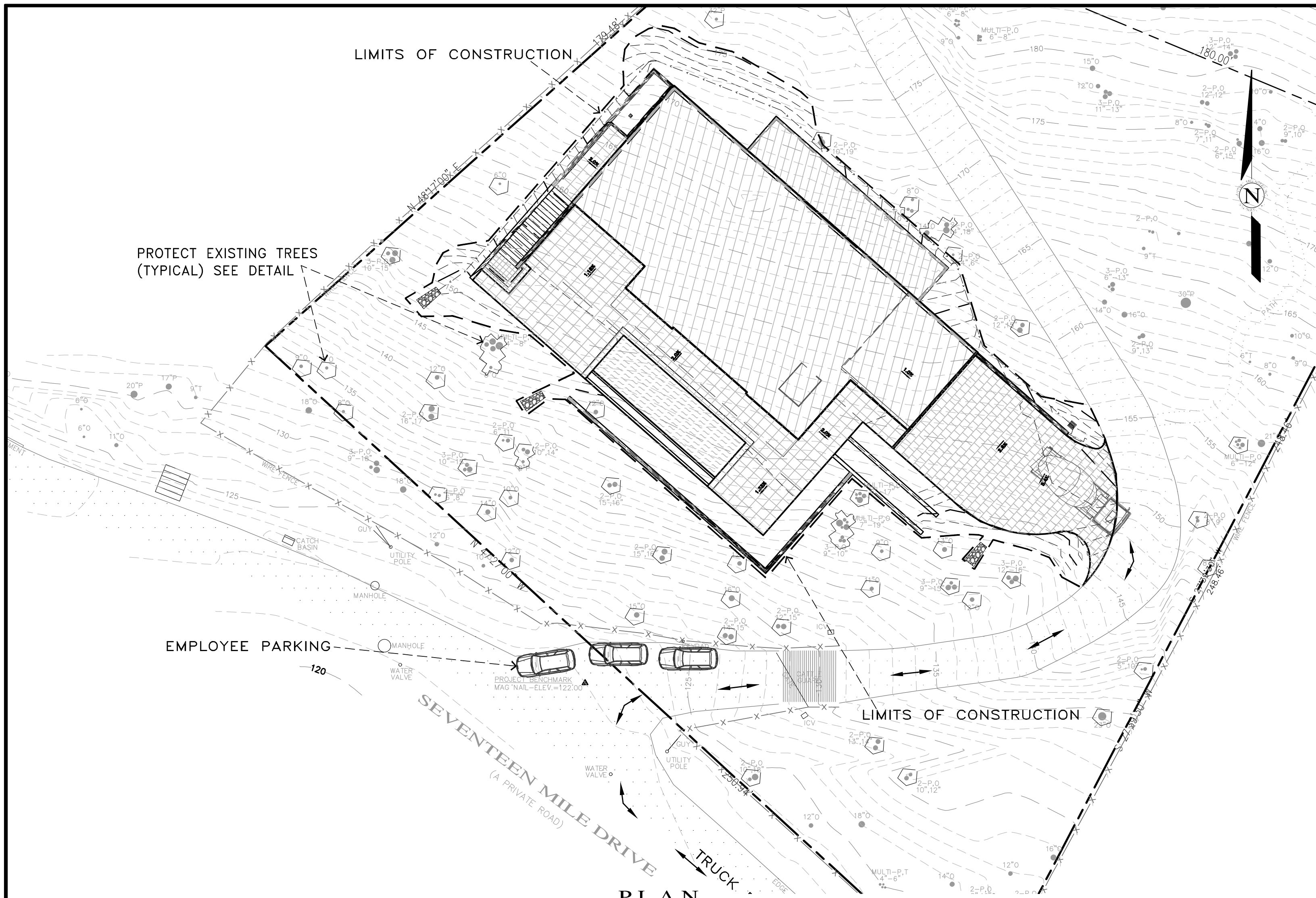
**SPANOS - MCATA, LLC RESIDENCE**  
OF  
**GRADING, DRAINAGE & EROSION CONTROL PLAN**

PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA  
FOR MCATA, LLC

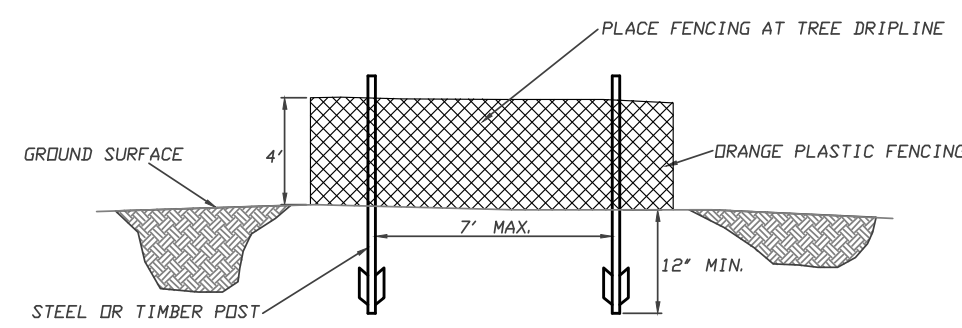
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DATE: APRIL 2023  
JOB NO. 2105-01

SHEET **C3** OF 4 SHEETS

No.	DATE	BY	REVISION
	04/28/23	AMS	RELEASED TO CLIENT



**PLAN**  
SCALE: 1"=20'



**FENCING (ESA) DETAIL**  
Scale: NTS

EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:  
2,030 CY CUT  
280 CY FILL

**CONSTRUCTION STAGING:**

- A. MOBILIZE, CLEAR & GRAB.
  - B. SITE GRADING.
  - C. UTILITY INSTALLATION.
  - D. CONSTRUCT STRUCTURE.
  - E. INSTALL PAVERS AND LANDSCAPING.
  - F. SITE CLEANING, PUNCH LIST.
- SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL.

CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STAGED ON THE 17 MILES DRIVE AT ANY TIME DURING CONSTRUCTION. MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY.

**HAUL ROUTES:**  
HAUL TRUCKS ENTER THE SITE FROM THE HIGHWAY 1 TO 17 MILE DRIVE. (HAUL TRUCKS EXIT IN THE SAME FASHION.) VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE ON THE 17 MILE DRIVE. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

**MATERIAL DELIVERIES:**  
IN THE EVENT THAT MATERIAL DELIVERIES CAUSE THE 17 MILE DRIVE TO BE PARTIALLY BLOCKED BY DELIVERY TRUCKS OR LOADING/UNLOADING OPERATIONS, A FLAGMAN SHALL BE PRESENT TO DIRECT TRAFFIC AROUND THE LANE OBSTRUCTION. THE FLAGMAN SHALL BE PRESENT AT ALL TIMES DURING WHICH DELIVERY CONSTRUCTION OPERATIONS MAY IMPACT TRAFFIC ON THE 17 MILE DRIVE AND SURROUNDING STREETS.

**EMPLOYEE PARKING:**  
LIMITED EMPLOYEE PARKING ON-SITE. EMPLOYEES SHALL USE PUBLIC PARKING LOTS AND CARPOOL TO JOBSITE. ON-SITE PARKING SHALL BE IN LEGAL SPACES ALONG THE 17 MILE DRIE, OBEYING ALL PARKING LAWS. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

**LIMITS OF CONSTRUCTION:** ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE BORDER AS SHOWN. EXISTING CYPRESS AND PINE TREES LOCATED WITHIN THE LIMITS SHOWN SHALL BE SURROUNDED BY ORANGE PROTECTIVE FENCING (SEE DETAIL).

**TRUCK TRIP GENERATION CHART:**

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
CLEARING	3	2
GRADING & SOIL REMOVAL (EXPORT)	87	13
ENGINEERING MATERIALS (IMPORT)	2	1
<b>TOTALS</b>	<b>92</b>	<b>16</b>

**TRUCK TRIP GENERATION NOTES:**

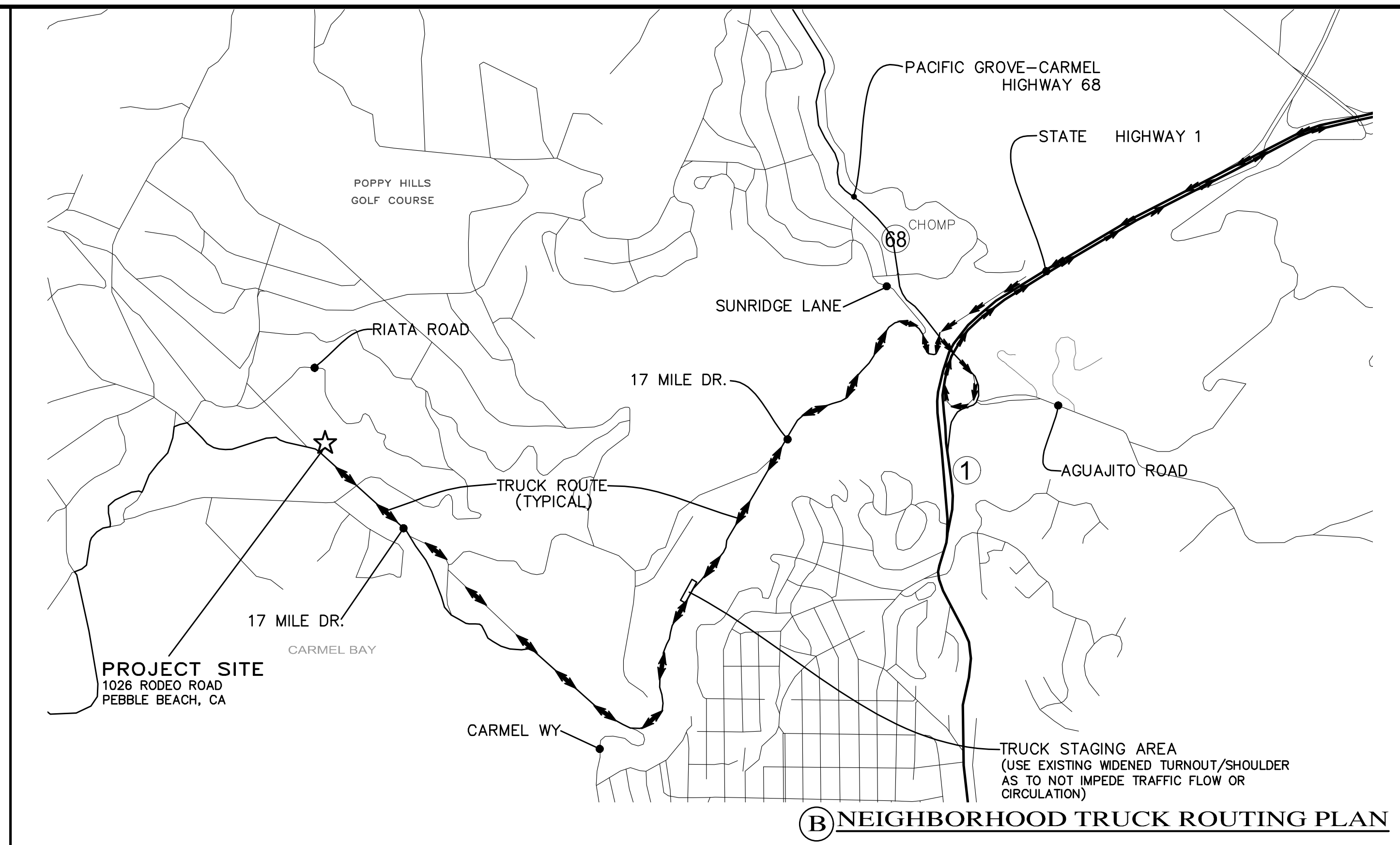
1. TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 7 TRUCK LOADS PER DAY.
2. THERE ARE 1,750 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 16 WORKING DAYS TO COMPLETE.
4. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 150 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 6-10

HOURS OF OPERATION/DAY: 8

PROJECT SCHEDULING: PROJECTED START DATE 22 MAY 2023, 16 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

**(A) CONSTRUCTION STAGING PLAN**  
SCALE: 1"=30'



**(B) NEIGHBORHOOD TRUCK ROUTING PLAN**



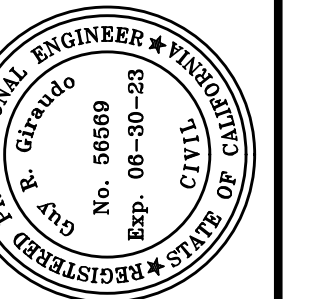
**(C) OVERALL TRUCK ROUTING PLAN**  
NOT TO SCALE

No.	DATE	BY	REVISION
04/26/23	AMS		RELEASED TO CLIENT

**CONSTRUCTION MANAGEMENT PLAN**  
**GRADING, DRAINAGE & EROSION CONTROL PLAN**

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MCATA, LLC



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SHEET **C4**  
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