

# Exhibit A

This page intentionally left blank.

# DRAFT RESOLUTION

## Before the Zoning Administrator in and for the County of Monterey, State of California

In the matter of the application of:

**RONDA RD INVESTMENTS LLC (PLN250023)**

### RESOLUTION NO. 26-

Resolution by the County of Monterey Zoning  
Administrator:

- 1) Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301; and
- 2) Approving a Combined Development Permit consisting of:
  - a. Coastal Administrative Permit and Design Approval to allow a 1,374 square foot addition to an existing 9,390 square foot single family dwelling with an attached garage and associated site improvements; and
  - b. Coastal Development Permit to allow the reduction in a legal non-conforming land use, Pescadero Watershed Coverage, from 16,115 square feet to 10,373 square feet.

[RONDA RD INVESTMENTS LLC, 3950 Ronda Rd, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (APN: 008-222-024-000)]

**The RONDA RD INVESTMENTS LLC application (PLN250023) came on for a public hearing before the County of Monterey Zoning Administrator on February 26<sup>th</sup>, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Zoning Administrator 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 (General Plan);
  - Del Monte Forest Land Use Plan (DMF LUP);
  - Del Monte Forest Coastal Implementation Plan (DMF CIP); and
  - 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) Project Scope. The subject property is located at 3950 Ronda Rd, a private road, in Pebble Beach subject to the Del Monte Forest Land Use Plan. The parcel is already developed with the existing 9,390 square foot single-family dwelling, 117 square foot shed, a 255 square foot barn, and 7716 square feet of driveway. The application does not include the shed or barn. On January 29<sup>th</sup>, 2026, the applicant submitted an application seeking to construct a 1,374 square foot addition to an existing 9,390 square foot single family dwelling with an attached garage and associated site improvements, as well as reduce the site's legal non-conforming land use within the Pescadero Watershed Coverage from 16,115 square feet to 10,373 square feet.
- c) Allowed Use. The subject parcel is zoned Low Density Residential with 1.5 acres per unit and a Design Control Overlay in the Coastal Zone, or "LDR/1.5-D(CZ)". LDR zoning allows for the establishment of the first single-family dwelling as a principally allowed use subject to the granting of a Coastal Administrative Permit pursuant to Title 20 section 20.14.040.A dwellings except if on properties located between the sea and the first public road paralleling the sea that would result in an increase of 10% or more of the internal floor area of an existing structure. The project would result in a 1,374 square foot addition to an existing 9,390 square foot single family dwelling, more than 10% of the existing internal floor area. Therefore, the proposed development is subject to the granting of a Coastal Administrative Permit in this case. The Design Control overlay requires the granting of a Design Approval for all structures as further discussed in evidence "e" below. The proposed project includes construction modifications of a 1,374 square foot addition to an existing 9,390 square foot single family dwelling with an attached garage and associated site improvements; and Reduction in a legal non-conforming land use, Pescadero Watershed Coverage, from 16,115 square feet to 10,373 square feet. The associated site improvements include a 220 square foot loggia, as well as the replacement and addition of guest parking and driveway with permeable pavers. Therefore, the project is an allowed land use for this site.
- d) Lot Legality. The subject property (87,125.12 square feet, or 2 acres), APN: 008-222-024-000, is identified and shown in its current configuration as "3-A" on a Record of Survey recorded to document the division of Lot 3, Block 157-D of the Unofficial Map of Pebble Beach (Volume X3 of Surveys Page 173), recorded on October 15, 1964. Therefore, the County recognizes this lot as a legal lot of record.
- e) Legal Nonconforming/Development Standards. The project meets all required development standards for Low Density Residential zoning district, which are identified in Title 20 section 20.14.060. The LDR zoning district allows a maximum height of 30 feet for main structures, and the single-family dwelling addition will comply with the current height regulations at 29 feet 5 inches. The existing single-family dwelling was built in 1926, prior to the adoption of existing site development standards for the LDR zoning district, thereby making the

site legal nonconforming as to main structure height. Title 20.70.120.A.040 exempts the additions, maintenance or alternation to legal nonconforming single-family dwelling only as to height and yard regulations, may be permitted if the enlargement, extension, reconstruction or structural alteration conforms to all the regulations of the district in which they are located. Therefore, the proposed development is subject to the granting of a Coastal Administrative Permit in this case. The project scope includes construction modifications of a 1,374 square foot addition to an existing 9,390 square foot single family dwelling with an attached garage and associated site improvements. Therefore, the construction of the addition to the single-family dwelling would not increase or intensify the legal non-conforming status. The proposed project meets all other required development standards for the LDR zoning district, including setback, site coverage, and FAR as outlined in Title 20 Section 20.14.060.

Pursuant to Title 20 section 20.14.030, the required setbacks in the LDR zoning district are 30 feet (front), 20 feet (side), and 20 feet (rear). The single-family dwelling will continue to meet the setbacks of over 70 feet (front), over 80 feet (side), and over 20 feet (rear), with the only setbacks that change with the proposed development are the side left and rear. The LDR zoning district allows for a maximum building site coverage of 15% and a maximum floor area ratio of 17.5%. The project will result in a building site coverage of 10.44% and a floor area ratio of 12.71%. Therefore, the project meets all required development standards.

- f) Design/Neighborhood and Community Character. The project site and surrounding area are designated as being within a Design Control District or “D” overlay subject to the regulations outlined in Title 20 Chapter 20.44, which is intended to regulate the location, size, configuration, materials, and color of structures to assure protection of the public viewshed and the neighborhood character. The proposed addition will be consistent with the to the Tower French Electric-style existing single-family dwelling, with a warm light-beige stucco-clad exterior with some decorative applied half-timbering, Carmel stone veneer & segmental arched door under a high conical roof and prominent high conical roof. The proposed colors and materials for the proposed addition on the existing single-family dwelling are consistent with the surrounding neighborhood character and will not detract from the immediate surrounding neighborhood character. Condition No. 4 has been applied to require the installation of down-lit unobtrusive exterior lighting. DMF LUP Figure 3 identifies the subject property to be within the public viewshed when viewed from Point Lobos, a public viewing area pursuant to DMF LUP Policy 47. Although the subject property is identified to be within the viewshed from Point Lobos, the proposed development is not visible from public access areas and vista points, or along ridgelines. Staking and flagging was required as outlined DMF CIP section 20.147.070.A.1 which was not not visible from Point Lobos. Additionally, existing topography and vegetation screen the subject property from both Highway 1 and Point Lobos. Consistent with

the DMF LUP Policy 53 and DMF CIP section 20.147.070.B.3, the project has been designed, sited and conditioned in a manner to ensure minimal visibility from any scenic area. Therefore, as designed, sited, and conditioned, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity as outlined in the DMF LUP, DMF CIP and Title 20.

- g) (Legal-Nonconforming) Pescadero Watershed Coverage Limitation. The property currently has a legal non-conforming impervious coverage within the Pescadero Watershed. Pursuant to section 20.68.020 of the Coastal Zoning Ordinance, a Coastal Development Permit has been applied to this project to allow legal non-conforming land use. Therefore, the proposed project coverage for the Pescadero Watershed will be reducing the legal non-conforming land use to be closer to conformity with the maximum allowed impervious coverage (See Finding 3).
- h) Cultural Resources. The Monterey County Geographic Information System (GIS) identifies the subject property to a high archaeological sensitivity. Pursuant to DMF CIP Part 5 section 20.147.080.B.1, a Phase I Archaeological Survey (County of Monterey Library No. LIB250326) was prepared. The survey found no indicators of culturally significant materials on site. There is no evidence that any cultural resources would be disturbed by this project. The potential for inadvertent impacts on cultural resources is limited and will be controlled by the application of the County's standard project condition (Condition No. 3) which requires the contractor to stop work if previously unidentified resources are discovered during construction.
- i) Geotechnical/Geologic Hazards. The project site is in an area of known geological hazard. According to the prepared Geotechnical Report which includes an Geologic Hazards Assessment (County of Monterey Library No. LIB250327), this site is suitable for the residential use this project proposes, there are no geological or seismic hazards that would preclude this property from being developed, and the proposed development is adequately setback from the known fault trace. See Finding 2, evidence "c".
- j) Historical Resources. The property contains an existing structure over 50 years of age that was constructed by the owner's family in the early 1900's. Pursuant to General Plan section CIP Part 5 20.147.080.B.1, a Phase One Historical Assessment Evaluation (County of Monterey Library No. LIB250328) was conducted. The assessment deemed that the subject property is not considered a historic resource as defined by the California Environmental Quality Act (CEQA). Therefore, the project will not impact any historical resources.
- k) Land Use Advisory Committee (LUAC) Review. County staff referred the project to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly noticed public meeting on January 15<sup>th</sup>, 2026, resulting in a 7-0 vote made by the LUAC.
- l) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250023.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the proposed development and/or use.
- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach Community Services District. 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 archaeological resources, biological resources, and soils. The following reports have been prepared:
    - “Phase I Archaeological Assessment Report” (County of Monterey Library No. LIB250326) prepared by Susan Morley, M.A., RPA and Brenna Wheelis, B.A., Marina, CA, March 2025.
    - “Geotechnical & Geological Hazards Report” (County of Monterey Library No. LIB250327) prepared by Lawrence E. Grice, P.E, Salinas, CA, March 2025.
    - “Historic Report – Helen Hughes House” (County of Monterey Library No. LIB250328) prepared by Kent Seavey, Pacific Grove, CA, July 2025.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. All development shall be in accordance with these reports.
  - c) An updated Geological and Geotechnical Report (County of Monterey Library No. 250327) was prepared for this project, where the qualified civil engineer made multiple recommendations for the development, including that all foundations be embedded into granite bedrock, all loose and disturbed soils be processed as engineered fill with the minimum depth to include all soils above the granite bedrock, and the base of all excavations and over excavations are to be inspected by the soils engineer prior to further processing. In addition, subsurface dispersal system may not be used to mitigate surface drainage and erosion control. All recommendations of the Geological Hazards Assessment and Geotechnical Report shall be incorporated into final construction plans pursuant to Title 16 section 16.08.110.D.
  - d) Staff conducted a site inspection on February 6<sup>th</sup>, 2026, to verify that the site is suitable for this use.
  - e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250023.
3. **FINDING:** **LEGAL-NONCONFORMING SITE COVERAGE (DEL MONTE FOREST WATERSHEDS)** – The project limits structural and impervious surface coverage in order to reduce runoff within the Pescadero, Seal Rock Creek, and Sawmill Gulch Watersheds and some

smaller unnamed watersheds that drain into the Carmel Bay Area of Special Biological Significance (ASBS).

- EVIDENCE:**
- a) The subject property is located within the Pescadero Watershed (Area of Drainage of Carmel Area A.S.B.S). DMF LUP Policy 77, implemented by CIP Section 20.147.030.A, states that new residential development within the Pescadero Watershed is limited to a maximum of 9,000 square feet of site coverage, including both structural and other impervious surface coverage. The existing development on the parcel has square feet of 16,115 impervious coverage and proposes to decrease this by 5,742 square feet.
  - b) The applicant proposes replacing the driveway and adding additional guest parking, resulting in a decrease of impervious surfaces by 5,742 square feet. The proposed development includes the removal of 7,116 square feet of impervious driveway and a proposed addition to the main dwelling of 1,374 square feet. The proposed development will total to 10,373 square feet of impervious coverage for the whole scope of work and thus will be reducing the legal non-conforming land use to be closer to conformity with the maximum allowed impervious coverage listed DMF LUP Policy 77 and in CIP section 20.147.030. Title 20 section 20.68.040.B (legal non-conforming) states that land uses may be changed to a use of a similar or more restricted nature, subject to a Coastal Development Permit in each case. The subject property proposes to come into more conformance with the required policy and regulations by proposing an overall net decrease of impervious surfaces from 16,115 square feet to 10,373 square feet.
  - c) DMF LUP Policy 1 and DMF CIP Section 20.147.090.A.2 state that any new development shall be sited to minimize runoff, site disturbance, erosion and sedimentation to support this key policy, which includes development of new residential driveways to minimize surface length and width and provide simple and direct access through the use of permeable materials. The existing driveway has two access points of impermeable surface, both of which are proposed to be demolished and replaced with permeable materials. Based on the topography, configuration of the lot and existing vegetation, the proposed driveways and parking area are consistent with the outlined regulations. The proposed development has also been conditioned to ensure that measures are in place for the protected trees surrounding the replacement of the driveway and addition. As configured, the development achieves the policy goal of providing simple and direct access to the property, minimizes vegetation removal on the project site, and provides the minimum required parking for the single-family dwelling.
  - 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 PLN250023.

- 4. FINDING: HEALTH AND SAFETY** – The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the

neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach Community Services District. 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) All necessary public facilities are available to the subject property. Domestic water and sewage services are currently, and will continue to be, provided by California American Water Company (Cal Am) and the Pebble Beach Community Services District. 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 is provided by Cal Am.
  - c) Staff conducted a site inspection on February 6, 2026, to verify that the site is suitable for this use.
  - d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250023.

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

- EVIDENCE:**
- a) Staff reviewed County of Monterey HCD-Planning and HCD-Building Services records and are not aware of any violations existing on subject property.
  - b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250023.

**6. 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 15301 categorically exempts minor alterations of existing public or private structures that will not result in an increase of more than 2,500 square feet.
  - b) The project proposes 1,374 square foot addition to an existing 9,390 square foot single family dwelling with an attached garage and associated site improvements, as well as reduction in a legal non-conforming land use, Pescadero Watershed Coverage, from 16,115 square feet to 10,373 square feet. Therefore, the proposed development qualifies as a Class 1 Categorical Exemption pursuant to section 15301 of the CEQA Guidelines.

- c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no substantial evidence of an unusual circumstance because no feature or condition of the project distinguishes it from the exempt class. There is no significant effect on the environment due to unusual circumstances. No trees are proposed for removal, and the proposed development is not visible from any scenic corridor or scenic highway. There is no cumulative impact without any prior successive projects of the same type in the same place, over time, and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site. The historical report concluded that the existing main residence has no historical significance or integrity. The Phase I archaeological report concluded that there will be no impact on archaeological resources with the implementation of the project. Construction of the proposed residential development will neither create nor significantly contribute to geologic instability or geologic hazards, and the project will not lead to an unacceptable level of risk to life and property. See Finding Nos. 2 and 3 and supporting evidence. There is no substantial evidence to support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a significant cumulative impact.
- d) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250023.

- 7. FINDING: PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:**
- a) No 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) 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).
  - c) The subject project site is not identified as an area where the Local Coastal Program requires visual public access but is identified to be within the Point Lobos Viewshed (Figure 3, Visual Resources, in the DMF LUP).
  - d) As proposed, the development project will not interfere with visual access from or to 17-Mile Drive and nearby designated vista points. The proposed development is consistent with DMF LUP Policies 123 and 137 and will not block significant public views towards the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity. As proposed, the project is consistent with the applicable visual resource and public access policies of the DMF LUP.
  - e) The staff completed a site inspection on February 6<sup>th</sup>, 2026, to verify that the proposed project would not impact public access. The project planner also reviewed plans to verify that the proposed development

will not impact public access or visual resources/access. See evidence “d” above. See also Finding No. 1 and supporting evidence.

- f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250023.

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

**EVIDENCE:** a) Board of Supervisors. Section 21.80.040.D of the Monterey County Zoning Ordinance (Title 20) allows an appeal to be made to the Board of Supervisors by any public agency or person aggrieved by a decision of the Planning Commission.  
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 that is permitted in the underlying zone as a conditional use.

### **DECISION**

**NOW, THEREFORE,** based on the above findings and evidence, the Zoning Administrator does hereby:

1. Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301;
2. Approve the Combined Development Permit consisting of:
  - a. Coastal Administrative Permit and Design Approval to allow a 1,374 square foot addition to an existing 9,390 square foot single family dwelling with an attached garage and associated site improvements;
  - b. Coastal Development Permit to allow the reduction in a legal non-conforming land use, Pescadero Watershed Coverage, from 16,115 square feet to 10,373 square feet

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

**PASSED AND ADOPTED** this 26<sup>th</sup> day of February 2026.

---

Mike Novo, AICP  
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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 County of Monterey 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. 5-14-2014

# County of Monterey HCD Planning

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

PLN250023

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Combined Development Permit (PLN250023) allows for a 1) Coastal Administrative Permit and Design Approval to allow a 1,374 square foot addition to an existing 9,930 square foot single family dwelling with an attached garage and associated site improvements; and 2) Coastal Development Permit to allow the Reduction in a legal non-conforming land use, Pescadero Watershed Coverage, from 16,115 square feet to 10,373 square feet. The property is located at 3950 Ronda Rd, Pebble Beach (Assessor's Parcel Number 008-222-024-000), 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 on-going 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 Coastal Administrative Permit and Design Approval (Resolution Number \_\_\_\_\_) was approved by the Zoning Administrator for Assessor's Parcel Number 008-222-024-000 on February 26th, 2026. The permit was granted subject to 7 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 HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.  
(HCD - Planning)

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

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

#### 4. 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 - TREE AND ROOT PROTECTION

**Responsible Department:** 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.

## 6. 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.

## 7. PD041 - HEIGHT VERIFICATION

**Responsible Department:** Planning

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

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

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

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

**PLANNING INFO.**

- PROPERTY OWNER: RONDA RD INVESTMENT, LLC  
3950 RONDA ROAD  
PEBBLE BEACH, CA 93953
- PROJECT ADDRESS: 3950 RONDA ROAD  
PEBBLE BEACH, CA 93953
- PROJECT SCOPE:
  - 427 SF INTERIOR REMODEL AND 1,154 SF ADDITION TO MAIN LEVEL OF EXISTING SINGLE-FAMILY RESIDENCE
  - NEW 220 SF PRIVATE COVERED LOGGIA
  - REPLACE (E) ASPHALT DRIVEWAY WITH NEW CONCRETE PERMEABLE PAVER AND NEW GUEST PARKING
  - ALL COLORS AND MATERIALS TO MATCH EXISTING RESIDENCE.
- OCCUPANCY: R-3, U
- CONST. TYPE: V-B
- A.P.N.: 008-222-024
- ZONE: LDR/1.5-D(CZ)
- STORIES: TWO
- MAX BLDG. HT.: 30 FT
- GRADING: 100 CY CUT | 5 CY FILL, SEE CIVIL PLANS
- TREE REMOVAL: NONE
- TOPOGRAPHY: SLOPING
- PROJECT CODE COMPLIANCE: 2022 CBC, CMC, CPC, CFC, CEC, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN BUILDING CODE & 2022 CALIFORNIA ENERGY CODE

JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE  
PACIFIC GROVE CA.  
93950

PH (831) 646-1261  
FAX (831) 646-1290  
EMAIL idg@idg-inc.net  
WEB idg-inc.net

DISCLAIMER:  
ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, DEVELOPED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF THIS OFFICE. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

- LOT AREA: 87,125.12 SF (2.0 Ac.)
- LOT COVERAGE CALCULATIONS:

	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
MAIN BUILDING	5788	1374	0	7162
SHED(S)/BARN	412	0	0	412
TERRACE	1440	0	0	1440
COLUMNS/ STONE WALLS	80	0	0	80
TOTAL	7720	1374	0	9094

- LOT COVERAGE ALLOWED: 13,068.77 SF (15%)
- LOT COVERAGE PROPOSED: 9,094 SF (10.44%)

- PESCADERO CALCULATIONS:

	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
MAIN BUILDING	5788	1374	0	7162
SHED(S)/BARN	412	0	0	412
DRIVEWAY	7116	0	-7116	0
TERRACE	1440	0	0	1440
WALKWAYS/STEPS	1279	0	0	1279
COLUMNS/ STONE WALLS	80	0	0	80
TOTAL	16115	1374	-7116	10373

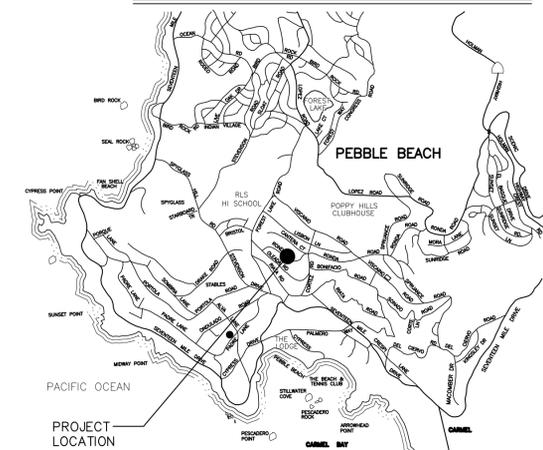
- PESCADERO COVERAGE ALLOWED: 9,000 SF
- PESCADERO COVERAGE PROPOSED: 10,373 SF (11.9%)

- F.A.R. CALCULATIONS:

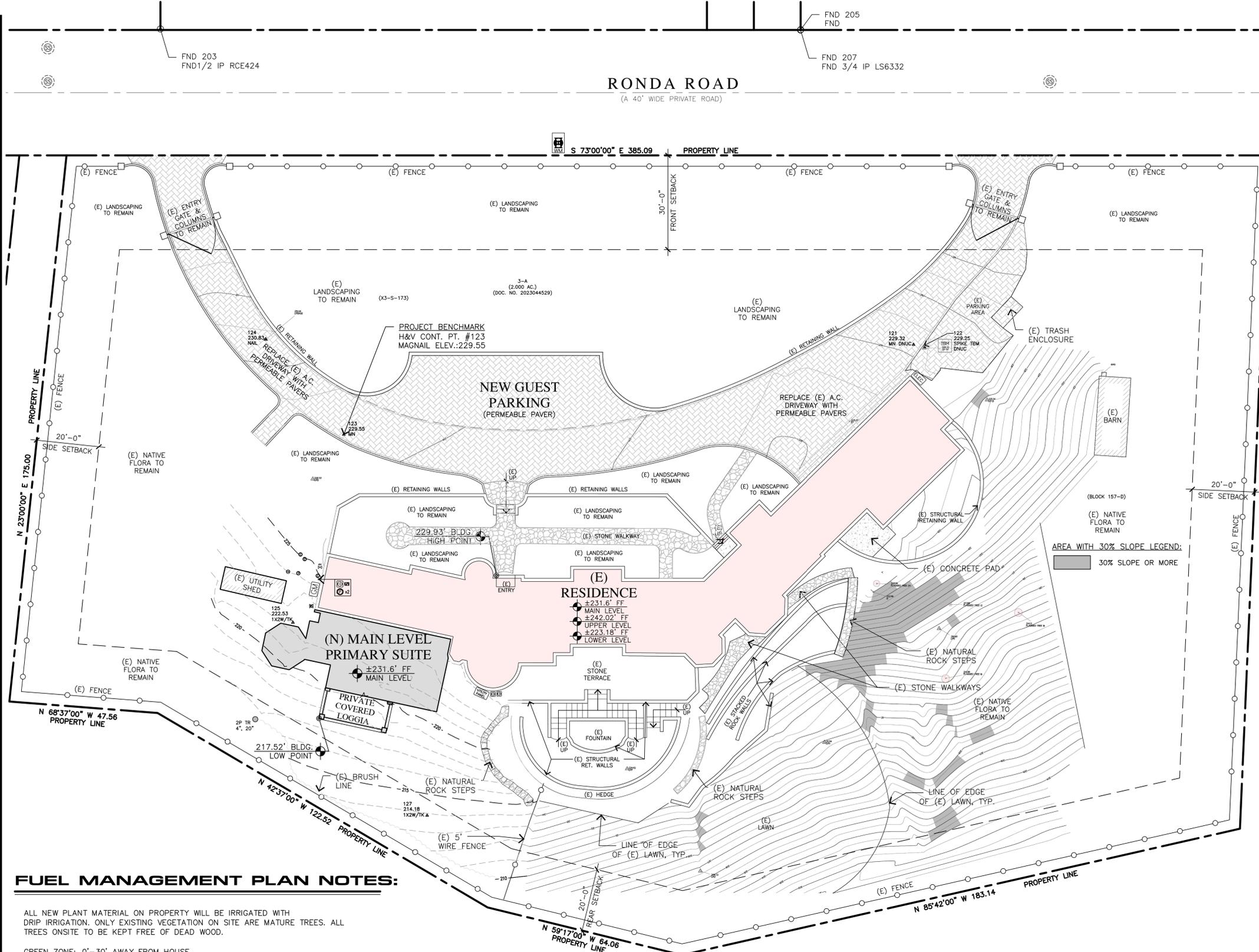
	EXISTING	PROPOSED ADDITION	PROPOSED TOTAL
MAIN BUILDING	5788	1374	7162
MAIN LEVEL	4248	1154	5402
UPPER LEVEL	3039	0	3039
LOWER LEVEL	1269	0	1269
GARAGE	834	0	834
TOTAL	9390	1154	10544

- F.A.R. ALLOWED: 15,246.9 SF (17.5%)
- F.A.R. PROPOSED: 10,544 SF (12.71%)

**VICINITY MAP**



**RONDA ROAD**  
(A 40' WIDE PRIVATE ROAD)



**SITE PLAN**

1/16"=1'-0"



**FUEL MANAGEMENT PLAN NOTES:**

ALL NEW PLANT MATERIAL ON PROPERTY WILL BE IRRIGATED WITH DRIP IRRIGATION. ONLY EXISTING VEGETATION ON SITE ARE MATURE TREES. ALL TREES ONSITE TO BE KEPT FREE OF DEAD WOOD.

GREEN ZONE: 0'-30' AWAY FROM HOUSE.

GUIDELINES AS FOLLOWS:

- ALL DRY AND DEAD GRASS KEPT TO A HEIGHT OF 4"
- MAINTAIN THE ROOF AND GUTTERS OF STRUCTURE FREE OF LEAVES, NEEDLES, OR OTHER DEAD VEGETATIVE GROWTH
- MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD WOOD
- TRIM TREE LIMBS THAT EXTEND WITHIN 10' OF THE OUTLET OF A CHIMNEY
- TRIM DEAD PORTIONS OF TREE LIMBS WITHIN 10' FROM THE GROUND
- REMOVE ALL DEAD FALLEN MATERIAL UNLESS IT IS EMBEDDED IN THE SOIL
- REMOVE ALL CUT MATERIAL FROM THE AREA
- MAINTAIN SCREEN OVER CHIMNEY OUTLET

MANAGEMENT ZONE: 30' - 100' AWAY FROM HOUSE.

GUIDELINES AS FOLLOWS:

- KEEP ANY NON IRRIGATED VEGETATION LOW TO THE GROUND

EMERGENCY VEHICLE ACCESS:

VEHICLE ACCESS FROM RONDA ROAD.

PROJECT/CLIENT:

**BALESTRERI  
RESIDENCE**

PROJECT ADDRESS:

3950 RONDA ROAD  
PEBBLE BEACH, CA  
93953

APN: 008-222-024

DATE: JANUARY 15, 2025

APPLICATION REQUEST

REVISIONS:

- APRIL 8, 2025  
PLANNING SUBMITTAL

**SITE  
PLAN**

SHEET NO.

**A1.0**

**DISCLAIMER:**  
ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, DEVELOPED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

**BALESTRERI  
RESIDENCE**

PROJECT ADDRESS:

**3950 RONDA ROAD  
PEBBLE BEACH, CA  
93953**

APN: 008-222-024

DATE: JANUARY 15, 2025

APPLICATION REQUEST

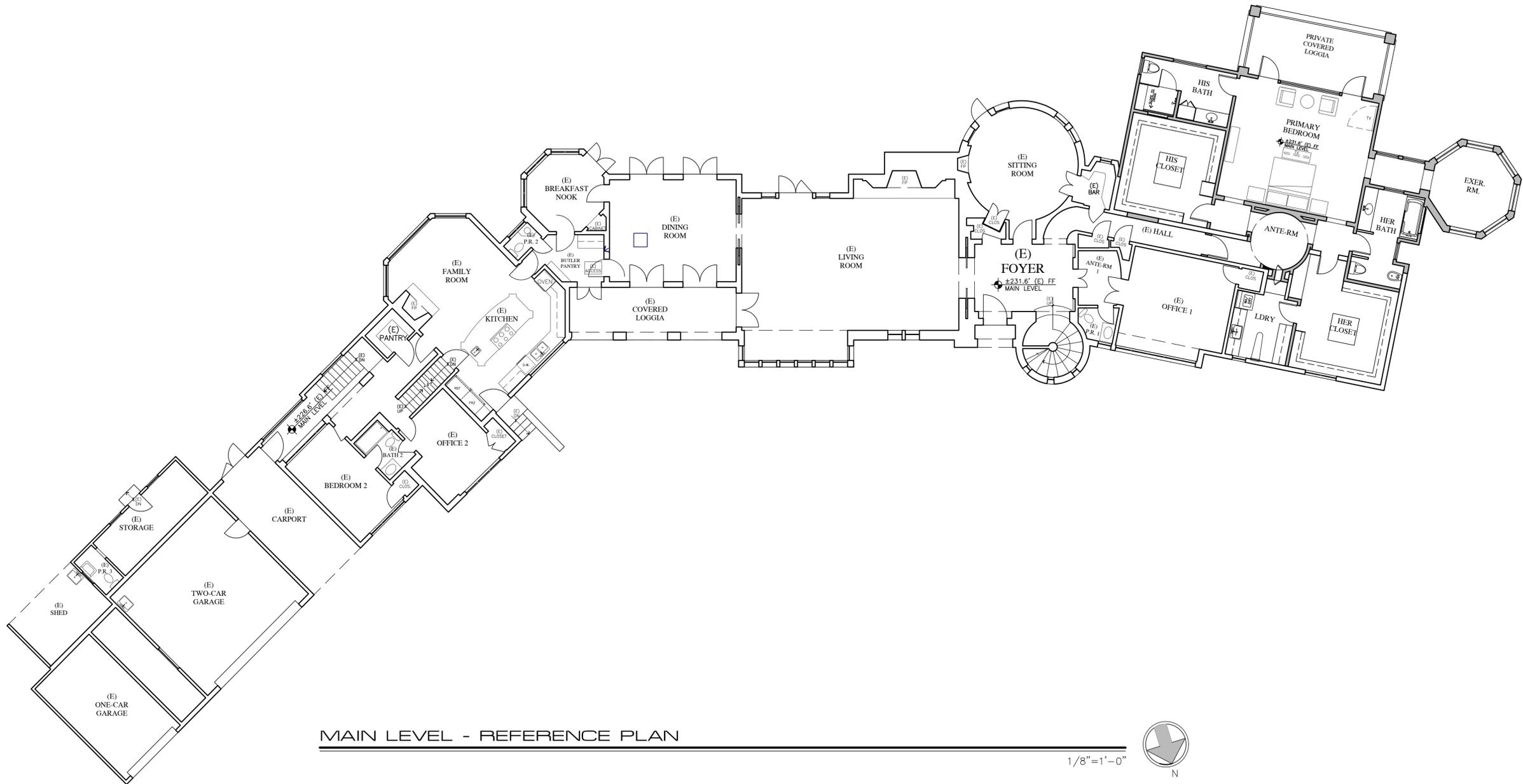
REVISIONS:

▲	APRIL 8, 2025	PLANNING SUBMITTAL
▲		
▲		
▲		
▲		
▲		

**MAIN LEVEL  
PLAN**

SHEET NO.

**A2.0**



MAIN LEVEL - REFERENCE PLAN

1/8" = 1'-0"



**WALL LEGEND**

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

**DISCLAIMER:**  
ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, THE OFFICE AND WERE CREATED, DEVELOPED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

**BALESTRERI  
RESIDENCE**

PROJECT ADDRESS:

**3950 RONDA ROAD  
PEBBLE BEACH, CA  
93953**

APN: 008-222-024

DATE: JANUARY 15, 2025

APPLICATION REQUEST

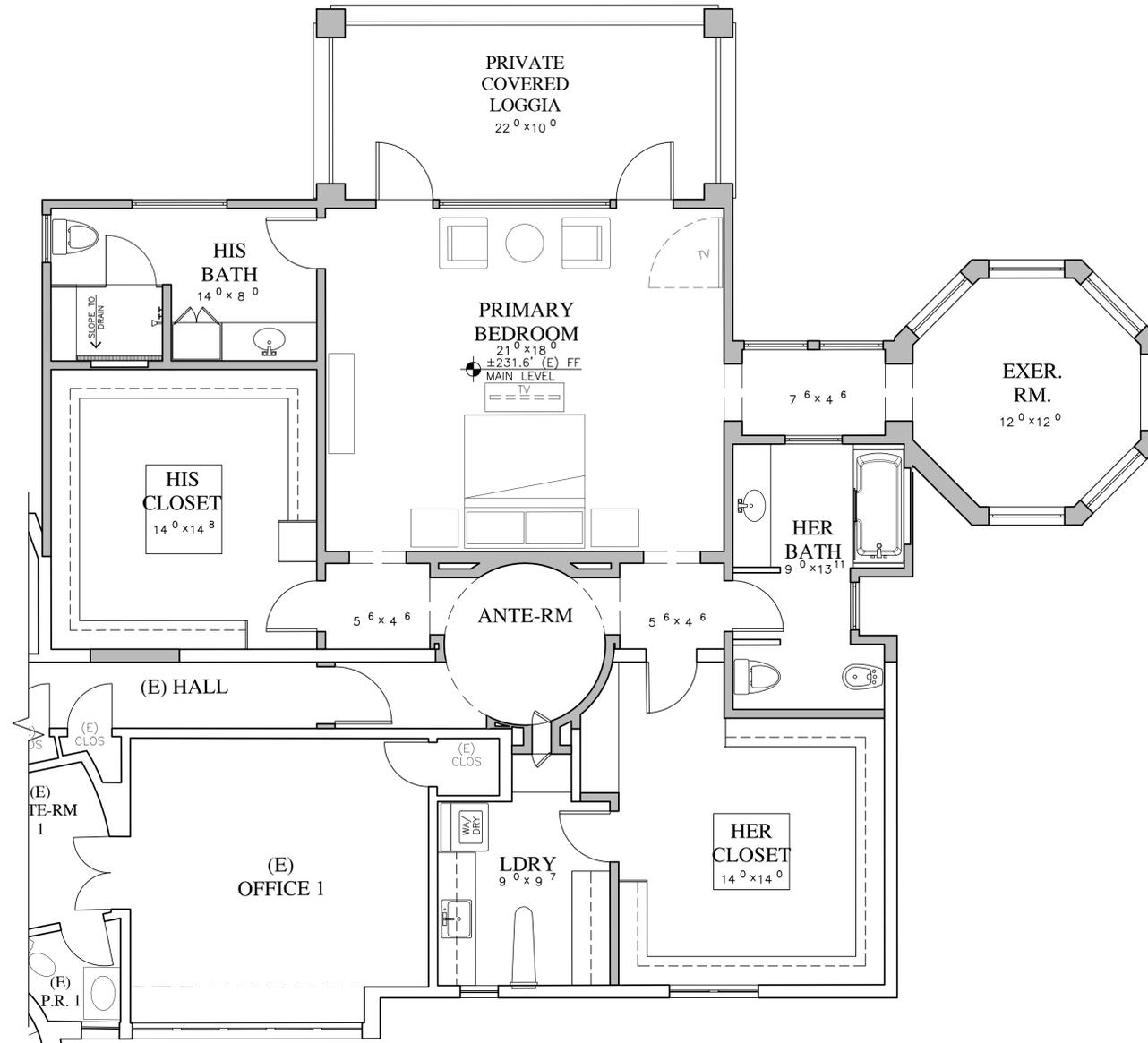
REVISIONS:

- ▲ APRIL 8, 2025  
PLANNING SUBMITTAL
- ▲
- ▲
- ▲
- ▲
- ▲

**MAIN LEVEL  
PARTIAL PLAN**

SHEET NO.

**A2.1**



MAIN LEVEL REMODEL AND ADDITION - PARTIAL PLAN



1/4"=1'-0"

**WALL LEGEND**

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

**DISCLAIMER:**  
ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, THIS OFFICE AND WERE CREATED, DEVELOPED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

**BALESTRERI  
RESIDENCE**

PROJECT ADDRESS:

**3950 RONDA ROAD  
PEBBLE BEACH, CA  
93953**

APN: 008-222-024

DATE: JANUARY 15, 2025

APPLICATION REQUEST

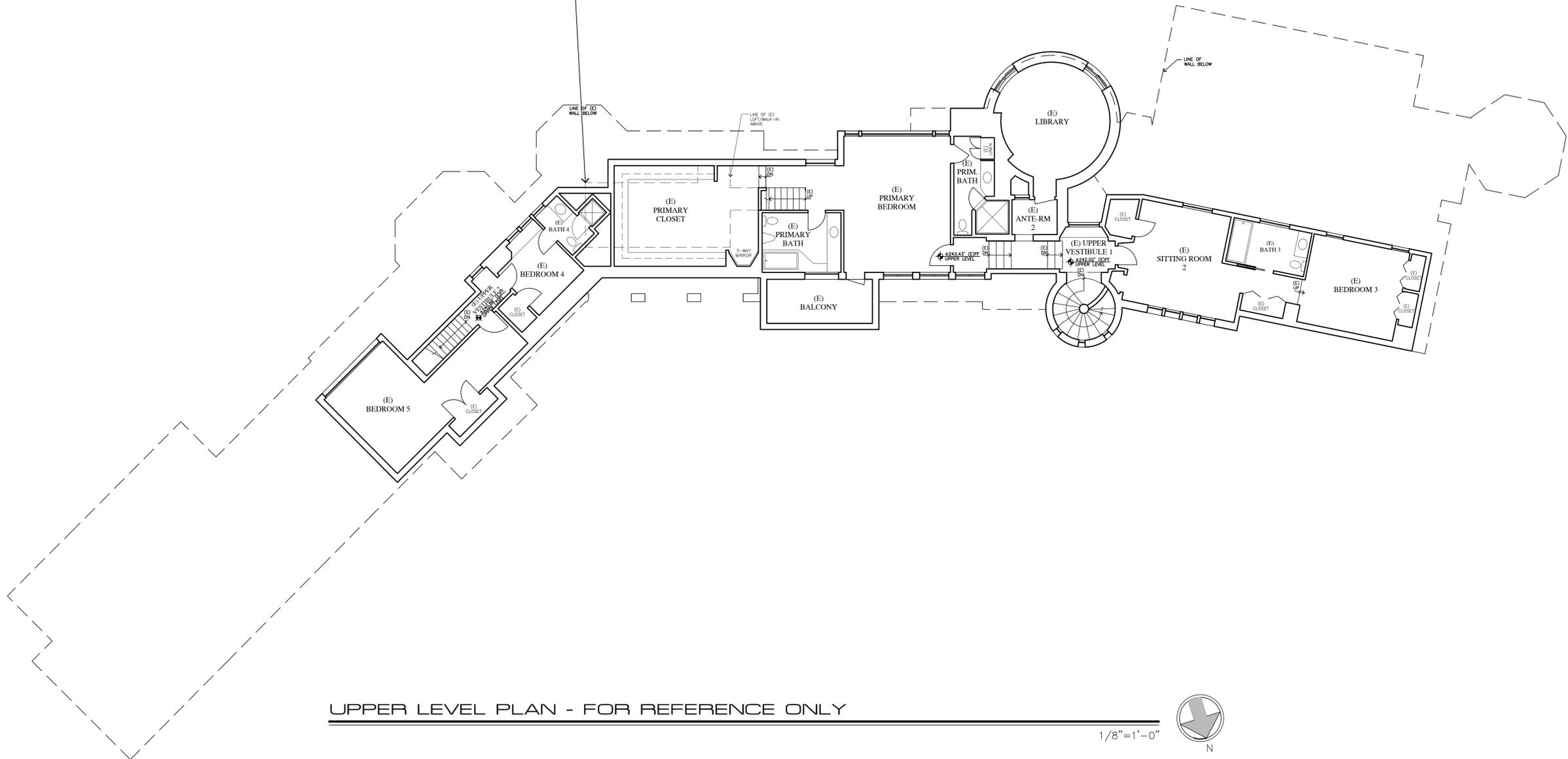
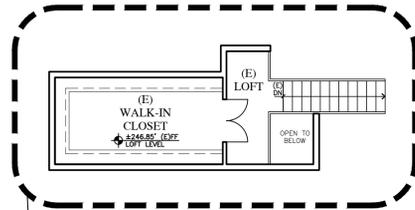
REVISIONS:

△	APRIL 8, 2025
△	PLANNING SUBMITTAL
△	
△	
△	
△	
△	

**UPPER LEVEL  
PLAN**

SHEET NO.

**A3.0**



UPPER LEVEL PLAN - FOR REFERENCE ONLY

1/8"=1'-0"



**WALL LEGEND**

— 2X EXISTING WALL TO REMAIN

**DISCLAIMER:**  
ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, THIS OFFICE AND WERE CREATED, DEVELOPED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

**BALESTRERI  
RESIDENCE**

PROJECT ADDRESS:

**3950 RONDA ROAD  
PEBBLE BEACH, CA  
93953**

APN: 008-222-024

DATE: JANUARY 15, 2025

APPLICATION REQUEST

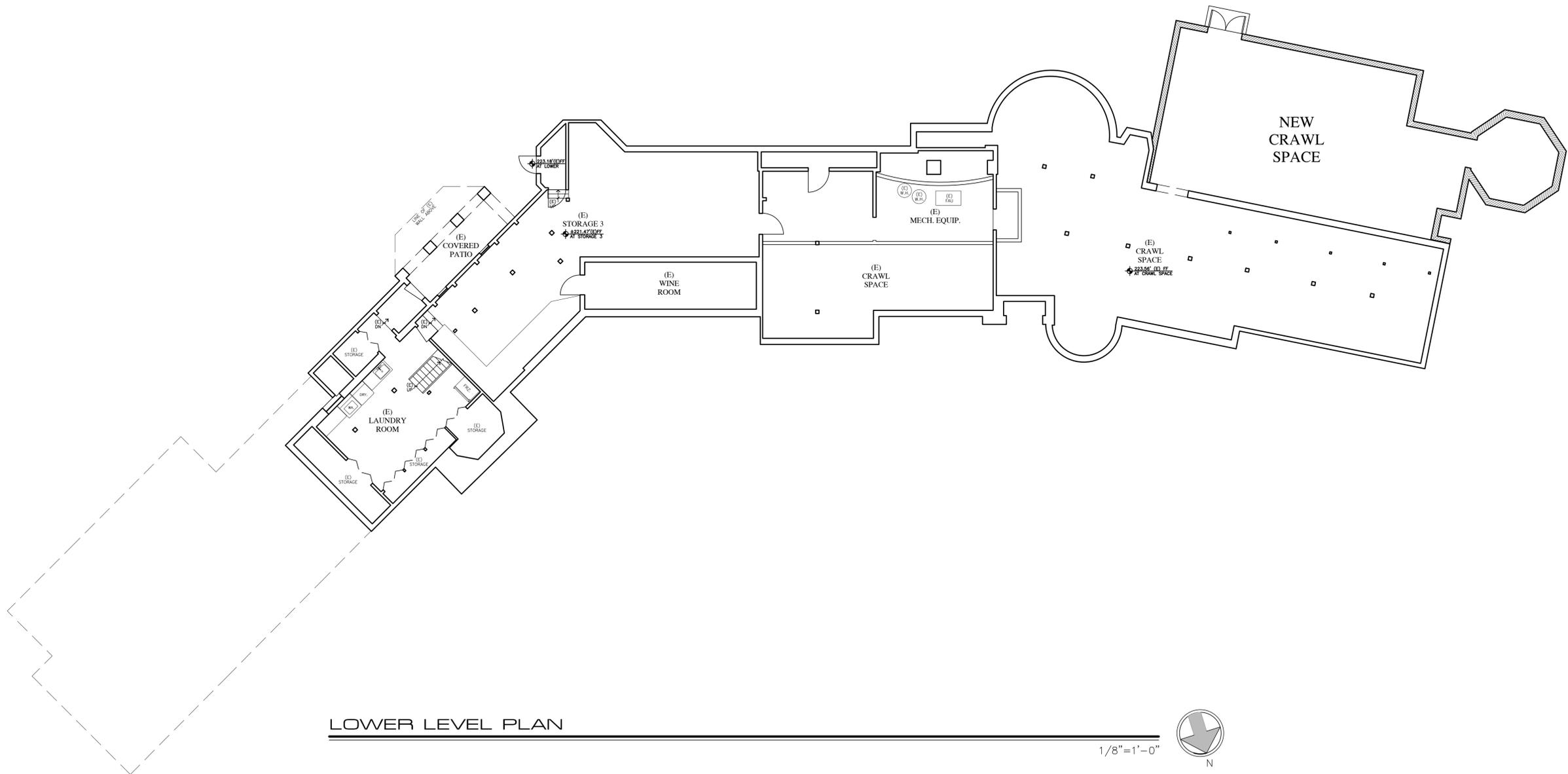
REVISIONS:

▲	APRIL 8, 2025
▲	PLANNING SUBMITTAL
▲	
▲	
▲	
▲	
▲	

**LOWER LEVEL  
PLAN**

SHEET NO.

**A4.0**



**LOWER LEVEL PLAN**

1/8" = 1'-0"



**WALL LEGEND**

— 2X EXISTING WALL TO REMAIN

**DISCLAIMER:**  
ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, DEVELOPED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

**BALESTRERI  
RESIDENCE**

PROJECT ADDRESS:

**3950 RONDA ROAD  
PEBBLE BEACH, CA  
93953**

APN: 008-222-024

DATE: JANUARY 15, 2025

APPLICATION REQUEST

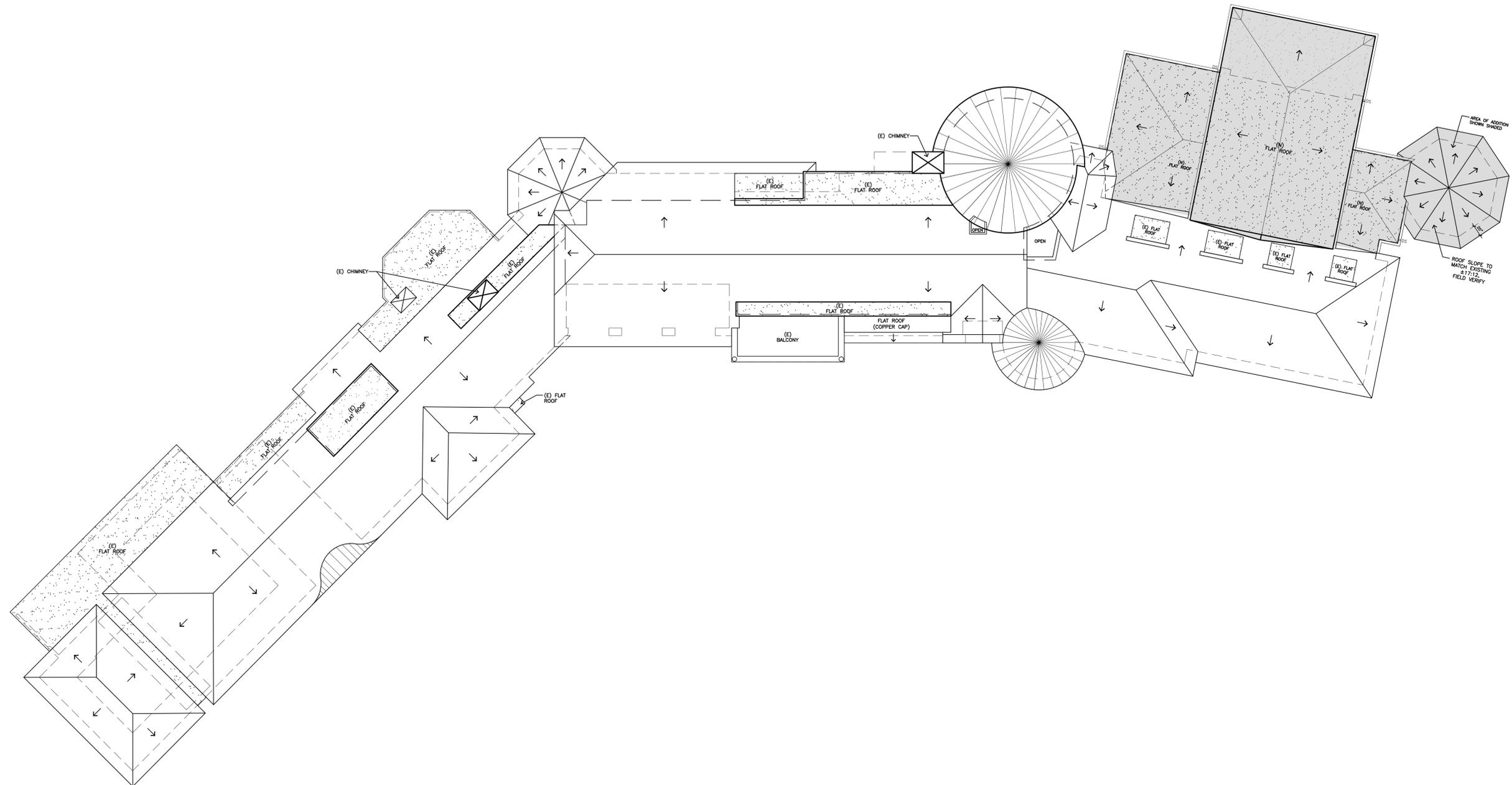
REVISIONS:

▲	APRIL 8, 2025
▲	PLANNING SUBMITTAL
▲	
▲	
▲	
▲	

**ROOF PLAN  
REFERENCE**

SHEET NO.

**A5.0**



**ROOF REFERENCE PLAN**

1/8" = 1'-0"



**DISCLAIMER:**  
ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, DEVELOPED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

**BALESTRERI  
RESIDENCE**

PROJECT ADDRESS:

**3950 RONDA ROAD  
PEBBLE BEACH, CA  
93953**

APN: 008-222-024

DATE: JANUARY 15, 2025

APPLICATION REQUEST

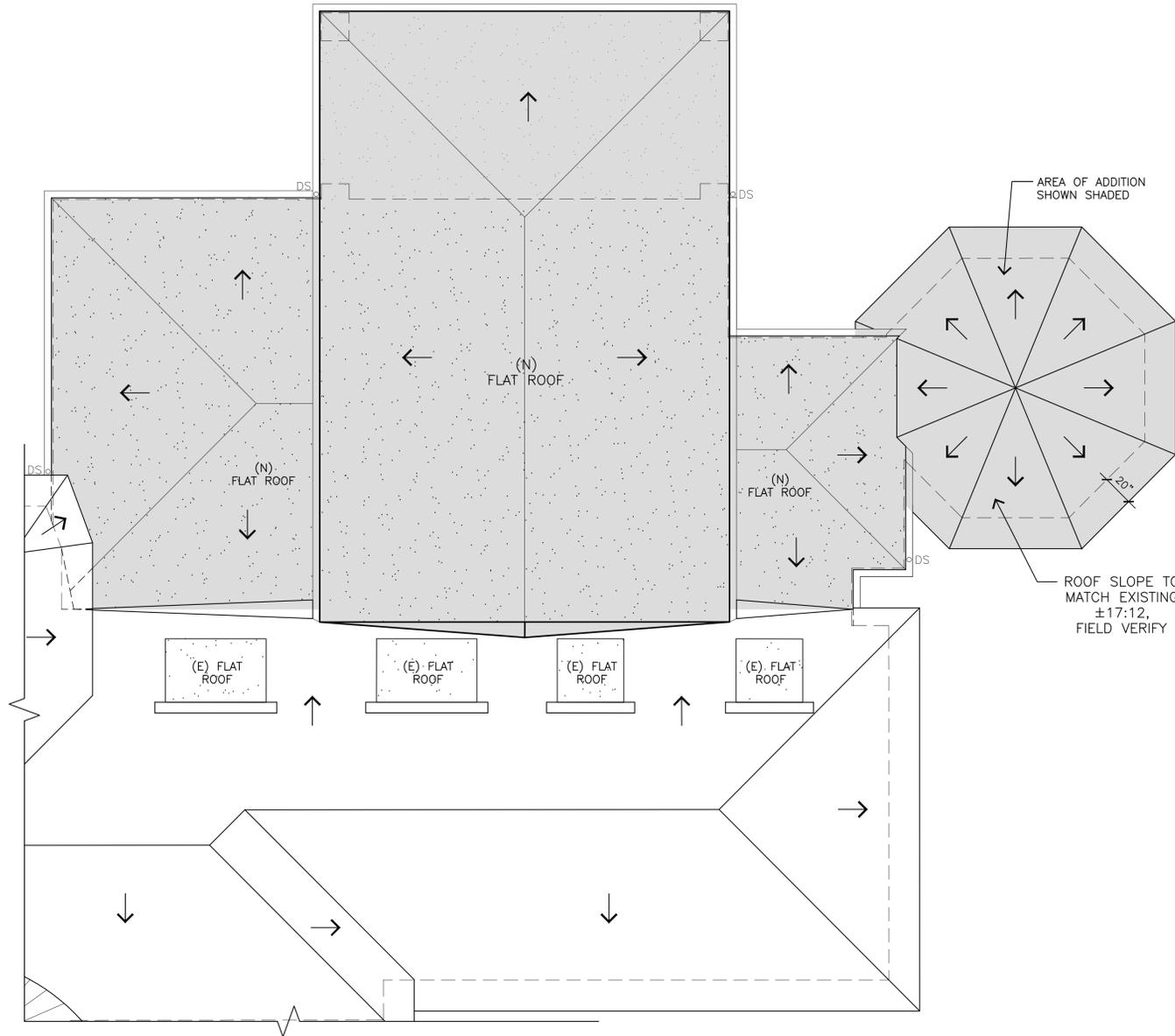
REVISIONS:

- △ APRIL 8, 2025  
PLANNING SUBMITTAL
- △
- △
- △
- △
- △

**ROOF PLAN  
PARTIAL**

SHEET NO.

**A5.1**



**ROOF PLAN - PARTIAL**

1/4" = 1'-0"



**DISCLAIMER:**  
ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, DEVELOPED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

**BALESTRERI  
RESIDENCE**

PROJECT ADDRESS:

**3950 RONDA ROAD  
PEBBLE BEACH, CA  
93953**

APN: 008-222-024

DATE: JANUARY 15, 2025

APPLICATION REQUEST

REVISIONS:

- ▲ APRIL 8, 2025  
PLANNING SUBMITTAL
- ▲
- ▲
- ▲
- ▲

**ELEVATIONS**

SHEET NO.

**A6.0**

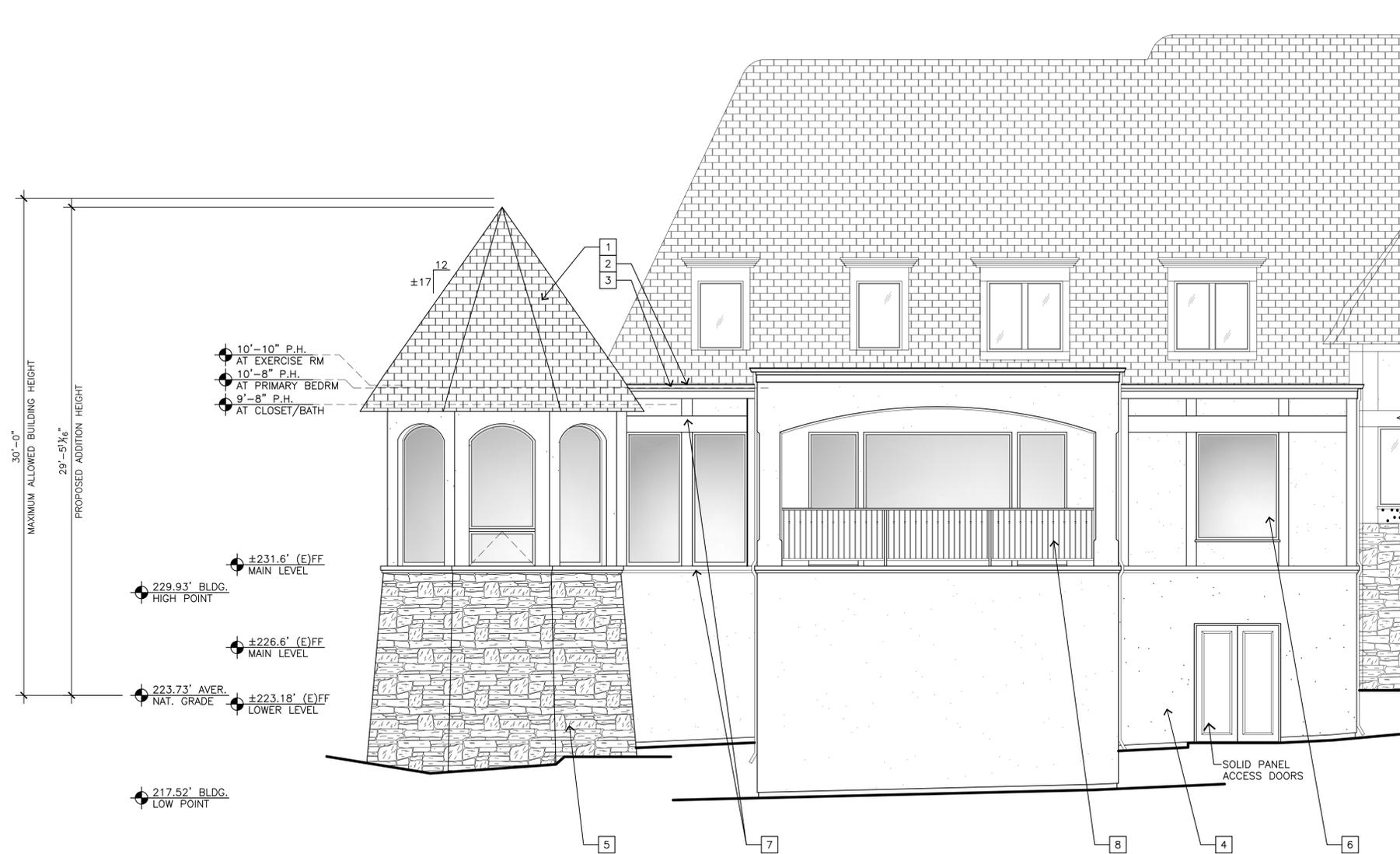


**SOUTH ELEVATION - FOR REFERENCE (FLATTENED)**

3/32"=1'-0"

**EXTERIOR FINISH LEGEND**

- 1 CLASS 'A' ROOF, MATCH EXISTING
- 2 FLAT ROOFING SYSTEM, CERTAINTEED FLINTLASTIC 3-PLY MODIFIED BITUMEN ROOF SYSTEM OR APPROVED EQUAL
- 3 5" COPPER O.G. GUTTERS AND 2X3 DOWNSPOUTS, MATCH EXISTING
- 4 5/8" THICK PAINTED EXTERIOR STUCCO SIDING, MATCH EXISTING
- 5 RANDOM STONE VENEER, MATCH EXISTING
- 6 METAL-CLAD EXTERIOR DOORS AND WINDOWS, MATCH EXISTING - LOEWEN OR EQUAL
- 7 2X PAINTED CEDAR SILL, TRIM, MOULDING, AND SURROUND, MATCH EXISTING
- 8 PAINTED GALVANIZED WROUGHT IRON 1/2" SQ. PICKET WITH DECORATIVE KNUCKLE, 1 1/2" SQ. POST, AND SHAPED TOP RAIL.



**SOUTH - PARTIAL ELEVATION**

1/4"=1'-0"

**DISCLAIMER:**  
ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, THIS OFFICE AND WERE CREATED, DEVELOPED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

**BALESTRERI  
RESIDENCE**

PROJECT ADDRESS:

**3950 RONDA ROAD  
PEBBLE BEACH, CA  
93953**

APN: 008-222-024

DATE: JANUARY 15, 2025

APPLICATION REQUEST

REVISIONS:

- ▲ APRIL 8, 2025  
PLANNING SUBMITTAL
- ▲
- ▲
- ▲
- ▲

**ELEVATIONS**

SHEET NO.

**A6.1**

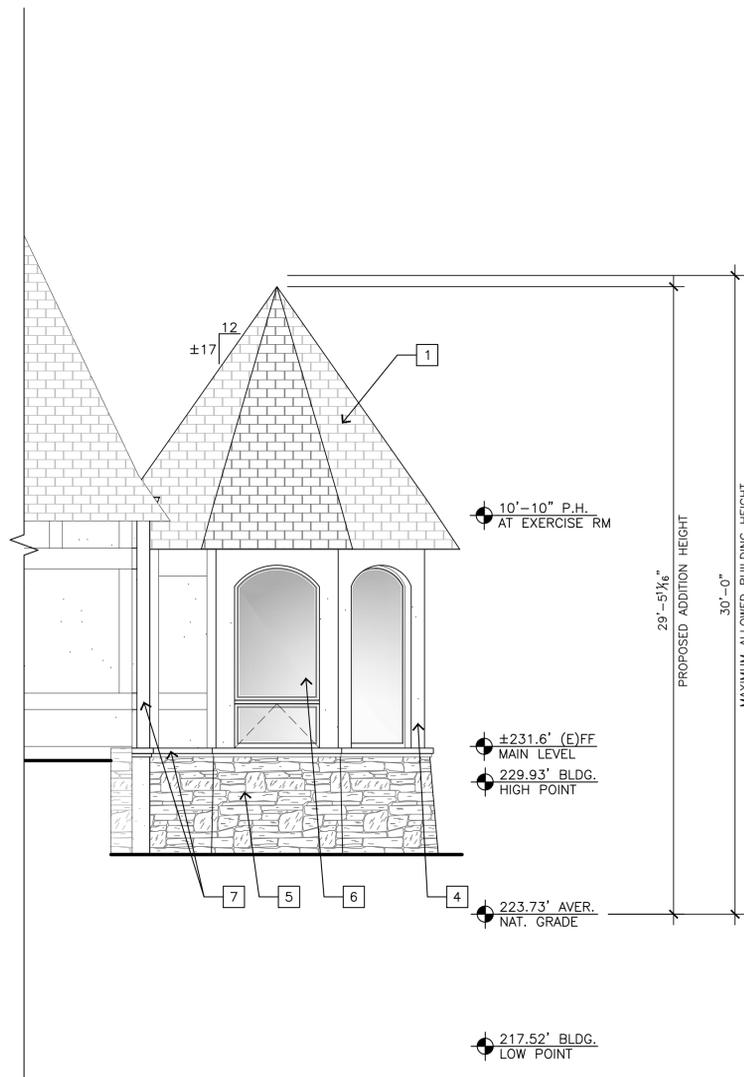


**NORTH ELEVATION - FOR REFERENCE (FLATTENED)**

3/32"=1'-0"

**EXTERIOR FINISH LEGEND**

- 1 CLASS 'A' ROOF, MATCH EXISTING
- 2 FLAT ROOFING SYSTEM, CERTAINTED FLINTLASTIC 3-PLY MODIFIED BITUMEN ROOF SYSTEM OR APPROVED EQUAL
- 3 5" COPPER O.G. GUTTERS AND 2X3 DOWNSPOUTS, MATCH EXISTING
- 4 7/8" THICK PAINTED EXTERIOR STUCCO SIDING, MATCH EXISTING
- 5 RANDOM STONE VENEER, MATCH EXISTING
- 6 METAL-CLAD EXTERIOR DOORS AND WINDOWS, MATCH EXISTING - LOEWEN OR EQUAL
- 7 2X PAINTED CEDAR SILL, TRIM, MOULDING, AND SURROUND, MATCH EXISTING
- 8 PAINTED GALVANIZED WROUGHT IRON 1/2" SQ. PICKET WITH DECORATIVE KNUCKLE, 1 1/2" SQ. POST, AND SHAPED TOP RAIL.



**NORTH - PARTIAL ELEVATION**

1/4"=1'-0"



**EAST ELEVATION**

1/4"=1'-0"

**DISCLAIMER:**  
ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, DEVELOPED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

**BALESTRERI  
RESIDENCE**

PROJECT ADDRESS:

**3950 RONDA ROAD  
PEBBLE BEACH, CA  
93953**

APN: 008-222-024

DATE: JANUARY 15, 2025

APPLICATION REQUEST

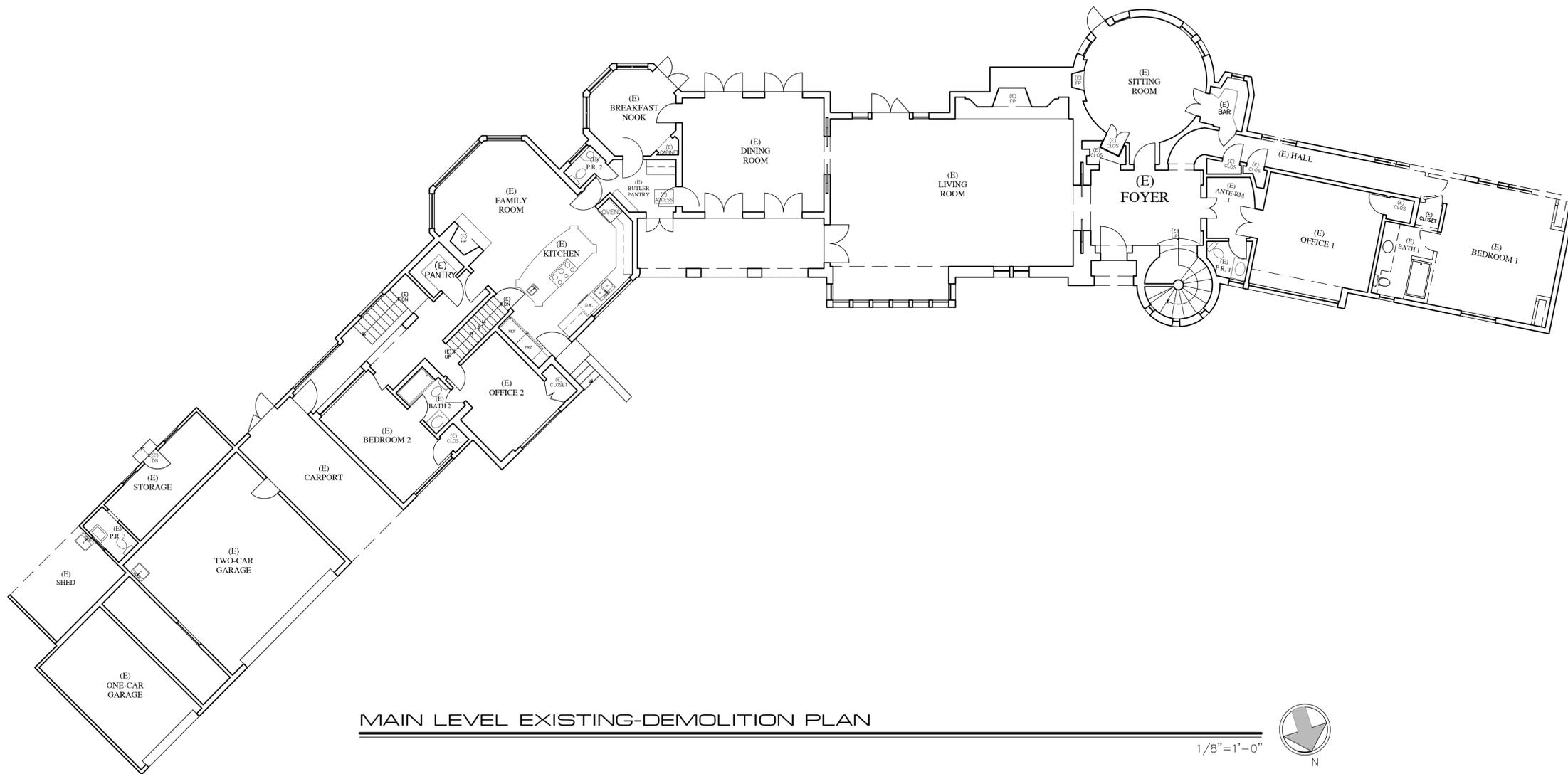
REVISIONS:

▲	APRIL 8, 2025
▲	PLANNING SUBMITTAL
▲	
▲	
▲	
▲	

**MAIN LEVEL  
EXIST / DEMO**

SHEET NO.

**D1.0**



**MAIN LEVEL EXISTING-DEMOLITION PLAN**

1/8" = 1'-0"



**WALL LEGEND**

- 2X EXISTING WALL TO REMAIN
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED

**DISCLAIMER:**  
ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, THIS OFFICE AND WERE CREATED, DEVELOPED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

**BALESTRERI  
RESIDENCE**

PROJECT ADDRESS:

**3950 RONDA ROAD  
PEBBLE BEACH, CA  
93953**

APN: 008-222-024

DATE: JANUARY 15, 2025

APPLICATION REQUEST

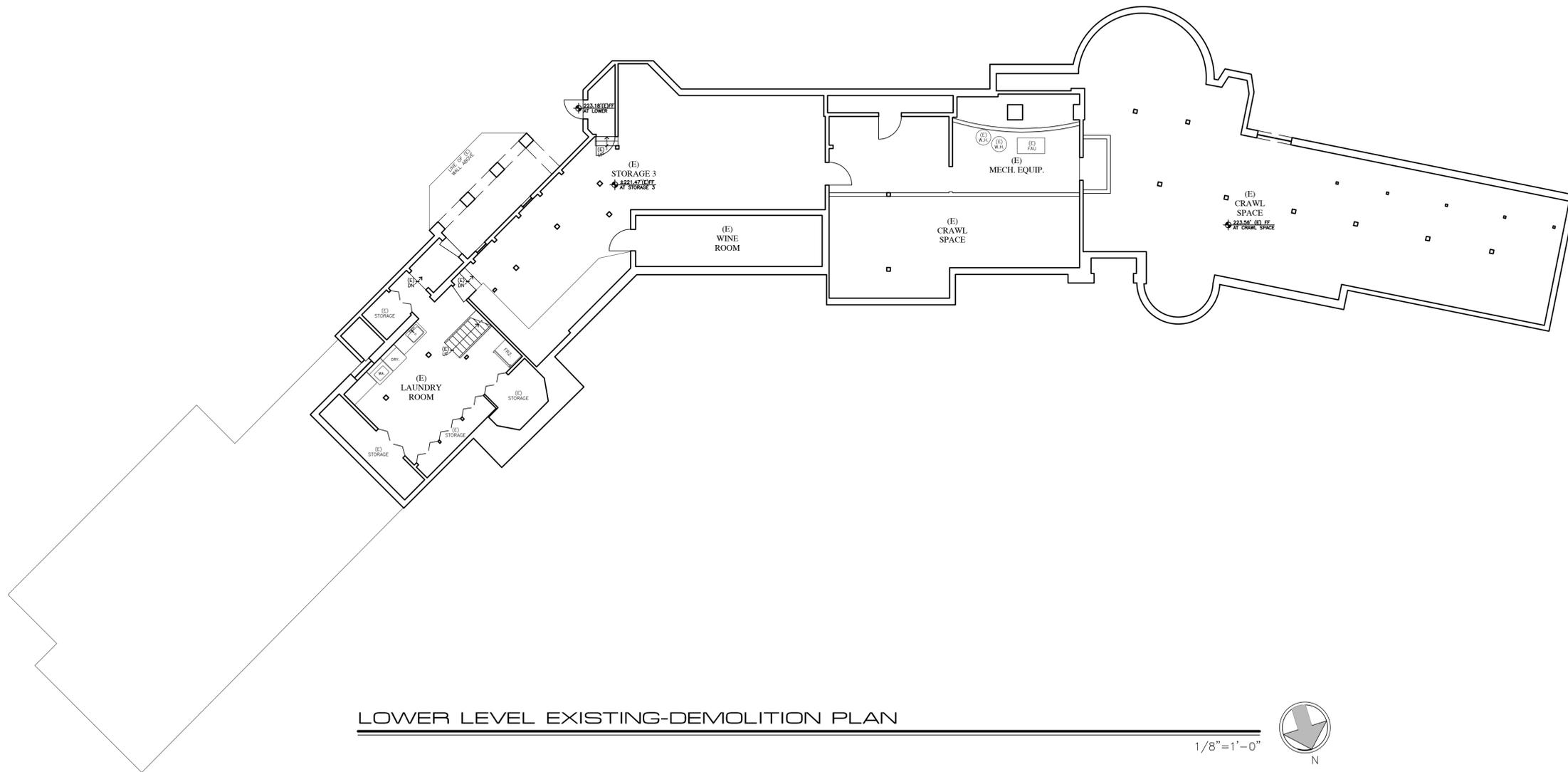
REVISIONS:

▲	APRIL 8, 2025
▲	PLANNING SUBMITTAL
▲	
▲	
▲	
▲	
▲	

**LOWER LEVEL  
EXIST / DEMO**

SHEET NO.

**D2.0**



**LOWER LEVEL EXISTING-DEMOLITION PLAN**

**WALL LEGEND**

- 2X EXISTING WALL TO REMAIN
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED

DISCLAIMER:  
ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, DEVELOPED AND DESIGNED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

**BALESTRERI  
RESIDENCE**

PROJECT ADDRESS:

**3950 RONDA ROAD  
PEBBLE BEACH, CA  
93953**

APN: 008-222-024

DATE: JANUARY 15, 2025

APPLICATION REQUEST

REVISIONS:

- ▲ APRIL 8, 2025
- ▲ PLANNING SUBMITTAL
- ▲
- ▲
- ▲
- ▲

**EXISTING  
ELEVATIONS**

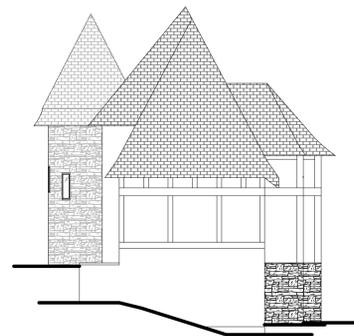
SHEET NO.

**D3.0**



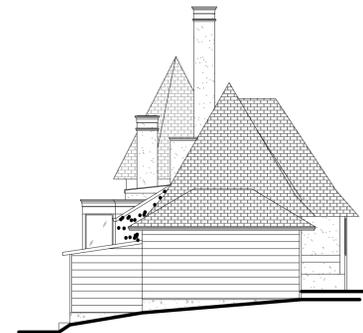
**EXISTING NORTH ELEVATION - FLATTENED**

3/32"=1'-0"



**EAST ELEVATION**

3/32"=1'-0"



**WEST ELEVATION**

3/32"=1'-0"

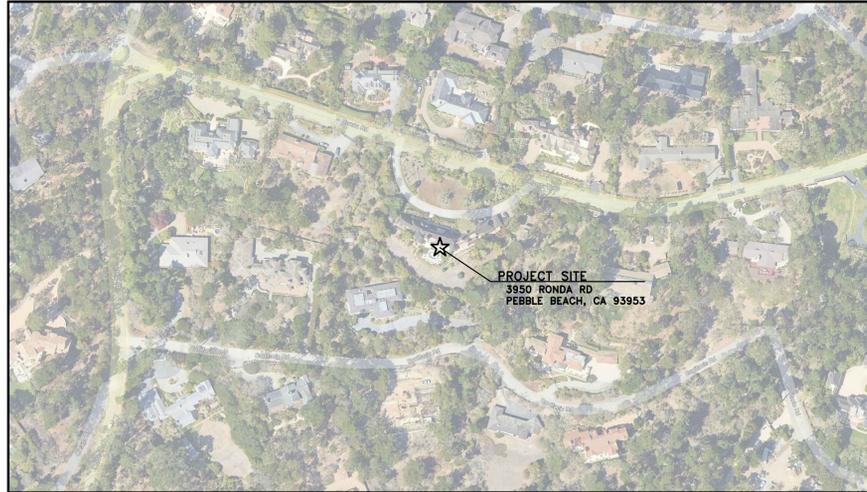


**EXISTING SOUTH ELEVATION - FLATTENED**

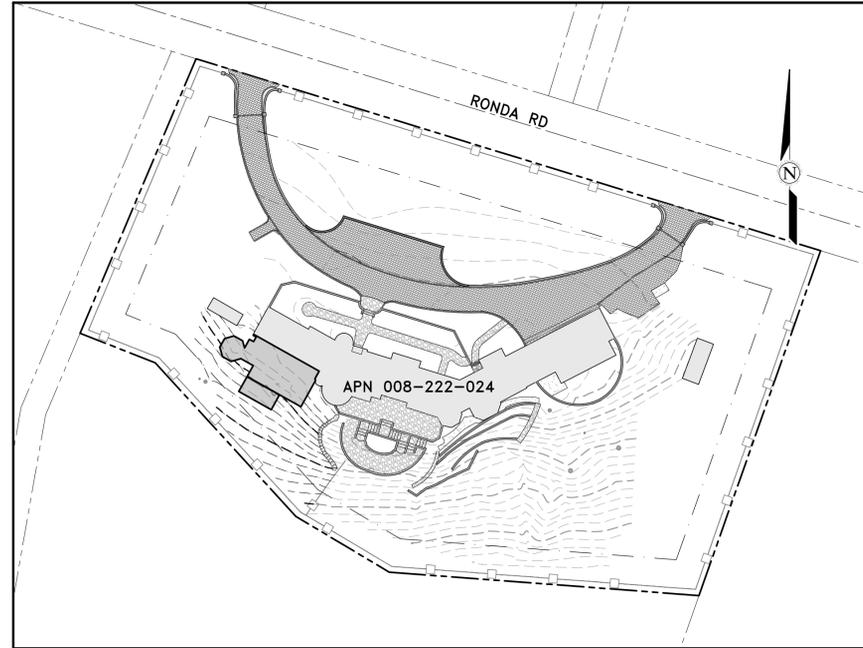
3/32"=1'-0"

# GRADING, DRAINAGE, AND EROSION CONTROL PLAN

OF  
**THE BALESTRERI RESIDENCE**  
 APN: 008-222-024  
 PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA



**VICINITY MAP**  
NOT TO SCALE



**LOT OVERVIEW**  
SCALE: 1" = 50'

**GENERAL NOTES:**

- 1) PROJECT DESIGN IS BASED ON INFORMATION OBTAINED FROM THE ARCHITECTURAL PLANS FOR THE BALESTRERI RESIDENCE PREPARED BY IDG, DATED 03/07/2025; AND THE TOPOGRAPHIC MAP FOR THE SITE PREPARED BY LANDSET ENGINEERS, DATED 02/21/2025.
- 2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUBSURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITH THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- 3) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.
- 4) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

**GRADING & DRAINAGE NOTES:**

- 1) ALL GRADING SHALL CONFORM TO THE LATEST AUTHORITY HAVING JURISDICTION GRADING ORDINANCE AND EROSION CONTROL ORDINANCE; THE RECOMMENDATIONS FOUND IN THE PROJECT'S SOIL ENGINEERING INVESTIGATION; THE LATEST VERSION OF THE CALTRANS SPECIFICATIONS; THE GOVERNING PUBLIC AGENCIES; THE LATEST REVISION OF THE CALIFORNIA BUILDING CODE (CBC); AND THESE PLANS.
- 2) SURFACE ORGANICS SHALL BE STRIPPED AND STOCKPILED FOR LATER USE AS TOPSOIL. MATERIAL ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.
- 3) NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4" IN DEPTH.
- 4) THERE ARE APPROXIMATELY 100 CUBIC YARDS OF CUT AND 5 CUBIC YARDS OF FILL TOTAL WITH A NET EXCESS OF 95 CUBIC YARDS. EXCAVATION SHALL BE USED FOR EMBANKMENT CONSTRUCTION, LANDSCAPE PURPOSES AND/OR HAULED OFF-SITE. ADDITIONAL ON-SITE SPOILS GENERATED FROM FOUNDATIONS, UTILITY TRENCHES, SEPTIC CONSTRUCTION, ETC. ARE NOT INCLUDED IN THE ABOVE REFERENCED QUANTITIES. IMPORT MATERIAL SHALL MEET THE REQUIREMENTS OF SELECT STRUCTURAL FILL AS NOTED IN THE SOILS REPORT AND BE APPROVED BY THE SOIL ENGINEER PRIOR TO PLACEMENT.
- 5) EMBANKMENT MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS, MOISTURE CONDITIONED, AND COMPACTED TO 90% MINIMUM RELATIVE COMPACTION. ALL BASEROCK AND THE UPPER 12" OF SUBGRADE SHALL BE COMPACTED TO 95% MINIMUM RELATIVE COMPACTION.
- 6) ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER. STEEPER SLOPES MAY BE ALLOWED ONLY WITH THE PERMISSION OF THE SOIL ENGINEER.
- 7) PAD ELEVATIONS SHALL BE CERTIFIED TO 0.10' PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- 8) DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. CONTRACTOR SHALL PROVIDE ADEQUATE WATER TO DO SO AND FOR USE IN GRADING OPERATIONS.
- 9) A COPY OF ALL COMPACTION TESTS AND THE FINAL GRADING REPORT SHALL BE SUBMITTED TO THE AUTHORITY HAVING JURISDICTION PLANNING AND BUILDING INSPECTION DEPARTMENT AT SCHEDULED INSPECTIONS.
- 10) THE GROUND IMMEDIATELY ADJACENT TO FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AT 5% FOR A MINIMUM DISTANCE OF 10'. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10' OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED AT A MINIMUM OF 2% WHERE LOCATED WITHIN 5' OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE BUILDING.
- 11) ROOF DRAINAGE SHALL BE ACCOMPLISHED BY THE USE OF GUTTERS AND DOWNSPOUTS. THE DOWNSPOUTS SHALL BE CONNECTED TO RAINWATER LEADERS AND TIED INTO THE STORM DRAIN SYSTEM AS SHOWN ON THE SITE UTILITY PLAN. DOWNSPOUTS THAT ARE NOT CONNECTED TO A RAINWATER LEADER SHALL OUTLET ONTO SPLASH BLOCKS OR AN APPROVED ALTERNATIVE. SPLASH BLOCKS MAY BE UNNECESSARY IF THE DOWNSPOUT OUTLETS DIRECTLY ONTO AN IMPERVIOUS SURFACE THAT IS PROPERLY GRADED AWAY FROM FOUNDATIONS. RAINWATER LEADERS SHALL BE CONSTRUCTED WITH 4" SDR35 PVC PIPE. UNDER NO CIRCUMSTANCES SHALL A RAINWATER LEADER BE CONNECTED TO A SUBDRAIN LINE.
- 12) SURFACE RUNOFF SHALL BE COLLECTED BY A SYSTEM OF SWALES AND DRAINS. CAPTURED STORMWATER SHALL BE PIPED TO A DISPERSION TRENCH AS SHOWN ON THE SITE UTILITY PLAN. STORM DRAIN LINES SHALL DRAIN BY GRAVITY AND BE SLOPED AT A MINIMUM OF 2% TO AN OUTLET. WHERE A 2% SLOPE IS IMPRACTICAL, PIPES SHALL BE SLOPED AT NO LESS THAN 1%. STORM DRAIN LINES SHALL HAVE A MINIMUM COVER OF 12" AND SHALL BE CONSTRUCTED WITH SDR35 PVC PIPE, SIZED AS INDICATED.
- 13) TRENCH DRAINS SHALL BE NOS CHANNEL DRAINS, SIZED AS INDICATED ON THE SITE UTILITY PLAN. FLAT-BOTTOMED CHANNELS SHOULD BE SLOPED AT A MINIMUM OF 0.5% TO AN OUTLET IN ORDER TO ENSURE PROPER DRAINAGE AND PREVENT STANDING WATER IN THE TRENCH. ANY CHANNEL SLOPED AT LESS THAN 0.5% SHALL HAVE OUTLETS SPACED AT NO MORE THAN 10'. GRATES AND CHANNELS SHALL HAVE A LOAD RATING GREATER THAN OR EQUAL TO THE EXPECTED LOADING IN THE INSTALLATION AREA. ALL TRENCH DRAINS SHALL BE SURROUNDED BY A MINIMUM OF 4" OF CONCRETE. TRENCH DRAINS SHOULD BE SIZED TO HANDLE THE PEAK RUNOFF RATE PRODUCED BY A 10-YEAR DESIGN STORM.
- 14) SUBSURFACE WATER BEHIND ANY RETAINING WALLS SHALL BE CONTROLLED BY THE INSTALLATION OF SUBDRAINS. SUBDRAIN LINES SHALL BE CONSTRUCTED WITH PERFORATED 4" SDR35 PVC PIPE PLACED WITH THE HOLES FACING DOWNWARD. COLLECTED WATER SHALL DRAIN TO DAYLIGHT AT A MINIMUM SLOPE OF 1% AS SHOWN ON THE SITE UTILITY PLAN. PIPES CARRYING SURFACE WATER OR ROOF WATER SHALL NOT UNDER ANY CIRCUMSTANCES OUTLET INTO A SUBDRAIN LINE. THE SYSTEM OF SUBDRAINS SHALL REMAIN INDEPENDENT OF THE SURFACE STORM DRAIN SYSTEM.
- 15) UTILITY TRENCHES WITHIN THE BUILDING PAD OR ANY NEW PAVED AREAS SHALL BE BACKFILLED WITH CLEAN IMPORTED SAND AND THE TRENCH BACKFILL SHALL BE COMPACTED TO 95% MINIMUM RELATIVE COMPACTION. THE TOP 8" OF TRENCH SHALL BE CAPPED WITH NATIVE SOIL. IN NON-PAVED AREAS NATIVE BACKFILL SHALL BE USED AND COMPACTED TO 90% MINIMUM RELATIVE COMPACTION.
- 16) ALL WORK IS SUBJECT TO APPROVAL BY THE AUTHORITY HAVING JURISDICTION PUBLIC WORKS SUPERINTENDENT INSPECTION AND ACCEPTANCE.
- 17) SPECIAL INSPECTIONS BY A SPECIAL INSPECTOR ARE REQUIRED DURING FILL PLACEMENT TO ENSURE PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
- 18) THE LOCATION, HEIGHT, AND PLATE HEIGHTS OF THE NEW STRUCTURE MUST BE CERTIFIED BY A SURVEYOR TO BE IN CONFORMANCE WITH THE APPROVED PLANS.
- 19) STOP WORK WITHIN 50 METERS (165') OF UNCOVERED RESOURCE AND CONTACT THE AUTHORITY HAVING JURISDICTION RMA - PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED.

**LEGEND:**

--- --	PROPERTY BOUNDARY	▒	EXISTING RESIDENCE FOOTPRINT	■	CATCH BASIN
---	SETBACK	▒	PROPOSED BUILDING FOOTPRINT	⊠	JUNCTION BOX
---	MAJOR CONTOUR (5' INTERVAL)	▒	ASPHALT CONCRETE	⊞	DOWNSPOUT W/ SPLASH BLOCK
---	MINOR CONTOUR (1' INTERVAL)	▒	CONCRETE	⊞	DISPERSION TRENCH
▒	RETAINING WALL	▒	DECOMPOSED GRANITE	○	TREE
→ → →	SWALE FLOW LINE	▒	PERMEABLE PAVERS		
— SD — SD —	STORM DRAIN PIPE	▒	STONE		
— RWL — RWL —	RAINWATER LEADER	▒	WATER		
---	SUBDRAIN LINE				

**ABBREVIATIONS:**

±	= PLUS OR MINUS; APPROXIMATE	EVC	= END OF VERTICAL CURVE	PL	= PROPERTY LINE
∅	= DIAMETER	EW	= EACH WAY	POC	= POINT OF CONNECTION
AB	= AGGREGATE BASE	EX	= EXISTING	PVC	= POLYVINYL CHLORIDE
ABAN	= ABANDON	FC	= FLUSH CURB	RC	= RELATIVE COMPACTION
AC	= ASPHALT CONCRETE	FD	= FIRE DEPARTMENT	RES	= RESIDENCE
AD	= AREA DRAIN	FF	= FINISHED FLOOR	RM	= ROOM
ADD	= ADDITION	FG	= FINISHED GRADE	RND	= ROUND
ADU	= ACCESSORY DWELLING UNIT	FL	= FLOWLINE	RW	= RETAINING WALL
BC	= BEGINNING OF CURVE	FM	= FORCE MAIN	RWL	= RAINWATER LEADER
B.E.	= BUILDING ENVELOPE	FP	= FINISHED PAD	SD	= STORM DRAIN
BLDG	= BUILDING	GAR	= GARAGE	SF	= SQUARE FEET
BOT	= BOTTOM	GB	= GRADE BREAK	SG	= SUBGRADE
BSMT	= BASEMENT	GR	= GRATE	SO	= SQUARE
BVC	= BEGINNING OF VERTICAL CURVE	HDPE	= HIGH-DENSITY POLYETHYLENE	SS	= SANITARY SEWER
CB	= CATCH BASIN	HP	= HIGH POINT	STA	= STATION
CF	= CUBIC FEET	HT	= HEIGHT	STN	= STONE
CL	= CENTERLINE	INV	= PIPE INVERT	STP	= STEP
CO	= CLEANOUT	JB	= JUNCTION BOX	SUBD	= SUBDRAIN
CONC	= CONCRETE	JT	= JOINT TRENCH	TBR	= TO BE REMOVED
CY	= CUBIC YARDS	LF	= LINEAR FEET	TD	= TRENCH DRAIN
DG	= DECOMPOSED GRANITE	LP	= LOW POINT	TW	= TOP OF WALL
DK	= DECK	MAX	= MAXIMUM	TYP	= TYPICAL
DS	= DOWNSPOUT	MIN	= MINIMUM	U.N.O.	= UNLESS NOTED OTHERWISE
DWY	= DRIVEWAY	OC	= ON-CENTER	VC	= VERTICAL CURB
EC	= END OF CURVE	OUT	= OUTLET	VIF	= VERIFY IN FIELD
EG	= EXISTING GROUND	PCC	= PORTLAND CEMENT CONCRETE	W/O	= WITH
ELEV	= ELEVATION	PERF	= PERFORATED	W/O	= WITHOUT
ESMT	= EASEMENT	PERM	= PERMEABLE	WD	= WOOD

**INDEX TO SHEETS**

SHEET C1	COVER SHEET
SHEET C2	GRADING & DRAINAGE PLAN
SHEET C3	GRADING SECTIONS & DETAILS
SHEET C4	UTILITY PLAN
SHEET C5	CONSTRUCTION DETAILS
SHEET C6	EROSION & SEDIMENT CONTROL PLAN
SHEET C7	CONSTRUCTION MANAGEMENT PLAN

NOTE: PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL PROVIDE CERTIFICATION FROM THE PROJECT GEOTECHNICAL ENGINEER THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE PROJECT SOIL ENGINEERING INVESTIGATION.

**GEOTECHNICAL INSPECTION SCHEDULE**

Inspection Item:	Who will conduct the inspection:	When the Inspection is to be completed:	Inspection completed by:	Date completed:
Site stripping and clearing	GEOTECH ENGINEER	Beginning of Project		
Subexcavation, fill placement, and compaction	GEOTECH ENGINEER	Throughout grading operations		
Foundation Excavations	GEOTECH ENGINEER	Prior to placement of forms and reinforcing steel		
Surface and subsurface drainage improvements	GEOTECH ENGINEER	Prior to trench backfill operations		
Utility trench compaction	GEOTECH ENGINEER	During backfill operations		
Retaining wall backfill compaction	GEOTECH ENGINEER	During backfill operations		
Baseroack subgrade compaction	GEOTECH ENGINEER	Prior to pavement installation		

**STORMWATER 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. 2013-0001-DWQ; THEREFORE, THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRW) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.
- 2) THIS PROJECT SHALL IMPLEMENT THE FOLLOWING STRATEGIES: MINIMIZE COMPACTION OF HIGHLY PERMEABLE SOILS; LIMIT CLEARING AND GRADING OF NATIVE VEGETATION; MINIMIZE IMPERVIOUS SURFACES AND LEAVE THE REMAINING LAND IN A NATURAL UNDISTURBED STATE; MINIMIZE STORMWATER RUNOFF BY DIRECTING RUNOFF FROM PATIOS, PORCHES, AND DRIVEWAYS ONTO VEGETATED AREAS AND DIRECTING ROOF RUNOFF INTO AN INFILTRATION SYSTEM SAFELY AWAY FROM BUILDING FOUNDATIONS AND FOOTINGS, CONSISTENT WITH THE CALIFORNIA BUILDING CODE.

**CONTACT INFORMATION:**

**OWNER:**  
 TED BALESTRERI  
 3950 RONDA RD  
 PEBBLE BEACH, CA 93955

**ARCHITECT:**  
 JUN SILLANO  
 IDG  
 721 LIGHTHOUSE AVE  
 PACIFIC GROVE, CA 93950

**SITE LOCATION:**  
 3950 RONDA RD  
 PEBBLE BEACH, CA 93955

**"COVER SHEET"**  
**GRADING, DRAINAGE, AND EROSION CONTROL PLAN**  
 OF  
**THE BALESTRERI RESIDENCE**  
 A.P.N.: 008-222-024  
 PEBBLE BEACH, CALIFORNIA  
 FOR  
 TED BALESTRERI



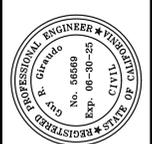
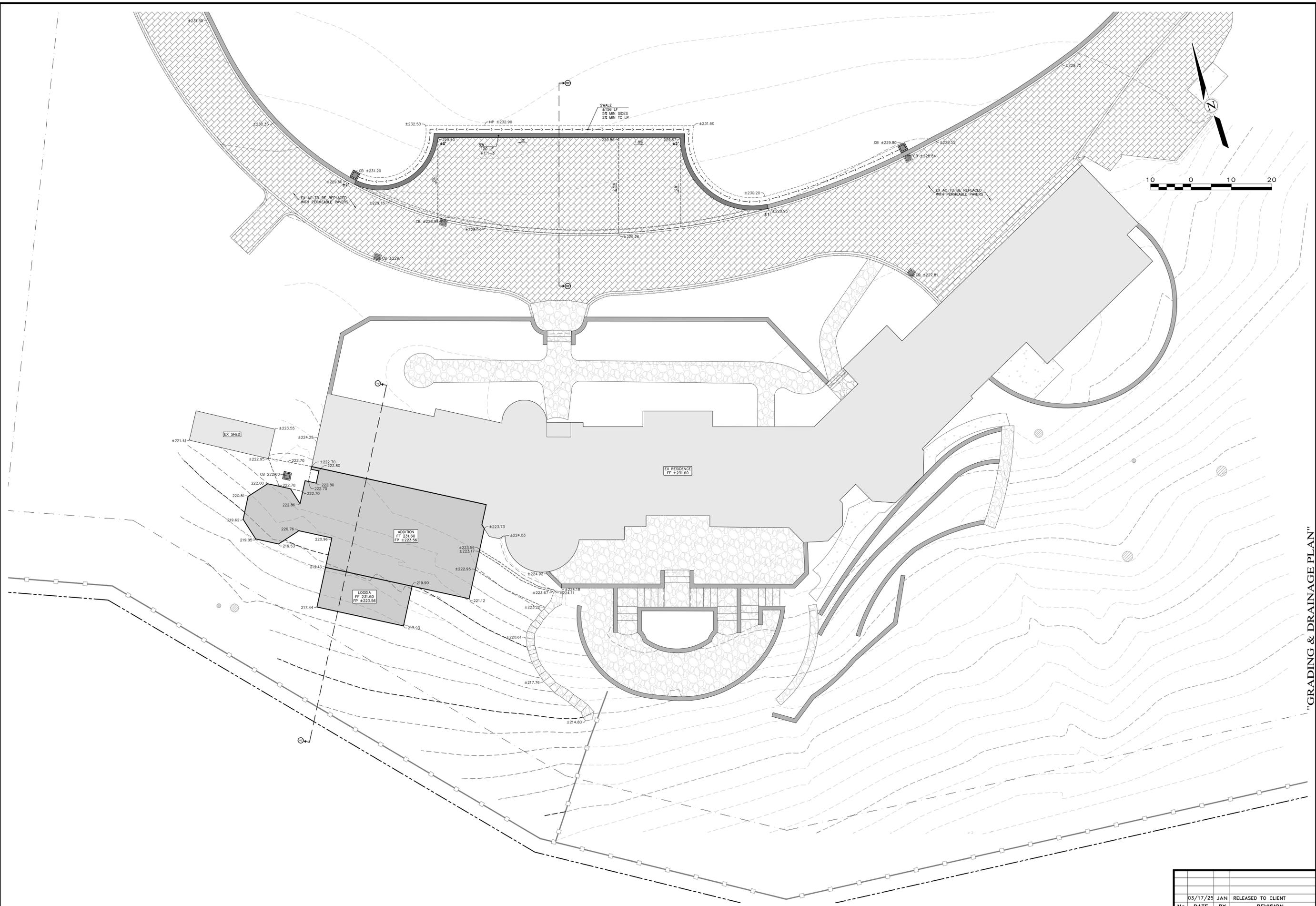
APPROVED BY:  
  
 GUY R. GIRAUD

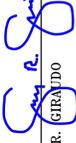


SCALE: AS SHOWN  
 DATE: MAR 2025  
 JOB No. 2873-02

SHEET **C1**  
 OF 7 SHEETS

No.	DATE	BY	REVISION
	03/17/25	JAN	RELEASED TO CLIENT



APPROVED BY:  
  
 GUY R. GIRARDO

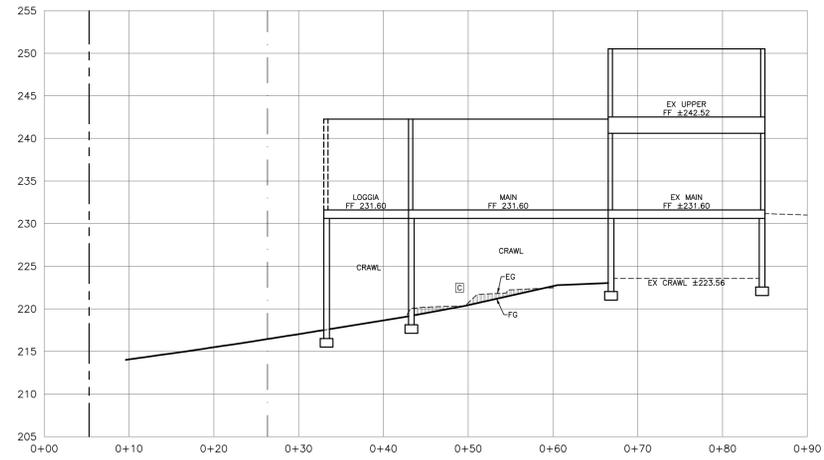


"GRADING & DRAINAGE PLAN"  
 GRADING, DRAINAGE, AND EROSION CONTROL PLAN  
 OF  
 THE BALESTRERI RESIDENCE  
 A.P.N.: 008-222-024  
 PEBBLE BEACH, CALIFORNIA  
 PREPARED BY  
 TED BALESTRERI

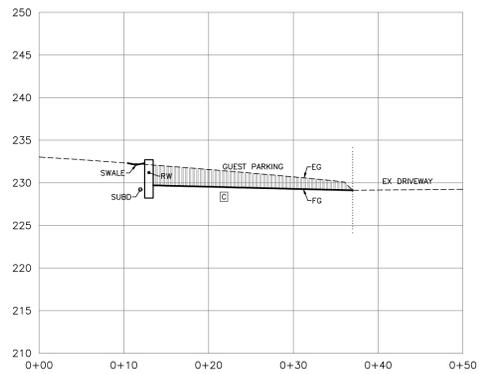
SCALE: 1" = 10'  
 DATE: MAR 2025  
 JOB No. 2873-02

No.	DATE	BY	REVISION

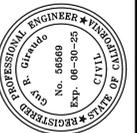
SHEET **C2**  
 OF 7 SHEETS



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



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



APPROVED BY:  
*Guy R. Girardo*  
GUY R. GIRARDO



"GRADING SECTIONS & DETAILS"  
GRADING, DRAINAGE, AND EROSION CONTROL PLAN  
OF  
THE BALESTRERI RESIDENCE  
A.P.N.: 008-222-024  
PEBBLE BEACH, CALIFORNIA  
TED BALESTRERI

SCALE: AS SHOWN  
DATE: MAR 2025  
JOB No. 2873-02

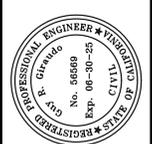
No.	DATE	BY	REVISION
	03/17/25	JAN	RELEASED TO CLIENT

SHEET **C3**

OF 7 SHEETS



- NOTES:**
- 1) INFORMATION ABOUT EXISTING UTILITIES WAS COMPILED FROM THE SITE TOPOGRAPHIC MAP PREPARED BY H. D. PETERS, DATED MARCH 2017; AND THE SITE TOPOGRAPHIC MAP PREPARED BY LANSET ENGINEERS, DATED 02/21/2025. THE LOCATIONS, DIMENSIONS, AND ELEVATIONS OF THE EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED BY THE CONTRACTOR IN THE FIELD.
  - 2) THE STORM DRAIN SYSTEM FOR THE EXISTING RESIDENCE SHALL REMAIN IN PLACE. THE CONTRACTOR SHALL TAKE STEPS TO CONFIRM THAT THE EXISTING SYSTEM IS IN GOOD WORKING CONDITION, INCLUDING, BUT NOT LIMITED TO, REMOVING SILT/DEBRIS FROM ALL EXISTING CATCH BASINS, FLUSHING OUT EXISTING STORM DRAIN LINES, AND VERIFYING THE LOCATION OF THE OUTLET FOR THE SYSTEM. ANY ISSUES WITH THE EXISTING SYSTEM ENCOUNTERED IN THE FIELD SHALL BE BROUGHT TO THE ATTENTION OF LANSET ENGINEERS.



APPROVED BY:  
  
 GUY R. GIRARDO

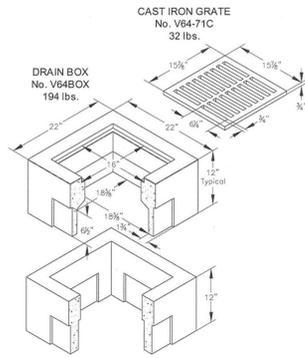


"UTILITY PLAN"  
 GRADING, DRAINAGE, AND EROSION CONTROL PLAN  
 OF  
 THE BALESTRERI RESIDENCE  
 A.P.N.: 008-222-024  
 PEBBLE BEACH, CALIFORNIA  
 TED BALESTRERI

SCALE: 1" = 10'  
 DATE: MAR 2025  
 JOB No. 2873-02

SHEET **C4**  
 OF 7 SHEETS

No.	DATE	BY	RELEASED TO CLIENT	REVISION
	03/17/25	JAN	RELEASED TO CLIENT	



This concrete drain box has a cast in galvanized frame and is specifically engineered for drainage in medium areas such as parking lots, school grounds, walkways, etc. Its design permits fast grouting material to "lock in" and from there, knock-outs accommodate up to 8" O.D. pipe. Approximate dimensions and weight shown. Also available in bolt down.

Ordering Code	Item	Approx. Weight	Description
V64BOX	DRAIN BOX	194	V64 Drain Box (19 1/2" x 19 1/2") - 12 per pallet
V64-71C	GRATE	32	Cast iron
V64X12	EXTENSION	152	12" Reinforced concrete - 12 per pallet

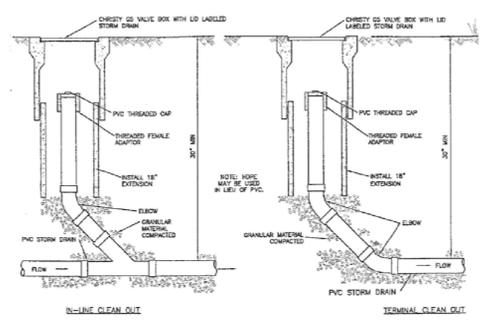
**Oldcastle Precast®**  
Enclosure Solutions  
WADSWORTH, OHIO 44157  
Phone: (800) 488-7019 Fax: (330) 486-8804  
Copyright © 2008 Oldcastle Precast

**V64 DRAIN BOX**  
18-3/8" x 18-3/8"  
File # V64\_202  
© 2008 Oldcastle Precast

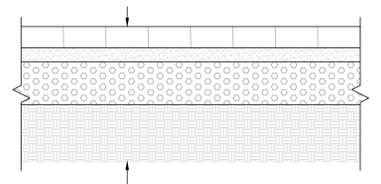
**V64 DRAIN BOX**  
18-3/8" x 18-3/8"  
File # V64\_202  
© 2008 Oldcastle Precast

**Christy**

1 CHISTRY V64 CATCH BASIN

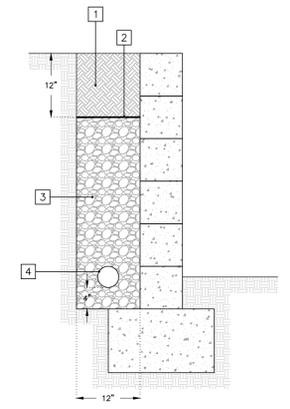


2 G5 STORM DRAIN CLEANOUT



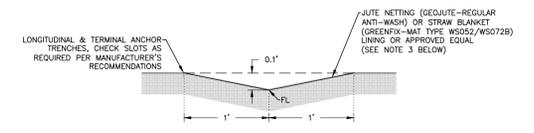
**STRUCTURAL SECTION**  
3" CONC PAVERS  
2" SAND BEDDING  
6" #57 STONE  
COMPACTED TO 95% RC  
8" MIN SG SCARIFICATION  
RECOMPACTED TO 95% RC

3 PAVEMENT SECTION (PAVERS)



- 12" NATIVE CAP. TRENCH SURFACE SHALL BE RESTORED TO NATURAL/ORIGINAL CONDITION.
- MIRAFI 140N OR APPROVED EQUAL FILTER FABRIC SHALL BE PLACED ACROSS THE TOP OF THE DRAIN ROCK.
- 1/2" TO 3/4" DRAIN ROCK.
- 4" PERFORATED SCH 40/SDR 35 RIGID PVC PIPE PLACED WITH THE HOLES FACING DOWNWARD. THE PIPE SHALL BE SLOPED AT A MINIMUM OF 1% TO DAYLIGHT.
- CLEANOUTS SHALL BE PROVIDED AT THE UPSTREAM END OF ANY RUN OF PERFORATED PIPE, AT HORIZONTAL BENDS GREATER THAN 45°, AND AT A MAXIMUM SPACING OF 100'.

4 SUBDRAIN BEHIND RETAINING WALL



- LONGITUDINAL SLOPE SHALL NOT BE LESS THAN 1% OR GREATER THAN 20%.
- THE SWALE SHALL BE REVEGETATED WITH NATIVE GRASSES BY A HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER UNTIL GROWTH IS ESTABLISHED.
- IF THE SWALE DOES NOT HAVE ADEQUATE GROWTH ESTABLISHED PRIOR TO THE ONSET OF THE WINTER SEASON, OCTOBER 15, IT SHALL BE LINED WITH JUTE NETTING OR STRAW BLANKETS AND PROPERLY SECURED (ANCHORED AND FASTENED) AS OUTLINED PER THE MANUFACTURER'S GUIDELINES AND SPECIFICATIONS IN ORDER TO FUNCTION PROPERLY AND PREVENT ACCELERATED EROSION.
- IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO REGULARLY MAINTAIN THE SWALE AS NEEDED FROM EXCESSIVE GROWTH AND/OR SILTATION.
- GRADED SWALE SHALL BE PROOF-ROLLED AND/OR MECHANICALLY COMPACTED TO MINIMUM 85% RELATIVE COMPACTION.

5 EARTH SWALE

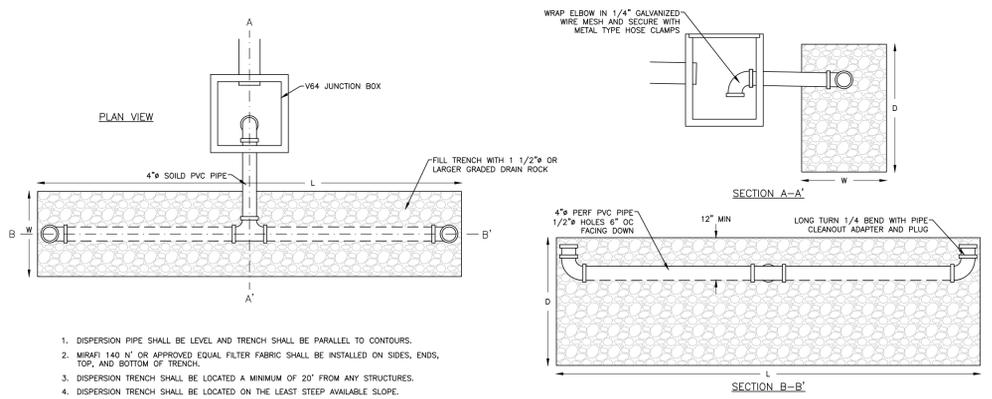
6

7

8

9

10

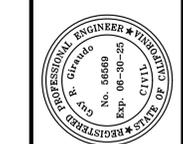


- DISPERSION PIPE SHALL BE LEVEL AND TRENCH SHALL BE PARALLEL TO CONTOURS.
- MIRAFI 140 N' OR APPROVED EQUAL FILTER FABRIC SHALL BE INSTALLED ON SIDES, ENDS, TOP, AND BOTTOM OF TRENCH.
- DISPERSION TRENCH SHALL BE LOCATED A MINIMUM OF 20' FROM ANY STRUCTURES.
- DISPERSION TRENCH SHALL BE LOCATED ON THE LEAST STEEP AVAILABLE SLOPE.
- DISPERSION TRENCH SHALL BE LOCATED AWAY FROM AND BELOW SEPTIC FIELDS.

13 DISPERSION TRENCH

11

12



APPROVED BY:  
**GUY R. GIRARDINO**  
Professional Engineer # 86669  
State of California  
Exp. 06-30-25

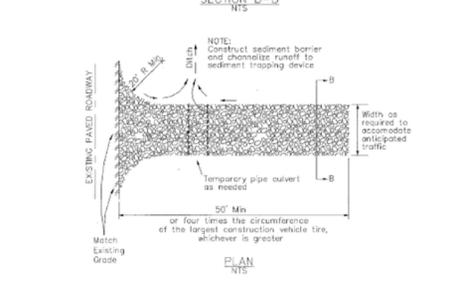
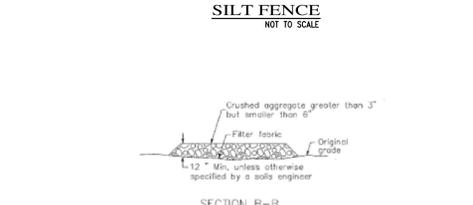
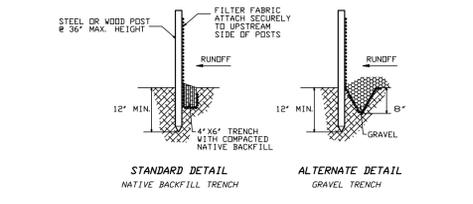
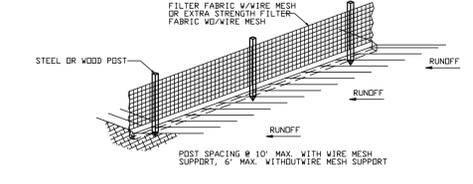
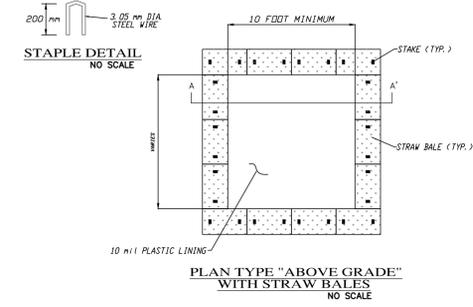
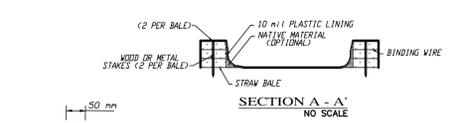
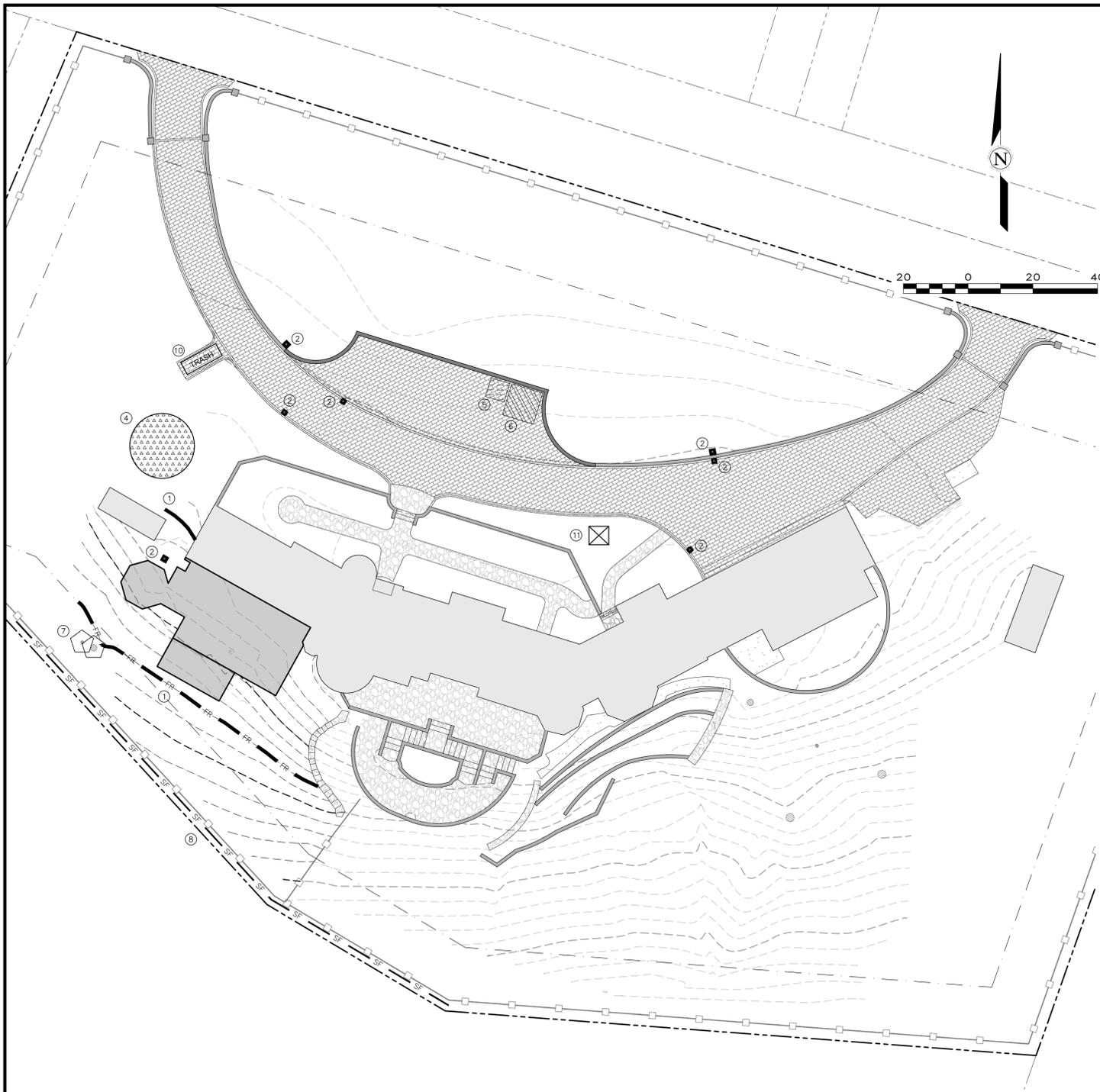


"CONSTRUCTION DETAILS"  
GRADING, DRAINAGE, AND EROSION CONTROL PLAN  
OF  
THE BALESTRERI RESIDENCE  
A.P.N.: 008-222-024  
PEBBLE BEACH, CALIFORNIA  
TED BALESTRERI

SCALE: AS SHOWN  
DATE: MAR 2025  
JOB No. 2873-02

SHEET **C5**  
OF 7 SHEETS

No.	DATE	BY	REVISION
03/17/25	JAN	RELEASED TO CLIENT	



- EROSION & SEDIMENT CONTROL NOTES:**
- 1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE AUTHORITY HAVING JURISDICTION EROSION CONTROL ORDINANCE.
  - 2) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
  - 3) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
  - 4) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK. ACCESS ROADS SHALL BE CLEANED DAILY (IF NECESSARY) AND PRIOR TO ANY RAIN EVENT.
  - 5) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
  - 6) CONTRACTOR SHALL PROVIDE WATERING FOR DUST CONTROL DURING ALL GROUND DISTURBANCE OPERATIONS.
  - 7) 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.
  - 8) 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.
  - 9) 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 RUHRMOLATE* BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.
  - 10) SEEDING AREAS SHALL BE RETAINED ON-SITE AND SHALL BE PREVENTED FROM FLOWING INTO THE STORM DRAINAGE SYSTEM. SEDIMENT CATCHMENT BARRIERS SHALL BE INSPECTED BY THE APPLICANT IMMEDIATELY AFTER ANY SIGNIFICANT RAINFALL AND AT LEAST DAILY DURING ANY PERIOD OF PROLONGED RAINFALL.
  - 11) PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE AUTHORITY HAVING JURISDICTION TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH AUTHORITY HAVING JURISDICTION GRADING AND EROSION CONTROL REGULATIONS.
  - 12) DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE AUTHORITY HAVING JURISDICTION TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPs INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
  - 13) PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE AUTHORITY HAVING JURISDICTION 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.
  - 14) THE APPLICANT SHALL SCHEDULE WEEKLY INSPECTIONS WITH THE AUTHORITY HAVING JURISDICTION DURING THE RAINY SEASON, OCTOBER 15th TO APRIL 15th, TO ENSURE CONTAMINANTS ARE NOT DISCHARGED INTO THE AREAS OF SPECIAL BIOLOGICAL SIGNIFICANCE.

**BMP 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) CW: 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) SCE: STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (IF NECESSARY FOR THIS APPLICATION, 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) FR: 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.
- 5) CW: 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.
- 6) SCE: 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 AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.
- 7) SF: 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 BE A LICENSED AND CERTIFIED ARBORIST.
- 8) 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.
- 9) CB: GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST 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 0.5" - 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) TRASH: 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 WATERTIGHT 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.
- 11) SF: 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.

**DETAILS**  
NOT TO SCALE

**Material Delivery and Storage WM-1**

**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

**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 BMPs in this section.

**Solid Waste Management WM-5**

**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

**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.

**Hazardous Waste Management WM-6**

**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

**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.

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

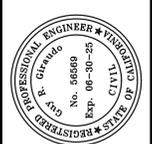
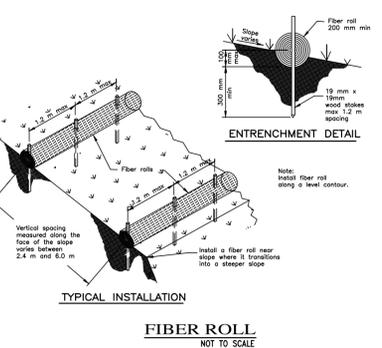
**Categories**  
EC Erosion Control  
SE Sediment Control  
TC Tracking Control  
WE Wind Erosion Control  
NS Non-Stormwater Management Control  
WM Waste Management and Materials Pollution Control

**Legend:**  
Primary Objective  
Secondary Objective

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

**Potential Alternatives**  
None

**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.



APPROVED BY:  
GUY R. GRANADO  
3/18/25

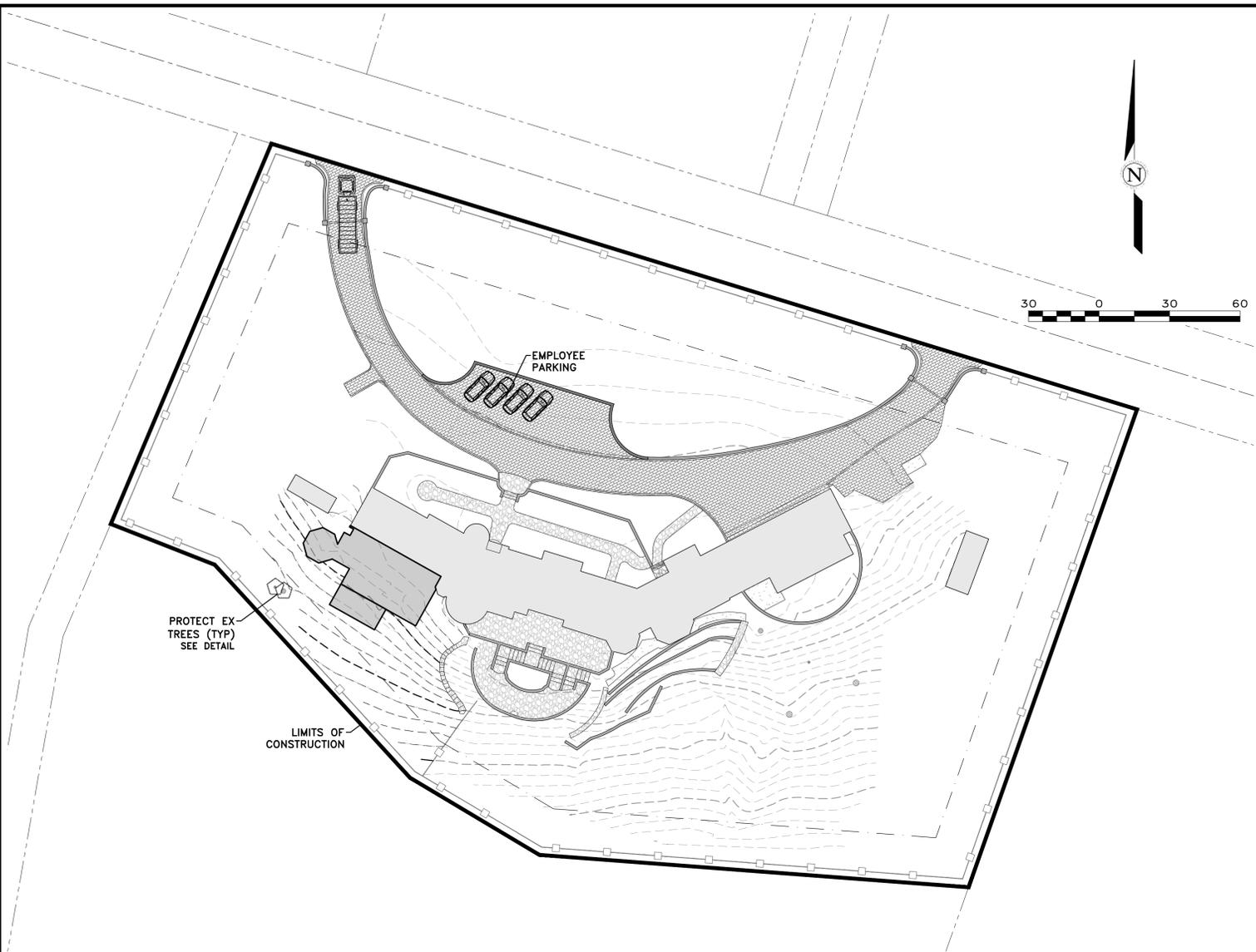


**"EROSION & SEDIMENT CONTROL PLAN"**  
**GRADING, DRAINAGE, AND EROSION CONTROL PLAN**  
 OF  
**THE BALESTRERI RESIDENCE**  
 A.P.N.: 008-222-024  
**PEBBLE BEACH, CALIFORNIA**  
 TED BALESTRERI

SCALE: 1" = 20'  
DATE: MAR 2025  
JOB No. 2873-02

No.	DATE	BY	REVISION
	03/17/25	JAN	RELEASED TO CLIENT

SHEET **C6** OF 7 SHEETS



**A PLAN**  
SCALE: 1" = 30'

**SITE GRADING:**  
THE PROPOSED GRADING INCLUDES APPROXIMATELY 100 CY OF CUT & 5 CY OF FILL.

**CONSTRUCTION STAGING:**

- MOBILIZE, CLEAR AND GRUB
- SITE GRADING
- UTILITY INSTALLATION
- CONSTRUCT STRUCTURE
- INSTALL PAVERS AND LANDSCAPING
- SITE CLEANING, PUNCH LIST

MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY, AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY. SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

**HAUL ROUTES:**  
HAUL TRUCKS SHALL BACK ONTO THE SITE FROM RONDA RD. HAUL TRUCKS WILL EXIT THE SITE, HEADING EAST ON RONDA RD. THEY WILL THEN FOLLOW THE ROUTE SHOWN IN DETAIL B, FROM RONDA RD TO SUNRIDGE RD TO 17 MILE DR TO CA HWY 68 TO CA HWY 1. FLAGGERS SHALL BE STATIONED ON RONDA RD AS TRUCKS BACK FROM THE PUBLIC RIGHT-OF-WAY ONTO THE SITE. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE EASEMENT/DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

**TRUCK STAGING AREA:**  
VEHICLES OR TRUCKS SHALL NOT QUEUE ON RONDA RD. TRUCKS SHALL QUEUE OFFSITE AND WILL BE DIRECTED TO APPROACH THE SITE BY ONSITE PERSONNEL VIA RADIO OR PHONE.

**EMPLOYEE PARKING:**  
EMPLOYEES SHALL PARK ON SITE WHENEVER POSSIBLE. EMPLOYEES SHALL CARPOOL WHENEVER POSSIBLE. 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, PINE, AND OAK TREES LOCATED WITHIN THE LIMITS SHOWN SHALL BE SURROUNDED BY ORANGE PROTECTIVE FENCING (SEE DETAIL).

**NUMBER OF EMPLOYEES ONSITE PER DAY:** APPROXIMATELY 10-20

**NUMBER OF TRUCK TRIPS/DAY:** 4

**AMOUNT OF GRADING/DAY:** 80 C.Y.

**HOURS OF OPERATION/DAY:** 8

**DAYS OF OPERATION:** MONDAY THROUGH FRIDAY

**TIME OF OPERATION:** 8:00 AM - 4:30 PM

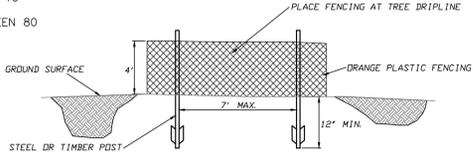
**PROJECT SCHEDULING:** PROJECTED START DATE IS JANUARY 1, 2026. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

**TRUCK TRIP GENERATION CHART:**

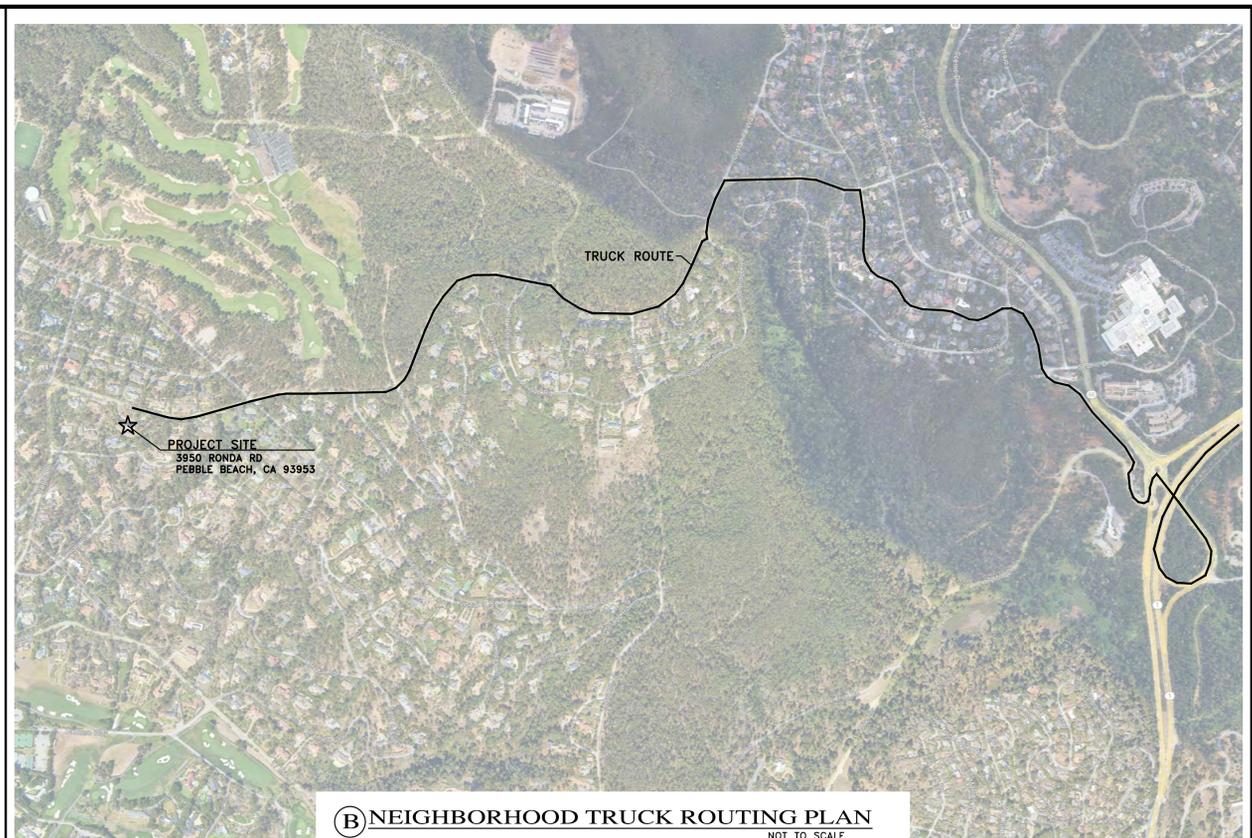
CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION	4	5
GRADING & SOIL REMOVAL (EXPORT)	8	2
ENGINEERING MATERIALS (IMPORT)	-	-
<b>TOTALS</b>	<b>12</b>	<b>7</b>

**TRUCK TRIP GENERATION NOTES:**

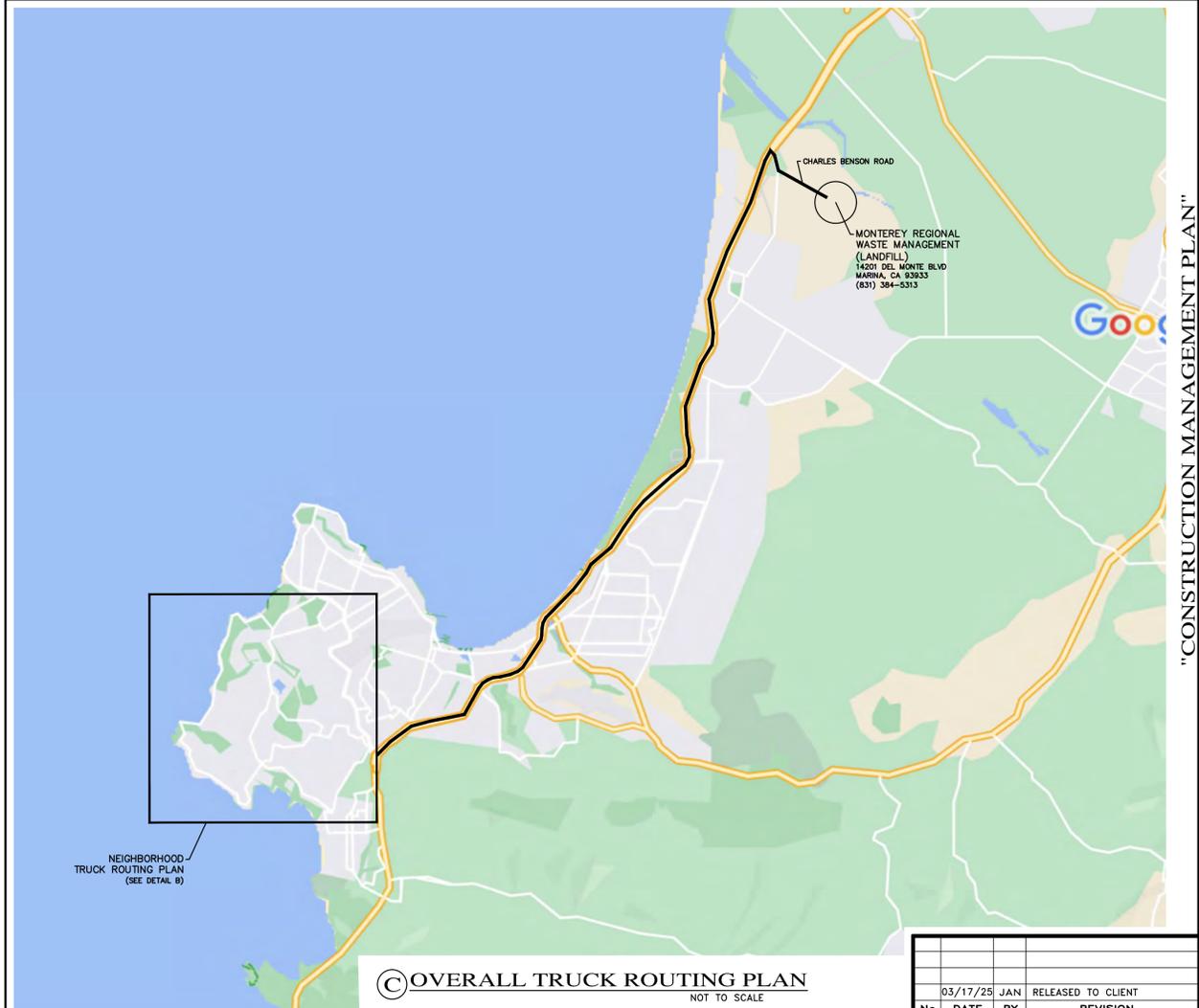
- TRUCK TRIPS FOR THE GRADING/SOIL IMPORT IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 4 TRUCK LOADS PER DAY.
- THERE ARE APPROXIMATELY 95 CUBIC YARDS OF SOIL MATERIAL TO BE EXPORTED FROM THE SITE.
- GRADING OPERATIONS SHALL TAKE APPROXIMATELY 7 WORKING DAYS TO COMPLETE.
- THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 100 CUBIC YARDS.



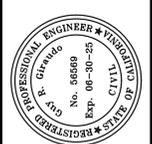
**ESA FENCING**  
NOT TO SCALE



**B NEIGHBORHOOD TRUCK ROUTING PLAN**  
NOT TO SCALE



**OVERALL TRUCK ROUTING PLAN**  
NOT TO SCALE



APPROVED BY:  
*Guy R. Grand*  
GUY R. GRAND



"CONSTRUCTION MANAGEMENT PLAN"  
GRADING, DRAINAGE, AND EROSION CONTROL PLAN  
OF  
THE BALESTRERI RESIDENCE  
A.P.N.: 008-222-024  
PEBBLE BEACH, CALIFORNIA  
TED BALESTRERI

SCALE: 1" = 30'  
DATE: MAR 2025  
JOB No. 2873-02

No.	DATE	BY	REVISION
03/17/25	JAN	RELEASED TO CLIENT	
		REVISION	

SHEET **C7**  
OF 7 SHEETS

This page intentionally left blank