

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

In the matter of the application of:

BARRETT FAMILY HOLDINGS, LLC. (PLN170803)

RESOLUTION NO. 18-026

Resolution by the Monterey County Zoning
Administrator:

1. Finding the project is limited development consisting of a minor addition which will not result in an increase of more than 50% of the floor area of the structures before the addition and which qualifies as a Class 1 Categorical Exemption per Section 15301 of the CEQA Guidelines and none of the exceptions under Section 15300.2 apply; and
2. Approving a Combined Development Permit consisting of:
 - a) Coastal Development Permit and Design Approval to allow the construction of a 550-square foot sub-grade laundry/utility room within 750 feet of a known archaeological site.
 - b) Coastal Development Permit for development within 100 feet of environmentally sensitive habitat.
3154 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-271-004-000).

The Barrett Family Holdings, LLC. application (PLN170803) came on for a public hearing before the Monterey County Zoning Administrator on May 10, 2018. 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 AND EVIDENCE

- FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies.
- EVIDENCE:** a) Staff has reviewed the project as contained in the application and accompanying materials for consistency with the following applicable text, policies, and regulations:
- 1982 Monterey County General Plan
 - Del Monte Forest Land Use Plan
 - Coastal Implementation Plan (CIP) (Part 5); and
 - Monterey County Zoning Ordinance (Title 20)
- b) The property is located at 3154 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-271-004), Del Monte Forest Land Use Plan, Coastal Zone. The parcel is zoned Low Density Residential/2 units per acre, with a Design Control overlay (Coastal Zone) [LDR/2-D (CZ)]. LDR

zoning allows residential development as a principal use subject to the granting of a Coastal Administrative Permit; however, the subject project is located within 750-feet of known archaeological resources and within 100-feet of environmentally sensitive habitat (indigenous Monterey Cypress) and therefore, is “non-exempt development,” requiring Coastal Development Permits.

- c) Site Visit. Staff conducted a site inspection on April 20, 2018.
- d) Building Site Coverage. The allowed floor area ratio (FAR) for LDR/2 is 17.5%. The current FAR for this lot is 12.37%. Total building site coverage allowed for LDR zoning is 15%, the site plan shows a total of 12.13% (which includes the house footprint and wood decks). Therefore, the project as proposed meets the site development standards.
- e) Visual Resources. Chapter 2 of the LUP and Section 20.147.070 of the Coastal Implementation Plan (CIP) provide policies and regulations to protect the Del Monte Forest’s scenic and visual resources. Figure 2c of the Del Monte Forest Land Use Plan (LUP) designates 17-Mile Drive as a public viewing area within the forest. Staff conducted an on-site investigation and determined that the project is not within the public viewshed and will not affect visual access from public viewing areas. The proposed development is below ground and it does not include tree removal. Moreover, the Construction Management Plan shows construction vehicles parking on the southeastern portion of the property which is behind an existing 6-foot fence.
- f) Pescadero Watershed. Figure 2b of the Del Monte Forest illustrates the watershed boundaries. The subject parcel is not included in this boundary and therefore is not subject to the Pescadero Watershed coverage limitations.
- g) ESHA. In the Del Monte Forest, environmentally sensitive habitats are protected and governed by Section 20.147.040 of the CIP and through the LUP’s ESHA Policies 8-29. Although no protected trees are slated for removal, proposed development will occur within 100 feet of protected trees (considered environmentally sensitive). Moreover, this parcel is included in Figure 2a (Indigenous Monterey Cypress Habitat) and is subject to Policy 20. Revisions to Policy 20 became effective February 7, 2018 after certification by the California Coastal Commission (Ordinance No. 5295 and Resolution No.17-522), and includes certain tests for new development on developed lots. On developed lots, new and/or modified development shall be located within the existing legally established structural and/or hardscape area and outside of the critical habitat area. Approximately eleven (11) Cypress trees are within 100 feet of the proposed project, one of which is within approximately 10 feet from the project site. The subject project meets the first test because it involves development within the existing and legally established structural area (beneath the living room and expanding the crawl space, down instead of out). Staff determined that the second test is met because the individual 48-inch Cypress tree is not part of a continuous forest cover and is enveloped by the existing residence. A Forest Management Plan (Exhibit E to the May 10, 2018 ZA Staff Report) was prepared in March 2004 and amended on June 22, 2004 with the intent of creating a permanent forest management program

for the site. The standard tree and root protection condition (Condition No. 5) has been applied and should align with the recommendations made in the Forest Management Plan-this includes having a certified arborist oversee and approve the protective measures implemented prior to the issuance of grading and/or building permits. Proposed development would occur away from a restoration site identified in the Native Plant Restoration and Management Plan (LIB170043) and would not result in the removal of trees.

- h) Archaeology. Chapter 2 of the LUP and Section 20.147.080 of the Coastal Implementation Plan (CIP) provide polices and regulations to protect the Del Monte Forest's archaeological resources. County resource maps identify this area to be highly sensitive to archaeology finds. The following archaeological assessments were prepared for the subject site by Archaeological Consulting, Inc. (including an updated assessment for the subject project):
- Updated Archaeological Report. Prepared by Gary S. Breschini, Ph.D. of Archaeological Consulting, dated December 9, 2017.
 - Supplemental Archeological Report. Prepared by Gary S. Breschini, Ph.D. of Archaeological Consulting, dated January 20, 2005.
 - Preliminary Archaeological Reconnaissance. Prepared by Mary Doane B.A. and Gary S. Breschini, Ph.D. of Archaeological Consulting, dated September 23, 2004.

Earlier reports determined that the parcel was of archaeological significance and specific areas underwent auger boring for additional testing. In previous reports, although several areas of obvious midden deposits were seen on the project parcel, the archaeologists found no evidence of potentially significant cultural resources within the immediate impact areas. However, given the intermittent nature of CA-MNT-1893, the archaeologist could not completely rule out the possibility of finding previously unidentified buried cultural materials and recommended an archaeological monitor be present during the removal of the existing crawl space' concrete slab. In response to this recommendation and to better meet the policies of the DMF LUP, a condition with language that an archaeological monitor be present during the removal of the concrete slab is required. In addition to this language, further action by the owner/applicant is triggered if archaeological and/or cultural resources are found. In this instance, prior to resuming any further project-related ground disturbance, Owner/Applicant shall contact RMA-Planning; any archaeological/cultural resources shall be turned over to the OCEN. Pursuant to the Del Monte Forest Land Use Plan, Policy Number 57, the timely identification and evaluation of archaeological, historical, and paleontological resources, and coordination with applicable Native American representatives, is encouraged, so that these resources are given full consideration during the conceptual design phase of land use planning for project development. The proposed project site was found to be previously disturbed given the existing development footprint and therefore, does not require further environmental review.

- i) Design. Chapter 20.44 "Design Control Zoning District ("D" zoning

overlay)” of the Monterey County Zoning Ordinance, Title 20, regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The proposed project involves plans to convert an existing crawl space into a laundry room on the west (rear) side of the property. The addition will be fully contained beneath the living room with proposed retaining walls and will match the current color scheme of the home.

- j) LUAC. The proposed project was not forwarded to the Del Monte Forest Land Use Advisory Committee for the following reasons: 1) It does not require additional environmental review (e.g. Negative Declaration, Mitigated Negative Declaration, etc.); 2) is not a Lot Line Adjustment involving conflicts; 3) is not a proposal for a Variance; and 4) the Design Approval is part of a larger Combined Development Permit.
- k) The application, project plans, and related supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development can be found in Project File PLN170803

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

- EVIDENCE:**
- a) The project was reviewed for site suitability by the following departments and agencies: RMA-Planning, Pebble Beach Community Service District, RMA-Public Works, Environmental Health Bureau, Water Resources Agency, RMA-Environmental Services and the California Coastal Commission.
 - b) Available technical information and reports indicate that there are no physical or environmental constraints that would render the site unsuitable for the use proposed. An updated geotechnical report can be found in the Project File (PLN170684):
 - 2016 CBC Soil Engineering Investigation Update (LIB180136), prepared by LandSet Engineers, Inc., February 8, 2017.
 - c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County, RMA-Planning for the proposed development found in Project File PLN170803.
 - d) Staff conducted a site inspection on April 20, 2018.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the 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 has been reviewed by the following departments and agencies: RMA-Planning, Pebble Beach Community Service District, RMA-Public Works, Environmental Health Bureau, RMA-Environmental Services, Water Resources Agency and the California Coastal Commission.

- b) Staff conducted a site inspection on April 20, 2018 to verify that the site is suitable for this use.
 - c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA-Planning Department for the proposed development can be found in Project File PLN170803.
4. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights (Section 20.70.050.B.4 CIP). No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County CIP, can be demonstrated.
- EVIDENCE:**
- a) The subject property is not described as an area where the Local Coastal Program requires separate public access.
 - b) The subject property is not indicated as part of any designated trails or shoreline access as shown in the Recreational Facilities Map (Figure 15), or the Shoreline Access map (Figure 16) in the Del Monte Land Use Plan.
 - c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - d) Staff site visit found no evidence of informal public trails on the subject property.
5. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.
- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is not aware of any violations existing on subject property.
6. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review.
- a) This project is categorically exempt from CEQA review pursuant to §15301, Class 1 for an addition to an existing structure that is less than 50 percent of the floor area (or 2,500 square feet). The project consists of a Coastal Development Permit for a 550-square foot laundry room addition which would expand an existing crawl space and therefore, qualifies for an exemption.
 - b) Tribal consultation took place pursuant to Section 21080.3.1 of the CA Public Resources Code because staff’s initial analysis concluded that an Initial Study would need to be prepared. However, this project ultimately qualified for a categorical exemption because the proposed site was determined to be previously disturbed. Therefore, the consultation was ultimately not needed. A non-standard condition has been applied to address both archaeological resources and cultural resources in the event of discovery.
7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

- EVIDENCE:**
- a) Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20) states that the proposed project is appealable to the Board of Supervisors.
 - b) Section 20.86.080 of the Monterey County Zoning Ordinance (Title 20) states that the proposed project is subject to appeal by an applicant or an aggrieved person who has exhausted all County appeals, or by any two (2) members of the California Coastal Commission because this project is between the sea and the first through public road paralleling the sea.

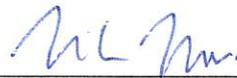
DECISION

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

1. Find that the project is limited development consisting of the construction of a minor addition which will not result in an increase of more than 50% of the floor area of the structures before the addition and which qualifies as a Class 1 Categorical Exemption per Section 15301 of the CEQA Guidelines and none of the exceptions under Section 15300.2 apply; and
2. Approve a Combined Development Permit consisting of:
 - a) Coastal Development Permit and Design Approval to allow the construction of a 550-square foot sub-grade laundry/utility room within 750 feet of a known archaeological site.
 - b) Coastal Development Permit for development within 100 feet of environmentally sensitive habitat.
Materials and colors to match the existing structure.

In general conformance with the attached plans and subject to five (5) conditions of approval, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 10th day of May, 2018:



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON MAY 11 2018

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 MAY 21 2018.

(Coastal Projects)

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

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

NOTES

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

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

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County RMA-Planning and RMA-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

Monterey County RMA Planning

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

PLN170803

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN170803) allows the construction of a 550-square foot laundry/utility room within 750 feet of a known archaeological resource and within 100 feet of environmentally sensitive habitat.

The property is located at 3154 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-271-004-000), 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 RMA - 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. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number 18-026) was approved by Zoning Administrator for Assessor's Parcel Number 008-271-004 on May 10, 2018. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

3. PD003(B) - CULTURAL RESOURCES POSITIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If archaeological resources or human remains are accidentally discovered during construction, the following steps will be taken:

There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of the county in which the remains are discovered is contacted to determine that no investigation of the cause of death is required.

If the coroner determines the remains to be Native American:

- The coroner shall contact the Native American Heritage Commission and RMA - Planning within 24 hours.
- The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendant.
- The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, Or

Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance:

1. The Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 24 hours after being notified by the commission.
2. The descendant identified fails to make a recommendation; or
3. The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, whichever occurs first, the Owner/Applicant, in coordination with the archaeologist, shall submit a Contract (between the applicant and a Registered Professional Archaeologist) for archaeological monitoring during the removal of the existing concrete slab and on-call archaeological services as necessary should resources be discovered during construction activities. Submit the Contract to the Chief of the RMA – Planning for approval.

Prior to the issuance of grading or building permits, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans.

Prior to Final, the Owner/Applicant, per the Archaeologist, shall submit a report or letter from the archaeologist summarizing their methods, findings, and recommendations if their services are needed during construction or if no resources were found.

4. PDSP001-NON-STANDARD CONDITION (ARCHAEOLOGICAL MONITOR)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: A qualified archaeological monitor shall be present during the removal of an existing concrete slab and on-going excavation, if deemed necessary by the archaeologist after observing removal of the slab. If, at any time, potentially significant cultural features are encountered, work shall be halted until the principal archaeologist can evaluate the discovery. If it is determined to be significant, the applicant/owner shall contact RMA-Planning to determine the proper disposition of resources.

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 RMA-Planning has been contacted, and a qualified professional archaeologist and the OCEN monitor can evaluate it (RMA - Planning).

Compliance or Monitoring Action to be Performed: 1) Prior to the issuance of grading or building permits, the The Owner/Applicant must submit evidence that a qualified professional archaeologist is hired to monitor during any excavation activities.

2) On an on-going basis, the Owner/Applicant shall stop work within 50 meters (165 feet) of uncovered resources and contact Monterey County RMA - Planning immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner shall immediately visit the site to determine the extent of the resource. The applicant on behalf of the owner has agreed to turn over all archaeological and/or cultural artifacts uncovered per the May 10, 2018 Zoning Administrator hearing.

3) Prior to final and following the field work, the Owner/Applicant shall submit a Final Technical Report prepared by the archaeologist documenting the results of the monitoring activities (i.e. cultural, archaeological, historical or paleontological resources) and what mitigation measures were applied.

5. PDSP002-NON-STANDARD CONDITION (TREE AND ROOT PROTECTION)

Responsible Department: RMA-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, including protection measures for roots during excavation and approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of RMA - 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. A certified arborist shall be present during project-related excavation activity. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall:

1. Submit evidence of tree protection to RMA - Planning for review and approval AND
2. Obtain guidance from a certified arborist on what measures will be taken to avoid harming/impacting the existing 48 inch Cypress tree and other potentially impacted trees. The certified arborist shall determine what would constitute harm to the point where tree removal would be required.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place throughout grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

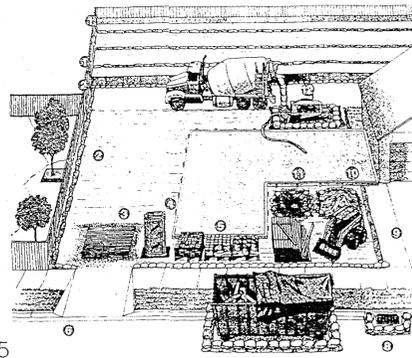
Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to RMA-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

Construction Site Best Management Practices

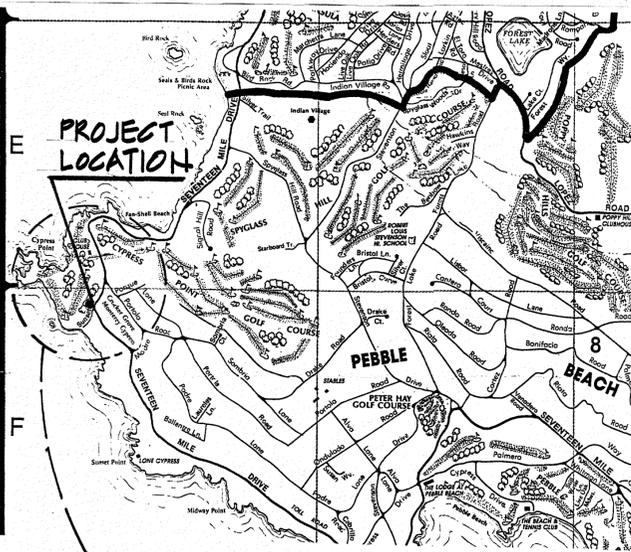
BMP Proposed Plan

- Item 1. **Erosion Control.** No work proposed outside of the perimeter walls of the SFD.
- Item 2. **Perimeter Controls.** Not required for exterior of SFD.
- Item 3. **Tracking Control.** Vehicles will remain on existing driveway.
- Item 4. **Portable Bathrooms.** Construction workers to utilize existing bathroom, no portable bathrooms will be employed.
- Item 5. **Building Material / Staging Areas.** Materials will be imported daily & utilized same day. Staging area will be as required & staged next to existing garage on concrete areas of existing utility area.
- Item 6. **Traffic Control Permit.** Will not be required, existing space between existing adjacent road & property gates allow for vehicles to pause without interrupting traffic.
- Item 7. **Dumpsters / Waste.** A truck will haul waste material to regional landfill as vehicle is filled.
- Item 8. **Storm Drain Inlets.** No materials will be left on site to preclude runoff into storm drain inlets.
- Item 9. **Earthmoving Equipment.** Project work area is inaccessible to large equipment so work will be confined to hand labor with small equipment, buckets and wheel barrows.
- Item 10. **Dirt / Stockpiles.** Excavated dirt will be loaded onto dump truck & hauled to landfill once full.
- Item 11. **Washout Area.** Any washout will be in the vicinity of the garage in a lined container.
- Item 12. **Concrete Trucks / Pumpers / Finishers.** Concrete leftovers will be placed into a lined container & hauled to landfill at the end of day operations.

- Erosion Control** 1
Minimize exposure time of disturbed areas. Slopes, lots, and other areas where erosion can occur should not be left bare for long periods of time (2 weeks max). Immediately re-vegetate bare areas or provide temporary protection to the site using mulch, straw matting, or fiber bonded matrix. Sand bags, gravel, hay bales, silt fences, fiber roll, and temporary detention basins can also help to control erosion, but are not long term solutions.
- Perimeter Controls** 2
Surround the entire site with perimeter controls, such as gravel bags, silt fences and/or straw wattles (weighted down).
- Tracking Control** 3
Prevent tracking dirt offsite. Use gravel and compacted steel plates to provide a stabilized entrance and exit for vehicles. Clean plates regularly and replace gravel when no longer effective. Maintain dust control and implement street sweeping and repaving, as needed.
- Portable Bathrooms** 4
Provide secondary containment underneath all portable rest-rooms and tanks and locate them at least 50 feet away from drainage inlets, wherever feasible. Always provide perimeter controls around portable restrooms and tanks.
- Building Material / Staging Areas** 5
Store building and construction materials, such as dirt and stucco, on site at all times. Elevate materials off the ground and cover when not in use to prevent runoff caused by wind or rain. Use all materials within secondary containment. Keep a spill kit onsite at all times.



- Concrete Trucks / Pumpers / Finishers** 12
Provide perimeter controls, such as silt fences and gravel bags, around work areas to contain materials and residue. It is illegal to wash out concrete, stucco and paint from equipment or trucks onto the ground or streets.
- Washout Area** 11
Provide a washout area, such as a lined pit or container for the disposal of "wet" construction materials (stucco, paint, stucco, etc.) and for cleaning tools and equipment. Washout areas need to be lined and maintained to ensure wash water and residues are contained and do not leak.
- Dirt / Stockpiles** 10
Cover temporary piles of soil/dirt with tarps and contain them using berms to prevent sediment from escaping. It is illegal to pile dirt or other material (gravel, sand, etc.) on the street or on a driveway or sidewalk where it could run off into the storm drain. Dispose of permanently removed dirt at a legal dumping site.
- Earthmoving Equipment** 9
Store all earthmoving equipment on site, not in the right of way, immediately clean up mud tracks and dirt tracks left by equipment leading to and from the site. Place drip pans under all equipment while not in use.
- Storm Drain Inlets** 8
Protect storm drains at all times with perimeter controls. Do not use sand bags for inlet protection, as they do not permit flow through. Immediately replace damaged gravel bags and remove all debris from the street, sidewalk and gutters. It is illegal to dump chemicals or washout into the street or curb gutters.
- Dumpsters / Waste** 7
Always cover dumpsters with rollback tarp. Sweep areas around dumpsters daily. Provide perimeter controls around dumpster areas to contain pollutants. Do not place liquid chemicals or waste in dumpsters.



A New Laundry / Utility Area For

3154 Seventeen Mile Drive
Pebble Beach, CA

Owner: Richard Barrett
PO Box 222
Pebble Beach, Ca 93953
Tel. (917) 445-3522

Assessor's Parcel Number: 008-271-004

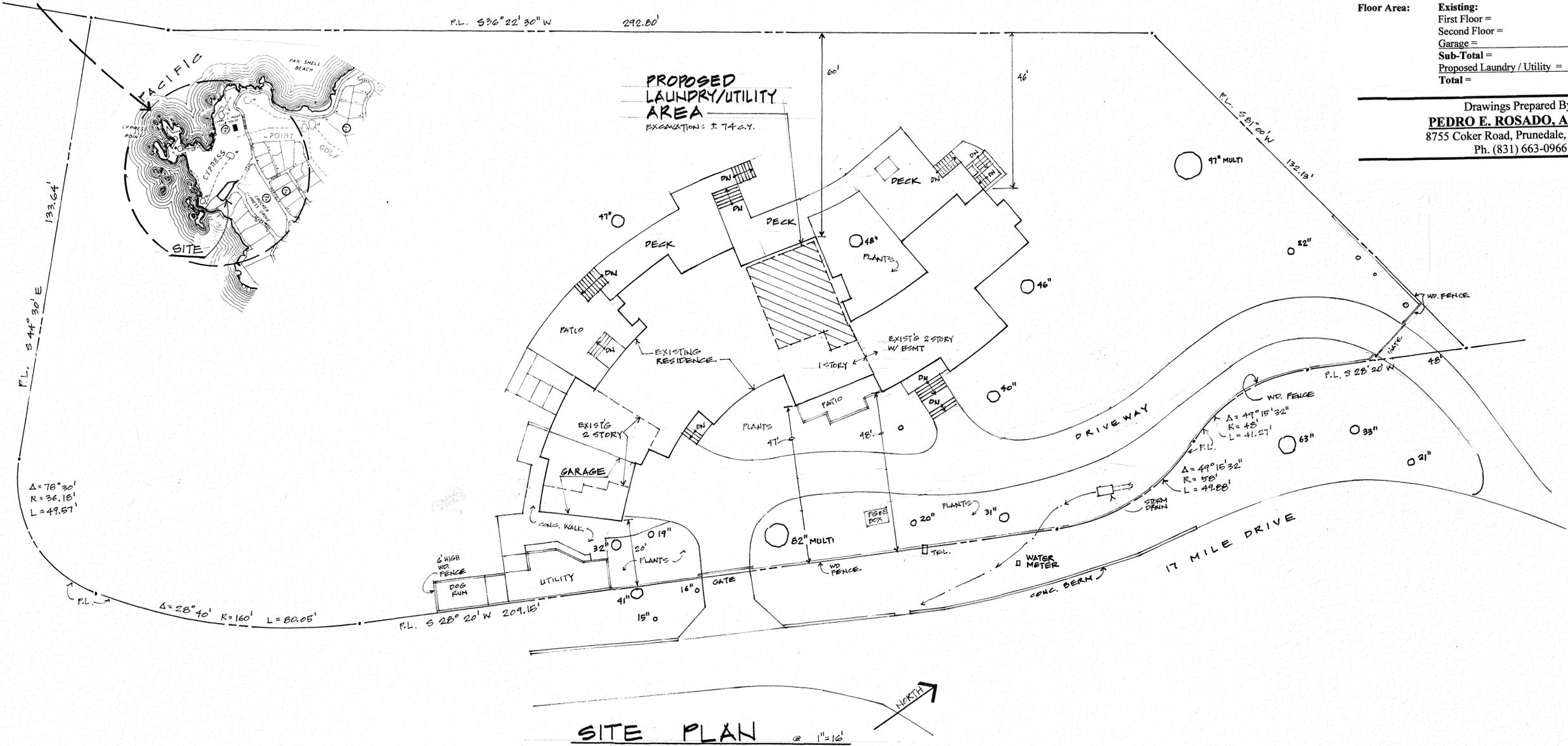
Property Address: 3154 Seventeen Mile Drive
Pebble Beach, Ca 93953

Scope of Work: Excavate & export 82 cubic yards under the existing residence at the existing crawl space to construct a 550 s.f. laundry / utility area. No landscape changes required.

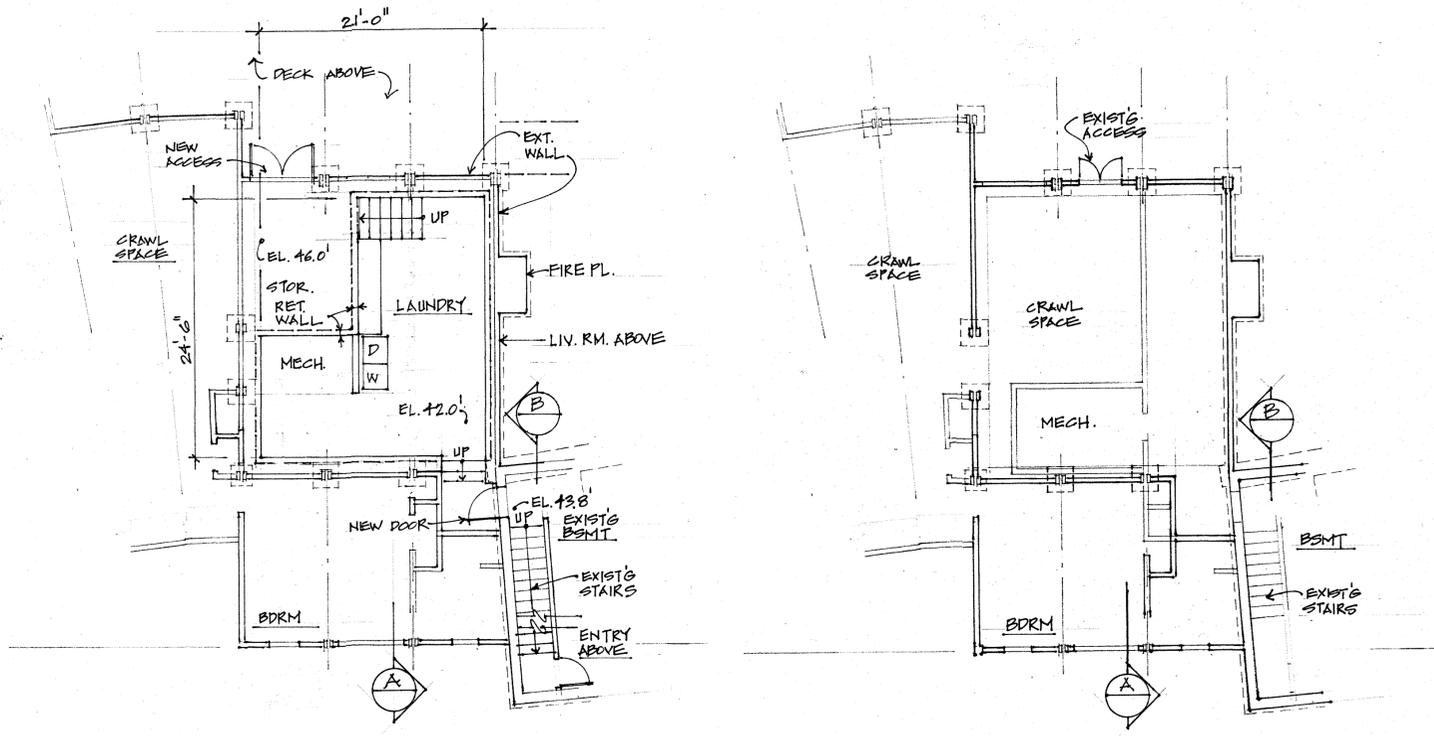
Project Data:

| | |
|-----------------------|--|
| Zoning: | LDR / 2-D (CZ) |
| Lot Size: | 1.36 Acres (59,144 s.f.) |
| Site Coverage: | House Footprint = 5684 s.f. Wood Decks = 1491 s.f. Sub-Total = 7175 s.f. (12.13%) Hardscape = 1393 s.f. (2.35%) Total = 8568 s.f. (14.48%) |
| Floor Area: | Existing: First Floor = 4878 s.f. Second Floor = 1935 s.f. Garage = 504 s.f. Sub-Total = 7317 s.f. (12.37%) Proposed Laundry / Utility = (550 s.f.) (basement) Total = 7317 s.f. |

Drawings Prepared By:
PEDRO E. ROSADO, Architect
8755 Coker Road, Prunedale, Ca 93907
Ph. (831) 663-0966

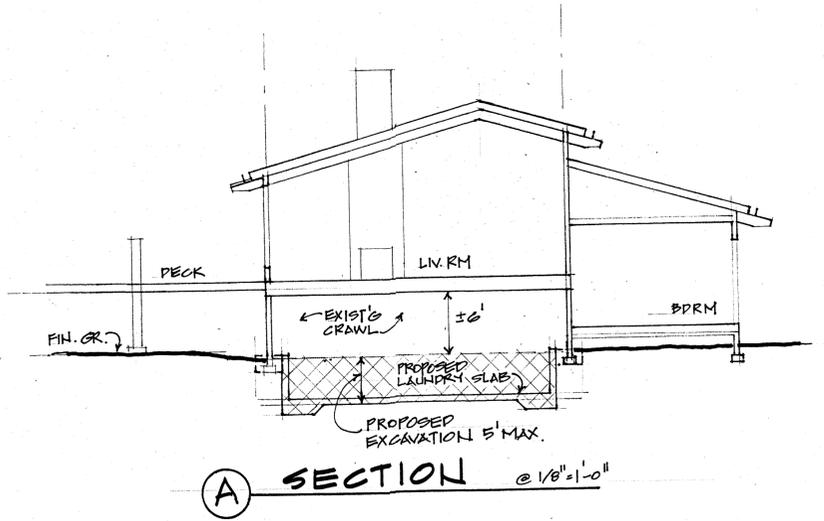


SITE PLAN @ 1"=16'

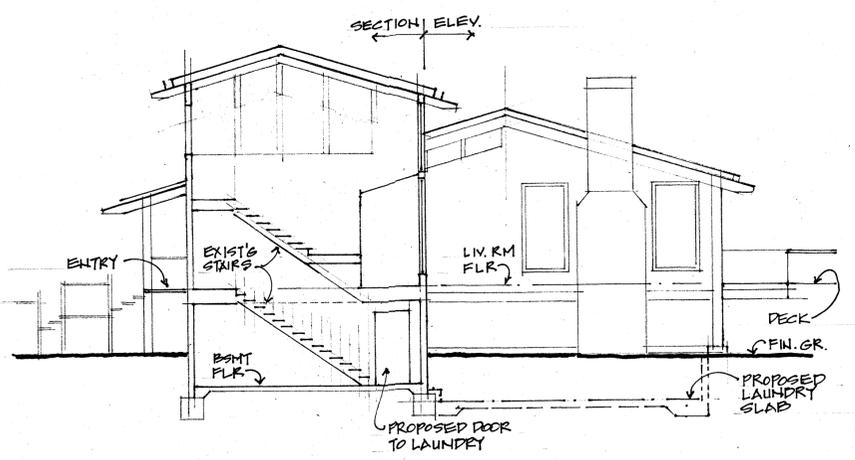


PROPOSED LAUNDRY PLAN
1/8"=1'-0"

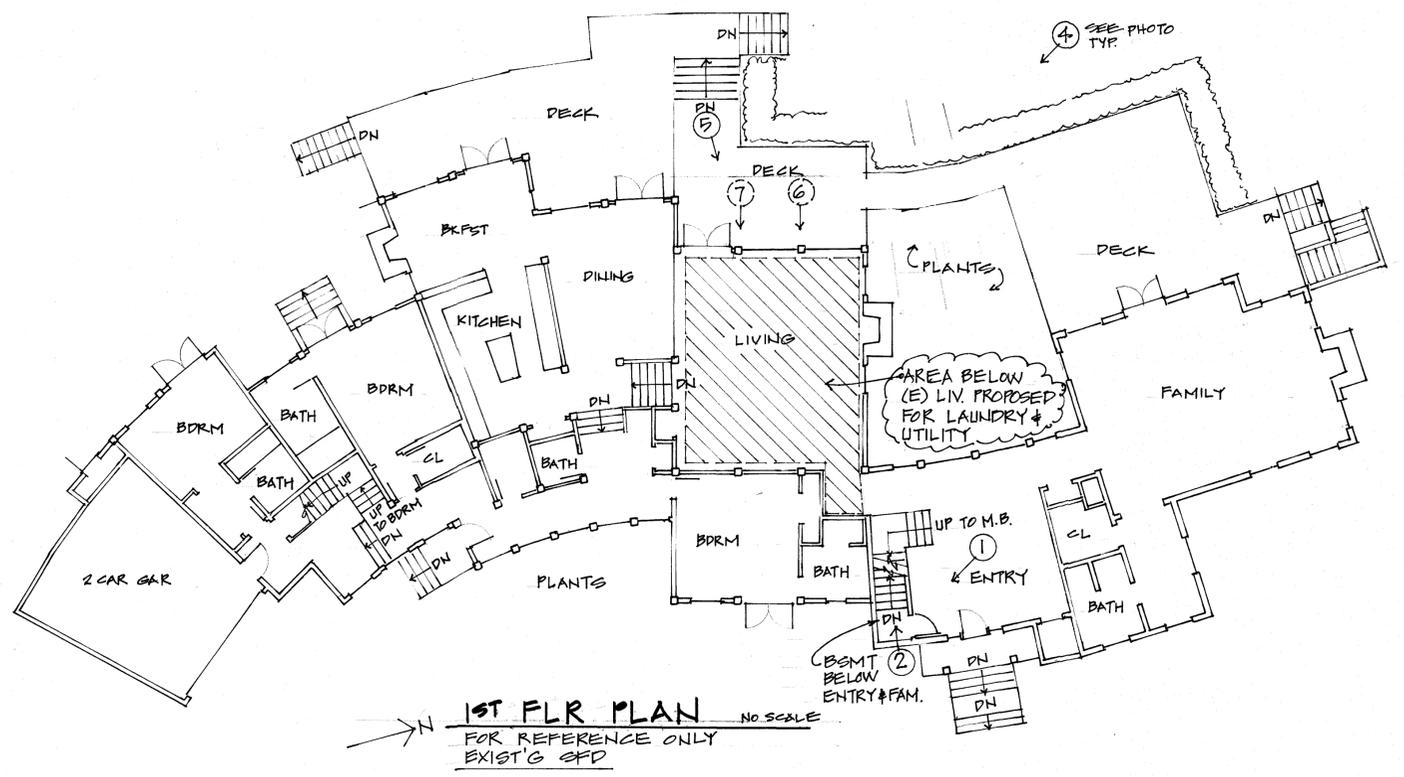
EXISTING CRAWL SPACE
1/8"=1'-0"



A SECTION @ 1/8"=1'-0"



B SECTION @ 1/8"=1'-0"



1ST FLR PLAN
FOR REFERENCE ONLY
EXIST'G SFD
NO SCALE

SEE PHOTO