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

In the matter of the application of:

ALFORD TRACY TR (PLN171011)

RESOLUTION NO. 18-056

Resolution by the Monterey County Zoning Administrator:

- 1) Finding that the project involves the construction of an accessory structure, which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 (e) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving an after-the-fact Coastal Administrative Permit and Design Approval to replace 4,708 square feet of impervious driveway with pervious materials (gravel and turf block) to correct impervious site coverage in excess of 9,000 square feet, and construct a 1,052 square feet rear patio where a lawn area previously existed; extend a gas line to the rear patio grill and fireplace; and install new on-site drainage improvements; and abate Code Enforcement case No. 17CE00253.

[PLN171011, Alford Tracy TR, 1496 Bonifacio Road, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (Assessor's Parcel Number 008-341-037-000)]

The ALFORD TRACY TR application (PLN171011) came on for a public hearing before the Monterey County Zoning Administrator on September 27, 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

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);
 - Monterey County Coastal Implementation Plan, Part 5 (DMF CIP);
 - Monterey County Coastal Implementation Plan (Title 20)

Requests for a public hearing was received by Mr. Christo Bardis and Anthony Lombardo & Associates dated August 9, 2018. Concerns

were made relative to the illegal patio being constructed, impervious site coverage limitation and improper drainage plans.

- b) Allowed Use. The site is located at 1496 Bonifacio Road in Pebble Beach and is zoned Low Density Residential, with a maximum density of 1.5 acres per unit, with a Design Control Overlay, Coastal Zone [LDR/1.5-D (CZ)]. The LDR zoning district permits single family dwellings as a principally permitted use subject to a Coastal Administrative Permit in each case (20.14.040.A). The project includes development related to the residential use of the property and therefore, the proposed project is a use allowed on the site. Standards for granting a Coastal Administrative Permit have been met in this case.
- c) Design. Zoning designates the property as a Design Control District “D” which makes development subject to Chapter 20.44 of Title 20.), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The neighborhood consists of colors and materials that are earth toned. The as built patio consists of tan and light brown, stone material. The driveway surface is composed of pavers and granite materials. A portion of the driveway, will be replaced and composed of gravel and turf block. The materials, location, and nature of the project are consistent with neighborhood character, and will not detract from the visual integrity of the site or the area. Pursuant to Section 20.147.070 of the DMF CIP, the as built patio and driveway are not visible from a public viewing area.
- d) Review of Development Standards. The project includes a patio and driveway improvements which do not change the existing coverage of FAR on the site. The patio is attached to the rear of the existing house and meets the required setbacks for patios, decks, and similar improvements. The driveway is not subject to setbacks.
- e) Freshwater and Marine Resources: Pursuant to Policy 77 of the DMF LUP and Section 20.147.030 of the DMF CIP, impervious surface coverage for residential development within the Pescadero Watershed shall be limited to a maximum of 9,000 square feet. As built, the rear patio resulted in impervious surfaces totaling more than 9,000 square feet on the site. The project includes after the fact permitting of the patio and replacement of 4,708 square feet of impervious driveway surface with pervious materials (gravel and turf block) to bring the site back into compliance with 9,000 square feet of impervious coverage limitation. In addition, the project will also correct a portion of the driveway that was supposed to be converted to turf block, in accordance with Condition No. 13 of Resolution No. 000489 to pervious material. This application proposes to install 551 square feet of turf block, which would result in 8,489 square feet of impervious surfaces for the site.
- f) Cultural Resources. The project site is in an area identified in County records as having a high archaeological sensitivity. A previous archaeological report (LIB090047) has been completed and concluded that there was no surface evidence of potentially

significant archaeological resources. The site is developed and has been previously disturbed. The potential for inadvertent impacts to cultural resources is addressed through incorporation of a standard condition of approval which requires the contractor to stop work while resources are evaluated if previously unidentified resources are discovered during construction.

- g) The subject property is not in compliance with all rules and regulations pertaining to zoning uses applicable of the County's zoning ordinance (see Finding No. 4). However, approval of the Coastal Administrative Permit and Design Approval will legalize the patio, gas line and address the impervious site coverage limitation. The project, with replacement of the impervious driveway surface with pervious materials (gravel) is in conformance to the County's zoning ordinance. The County has evaluated the project as though the work has not already occurred.
- h) The project was originally scheduled for an administrative review on August 15, 2018. The County received two letters of request for a public hearing on the project. Pursuant to Section 20.76.030 of Title 20, Coastal Administrative Permits and administrative Design Approvals are considered and approved by the Director of Planning, unless the matter is referred to a public hearing. Such referral is made to the Zoning Administrator for consideration upon written request by one or more persons.

The concerns expressed by the public involve the construction of the patio without proper permits resulting in impervious surface coverage exceeding 9,000 square feet; non-compliance with conditions of approval from a previously approved permit (PLN000489); and an improper and incomplete drainage plan for the proposed project.

The project will bring the site in compliance with permitting the rear yard patio and replacing a portion of the driveway to pervious gravel material (see Finding 1, Evidence C). A preliminary drainage plan has been submitted. The applicant must submit final plans that are consistent with Water Resources Agency and Environmental Service's regulations (see Finding 3, Evidence C).

- i) The project planner conducted a site inspection on July 20, 2018 to verify that the project on the subject parcel conforms to the plans listed above and to verify that the site is suitable for this use.
- j) The project was not referred to the Del Monte Land Use Advisory Committee (LUAC) for review. Based on the LUAC procedure guidelines adopted by the Monterey County Board of Supervisors, this application did not warrant referral to the LUAC.
- k) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN171011.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA-Planning, Pebble Beach CSD Fire Protection District, RMA-Public Works, RMA-Environmental Services, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development and any conditions recommended have been incorporated.
 - b) The project includes minor improvements associated with an established residential use on a residential property within a residential neighborhood.
 - c) Staff conducted a site inspection on July 20, 2018 to verify that the site is suitable for this use.
 - d) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN171011.

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

- EVIDENCE:**
- a) The project was reviewed by the RMA-Planning, Pebble Beach CSD Fire Protection District, RMA-Public Works, RMA-Environmental Services, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities are existing on the subject property. California American Water Company is the domestic water purveyor and the Monterey Peninsula Water Management District provides wastewater services. The project would not require intensification of services provided.
 - c) The project application includes a preliminary drainage plan addressing stormwater and erosion control. To ensure the final plans are consistent with WRA/RMA Environmental Services regulations, the project has been conditioned requiring the owner/applicant to submit a stormwater management plan and erosion control plan for review and approval prior to issuance of construction permits. Implementation of the final approved plan will occur prior to final of construction permits.
 - d) The project includes minor improvements associated with an established residential use in a residential neighborhood.
 - e) Staff conducted a site inspection on July 20, 2018 to verify that the site is suitable for this use.
 - f) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN171011.

4. **FINDING:** **VIOLATIONS** - The subject property is in not compliance with all rules and regulations pertaining to zoning. Violations exist on the property. The approval of this permit will correct the violations and bring the property into compliance.
- EVIDENCE:** a) Staff reviewed Monterey County RMA-Planning and RMA-Building Services records and is aware of an existing violation (Code Enforcement case No. 17CE00253) on subject property. This violation includes exceeding impervious surface limitations, installation of a new gas line, and use of a residential unit for overnight accommodations and assemblages of people without a Coastal Development Permit. County staff received a letter from the owner clarifying that overnight accommodations and assemblages of people were not occurring and will not occur on the property. The letter and Coastal Administrative Permit and Design Approval will clear this violation.
- b) This Coastal Administrative Permit and Design Approval permits construction of a rear patio, extension of a gas line, and on-site drainage improvements along the driveway.
- c) Portions of the Code enforcement case not addressed in this permit including alleged short-term rentals, have been cleared with the Code Enforcement unit. Granting approval of this application will clear the violation on this property.
- d) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN171011.
5. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:** a) California Environmental Quality Act (CEQA) Guidelines Section 15303 (e) categorically exempts new construction of accessory structures such as garages, carports, patios, swimming pools, and fences.
- b) The proposed project is an after-the-fact permit for the construction of a 1,052 square foot patio where a lawn area previously existed, replacement of 4,708 square feet of driveway surfaces, and minor drainage improvements on the driveway all of which are accessory to the residential use of the property. Therefore, the project qualifies for a Class 3 categorical exemption pursuant to Section 15303 of the CEQA guidelines.
- c) No adverse environmental effects were identified during staff review of the development application during a site visit on July 20, 2018.
- d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-

Planning for the proposed development found in Project File PLN171011.

6. **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) The subject project site is not described as an area where the Local Coastal Program requires physical public access (Figure 8, Major Public Access and Recreational Facilities, in the Del Monte Forest Land Use Plan.
- b) The subject project site is not identified as an area where the Local Coastal Program requires visual public access (Figure 3, Visual Resources, in the Del Monte Forest Land Use Plan).
- c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over the project site.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA- Planning for the proposed development found in Project File PLN171011.
- e) Staff conducted a site inspection on July 20, 2018.
7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.
- EVIDENCE:** a) Board of Supervisors. Pursuant to Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20), an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
- b) Coastal Commission. Pursuant to Section 20.86.080.A of the Monterey County Zoning Ordinance (Title 20), the project is subject to appeal by/to the California Coastal Commission because it involves development between the sea and the first through public road paralleling the sea (i.e., State Route/Highway 1). The project does not include 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 that the project involves the construction of an accessory structure, which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 (e) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
2. Approve an after-the-fact Coastal Administrative Permit and Design Approval, clearing Code Enforcement case (17CE00253), to:
 - a. Replace 4,708 square feet of impervious driveway with pervious materials (gravel and turf block) to correct impervious site coverage in excess of 9,000 square feet,
 - b. Construct a 1,052 square foot rear patio where a lawn area previously existed; extend a gas line to the rear patio grill and fireplace; and install new on-site drainage improvements.

All in general conformance with the attached sketch and subject to 16 conditions, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 27th day of September, 2018.



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON SEP 28 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 SECRETARY OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE OCT 08 2018

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO 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.

Monterey County RMA Planning

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

PLN171011

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Coastal Administrative Permit and Design Approval (PLN171011) allows an after-the-fact Coastal Administrative Permit and Design Approval to clear Code Enforcement case (17CE00253) to correct impervious site coverage of more than 9,000 square feet by replacing 4,708 square feet of impervious driveway with pervious materials (gravel/turf block), construct a 1,052 square feet rear patio where a lawn area previously existed; extend a gas line to the rear patio grill and fireplace; and install new on-site drainage improvements. The property is located at 1496 Bonifacio Road, Pebble Beach (Assessor's Parcel Number 008-341-037-000), Del Monte Forest Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the RMA Chief of 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 Coastal Administrative Permit and Design Approval (Resolution Number 18-056) was approved by Zoning Administrator for Assessor's Parcel Number 008-341-037-000 on September 27, 2018. The permit was granted subject to 16 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(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

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

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

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

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

4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-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. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (County Counsel)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the County Counsel for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel.

6. COMPLETION OF WORK (NON-STANDARD CONDITION)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The owner/applicant/agent shall complete the permitted work as described in Condition No. 1 within one (1) year from the date of approval. (RMA – Planning)

Compliance or Monitoring Action to be Performed: Within one (1) year of the date of approval, owner/applicant/agent shall submit proof to RMA-Planning that all work associated with this permit has been completed and final construction permits have been obtained.

7. IMPERVIOUS SITE COVERAGE CALCULATION (NON-STANDARD CONDITION)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The owner/applicant/agent shall comply with the 9,000 square foot impervious site coverage limitation per Section 20.147.030 of the Del Monte Forest Land Use Plan and identify the square footage of total impervious site coverage on the construction plans. The owner/applicant/agent shall provide a survey from a licensed civil surveyor, to RMA-Planning for review and approval, that the impervious site coverage identified on the plans is consistent with what was approved on the planning permit associated with this project. (RMA – Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of construction permits –
The owner/applicant/agent shall have the square footage of total impervious site coverage identified on the construction plans that complies with Section 20.147.030 of the Del Monte Forest Land Use Plan and the approved planning permit.

Prior to the final inspection –

The owner/applicant/agent shall provide a survey from a licensed civil surveyor, to RMA-Planning for review and approval, that the impervious site coverage identified on the plans is consistent with what was approved on the planning permit associated with this project.

8. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a grading plan incorporating the recommendations in the project Geotechnical and Infiltration Investigation, prepared by Soil Surveys Group Inc., dated February 5, 2018. The grading plan shall include contour intervals and cross-sections that identify the existing grade, proposed grade, and the extent of any proposed excavation and/or fill. The grading plan shall include the geotechnical inspection schedule that identifies when the inspections will be completed, who will conduct the inspection (i.e., PG, PE, and/or Special Inspector), a description of the required inspection, inspector name, and the completion date. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a grading plan to RMA-Environmental Services for review and approval.
Prior to issuance of any grading or building permits, the applicant shall submit certification from a licensed practitioner that they have reviewed the grading plan for conformance with the geotechnical recommendations.

9. EROSION CONTROL PLAN

Responsible Department: Environmental Services

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

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

10. GEOTECHNICAL PLAN REVIEW

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from the licensed practitioner that the geotechnical recommendations have been incorporated into the grading plan and stormwater control plan. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or construction permit, the applicant shall provide certification from the licensed practitioner(s).

11. AS-BUILT CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: Prior to final inspection, the applicant shall provide a letter from a licensed engineer certifying that all development has been constructed in accordance with the recommendations in the Geotechnical Investigation and the approved grading and stormwater control plans. (RMA- Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed professional engineer.

12. STORMWATER CONTROL PLAN/DRIVEWAY RUNOFF

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall submit a stormwater control plan and supporting calculations in conformance with the development standards outlined in Monterey County Code Chapter 20.147.030. The driveway surface shall be designed to minimize runoff which may involve the use of permeable materials, filtration strips, engineered collection/treatment units, or similar. The stormwater control plan and supporting calculations shall be prepared by a registered civil engineer or other qualified professional, and it shall be submitted to the Water Resources Agency and RMA-Environmental Services for review and approval. (Water Resources Agency and RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a stormwater control plan and supporting calculations for the pervious driveway design to the Water Resources Agency and RMA-Environmental Services for review and approval.

13. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to inspect drainage device installation, review the maintenance and effectiveness of BMPs installed, and to verify that pollutants of concern are not discharged from the site. At the time of the inspection, the applicant shall provide certification that all necessary geotechnical inspections have been completed to that point. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, the applicant shall schedule an inspection with RMA-Environmental Services.

14. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

15. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County regulations. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

16. WRSP02 - WRA INSPECTION - PRIOR TO FINAL

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The owner/applicant shall schedule an inspection with the Water Resources Agency to ensure all necessary driveway runoff measures are in place and the project is compliant with respective water resources policies. This inspection requirement shall be noted on the driveway runoff plan.

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall submit a certification letter to, and schedule an inspection with, the Water Resources Agency.

DEVELOPMENT ANALYSIS:



Scope of Work:

After the fact permits to clear violations per 17CE00253 to correct Impervious Site Coverage NTE 9,000 SF by removing 3,561 SF of (E) driveway pea gravel and 596 SF of (E) driveway concrete pavers, expose and remove underlying impervious chip seal, and reapply 3561 SF pea gravel, and reapply 596 SF concrete pavers (on sand surface with 1/4" spacing), remove 551 SF of (E) concrete pavers and underlying chip seal at North-East end of driveway and replace with Turf Block, to create 4,708 SF of pervious driveway coverage, Replace 1,052 SF pervious Lawn on back patio with impervious Pavers. Install new natural gas line extension to back patio for a new gas grill and gas fire ring. For installation of TWO (N) CATCH BASINS to replace 2 existing drains that drain into ravine below. Estimated 20CY Cut/20CY Fill. No tree removal. No Exterior Lighting Proposed.

Grading: Approximately 20CY Cut/20CY Fill

Tree Removal: None

Governing Codes: 2016 CRB, CPC, CEC & NFPA Codes & California T24

Occupancy: R-3 Residence, U Garage

Construction Type: Type VB

Parking: 2 Covered, 2 Uncovered

Heated Area: 5397.8 SF

Floor Area: Existing and Proposed 5,236 SF/7%

PROJECT INFORMATION:

APN: 008-341-037-000

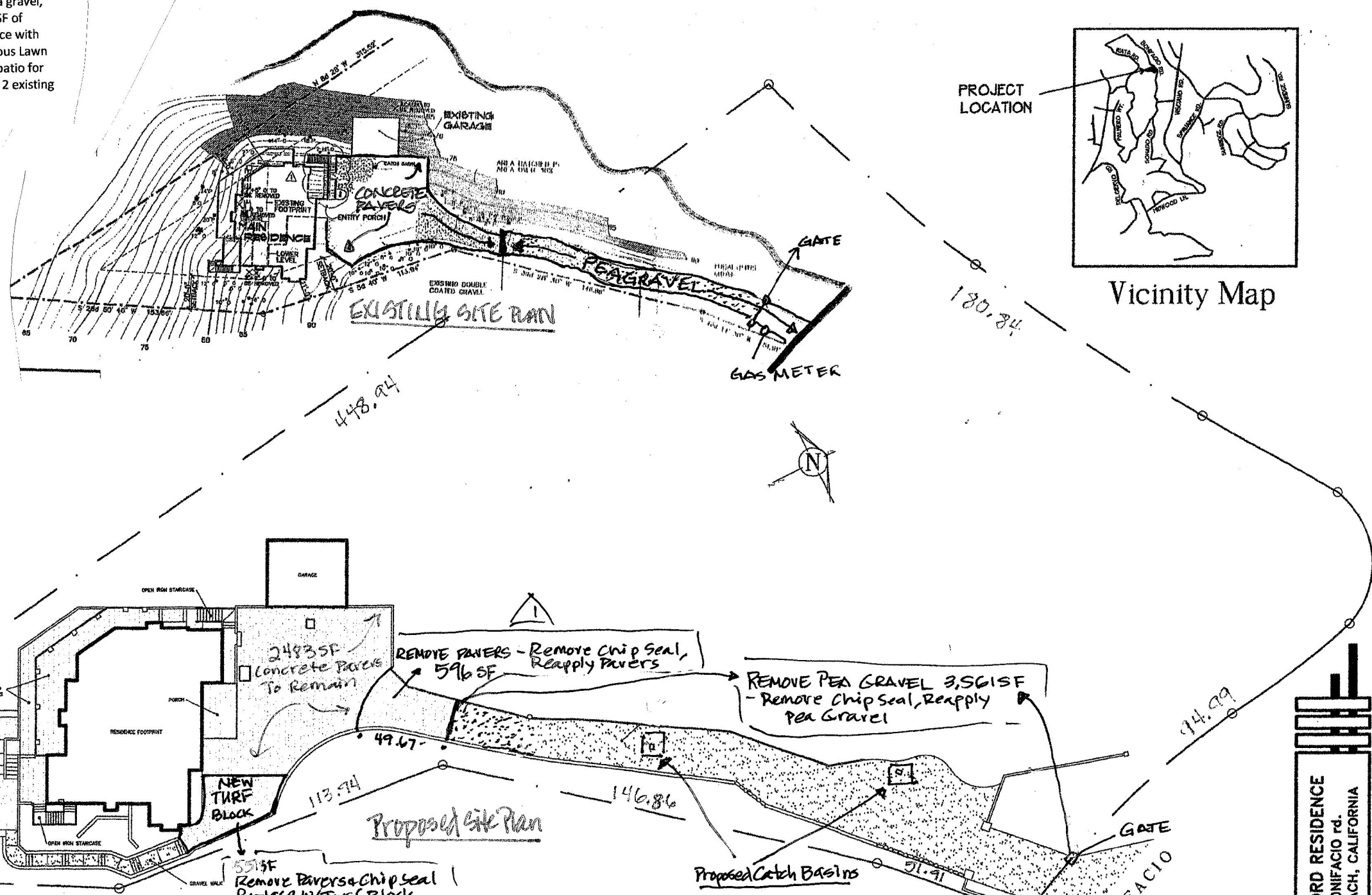
SITE AREA: 76,186.44 SF = 1,749 AC

ADDRESS: 1496 BONIFACIO RD., PEBBLE BEACH, CA

PLANNING FILE: PLN171011

SHEET INDEX:

- A1 SITE PLAN/TITLE SHEET
- C1 GENERAL NOTES
- C2 ENGINEERING SITE PLAN
- C3 EROSION CONTROL/CMP
- P2.1 GAS LAYOUT/SCHEMATIC



PROJECT TEAM:

Owner:
Tracy Alford
1413 Kenilworth Rd.
Oklahoma City, OK 73120
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126 Bonifacio Pl., Ste. C
Monterey, CA 93940
Ph: 647-1192

EXISTING IMPERVIOUS SITE COVERAGE:

Impervious Gravel Driveway	3,561 SF
Impervious Concrete Pavers	3,630 SF
Residence Footprint	2,839 SF
Garage Footprint	596 SF
Tiled Porch	205 SF
Decks & Balconies	1,314 SF
Stone Terrace	1,052 SF
TOTAL EXISTING IMPERVIOUS SITE COVERAGE:	13,197 SF

Underlying Chip Seal To Be Removed/Replaced with the following:

Pervious Concrete Driveway Pavers	596 SF
Pervious Pea Gravel Driveway	3,561 S.
Pervious (N) Turf Block	551 SF
TOTAL PROPOSED PERVIOUS DRIVEWAY	4,708 SF

PROPOSED IMPERVIOUS SITE COVERAGE:

Impervious Concrete Driveway Pavers	2,483 SF
Residence Footprint	2,839 SF
Garage Footprint	596 SF
Tiled Porch	205 SF
Decks and Balconies	1,314 SF
Stone Terrace	1,052 SF
TOTAL	8,489 SF

TOTAL EXISTING IMPERVIOUS SITE COVERAGE	13,197 S.F.
TOTAL PROPOSED PERVIOUS DRIVEWAY	- 4,708 S.F.
TOTAL ADJUSTED IMPERVIOUS SITE COVERAGE	8,489 S.
MAXIMUM ALLOWABLE IMPERVIOUS SITE COVERAGE:	9,000 SF

JOHN MANDURRAGO
Design Studios
P. O. BOX "R", CARMEL BY THE SEA, CA 93921 831-620-1053

DATE: 9/7/2018
JOB NUMBER: 1711
SHEET NUMBER: A1

TRACY ALFORD RESIDENCE
1496 BONIFACIO RD.
PEBBLE BEACH, CALIFORNIA

SITE PLAN -
TITLE SHEET

GENERAL NOTES

- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS, IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING:
 - LATEST REVISION OF THE MONTEREY COUNTY DESIGN STANDARDS AND SPECIFICATIONS
 - THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS)
 - THE 2016 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CEC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA FIRES CODE (CFC).
- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS, DETAILS, AND SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FINDS ANY DISCREPANCIES, OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER.
- IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION. GRADING PERMITS EXPIRE 180 DAYS FROM ISSUANCE DATE.
- THE LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OR OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY (BY OTHERS) AND OR FROM RECORD INFORMATION. NEITHER THE ENGINEER NOR THE OWNER MAKES ANY REPRESENTATION TO THE ACCURACY OF SIZE AND OR LOCATION OF ANY OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.

6. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND MAINTAIN A CURRENT DIG ALERT/B11 TICKET THROUGHOUT THE PROJECT.

7. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.

8. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

9. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL AND DISPOSE OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: ASPHALT, CONCRETE STRIPING, ANY AND ALL OTHER DEBRIS FROM THE SITE, EXCESS FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT-BALLS FENCING AND SPOILS FROM EXCAVATION AT THE CONTRACTOR'S EXPENSE.

10. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER AND BUILDING OFFICIALS AS WELL AS THE OWNER PRIOR TO THEIR CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE CHANGE OR DEVIATION.

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

12. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH
- COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
- KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
- LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.

13. IF ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS ARE DISCOVERED DURING CONSTRUCTION, CONTACT MONTEREY COUNTY RMA IMMEDIATELY. WORK SHALL BE HALTED WITHIN 150 FEET OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHAEOLOGIST. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES SHALL BE FORMULATED AND IMPLEMENTED.

GRADING & DRAINAGE

- CONTRACTOR SHALL NOTIFY COUNTY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.
- ALL GRADING SHALL CONFORM TO THE COUNTY GRADING ORDINANCE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. RIGHT-OF-ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.
- IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY.
- WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUB-GRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.
- ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.
- CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.
- EARTHWORK QUANTITIES:
 - CUT = 0 CY
 - FILL = 0 CY
 - NET = 0 CY FILL
 - MAXIMUM HEIGHT OF EXCAVATION 0
 - MAXIMUM HEIGHT OF EMBANKMENT 0

EARTHWORK QUANTITIES ARE ESTIMATES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL EARTHWORK QUANTITIES. NO ALLOWANCE HAS BEEN MADE TO ACCOUNT FOR QUANTITIES FROM TRENCHING FOR FOUNDATION, FOOTINGS, PIERS AND/OR UTILITIES TRENCHES.

- ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM.
- PERVIOUS SURFACES IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET 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 A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
- INVERTS OF ALL STORM DRAIN LINES CONNECTING RETAINING WALL SUB-DRAINS AND FOUNDATION SUB-DRAINS SHALL BE FIELD VERIFIED AFTER FOOTINGS ARE PLACED.

GRADING & DRAINAGE

- ALL STORM DRAIN MAINS SHALL HAVE A MINIMUM OF 12" COVER.
- DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15) THE FOLLOWING MEASURES MUST BE TAKEN:
 - DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
 - ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES.
 - RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
 - DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS (MONTEREY COUNTY GRADING/EROSION ORD.2806-16.12.090)

- PREPARATION OF GROUND FOR FILL. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY THE REMOVAL OF TOPSOIL AND OTHER UNSUITABLE MATERIALS.
- PREPARATION OF THE GROUND. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, NON-COMPLYING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIALS SCARIFYING TO PROVIDE A BOND WITH THE NEW FILL.
- FILL MATERIAL PERMITTED. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILL EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4 INCHES IN DEPTH.

UNDERGROUND UTILITIES

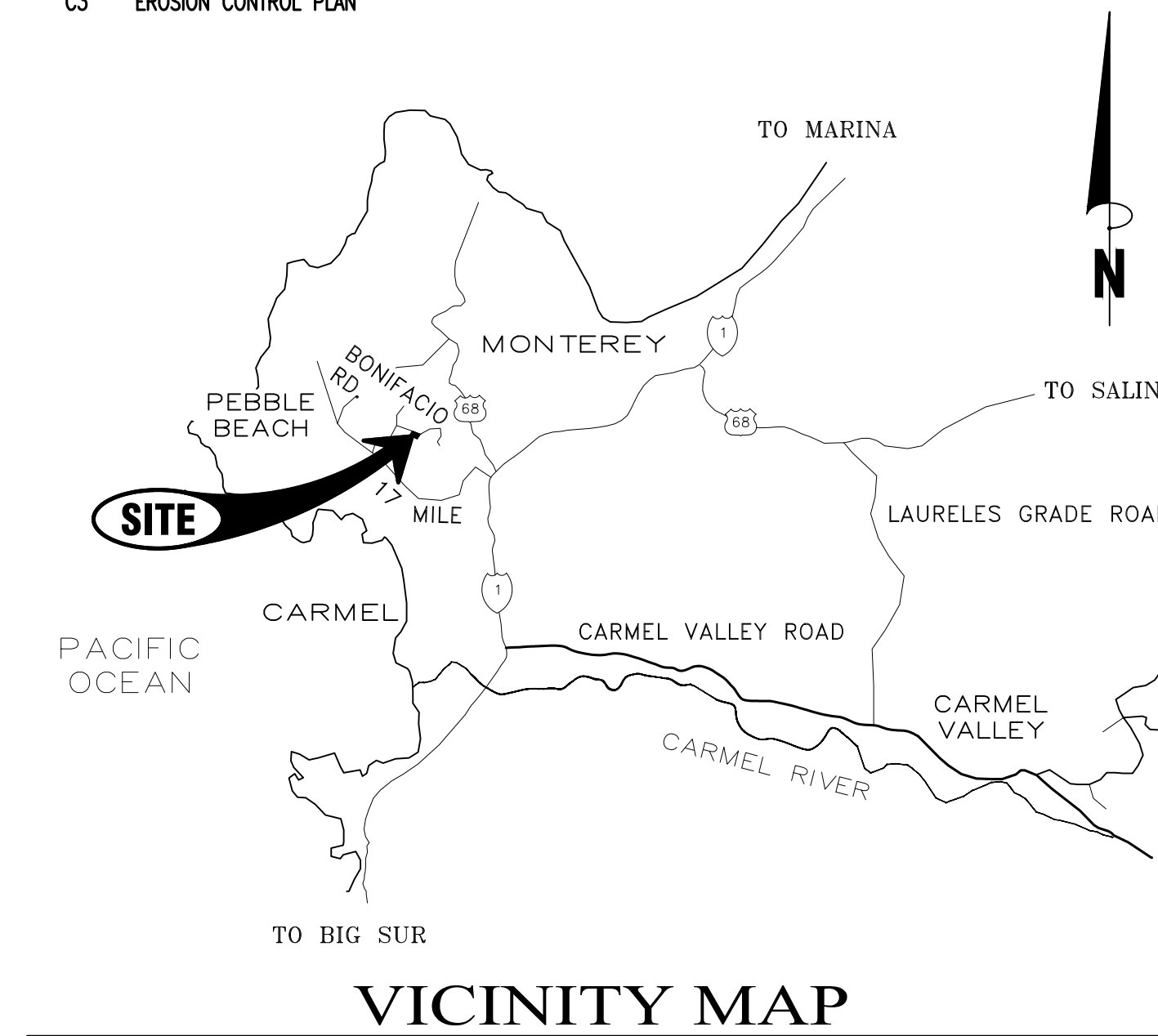
- CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING STORM DRAINS, SANITARY SEWERS AND WATER LINES, BEFORE ORDERING MATERIALS AND/OR CONSTRUCTING NEW FACILITIES.
- ALL EXISTING MANHOLES AND UTILITY BOXES WITHIN THE PROJECT AREA ARE TO BE SET FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE NOTED.
- ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES, CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.
- PIPE MATERIALS AND INSTALLATION PROCEDURE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS.
- SHOULD ANY WATER SYSTEM MAINS OR SERVICES BE DAMAGED BY THE CONTRACTOR, THE WATER SYSTEM SHALL BE REPAIRED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE COUNTY.

LEGEND

EXISTING		PROPOSED
---	BOUNDARY LINE	---
---	EASEMENT (ESMT)	---
---	CENTERLINE (CL)	---
---	STORM DRAIN MAIN	---
---	ROOF DRAIN LATERAL	---
---	SANITARY SEWER MAIN	---
---	WATER MAIN	---
---	DRAINAGE FLOW LINE	---
---	SAWCUT	---
---	GRADE BREAK	---
---	ACCESSIBLE PATH OF TRAVEL	---
---	MAJOR CONTOUR	---
---	MINOR CONTOUR	---
---	FENCE	---
×	SPOT ELEVATION	•
■	DROP INLET (DI)	■
■	CURB INLET (CI)	■
■	AREA DRAIN (AD)	■
○	STORM DRAIN MANHOLE (SDMH)	●
○	SANITARY SEWER MANHOLE (SSMH)	●
○	FIRE DEPARTMENT CONNECTION (FDC)	Y
○	FIRE HYDRANT (FH)	●
○	POST INDICATOR VALVE (PIV)	●
□	WATER METER (WM)	□
⊗	WATER VALVE (WV)	⊗
▷	CHECK VALVE	▷
▷▷	DOUBLE CHECK VALVE	▷▷
○	CLEANOUT (CO)	○

SHEET INDEX

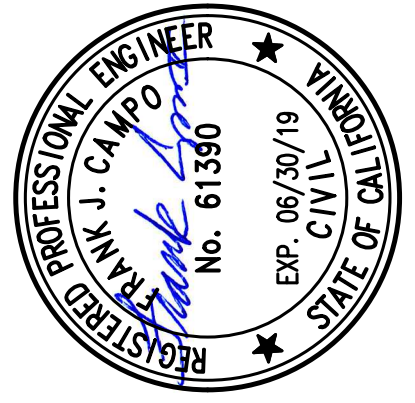
- C1 COVER & GENERAL NOTES
 C2 DRAINAGE PLAN
 C3 EROSION CONTROL PLAN



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 Plotted: Aug 30, 2018 - 8:53am

C3 ENGINEERING INCORPORATED
 Civil Engineering Land Development
 Stormwater Management
 126 Bonifacio Place, Suite C, Monterey, CA 93940
 Phone: (931) 647-1192 Fax (931) 647-1194
 mail@C3Engineering.net



COVER SHEET & GENERAL NOTES
DRIVEWAY DESIGN
APN# 008-341-037
 Project Location: 1496 BONIFACIO ROAD, PEBBLE BEACH, CA 93953
 PREPARED FOR: Levett

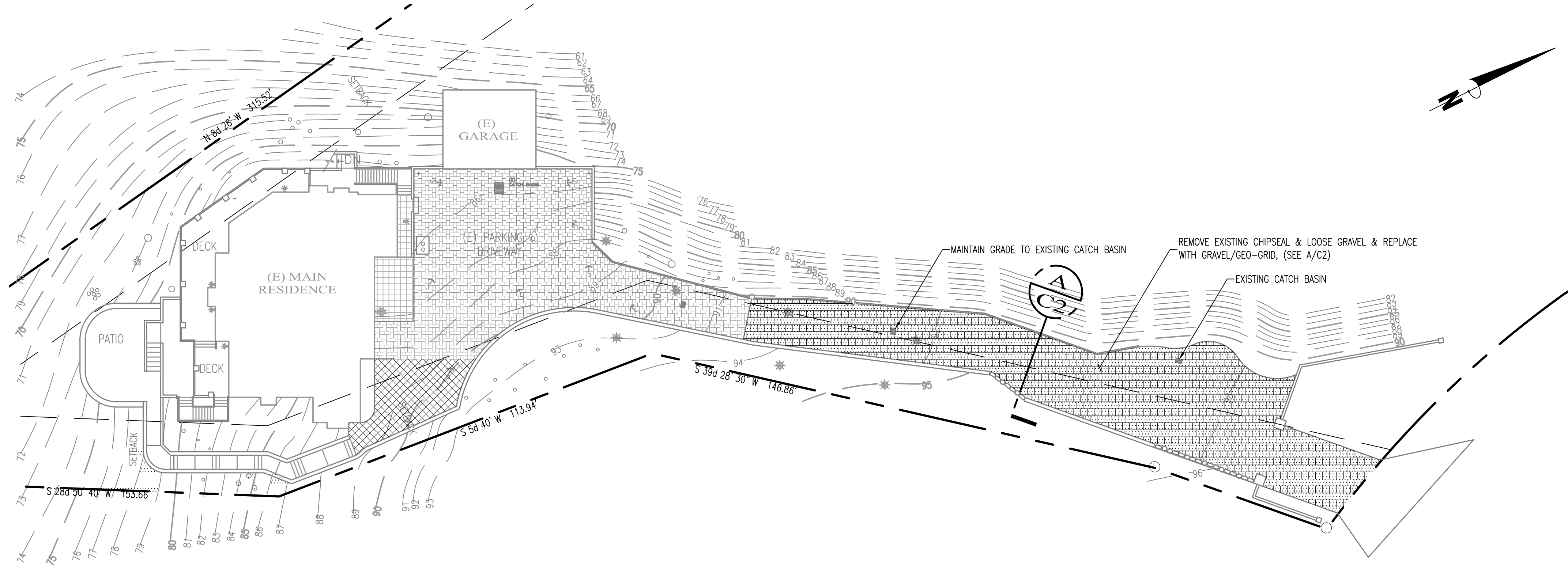
SCALE:	AS NOTED
DATE:	04/04/2018
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	

C1
 OF 3 SHEETS
 PROJECT# 118-119

MADE IN THE USA

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 Plotted: Aug 30, 2018 - 8:53am



SITE PLAN
 1" = 20'

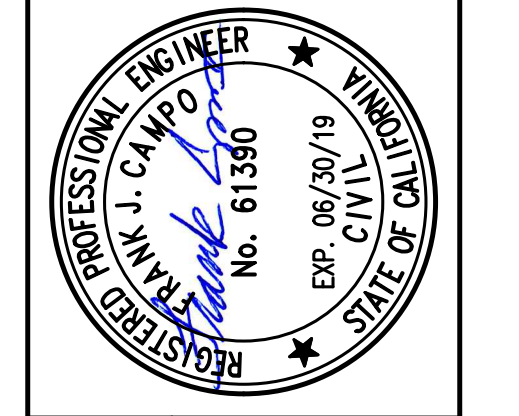
HATCH LEGEND

- REMOVE (EXISTING) CHIPSEAL & LOOSE GRAVEL & REPLACE WITH NEW GRAVEL/GEO-GRIP, (SEE A/C2) CONFORM TO EXISTING GRADES
- (EXISTING) PAVERS
- TURF BLOCK PAVERS (SEE C/C2)

THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE WATER RESOURCES AGENCY TO ENSURE ALL NECESSARY DRIVEWAY RUNOFF MEASURES ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH RESPECTIVE WATER RESOURCES POLICIES.

REV.	DATE	DESCRIPTION
1	08/16/18	ADDED TURFBLOCK PAVERS
2		
3		
4		
5		
6		
7		
8		
9		
10		

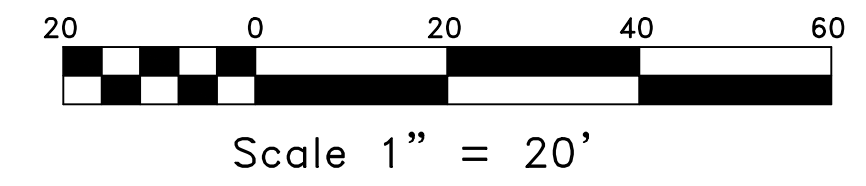
C3 ENGINEERING INCORPORATED
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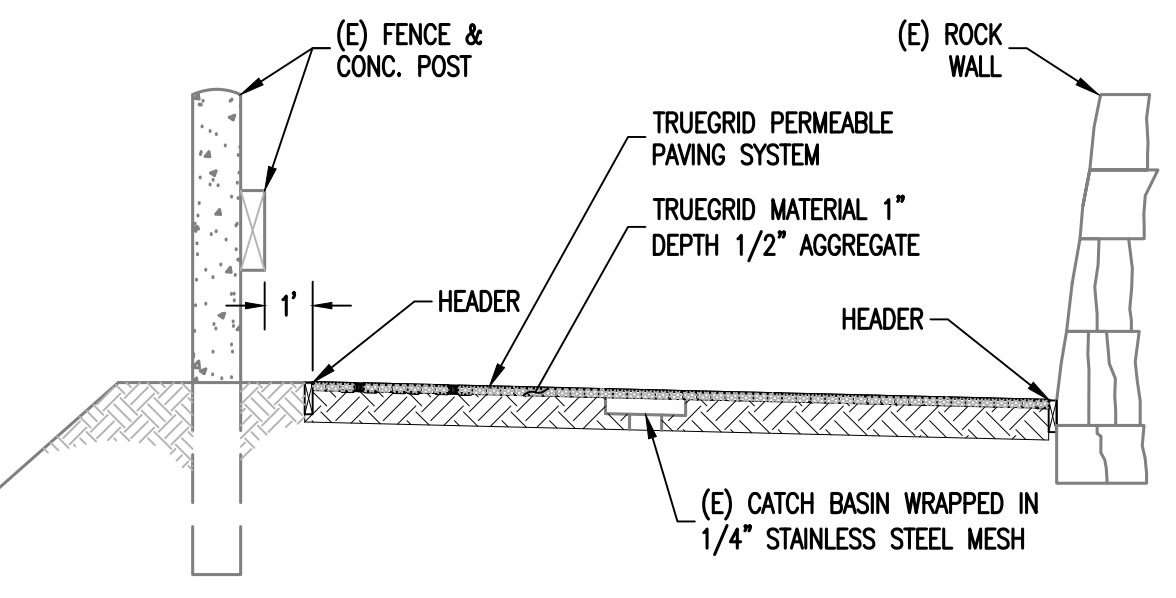
SITE PLAN
DRIVEWAY DESIGN
 APN# 008-341-037

Project Location: 1496 BONIFACIO ROAD, PEBBLE BEACH, CA 93953
 PREPARED FOR: Levett

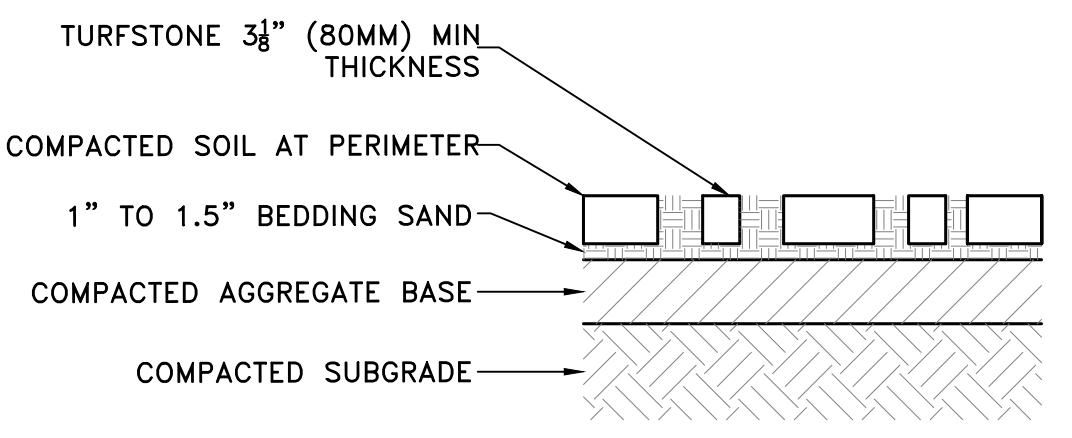
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DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	



C2
 OF 3 SHEETS
 PROJECT# 118-119

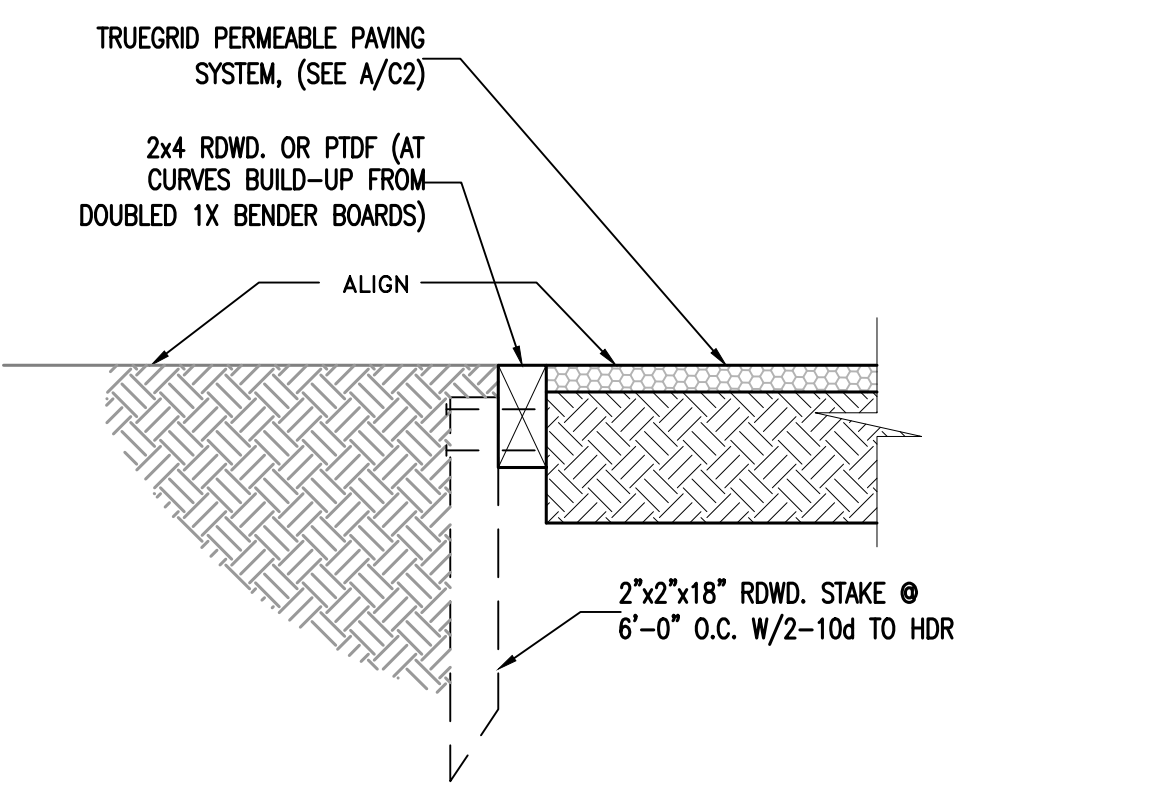


A
C2 GRAVEL DRIVEWAY SECT. NTS



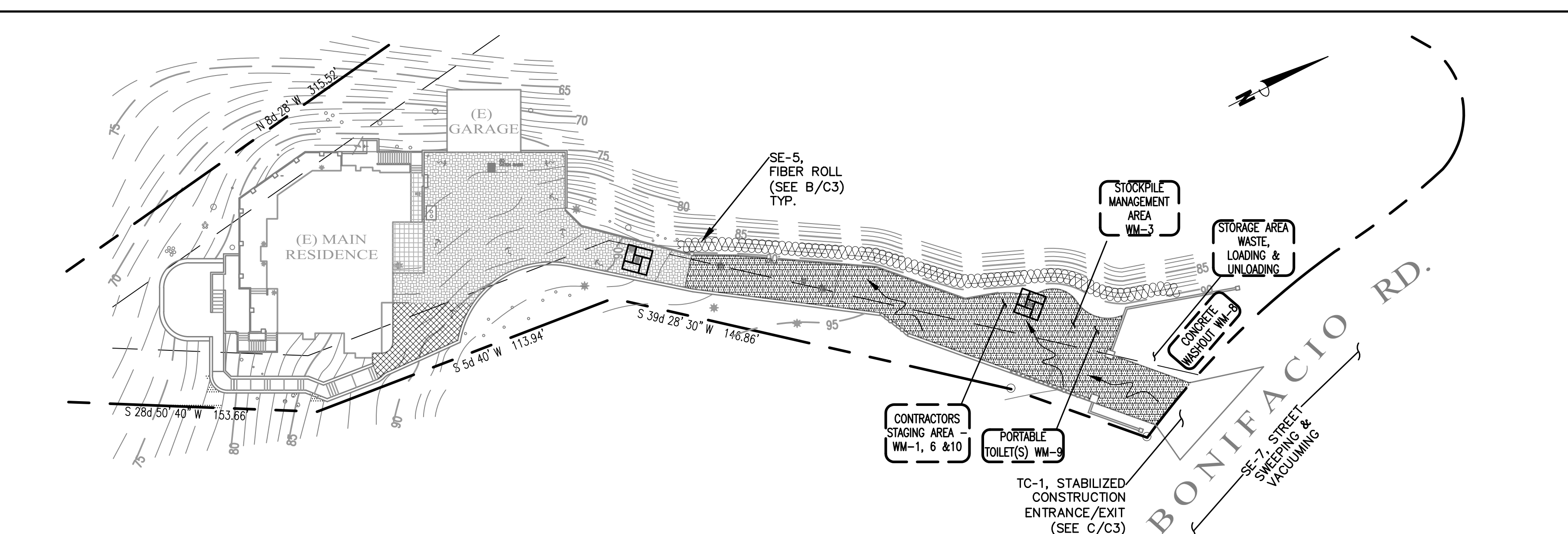
NOTES:
 1. BASE THICKNESS VARIES WITH TRAFFIC, CLIMATE, AND SUBGRADE.
 2. MINIMUM BASE THICKNESS: 6" RESIDENTIAL DRIVEWAYS, 8" FIRELANES AND PARKING LOTS.

C
C2 TURF BLOCK PAVERS NTS



B
C2 HEADER NTS

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EROSION CONTROL PLAN

$1" = 30'$

EROSION CONTROL NOTES

1. AT ALL TIMES THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MINIMIZE SOIL EROSION AND PREVENT SEDIMENT LADEN RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM. ACCEPTABLE MEASURES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: INSTALLATION OF BERMS, SWALES, SILING BASINS, CHECK DAMS, SILT FENCES, GRAVEL BAG BARRIERS, FIBER ROLLS, STABILIZED CONSTRUCTION ENTRANCES AND/OR STABILIZED EXPOSED SLOPES. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY. DURING CONSTRUCTION THE CONTRACTOR SHALL MAINTAIN THE CITY RIGHT-OF-WAY FREE FROM DEBRIS AND DIRT. ALL BMPs SHALL BE INSPECTED MONTHLY DURING DRY PERIODS, DAILY DURING THE RAINY SEASON AND IMMEDIATELY BEFORE AND AFTER EACH RAINFALL. REPAIRS SHALL BE MADE IMMEDIATELY TO ANY DAMAGED PORTION OF THE BMP.
2. NO GRADING OPERATIONS SHALL BE CONDUCTED DURING THE RAINY SEASON (OCTOBER 15TH - APRIL 15TH) EXCEPT UPON A CLEAR DEMONSTRATION, TO THE SATISFACTION OF THE CITY ENGINEER, THAT ADEQUATE EROSION CONTROL MEASURES ARE TO BE TAKEN TO MINIMIZE RISK OF INCREASED EROSION AND SEDIMENT DISCHARGE FROM THE SITE.
3. SHOULD GRADING BE PERMITTED DURING THE RAINY SEASON, THE SMALLEST PRACTICABLE AREA OF ERODIBLE LAND SHALL BE EXPOSED AT ANY ONE TIME DURING GRADING OPERATIONS AND THE TIME OF EXPOSURE SHALL BE MINIMIZED.
4. NATURAL FEATURES, INCLUDING VEGETATION TERRAIN, WATERCOURSES AND SIMILAR RESOURCES SHALL BE PRESERVED WHEREVER POSSIBLE.
5. PERMANENT VEGETATION AND STRUCTURES FOR EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO OCTOBER 15TH.
6. PERMITTEE SHALL IMPLEMENT BMP'S TO ENSURE THAT VEHICLES DO NOT TRACK OR SPILL EARTH MATERIALS INTO PUBLIC STREETS AND SHALL IMMEDIATELY REMOVE SUCH MATERIALS IF THIS OCCURS. SEDIMENT SHALL BE PREVENTED OR CONTROLLED FROM BEING TRACKED OFF-SITE BY VEHICLES LEAVING THE CONSTRUCTION AREA USING APPROPRIATE BEST MANAGEMENT PRACTICES SUCH AS STABILIZE CONSTRUCTION ENTRANCES/EXITS, STABILIZED CONSTRUCTION ROADWAYS, AND ENTRANCE.
7. TEMPORARY AND PERMANENT SEDIMENT AND DEBRIS CONTROL FACILITIES SHALL BE INSTALLED WHENEVER AND WHEREVER NECESSARY TO PROTECT AND DOWNSTREAM PROPERTIES FROM EROSION AND SEDIMENT/DEBRIS DISCHARGE.
8. TEMPORARY VEGETATION SUFFICIENT TO STABILIZE THE SOIL AS PERMANENT VEGETATION COVER IS MATURING SHALL BE ESTABLISHED ON A DISTURBED AREAS AS NEEDED AND AS EACH STAGE OF GRADING IS COMPLETED.
9. GRADING PROJECTS THAT ARE STARTED BUT NOT COMPLETED BY OCTOBER 15TH OF EACH YEAR ARE TO BE "WINTERIZED" BY INSTALLATION OF PLANNED EROSION AND SEDIMENT CONTROL MEASURES, WHICH SHALL BE MAINTAINED IN GOOD REPAIR THROUGH THE FOLLOWING APRIL 15TH, AND UNTIL THE PROJECT IS COMPLETED.
10. WHEN WORK IS ALLOWED, EXISTING GROUND COVER SHALL NOT BE CLEARED, DESTROYED, OR DISTURBED MORE THAN FIFTEEN (15) DAYS PRIOR TO GRADING OR CONSTRUCTION WORK UNLESS APPROVED IN ADVANCE BY COUNTY.
11. DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. DUST CONTROL SHALL CONSIST OF APPLYING WATER OR OTHER DUST PALLIATIVES, OR COVERING SMALL STOCKPILES OR AREAS, AS NECESSARY TO PREVENT OR ALLEVIATE DUST NUISANCE GENERATED BY CONSTRUCTION ACTIVITIES. PERIODIC STREET SWEEPING MAY ALSO BE REQUIRED BY THE CITY ENGINEER.
12. ALL ON-SITE EROSION CONTROL FACILITIES SHALL BE PROPERLY MAINTAINED BY THE OWNERS FOR THE LIFE OF THE PROJECT SO THAT THEY DO NOT BECOME NUISANCES WITH STAGNANT WATER, HEAVY ALGAE GROWTH, INSECT BREEDING, ODORS, DISCARDED DEBRIS, AND/OR SAFETY HAZARDS. VEGETATIVE MAINTENANCE REQUIRED MAY INCLUDE MOWING, FERTILIZATION, IRRIGATION AND/OR RESIDING.
13. BMP'S TO BE UTILIZED TO ACHIEVE THE PRECEDING MAY INCLUDE BUT ARE NOT NECESSARILY LIMITED TO:

STORMWATER MANAGEMENT

THE FOLLOWING STANDARD BMP'S SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE MONTEREY REGIONAL STORMWATER MANAGEMENT PROGRAM:

PAINTING:

1. MINIMIZE USE OF OIL-BASED PAINTS
2. STORE SOLVENTS AND PAINTS IN ORIGINAL CONTAINERS OR OTHER FIRE MARSHAL APPROVED CONTAINER.
3. SPENT SOLVENTS ARE HAZARDOUS WASTES. STORE SPENT SOLVENTS IN APPROVED CONTAINERS. REUSE SOLVENTS AS MUCH AS POSSIBLE AND USE PAINTS AS MUCH AS POSSIBLE RATHER THAN DISPOSING OF THEM. DISPOSE OF SPENT SOLVENTS AND UNUSABLE PAINT AS A HAZARDOUS WASTE.
4. NEVER CLEAN PAINT EQUIPMENT WHERE SOLVENTS, PAINT OR CONTAMINATED RINSE WATER CAN ENTER THE STORM DRAIN SYSTEM.

PLASTERING/STUCCO/TILING/SITE-MIXED CONCRETE:

1. STORE PLASTER AND CEMENT IN COVERED AREAS AND KEEP THEM OUT OF THE WIND.
2. CONSERVE MATERIALS. DON'T MIX MORE PRODUCT THAN CAN BE USED BEFORE IT HARDENS.
3. IF THERE IS LEFT OVER PRODUCT, PLACE THE EXCESS IN AN EARTHEN DEPRESSION. LET THE PRODUCT CURE AND DISPOSE OF AS REGULAR REFUSE.
4. ALL RINSE WATER IS TO BE PLACED IN AN EARTHEN DEPRESSION CAPABLE OF HOLDING THE RINSE WATER AS WELL AS ANY RAIN WATER THAT WOULD FALL/RUN INTO THE DEPRESSION.

READY-MIXED CONCRETE:

1. HAVE AN EARTHEN DEPRESSION DUG PRIOR TO THE ARRIVAL OF THE READY-MIX TRUCK.
2. IF A PUMP IS USED, PLACE THE ENTIRE PUMP PRIMING FLUID AND REJECT CONCRETE IN THE DEPRESSION.
3. PLACE ALL SPILLED CONCRETE AND CHUTE WASH WATER IN THE DEPRESSION.
4. ALL TRUCK AND PUMP RINSE WATER IS TO BE TAKEN BACK TO THE READY-MIX BATCH PLANT FOR TREATMENT/RECYCLING.
5. BEFORE CREATING AN EXPOSED AGGREGATE FINISH, CAREFULLY PLAN AND PREPARE TO PREVENT THE SLURRY THAT IS WASHED OFF FROM ENTERING THE STORM DRAIN SYSTEM AND GUTTERS.

EARTH MOVING/GRADING:

1. REMOVE EXISTING VEGETATION ONLY WHEN NECESSARY.
2. PLANT TEMPORARY VEGETATION WHEN SLOPE HAVE BEEN DISTURBED BUT CONSTRUCTION IS STILL ONGOING DURING PERIODS OF RAIN
3. PROTECT DOWN SLOPE DRAINAGE COURSES BY RECOGNIZED METHODS SUCH AS THOSE IN THE CASQA HANDBOOK.
4. USE CHECK DAMS OR DITCHES TO DIVERT WATER AROUND EXCAVATIONS.
5. COVER STOCKPILES OF EXCAVATED SOIL WITH TARPS.
6. SCHEDULE GRADING ACTIVITIES DURING DRY PERIODS.

REFER TO THE CASQA BMP HANDBOOK FOR BMP FACT SHEETS.

NOTE:
 CONTRACTORS STAGING AREA DESIGNATED FOR FOLLOWING STORM WATER BEST MANAGEMENT PRACTICES: SCHEDULING, WATER CONSERVATION PRACTICES, VEHICLE & EQUIPMENT CLEANING, VEHICLE & EQUIPMENT MAINTENANCE, MATERIAL DELIVERY & STORAGE, STOCKPILE MANAGEMENT, SPILL PREVENTION & CONTROL, SOLID WASTE MANAGEMENT, HAZARDOUS WASTE MANAGEMENT, CONCRETE WASTE MANAGEMENT, SANITARY WASTE MANAGEMENT. IF STAGING IS REQUIRED IN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT AND PAY ALL APPLICABLE FEES. ALL BMP'S INCLUDING CONTAINMENTS SHALL APPLY TO THE PUBLIC RIGHT OF WAY AND SHALL BE KEPT IN FORCE AT ALL TIMES.

BMP'S

- | | |
|--|--|
| <p>EROSION CONTROL:</p> <ul style="list-style-type: none"> EC-1 SCHEDULING EC-2 PRESERVATION OF EXISTING VEGETATION EC-3 HYDRAULIC MULCH EC-4 HYDROSEEDING EC-8 WOOD MULCHING EC-16 NON-VEGETATIVE STABILIZATION <p>SEDIMENT CONTROL:</p> <ul style="list-style-type: none"> SE-1 SILT FENCE SE-2 SEDIMENT BASINS SE-3 SEDIMENT TRAP SE-5 FIBER ROLL SE-6 GRAVEL BAG BERM SE-7 STREET SWEEPING AND VACUUMING SE-8 SANDBAG BARRIER SE-9 STRAW BALES BARRIER SE-10 STORM DRAIN INLET PROTECTION <p>FIBER ROLL</p> <ol style="list-style-type: none"> 1. FIBER ROLL SHALL BE INSTALLED ON LEVEL CONTOURS AND SHOULD REMAIN IN PLACE THROUGH THE RAINY SEASON AND OR UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED. 2. THE ENDS OF THE FIBER ROLL SHOULD BE TURNED UPHILL TO PREVENT SEDIMENT LADEN RUN-OFF FROM FLOWING AROUND THE ROLL. 3. FIBER ROLL BARRIERS SHALL BE INSPECTED MONTHLY DURING DRY PERIODS, WEEKLY DURING THE RAINY SEASON AND IMMEDIATELY BEFORE AND AFTER EACH RAINFALL. REPAIRS SHALL BE MADE IMMEDIATELY TO ANY DAMAGED PORTION OF THE ROLL. SEDIMENT AND DEBRIS SHOULD BE REMOVED FROM THE UPSTREAM SIDE OF THE ROLL. 4. FIBER ROLL SHALL NOT BE USED FOR CONCENTRATED FLOW. | <p>WASTE MANAGEMENT AND MATERIAL POLLUTION CONTROL:</p> <ul style="list-style-type: none"> WM-1 MATERIAL DELIVERY AND STORAGE WM-2 MATERIAL USED WM-3 STOCKPILE MANAGEMENT WM-4 SPILL PREVENTION AND CONTROL WM-5 SOLID WASTE MANAGEMENT WM-6 HAZARDOUS WASTE MANAGEMENT WM-7 CONTAMINATED SOIL MANAGEMENT WM-8 CONCRETE WASTE MANAGEMENT WM-9 SANITARY/SEPTIC WASTE MANAGEMENT WM-10 LIQUID WASTE MANAGEMENT <p>NON-STORM WATER MANAGEMENT:</p> <ul style="list-style-type: none"> NS-1 WATER CONSERVATION PRACTICES NS-3 PAVING AND GRINDING OPERATIONS NS-6 ILLICIT CONNECTION/DISCHARGE NS-7 POTABLE WATER/IRRIGATION NS-8 VEHICLE AND EQUIPMENT CLEANING NS-9 VEHICLE AND EQUIPMENT FUELING NS-10 VEHICLE AND EQUIPMENT MAINTENANCE NS-12 CONCRETE CURING NS-13 CONCRETE FINISHING NS-14 MATERIAL AND EQUIPMENT USE |
|--|--|

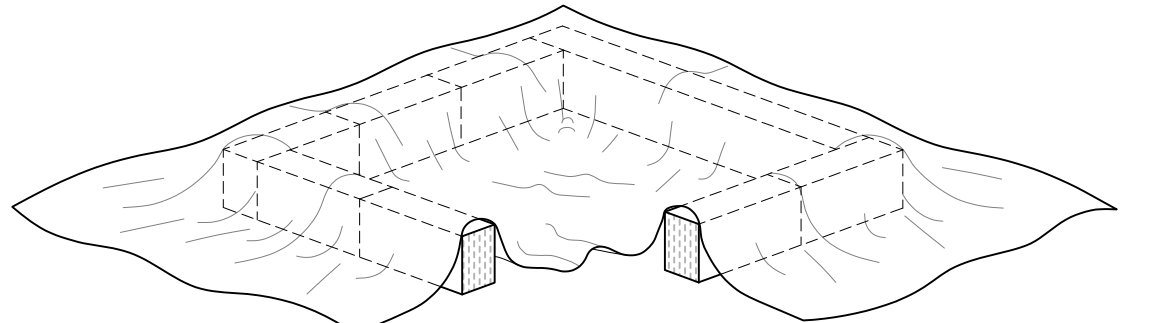
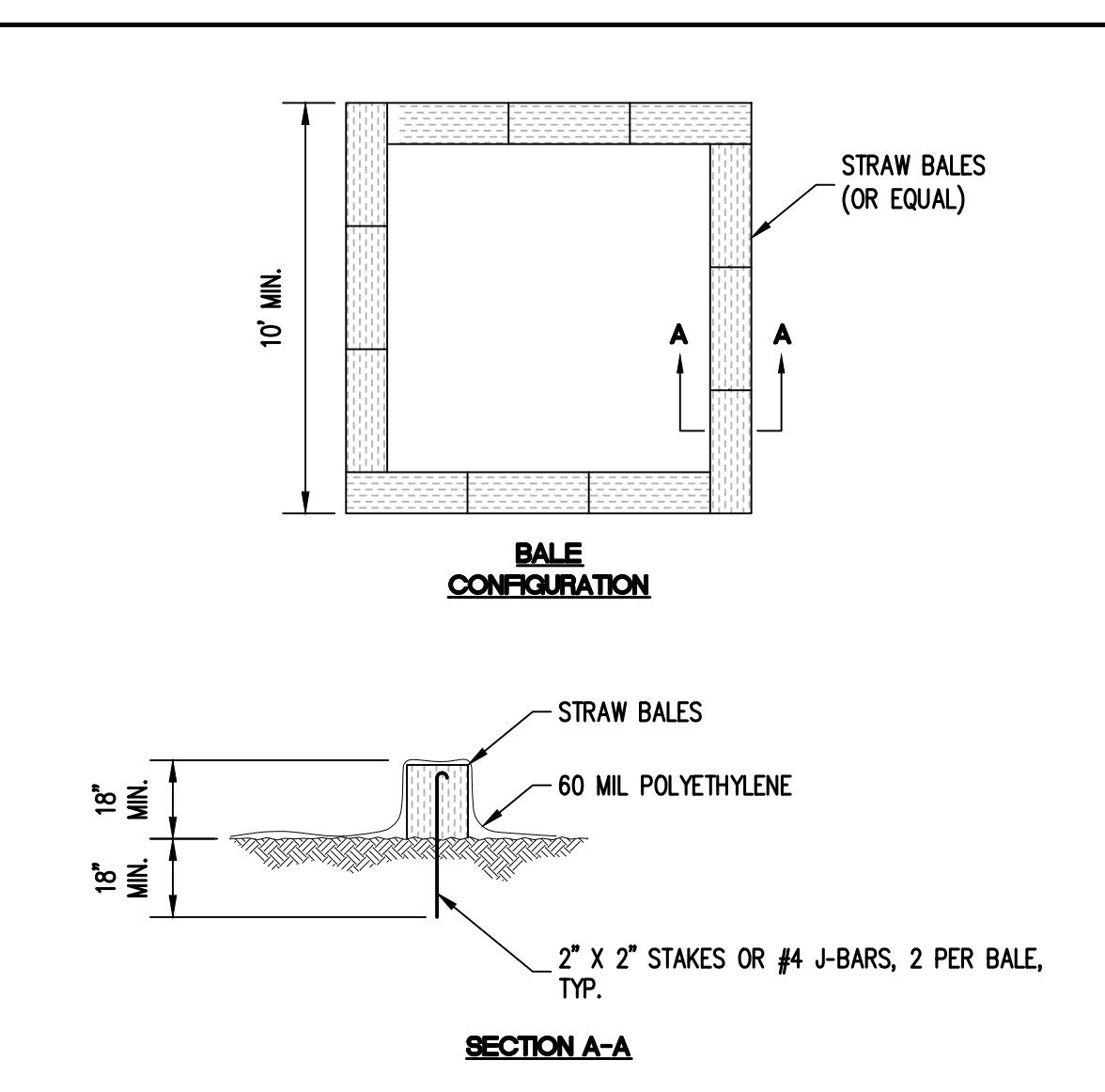
REFER TO THE CASQA BMP HANDBOOK FOR BMP FACT SHEETS.

LEGEND

- | | |
|--|------------------------------------|
| | INLET PROTECTION (SEE DETAIL A/C3) |
| | PROPOSED DRAINAGE FLOW |
| | FIBER ROLL (SEE DETAIL B/C3) |

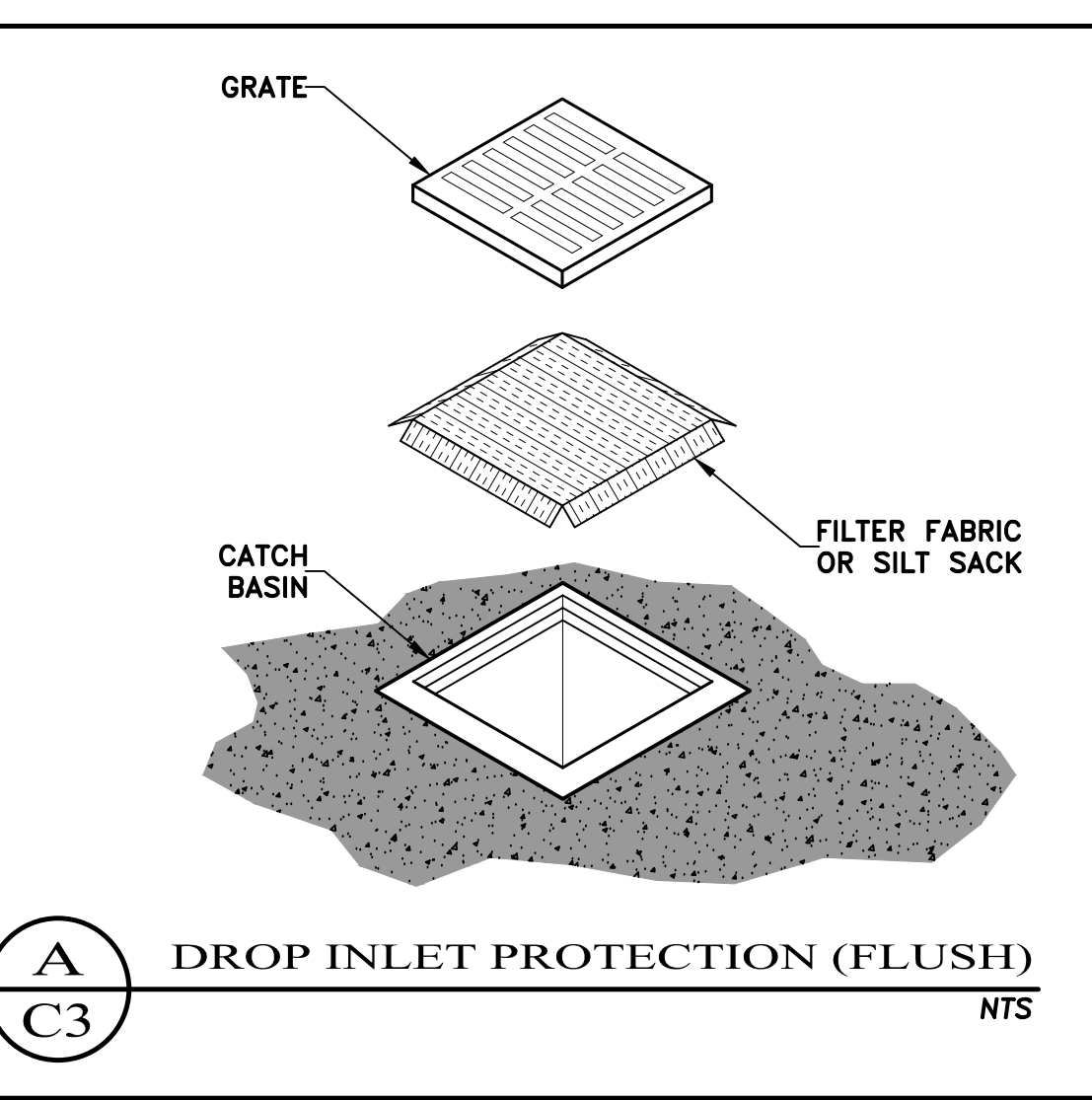
HATCH LEGEND

- | | |
|--|--|
| | REMOVE (EXISTING) CHIPSEAL & LOOSE GRAVEL & REPLACE WITH NEW GRAVEL/GEO-GRIP, (SEE A/C2) |
| | (EXISTING) PAVERS |



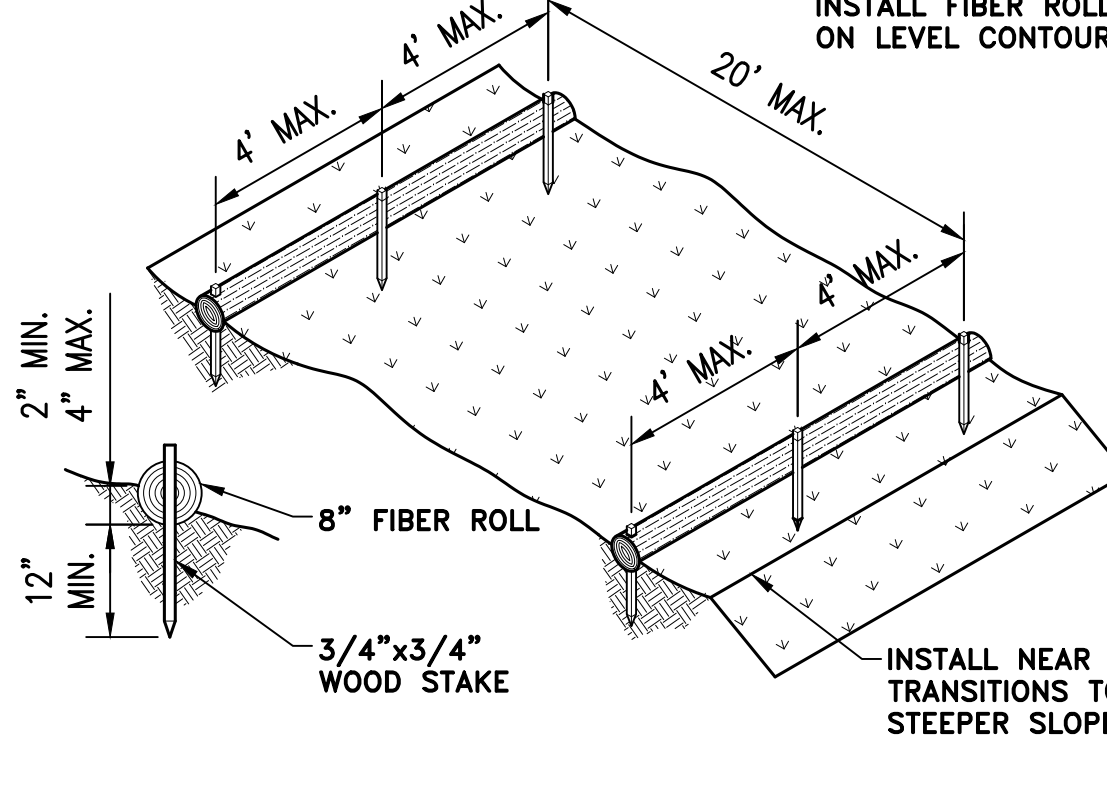
(D) CONCRETE WASHOUT

NTS



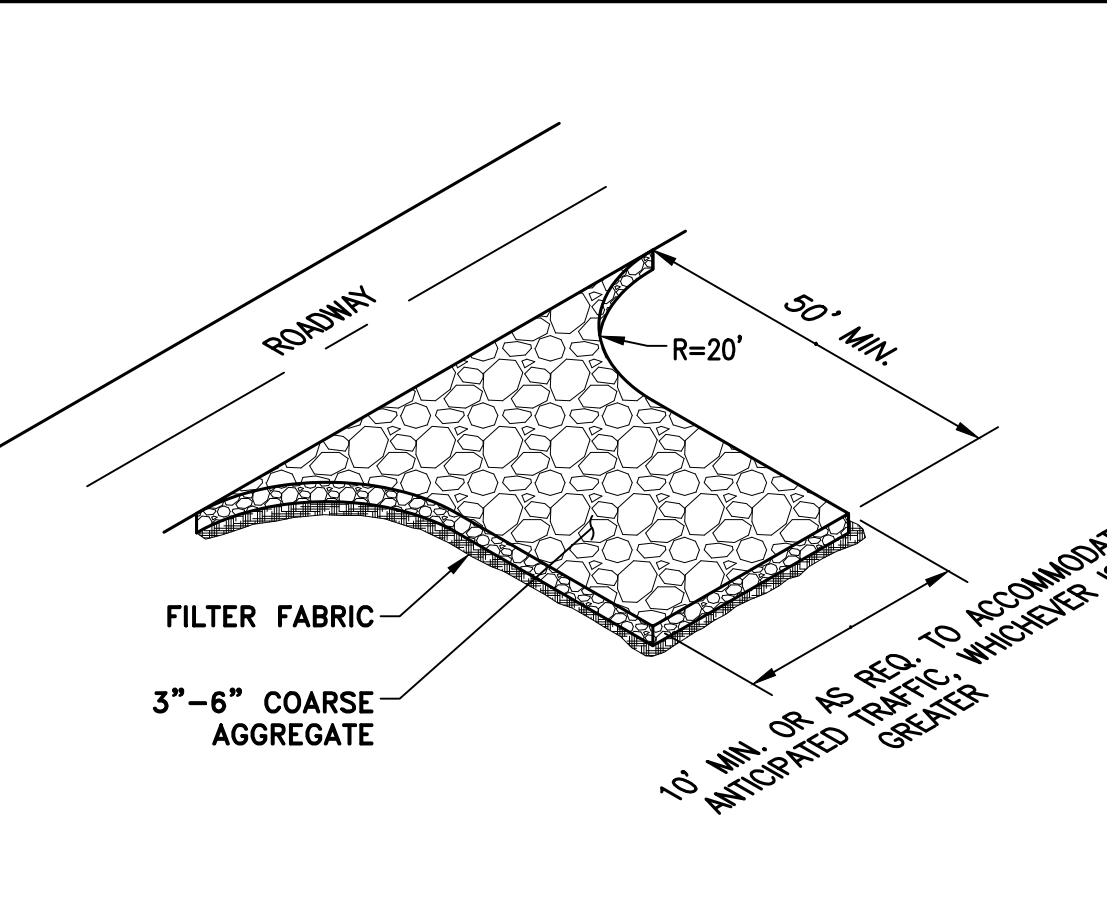
(A) DROP INLET PROTECTION (FLUSH)

NTS



(B) FIBER ROLL

NTS



(C) STABILIZE ENTRANCE

NTS

INSPECTIONS

PRIOR TO LAND DISTURBANCE

THE APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.

DURING ACTIVE CONSTRUCTION:

THE APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE AT THE TIME OF THE INSPECTION. THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.

FOLLOWING ACTIVE CONSTRUCTION:

THE APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL DISTURBED AREAS HAVE BEEN STABILIZED AND ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

PRIOR TO FINAL INSPECTION:

THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE WATER RESOURCES AGENCY TO ENSURE ALL NECESSARY DRIVEWAY RUNOFF MEASURES ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH RESPECTIVE WATER RESOURCES POLICIES.

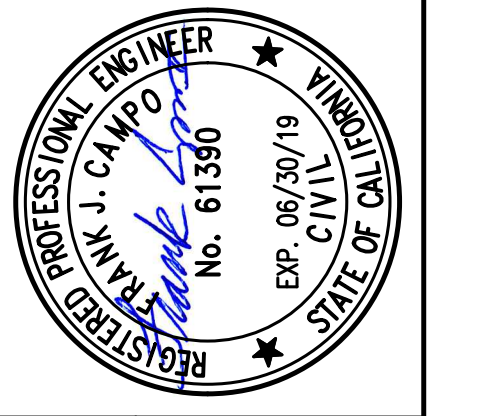
NO.	REVISION	DATE	BY

C3 ENGINEERING

INCORPORATED

Civil Engineering Land Development
Stormwater Management

126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax: (831) 647-1194
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EROSION CONTROL PLAN

DRIVEWAY DESIGN

APN# 008-341-037

PROJECT# 118-119

PREPARED FOR: Levent

Project Location: 1496 BONIFACIO ROAD, PEBBLE BEACH, CA 93953

SCALE: AS NOTED

DATE: 04/04/2018

DESIGN BY: FJC

DRAWN BY: ECH

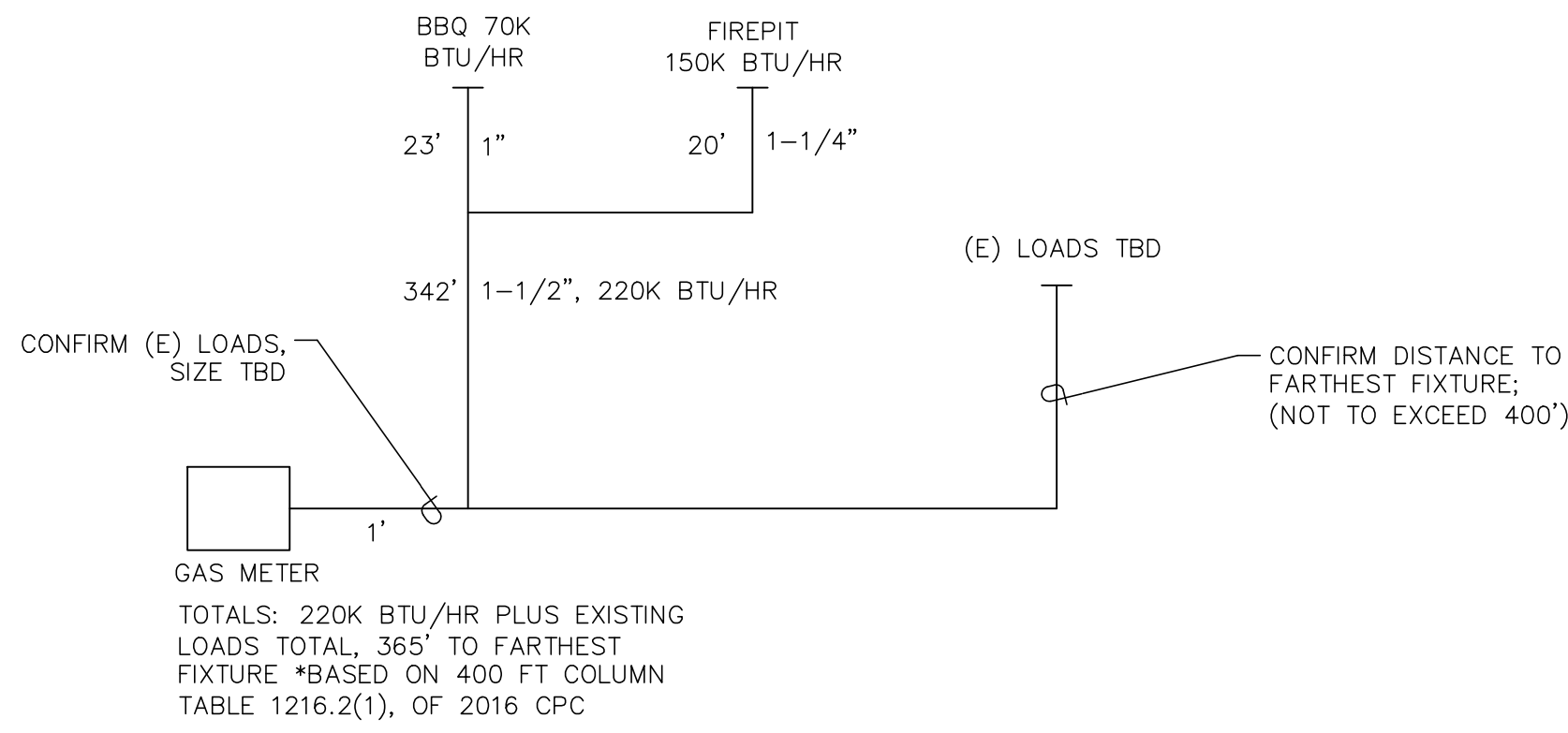
CHECKED BY: FJC

SHEET NUMBER:

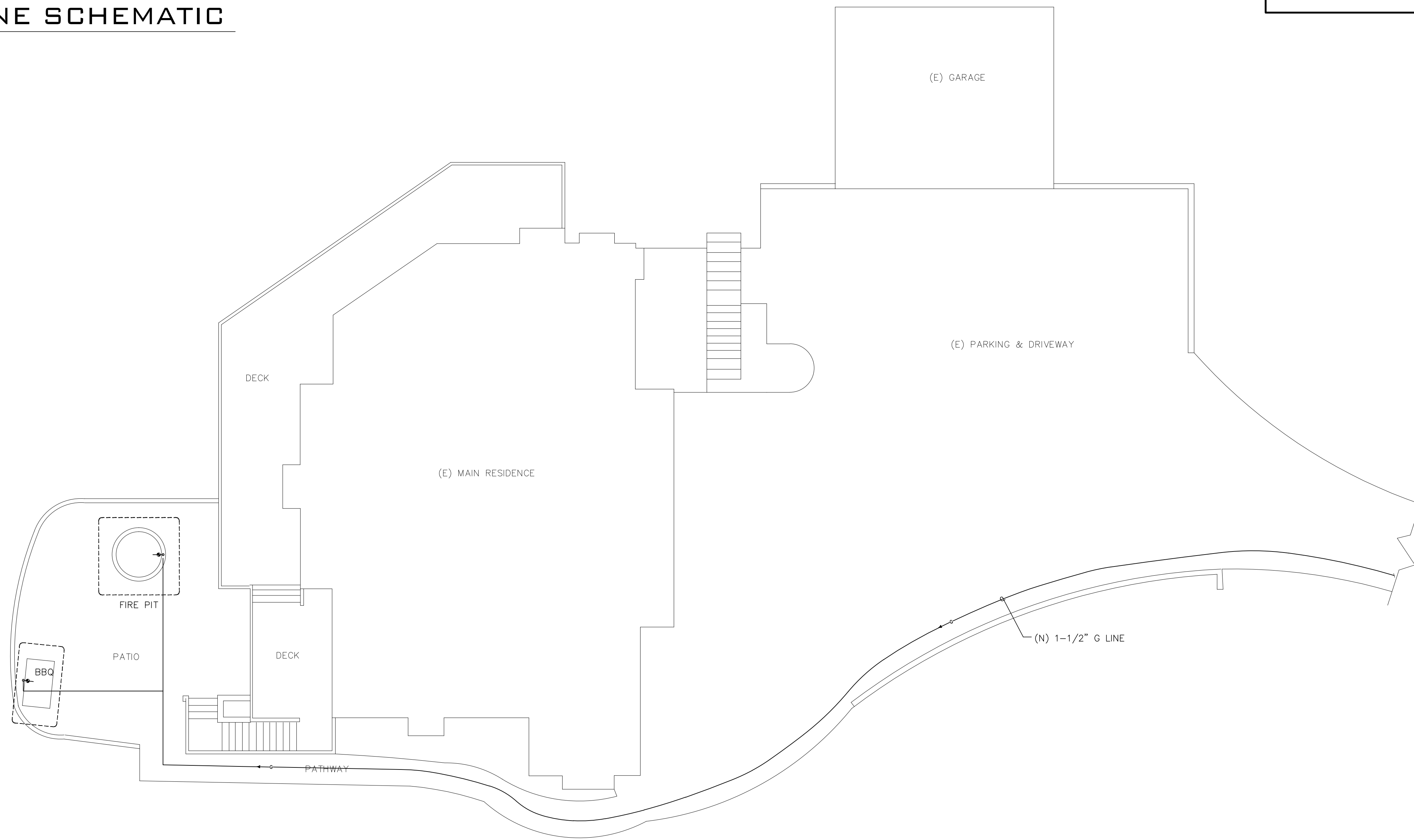
OF 3 SHEETS

MADE IN THE USA

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2 GAS LINE SCHEMATIC
 SCALE: NONE



1 GAS LINE POINT OF CONNECTIONS
 SCALE: 1/8" = 1'-0"

PLUMBING SPECIFICATIONS

A. General Conditions

1. Work Included:
 Fuel gas piping.
2. It shall be the contractors responsibility to visit the project site and acquaint himself with all existing conditions, as well as ascertain the extent of the work involved. By submitting a bid, the contractor shall be deemed to have made such an examination, to have accepted such conditions and to have made all necessary allowances in preparing his proposal.
3. All work and materials shall comply with governing codes, safety orders and regulations.
4. Plumbing contractor shall deliver to the architect a written one year guarantee on all workmanship, equipment and materials; repair or replace any such defective items during this period.

B. Utilities and Site Work:

1. Prior to commencing work, plumbing contractor shall consult representatives of local utilities concerning locations and availability of utilities. Plumbing contractor shall be responsible for any damage to existing utility lines.
2. Plumbing contractor shall reroute any existing utility lines in conflict with new construction.
3. Plumbing contractor shall confirm locations and elevations of all existing new and rerouted mains and meters on job record drawings.

C. Gas Piping:

1. Underground natural gas piping from meter shall be run in polyethylene pipe with tracer wire.
2. Gas piping within house shall be run in black iron pipe with galvanized fittings.
3. Threaded joints shall be made up with teflon paste, rector seal #1, teflon tape or other approved joint compound material (Note: no pipe dope shall be applied to female threads).
4. All gas piping shall be fully reamed as per CPC.

REVISIONS:	BY:

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 831-372-8328 VOICE
 831-359-4173 FAX
 cad@meg4.com

ALFORD RESIDENCE
 1496 BONIFACIO ROAD
 PEBBLE BEACH, CA

GAS LINE POINT OF CONNECTIONS & GAS LINE SCHEMATIC

DATE:	03/08/18
SCALE:	AS NOTED
DRAWN:	MEG
CHECKED:	
CHECKED:	
FILE NAME:	