

# Attachment C

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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:

**STRAINE KERRY K & MCLEOD OLIVIA DEE (PLN140910-AMD1)**

**RESOLUTION NO. 17-008**

Resolution by the Monterey County Zoning  
Administrator:

- 1) Finding the project Categorically Exempt per Section 15303; and
- 2) Approving an Amendment to a previously approved Coastal Administrative Permit and Design Approval (PLN140910) to allow an 803 square foot attached accessory dwelling unit.

[PLN140910-AMD1, Straine Kerry K & McLeod Olivia Dee, 1145 Spyglass Road, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-012-005-000)]

**The STRAINE application (PLN140910-AMD1) came on for public hearing before the Monterey County Zoning Administrator on February 9, 2017. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:**

**FINDINGS**

1. **FINDING:** **CONSISTENCY/SITE SUITABILITY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.  
**EVIDENCE:** a) The application for an Accessory Dwelling Unit (ADU) was submitted on October 18, 2016, and deemed complete by all departments on November 18, 2016. During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
  - the 1982 Monterey County General Plan;
  - Del Monte Forest Land Use Plan;
  - Monterey County Coastal Implementation Plan Part 5;
  - Monterey County Zoning Ordinance (Title 20);No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.  
b) The property is located at 1145 Spyglass Road, Pebble Beach (Assessor’s Parcel Number 008-012-005-000), Del Monte Forest Land Use Plan. The parcel is zoned Low Density Residential [“LDR/1.5-D(CZ)”] which allows residential development. The amendment proposes the construction of an attached 803 square foot accessory dwelling unit (ADU), which will be constructed to match the existing main structure. The project is consistent with the uses allowed (Section 20.14.040.F,

Zoning Ordinance) and site development standards (Section 20.14.060, Zoning Ordinance) of the “LDR” Zoning District. Therefore, the project is an allowed land use for this site.

- c) Tree Removal: Pursuant to the Coastal Implemental Plan, Section 20.147.050.A. removal of the 10 inch diameter Monterey Cypress tree does not require a Coastal Development Permit because the tree is “planted” and not native, and does not provide a visual buffer or habitat to an environmentally sensitive area. The Tree Resource Assessment report identified this tree as “planted” based on its location and size. The tree does not provide habitat to the historic dune system and is not connected to the forest system. Pursuant to the Arborist recommendation, tree replanting/replacement will be on a 3:1 basis (Condition 6).
- d) ESHA: The amendment does not significantly change the dune restoration plan approved as part of the original permit (PLN140910). The original project included 24,269 square feet of restoration to an historic dune system. The biological memorandum prepared by Zander Associates (dated October 17, 2016) concludes that the ADU addition and driveway modifications do not substantially change the nature and extent of impacts to the dune system on property, and would actually result in a beneficial increase of restoration area by approximately 296 square feet in total (161 sq ft-Coastal Scrub; 135 sq ft-dune habitat) by reconfiguring the driveway, removing one parking pullout and reducing paved parking areas along the northern boundary of the property.
- e) Viewshed: The addition of the ADU does not conflict with the visual sensitivity polices of the Del Monte Forest Land Us Plan and Coastal Implementation Plan, Figure No. 3, which identifies the property as “viewshed from 17-Mile Drive and vista points”. Development standards for visually sensitive areas require structures to maintain a setback of 50 feet from 17-Mile Drive and be designed not to distract from the scenic values of the forest, stream courses, ridgelines, or shoreline (Section 20.147.B.1 and 3, Coastal Implementation Plan). The proposed ADU addition is located to the rear of the property (away from 17-Mile Drive) and will be screened from view by the existing residence. Furthermore, the ADU location exceeds the required 20 foot rear setback and maintains a distance of 31 feet from the property line. The ADU does not distract, restrict or detract from the views of the forest, any stream courses, ridgelines, or shoreline(s).
- f) The following reports have been prepared:
  - “Tree Resource Assessment 1145 Spyglass Hill Road, Pebble Beach” (LIB160358) prepared by Frank Ono, Urban Forester, Pacific Grove, California, October 14, 2016.
  - “Dune/Coastal Scrub Memorandum” (LIB160359) prepared by Zander Associates (Michael Zander), Berkeley, California, October 17, 2016.

The reports stated above indicate that there are no physical or environmental constraints that would make the site unsuitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

- g) The project was referred to the Del Monte Forest Land Use Advisory



Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project requires a public hearing before the Zoning Administrator. On November 17, 2016, the LUAC recommended approval of the project as proposed based on a 6-0 vote (2 members absent).

- h) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, Pebble Beach Community Fire Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
- i) The project planner verified that the project on the subject parcel conforms to the plans listed above.
- j) 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 PLN140910-AMD1.

2. **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, RMA – Environmental Services, Pebble Beach Community Fire Protection District, Public Works, Environmental Health Bureau, 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 on-site. Wastewater services are provided by the Pebble Beach Community Services District. Water services are provided by Cal-Am Water through Pebble Beach Company water entitlements.
  - c) See preceding and following Findings and Evidence.

3. **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.
  - b) See preceding and following Findings and Evidence.

4. **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(a) categorically exempts a second dwelling unit in a residential zone. The proposed project involves the construction of an Accessory Dwelling Unit (ADU) within a residential zoned area/property.
  - b) 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.
  - c) 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 PLN140910-AMD1.
5. **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.A of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.
  - b) Section 20.86.080.A.1 of the Monterey County Zoning Ordinance states that the proposed project is subject to appeal by/to the Coastal Commission because the project site is located between the sea and the first public road paralleling the sea.

### DECISION

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

1. Find the project Categorically Exempt per Section 15303;
2. Approve an Amendment to a previously approved Coastal Administrative Permit and Design Approval (PLN140910) to allow an 803 square foot attached accessory dwelling unit, in general conformance with the attached sketch and subject to the attached 12 conditions of approval, all being attached hereto and incorporated herein by reference.



\_\_\_\_\_  
Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON FEB 09 2017.

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 FEB 21 2017.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS / IS NOT APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION

NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

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

NOTES

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

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

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

PLN140910-AMD1

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** This Permit Amendment (PLN140910-AMD1) allows the construction of a 803 square foot Accessory Dwelling Unit (ADU) and associated site grading. The property is located at 1145 Spyglass Hill Road, Pebble Beach (Assessor's Parcel Number 008-012-005-000), 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 Permit Amendment (PLN140910-AMD1) (Resolution Number 17-009) was approved by the Monterey County Zoning Administrator for Assessor's Parcel Number 008-012-005-000 on February 9, 2017. The permit was granted subject to 11 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 Director of RMA - 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. 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.

### 4. PD011 - 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, 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. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to RMA - Planning for review and approval.

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

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

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

**Responsible Department:** RMA-Planning

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

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

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

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

## 6. PD048 - TREE REPLACEMENT/RELOCATION

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** Within 60 days of construction permit final, the applicant shall replace each tree approved for removal as follows:  
- Replacement ratio: 3:1 (Total replacement of 3 Monterey Cypress Trees)  
- Replacement ratio recommended by arborist:3:1

Replacement tree(s) shall be located within the same general location as the tree being removed, or in another suitable area as determined by a certified Arborist/Forester. (RMA - Planning)

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

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

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

## 7. PD032(A) - PERMIT EXPIRATION

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The permit shall be granted for a time period of 3 years, to expire on February 9, 2020, unless use of the property or actual construction has begun within this period. (RMA-Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the RMA-Director of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

## 8. PDSP01 - RESTORATION PLAN (NON-STANDARD)

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The Revised Restoration Plan, as shown on Attachment A.2, Page A7 of the February 9, 2017 Zoning Administrator, and discussed in the memo submitted by Zander Associates, dated October 17, 2016 (LIB160359), shall be implemented. As part of the implementation, the Owner/Applicant shall hire a qualified coastal biologist to monitor all restoration activities, including three-years of monitoring after restoration work is complete, and ensure the restoration plan is completely implemented. To ensure protection of the restoration in perpetuity, a Conservation and Scenic Easement shall be conveyed to the Del Monte Forest Foundation over the defined restoration area. The easement shall be developed in consultation with a certified professional and the Del Monte Forest Foundation. These instruments shall be subject to approval by the County as to form and content, shall provide for enforcement, if need be, by the County or other appropriate agency, and name the County as beneficiary in event the Foundation is unable to adequately manage these easements for the intended purpose of scenic and visual resource protection. An easement deed shall be submitted to the Director of the RMA - Planning Department for review and approval. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** a) Prior to issuance of grading and building permits, the Owner/Applicant shall submit evidence that a qualified coastal biologist has been contracted to monitor all restoration activities.

b) Prior to final of the building permit, the Owner/Applicant shall submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to the Del Monte Forest Foundation for review and approval. After the deed is approved by the Del Monte Forest Foundation, the deed shall be submitted to the RMA- Planning Department for review and approval. Once approved, the deed and map showing the approved conservation and scenic easement shall be recorded. Submit a copy of the recorded deed and map to the RMA – Planning Department.

c) After three years of restoration monitoring, the qualified coastal biologist shall submit a monitoring report documenting that the restoration has been complete successfully, or if additional monitoring is required.

## 9. GEOTECHNICAL CERTIFICATION

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall provide certification from a licensed practitioner that all development has been constructed in accordance with the recommendations in the project geotechnical investigation. (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 practitioner.

## 10. 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.

## 11. WR049 - WATER AVAILABILITY CERTIFICATION

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The applicant shall provide the Monterey County Water Resources Agency proof of water availability in the form of a complete Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any construction permit, the owner/applicant shall submit a Water Release Form to the Water Resources Agency for review and approval.

A copy of the Water Release Form can be obtained at the Monterey Peninsula Water Management District, the Water Resources Agency, or online at:  
[www.mcwra.co.monterey.ca.us](http://www.mcwra.co.monterey.ca.us).





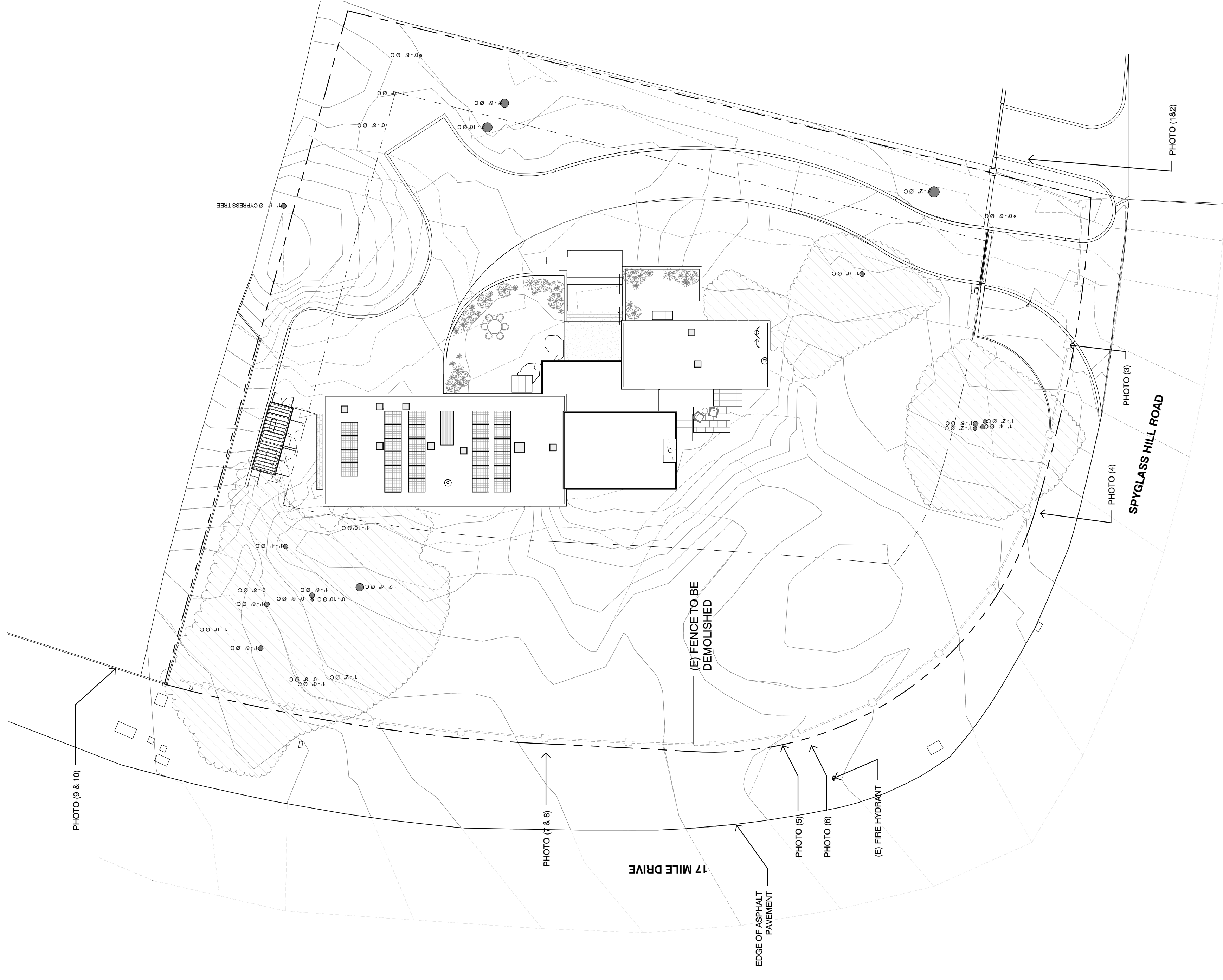




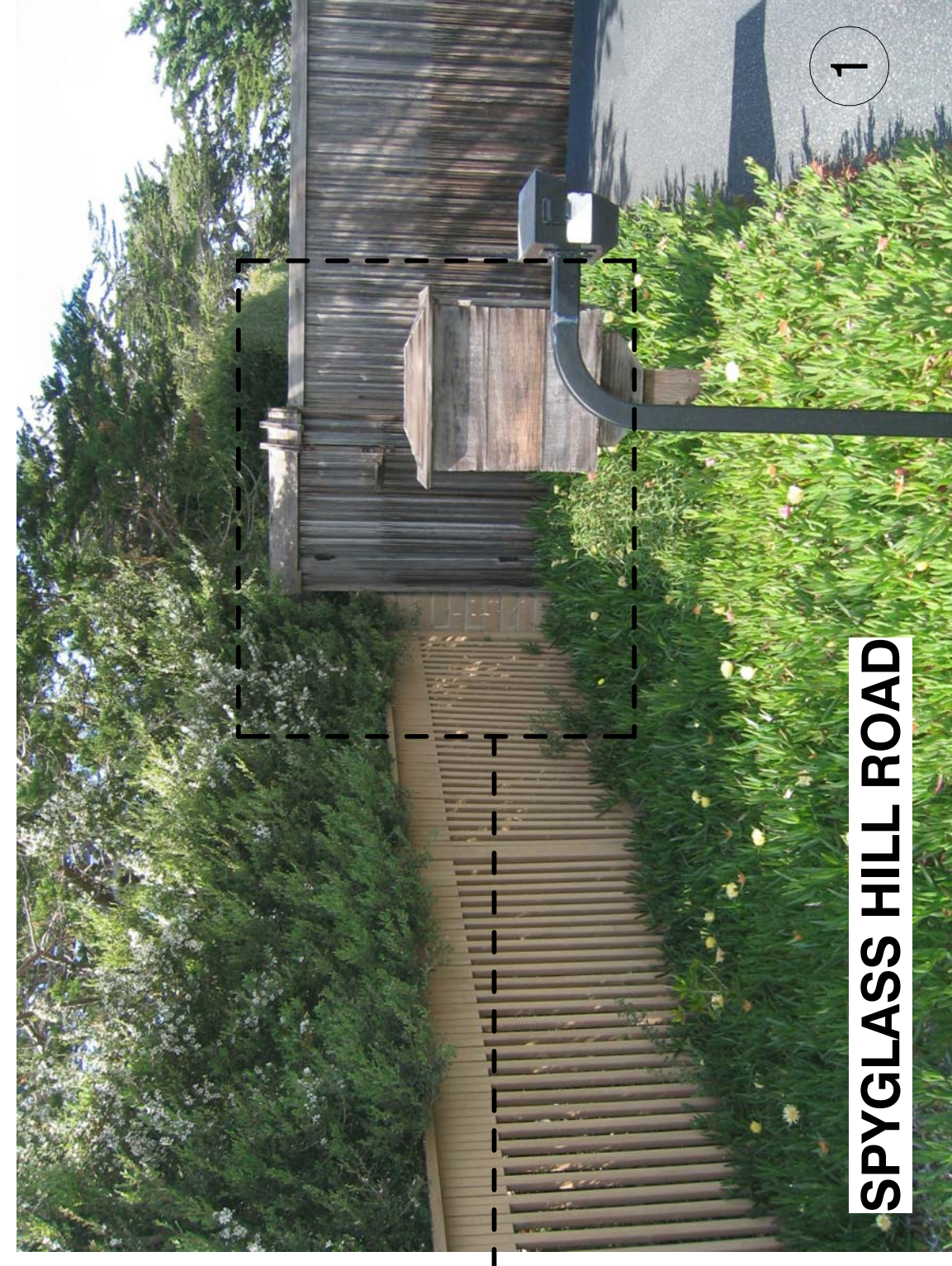




REV.	DESCRIPTION	DATE
1.00	FENCE PHOTOS	4.18.15



1 SITE PLAN  
1" = 20'-0"



1 SPYGLASS HILL ROAD



2 SPYGLASS HILL ROAD



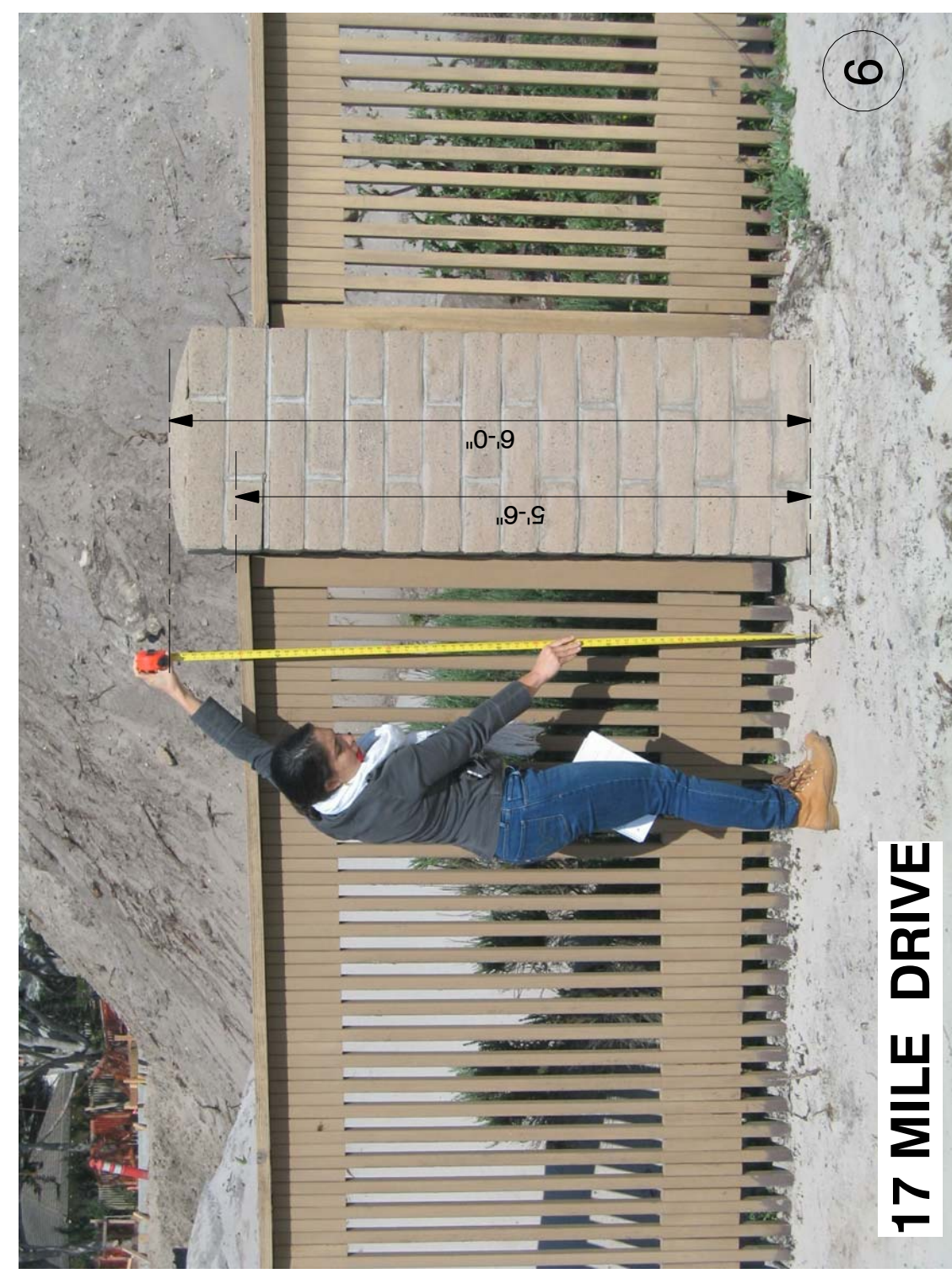
3 SPYGLASS HILL ROAD



4 SPYGLASS HILL ROAD



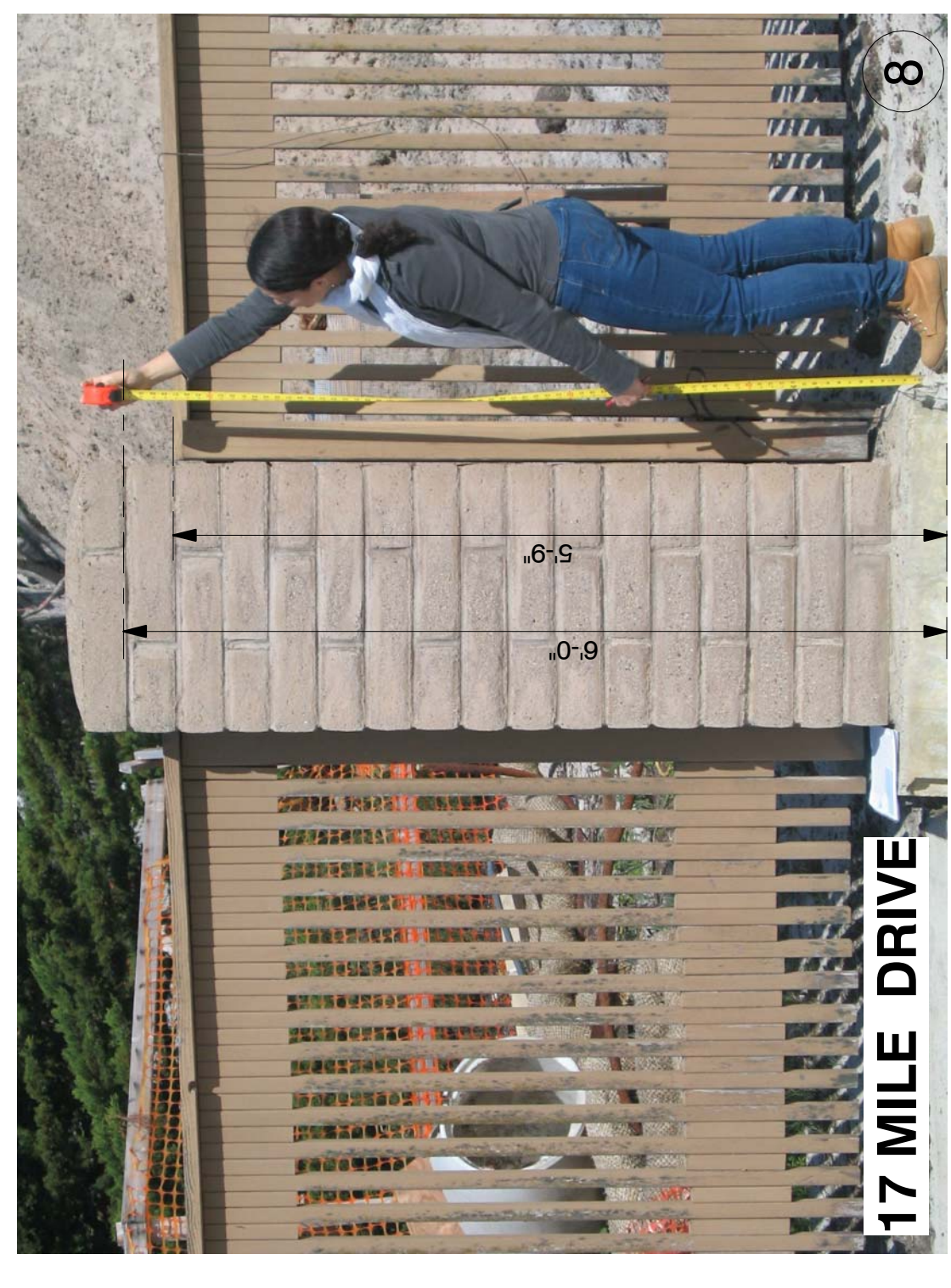
5 17 MILE DRIVE



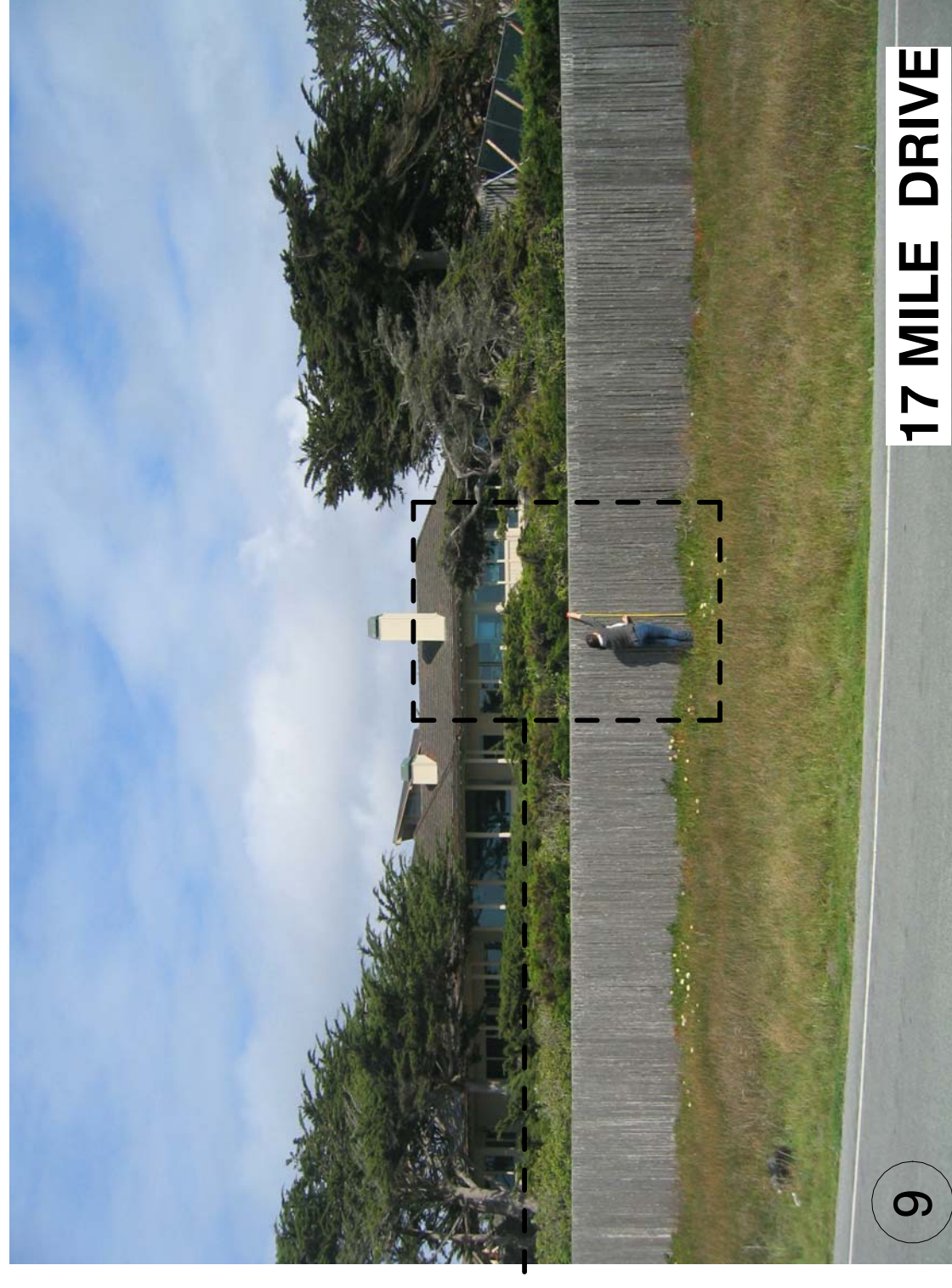
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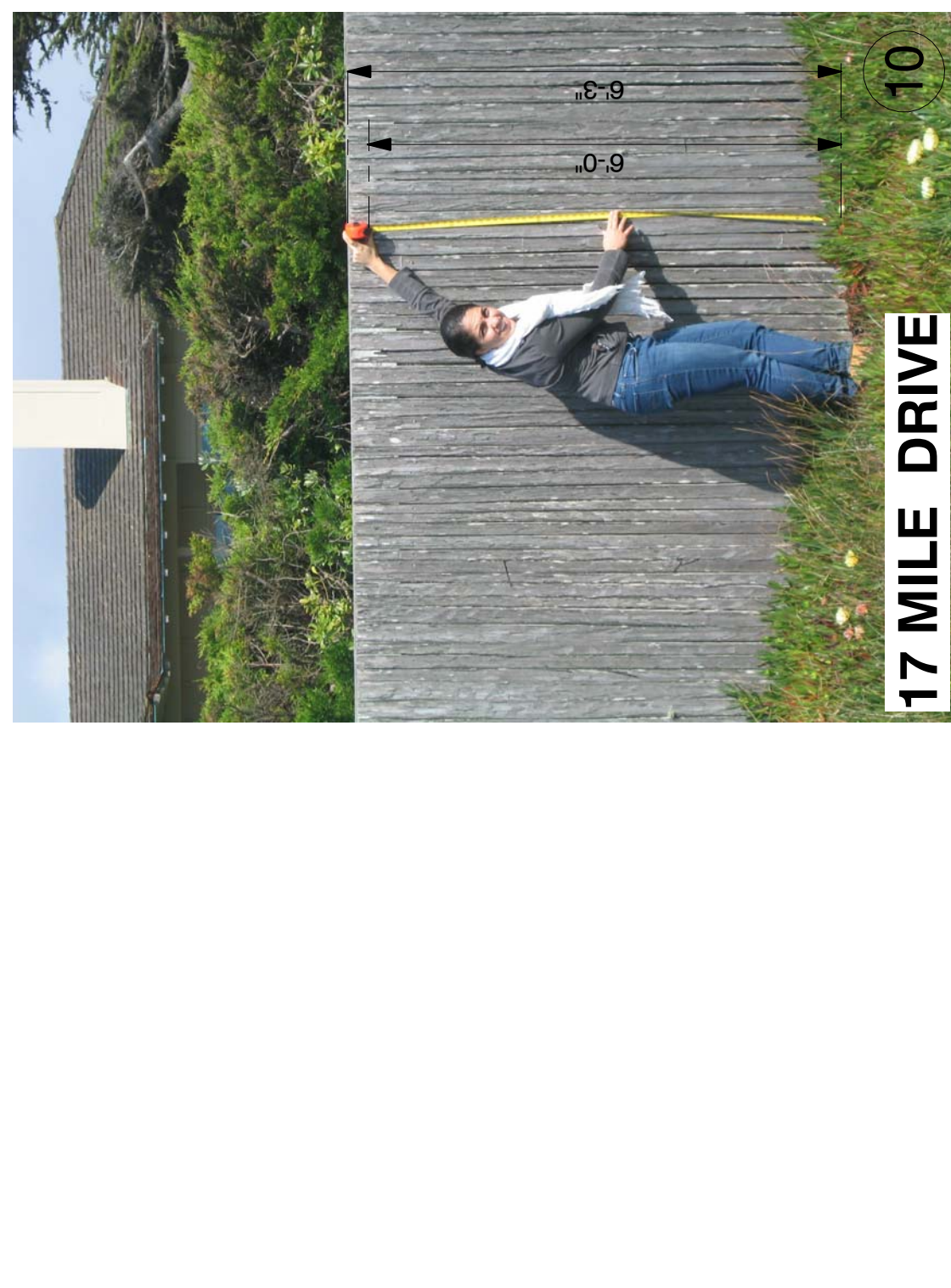
7 17 MILE DRIVE



8 17 MILE DRIVE



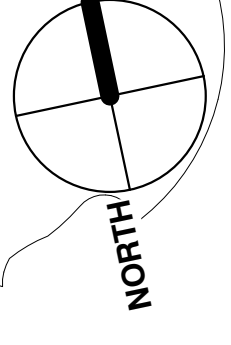
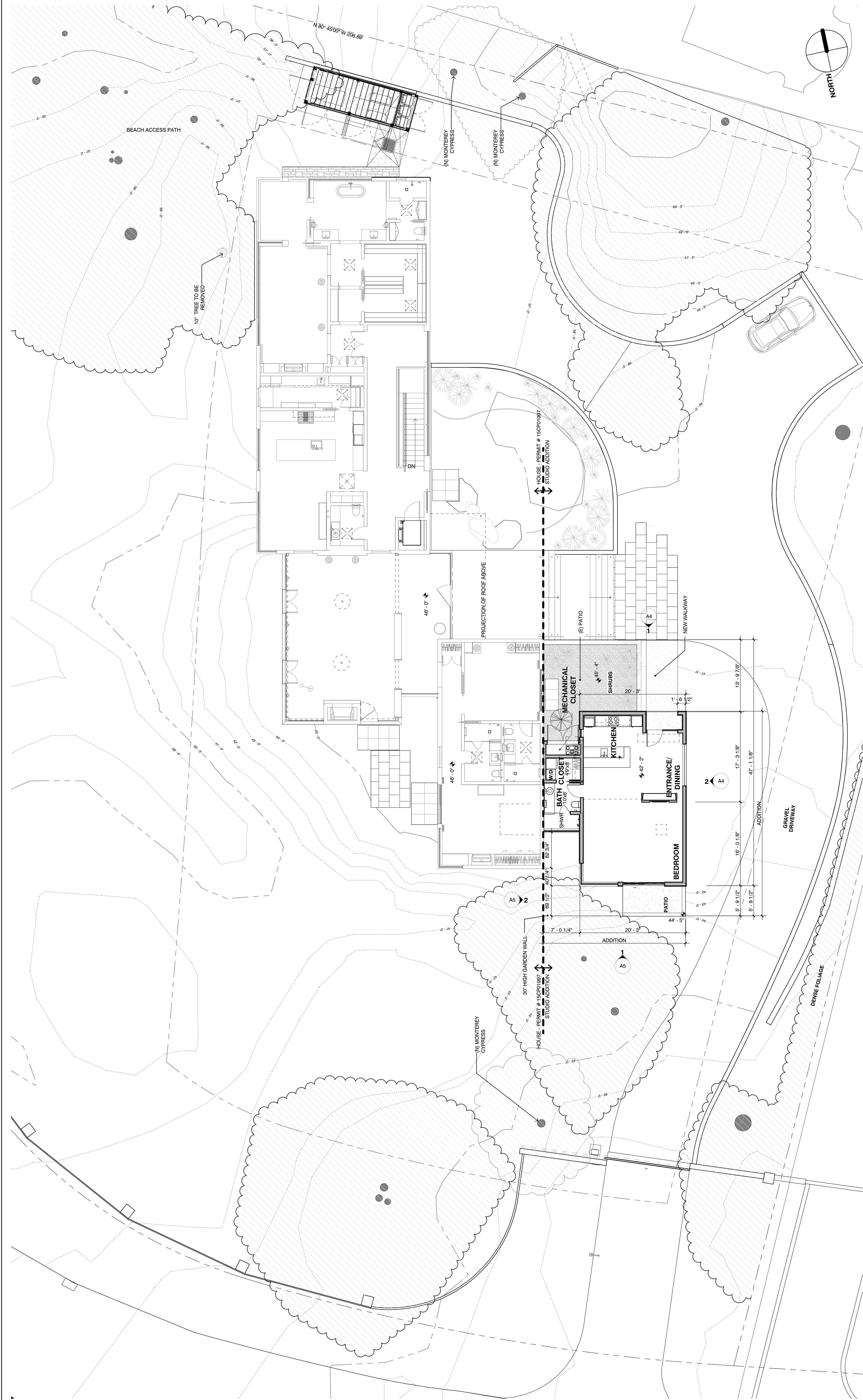
9 17 MILE DRIVE



10 17 MILE DRIVE

2 FENCE PHOTOS  
12" = 1'-0"





DATE	10/17/16	SHEET	A2
SCALE	1/8" = 1'-0"	DRAWN BY	LA
		JOB NUMBER	1421

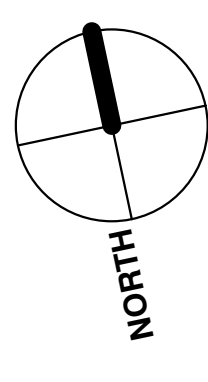
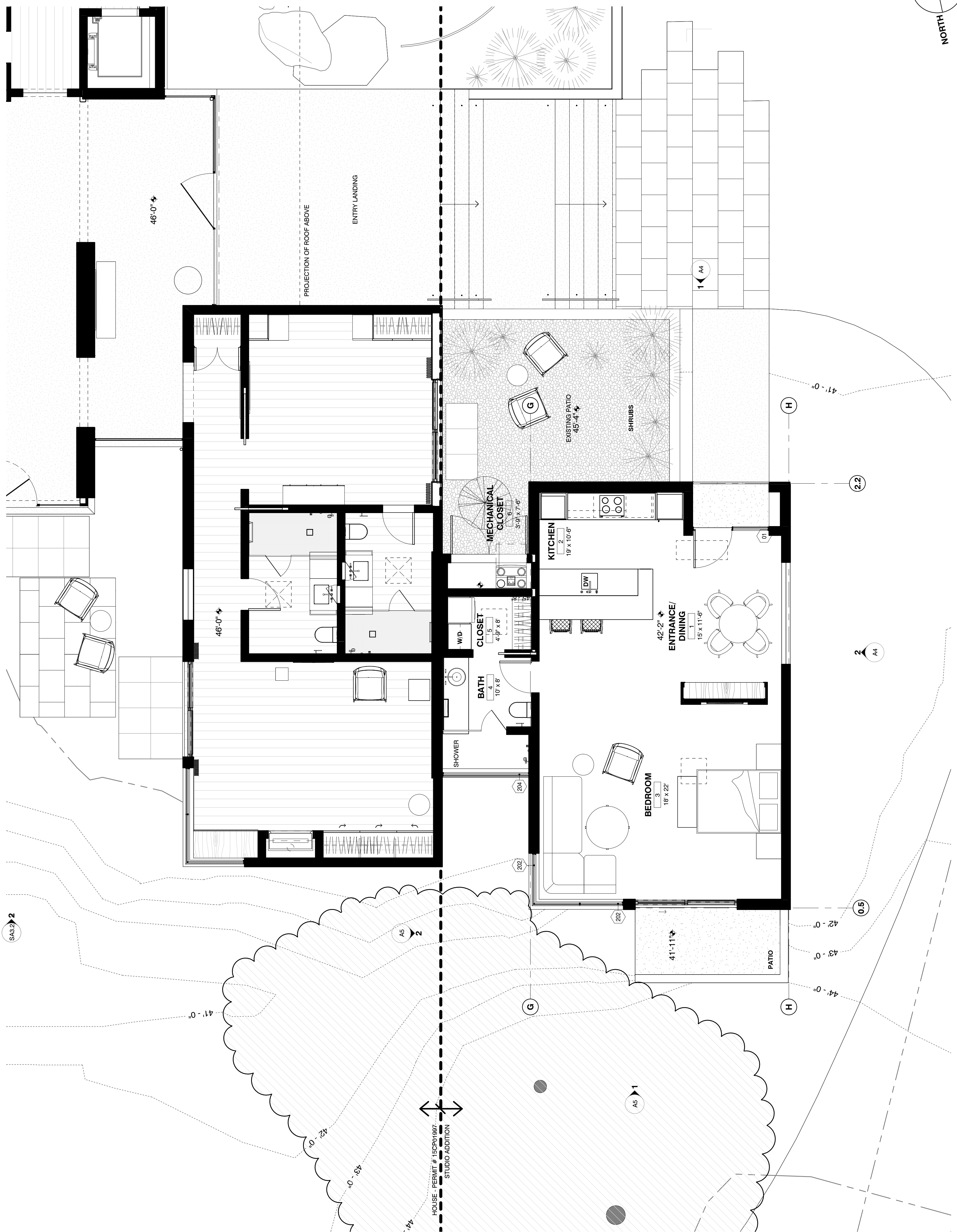
TITLE: STUDIO ADDITION PLAN

STRAINE RESIDENCE  
 1145 SPYGLASS HILL ROAD, PEBBLE BEACH, CA 93953  
 APN 008-012-005

STUDIO SCHICKETANZ  
 P.O. Box 2704, Carmel, CA 93921 831.622.9000

10/19/2016 11:31:00 PM





TITLE ARCHITECTURAL PLAN

**STRAINE RESIDENCE**  
 1145 SPYGLASS HILL ROAD, PEBBLE BEACH, CA 93953  
 APN 008-012-005

**STUDIO SCHICKETANZ**  
 P.O. Box 2704, Carmel, CA 93921 831.622.9000

DATE 10/17/16 SHEET

SCALE 1/4" = 1'-0"

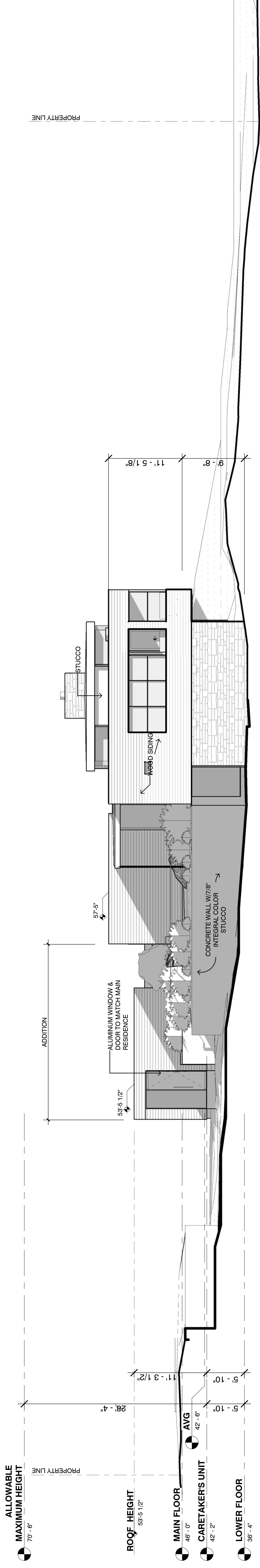
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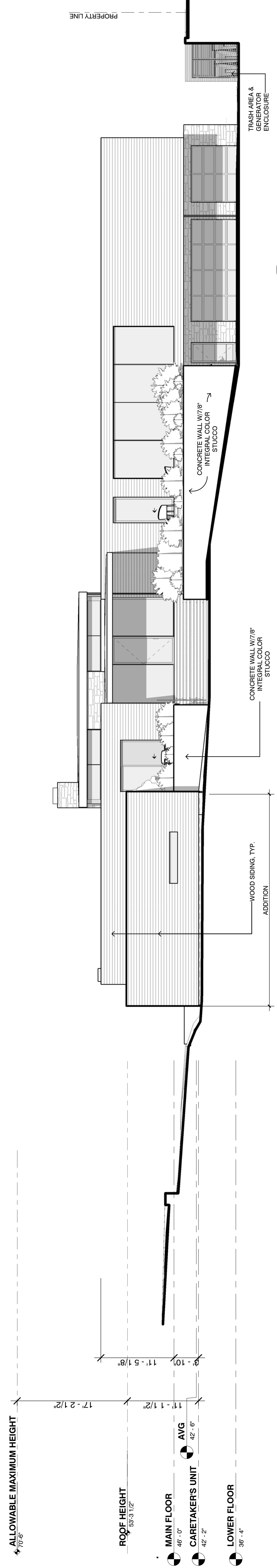
**A3**

10/17/16





**1** EXTERIOR ELEVATION: NORTH  
1/8" = 1'-0"



**2** EXTERIOR ELEVATION: EAST  
1/8" = 1'-0"

AVG = AVERAGE NATURAL GRADE

TITLE CARETAKERS UNIT EXTERIOR ELEVATIONS

**STRAINE RESIDENCE**  
1145 SPYGLASS HILL ROAD, PEBBLE BEACH, CA 93953  
APN 008-012-005

DATE 10/17/16 SHEET

SCALE 1/8" = 1'-0"

DRAWN BY LA

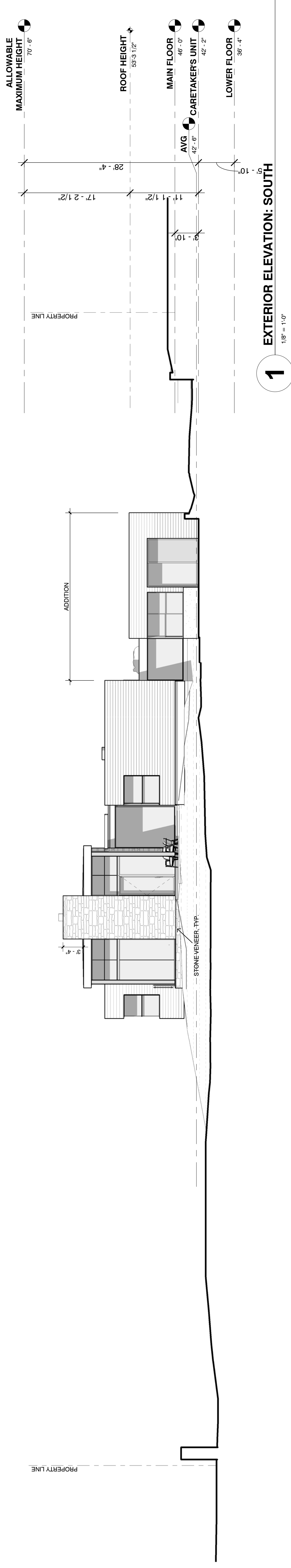
JOB NUMBER 1421

P.O. Box 2704, Carmel, CA 93921 831.622.8000

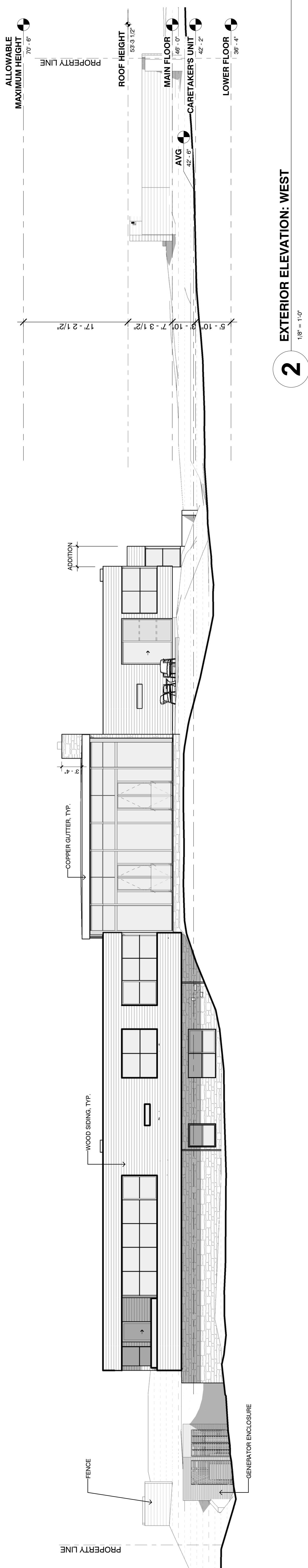
**STUDIO SCHICKETANZ**

**A4**

10/17/16



**1** EXTERIOR ELEVATION: SOUTH  
1/8" = 1'-0"



**2** EXTERIOR ELEVATION: WEST  
1/8" = 1'-0"

TITLE CARETAKERS UNIT EXTERIOR ELEVATIONS

**STRAINE RESIDENCE**  
1145 SPYGLASS HILL ROAD, PEBBLE BEACH, CA 93953  
APN 008-012-005

DATE 10/17/16  
SCALE 1/8" = 1'-0"  
DRAWN BY LA  
JOB NUMBER 1421

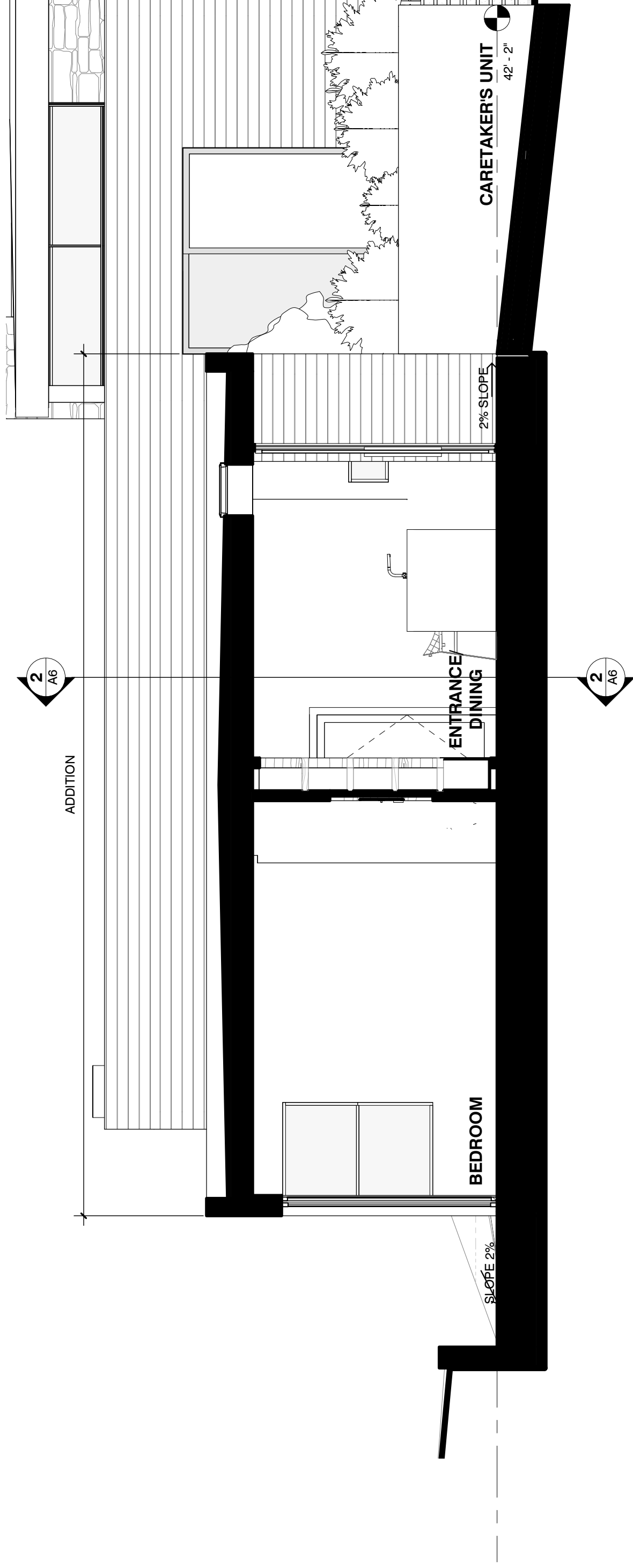
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P.O. Box 2704, Carmel, CA 93921 831.622.8000

SHEET

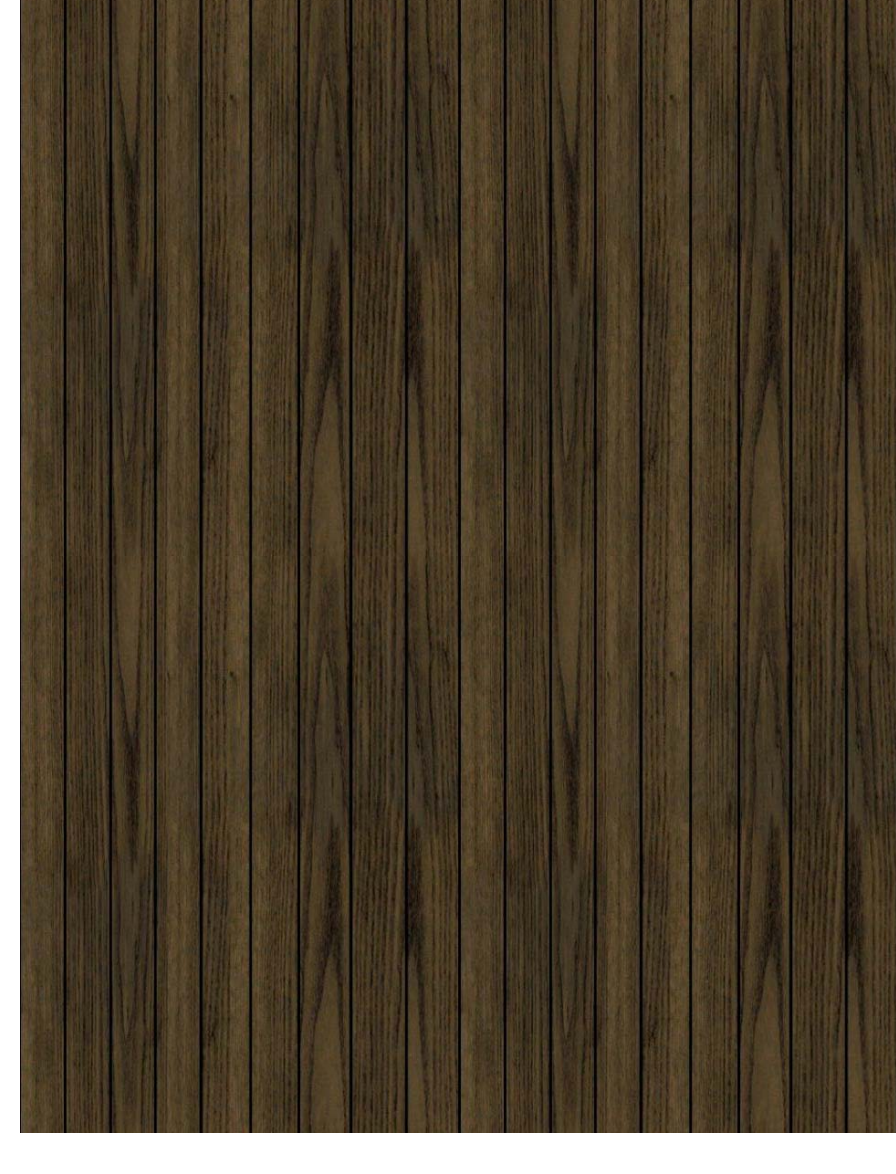
**A5**

10/17/16





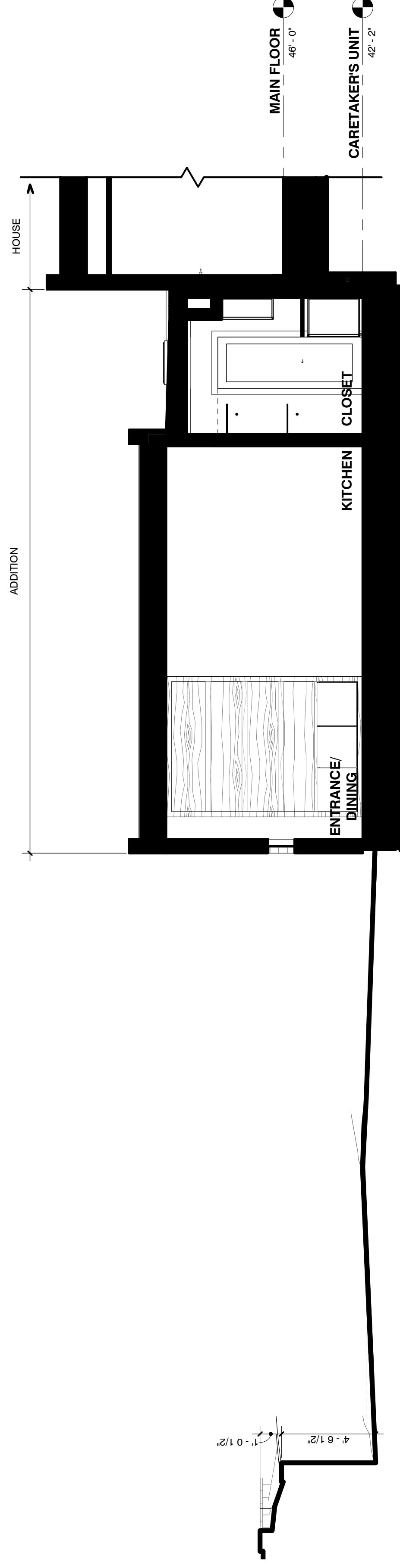
**1** SECTION A  
1/4" = 1'-0"



EXTERIOR WALLS AT MAIN HOUSE: STAINED CEDAR SIDING TO MATCH MAIN RESIDENCE



EXTERIOR SITE WALLS: STUCCO OVER CONCRETE



**2** STUDIO SECTION B  
1/4" = 1'-0"



EXTERIOR DOORS AND WINDOWS: GUNMETAL BRONZE TO MATCH MAIN RESIDENCE

**1** PROPOSED MATERIALS

TITLE SECTIONS & PROPOSED MATERIALS

**STRAINE RESIDENCE**  
1145 SPYGLASS HILL ROAD, PEBBLE BEACH, CA 93953  
APN 008-012-005

DATE 10/17/16  
SCALE As indicated  
DRAWN BY LA  
JOB NUMBER 1421

**STUDIO SCHICKETANZ**  
P.O. Box 2704, Carmel, CA 93921 831.622.9000

SHEET

**A6**

10/17/16





**2** RESTORATION PLAN - ZANDER 08-12-2015  
1" = 20'-0"



**1** PROPOSED RESTORATION AREAS  
1" = 20'-0"

**BUILDING AREA**

	Area	Previously approved
FLOOR AREA	806 SF	0
CARETAKERS UNIT	1870 SF	1,912
LOWER LEVEL	4219 SF	4,081
MAIN LEVEL	6895 SF	5,973

**RESTORATION PLAN AREAS**

	Area	Previously approved
HARDSCAPE COVERAGE	483 SF	416
DRIVEWAY - ASPHALT	1,520 SF	1,753
DRIVEWAY - CONCRETE	1,258 SF	1,050
PATIO AND FOOTPATH	3,261 SF	3,199 SF
RESTORATION AREA	5,103 SF	5,092
COASTAL SCRUB RESTORATION	14,529 SF	14,359
DUNE RESTORATION	9,843 SF	9,845
MIXED LANDSCAPE	1,370 SF	1,033
	24,955 SF	24,289 SF
BUILDING COVERAGE	4,440 SF	4,440
MAIN HOUSE	802 SF	0
STUDIO	5,242 SF	4,440 SF
OFF-SITE RESTORATION	7,825 SF	7,825
RESTORATION AREA	24,955 SF	24,289
TOTAL RESTORATION AREA	32,700 SF	32,094 SF

TITLE RESTORATION AREA PLAN

**STRAINE RESIDENCE**  
1145 SPYGLASS HILL ROAD, PEBBLE BEACH, CA 93953  
APN 008-012-005

DATE 10/17/16

SCALE 1" = 20'-0"

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SHEET

**A7**

10/17/16

**STUDIO SCHICKETANZ**  
P.O. Box 2704, Carmel, CA 93921 831.622.9000

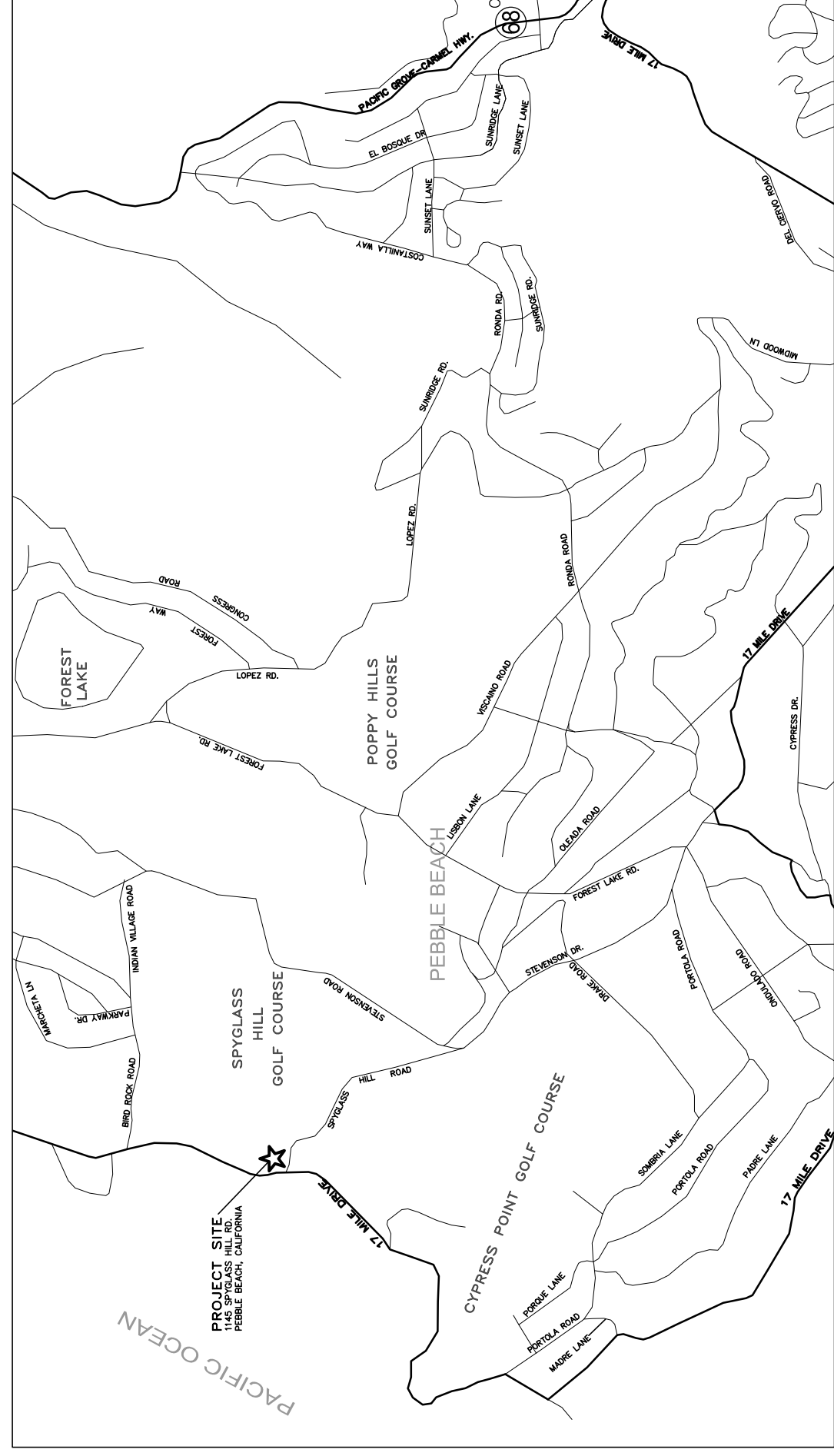
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# GRADING, DRAINAGE & EROSION CONTROL PLAN

## OF STRAINE RESIDENCE ADDITION APN: 008-012-005

PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA



VICINITY MAP  
NOT TO SCALE

### GENERAL NOTES:

- PROJECT DESIGN BASED ON INFORMATION PROVIDED AND SHOWN ON THE SITE PLAN FOR THE STRAINE RESIDENCE STUDIO, SHEET A1.1 PREPARED BY STUDIO SHICKETANZ, DATED 09/30/16, AND THE BASE TOPOGRAPHIC INFORMATION PREPARED BY OTHERS.
- NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE GROUND SURFACE WERE LOCATED. THE PROJECT WILL BE CONSTRUCTED TO PROTECT ALL UTILITY LOCATIONS AND SHOULD BE VERIFY BY THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC. AND SHOULD BE THROUGHLY COMPILED AND DEEMED COMPLETE WITH THE PROJECT AREA, PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING, OR REGULATORY OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

### GRADING & DRAINAGE NOTES:

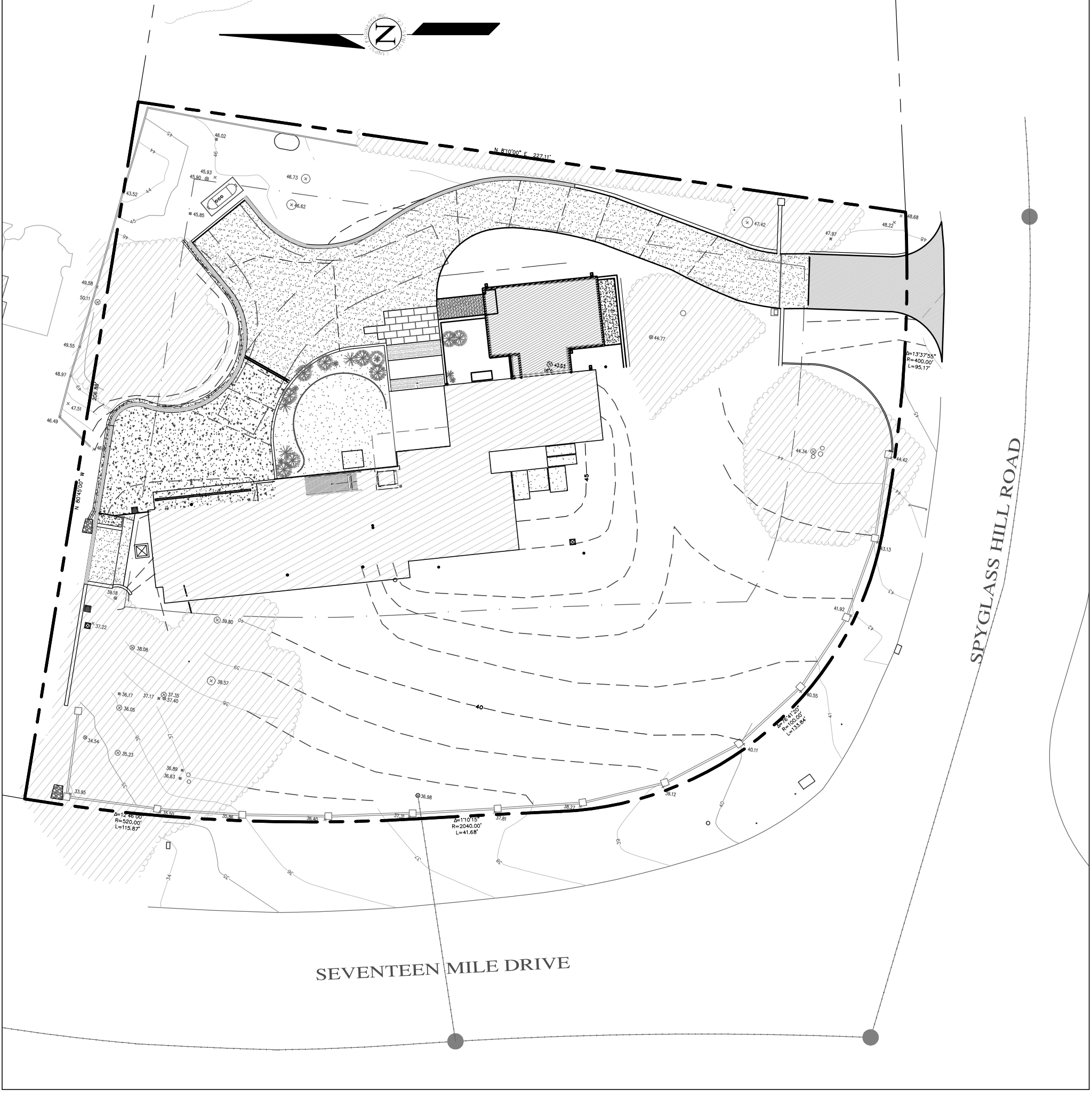
- ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE AND EROSION CONTROL ORDINANCE. THE RECOMMENDATIONS FOUND IN THE PROJECT SOIL'S ENGINEERING INVESTIGATION PREPARED BY PACIFIC CREST ENGINEERING, INC. PROJECT NO. 1556-M240-D51, DATED JUNE 25, 2015, THE LATEST VERSION OF THE CALTRANS SPECIFICATIONS, THE GOVERNING PUBLIC AGENCIES, THE LATEST REVISION OF THE CALIFORNIA BUILDING CODE (CBC) AND THESE PLANS.
- SURFACE ORGANICS SHALL BE STRIPPED AND STOCKPILED FOR LATER USE AS TOPSOIL MATERIAL. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.
- NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4" IN DEPTH.
- THERE ARE APPROXIMATELY 120 C.Y. OF CUT AND 0 C.Y. OF FILL. EXCESS MATERIAL SHALL BE EXPORT OFF-SITE. ADDITIONAL ON-SITE SPOILS GENERATED FROM FOUNDATIONS, UTILITY TRENCHES, SEPTIC CONNECTION, ETC. IS NOT INCLUDED IN THE ABOVE REFERENCED QUANTITIES.
- EMBANKMENT MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS. MOISTURE CONDITIONED, AND COMPACTED TO 90% MIN. REL. COMPACTION. ALL BASEROCK AND THE UPPER 12" OF SUBGRADE SHALL BE COMPACTED TO 95% MIN. REL. COMPACTION.
- ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER. STEEPER SLOPES MAY BE ALLOWED ONLY WITH THE PERMISSION OF THE SOIL'S ENGINEER.
- PAD ELEVATIONS SHALL BE CERTIFIED TO 0.10', PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. CONTRACTOR SHALL PROVIDE ADEQUATE WATER TO CONTROL DUST DURING AND FOR GRADING OPERATIONS.
- A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY OF MONTEREY PLANNING AND BUILDING INSPECTION DEPARTMENT AT SCHEDULED INSPECTIONS.
- THE GROUND IMMEDIATELY ADJACENT TO FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AT 5% FOR A MINIMUM DISTANCE OF 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FOOT OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED AT A MINIMUM OF 1% WHERE LOCATED WITHIN 5 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE BUILDING.
- ROOF DRAINAGE SHALL BE CONTROLLED BY GUTTER AND DOWN SPOUTS WITH SPLASH BLOCKS.
- STORM WATER (SURFACE RUNOFF) SHALL BE COLLECTED BY DRAINAGE SWALES OUTLETTING ONTO DISSIPATORS AS SHOWN ON THE SITE DRAINAGE PLAN.
- SUBSURFACE DRAINAGE FOR RETAINING WALLS IS REQUIRED AND WILL BE COLLECTED AND PIPED TO DAYLIGHT IN A NON-EROSIVE MANNER.
- UTILITY TRENCHES WITHIN THE BUILDING PAD OR ANY NEW PAVED AREAS SHALL BE BACKFILLED WITH CLEAN, IMPORSED SAND AND THE TRENCH BACKFILL SHALL BE COMPACTED TO 95% MIN. REL. COMPACTION. THE TOP 8" OF TRENCH SHALL BE CAPPED WITH NATIVE SOIL. IN NON-PAVED AREAS NATIVE BACKFILL SHALL BE USED AND COMPACTED TO 90% MIN. REL. COMPACTION.
- ALL WORK IS SUBJECT TO APPROVAL BY THE PUBLIC WORKS SUPERINTENDENT INSPECTION AND ACCEPTANCE.
- SPECIAL INSPECTIONS, BY A SPECIAL INSPECTOR, ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
- THE LOCATION, HEIGHT AND THE PLATE HEIGHTS OF THE NEW STRUCTURE MUST BE CERTIFIED BY A SURVEYOR TO BE IN CONFORMANCE WITH THE APPROVED PLANS.
- STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT THE MONTEREY COUNTY RMA - PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED.

### EROSION & SEDIMENT CONTROL NOTES:

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

### LOT OVERVIEW

SCALE: 1"=30'



### BMP NOTES

- PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO VERIFY THAT ALL EROSION AND SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
- DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO VERIFY THAT ALL EROSION AND SEDIMENT CONTROLS ARE MAINTAINED AND EFFECTIVE. POLYMER BLENDED SOLUBLE POLYMER SHALL BE APPLIED TO ALL EROSION CONTROL MEASURES AS WELL AS TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
- PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN REVEGETATED, AND OBTAIN FINAL GEOTECHNICAL LETTER OF CONFORMANCE. THE OWNER/APPLICANT SHALL BE REQUIRED TO KEEP ADEQUATE EQUIPMENT ON DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. THE OWNER OR CONTRACTOR MAY BE REQUIRED TO KEEP ADEQUATE EQUIPMENT ON THE GRADING SITE TO PREVENT DUST PROBLEMS.
- IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM AN ACTIVITY DURING CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION.
- TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15.
- THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, TOPSOIL AND OTHER UNSUITABLE MATERIALS, AND TO BE REVEGETATED WITH APPROPRIATE PLANTING.
- THE CONTRACTOR OF RECORD IS RESPONSIBLE FOR THE EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE.

### CONSTRUCTION MANAGEMENT NOTES:

- PAINTING:**
- MINIMIZE USE OF OIL-BASED PAINTS.
  - USE EROSION CONTROL MATS, CONTAINERS OR OTHER FIRE MARSHAL APPROVED CONTAINERS.
  - SOLVENTS AS MUCH AS POSSIBLE AND USE PAINTS AS MUCH AS POSSIBLE. STORE SPENT SOLVENTS IN APPROVED CONTAINERS. REUSE SOLVENTS AS MUCH AS POSSIBLE.
  - NEVER CLEAN PAINT EQUIPMENT WHERE SOLVENTS, PAINT OR CONTAMINATED RINSE WATER CAN ENTER THE STORM DRAIN SYSTEM.
  - HAZARDOUS WASTE MANAGEMENT WM-6
  - CASQA BMP HANDBOOK - CONCRETE WASTE MANAGEMENT WM-9
- PLASTERING/STUCCO/TILING/SITE-MIXED CONCRETE:**
- CONSERVE MATERIALS. DO NOT MIX MORE PRODUCT THAN CAN BE USED BEFORE IT HARDENS.
  - IF THERE IS LEFT OVER PRODUCT, PLACE THE EXCESS IN AN EARTHEN DEPRESSION. LET THE PRODUCT DRY.
  - ALL RINSE WATER IS TO BE PLACED IN AN EARTHEN DEPRESSION. CAPABLE OF HOLDING THE RINSE WATER.
  - NEVER DISPOSED OVERHEAD WASTEWATER INTO THE DEPRESSION.
  - HAZARDOUS WASTE MANAGEMENT WM-6
- READY-MIXED CONCRETE:**
- IF A PUMP IS USED, PLACE THE ENTIRE PUMP RINSE FLUID AND REJECT CONCRETE IN THE DEPRESSION.
  - PLACEMENT OF CONCRETE AND CURING WASH WATER IN THE DEPRESSION.
  - TREATMENT/RECYCLING RINSE WATER IS TO BE TAKEN BACK TO THE READY-MIX BATCH PLANT FOR REUSE.
  - NEVER DISPOSED OVERHEAD WASTEWATER INTO THE DEPRESSION.
  - HAZARDOUS WASTE MANAGEMENT WM-6
- EARTH MOVING/GRADING:**
- REMOVE EXISTING VEGETATION ONLY WHEN NECESSARY.
  - PLANNING OF EROSION CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON.
  - PROTECT DOWN SLOPE DRAINAGE COURSES BY RECOGNIZED METHODS SUCH AS THOSE IN THE CASQA BMP HANDBOOK.
  - USE CHECK DAMS OR DITCHES TO DIVERT WATER AROUND EXCAVATIONS.
  - COVER STOCKPILES OF EXCAVATED SOIL WITH TARP.
  - CASQA BMP HANDBOOK - EROSION CONTROL
- PORTABLE SANITATION FACILITY:** UTILITIES, WATERCOURSES, AND FROM TRAFFIC CIRCULATION.
- MUST BE EQUIPPED WITH CONTAINMENT TO PREVENT DISCHARGE OF POLLUTANTS TO THE STORM DRAINAGE SYSTEM.
  - MUST BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
  - TEMPORARY SANITARY FACILITIES THAT DISCHARGE TO THE SANITARY STREET SYSTEM SHOULD BE PROPERLY CONNECTED TO AVOID ILLEGAL DISCHARGES.
  - MATERIALS AND EQUIPMENT IN GOOD WORKING ORDER BY A LICENSED SERVICE.
  - ONLY REPUTABLE LICENSED SANITARY AND SEPTIC WASTE HAULERS SHOULD BE USED.
  - CASQA BMP HANDBOOK - SANITARY/SEPTIC WASTE MANAGEMENT WM-9
- NOTES:**
- CONTRACTORS STAGING AREA DESIGNATED FOR FOLLOWING STORM WATER BEST MANAGEMENT PRACTICES: SCHEDULING, WATER CONSERVATION PRACTICES, VEHICLE AND EQUIPMENT CLEANING, FILL PLACEMENT, EROSION CONTROL, AND CONTROL. SOLID WASTE MANAGEMENT, HAZARDOUS WASTE MANAGEMENT, CONCRETE WASTE MANAGEMENT, SA/WATER MANAGEMENT.
  - REFER TO THE CASQA BMP HANDBOOK FOR BMP FACT SHEETS.

### INDEX TO SHEETS

- SHEET C1 COVER SHEET  
SHEET C2 EXISTING CONDITIONS/STUDIO LOCATION  
SHEET C3 GRADING, DRAINAGE & EROSION CONTROL  
SHEET C4 AND CONSTRUCTION DETAILS

### CONTACT INFORMATION:

PRIMARY: OWNER STRAINE ARCHITECT  
C/O STUDIO SHICKETANZ  
SECONDARY: ARCHITECT  
ATTN: MR. AILEEN DERWICK  
P.O. BOX 2704  
PEBBLE BEACH, CA 94065  
PH: (831) 622-9300

SITE LOCATION:  
OWNER STRAINE ARCHITECT  
PEBBLE BEACH, CA

SCALE: AS SHOWN  
DATE: OCT. 2016  
JOB NO. 1465-03

NO.	DATE	BY	RELEASED TO CLIENT	REVISION
	08/04/16			

SHEET	4	SHEETS
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APPROVED BY: GUY R. GIRAUDO

LANDSET ENGINEERS, INC.

520-B-Crazy Horse Canyon Road  
Oroville, California 95907  
(530) 873-8979  
www.landseteng.com

STRRAINE RESIDENCE STUDIO ADDITION  
A.P.N.: 008-012-005  
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA

MR. & MRS. KERRY AND OLIVIA STRAINE FOR

GRADING, DRAINAGE & EROSION CONTROL PLAN  
"COVER SHEET"









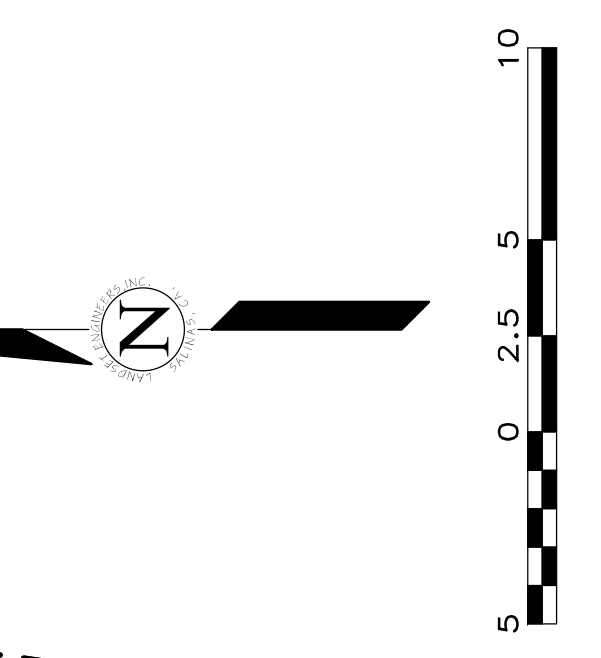
APPROVED BY:  
GUY R. GIRARDO



GRADING, DRAINAGE & EROSION CONTROL PLAN  
OF  
STRAINE RESIDENCE STUDIO ADDITION  
A.P.N.: 008-012-005  
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA  
MR. & MRS. KERRY AND OLIVIA STRAINE

SCALE: 1"=5'  
DATE: OCT. 2016  
JOB NO. 1465-03  
SHEET C3  
OF 4 SHEETS

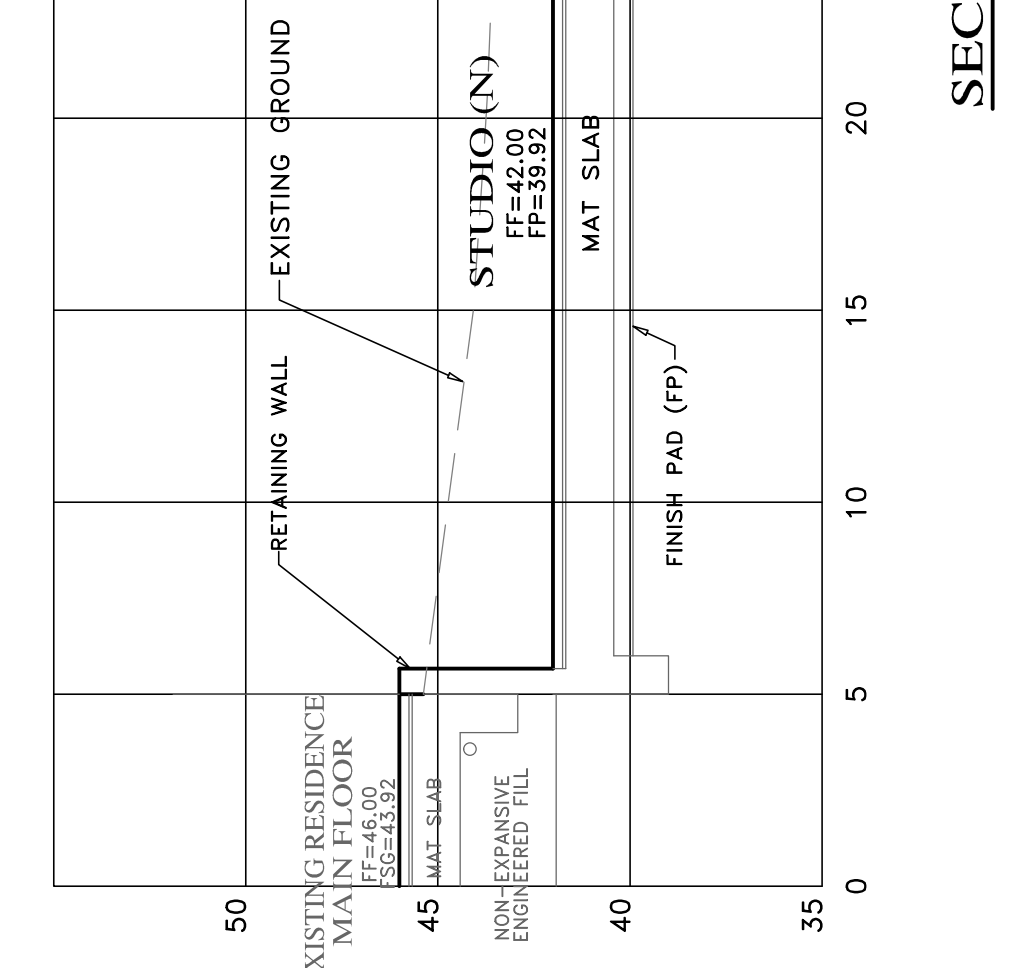
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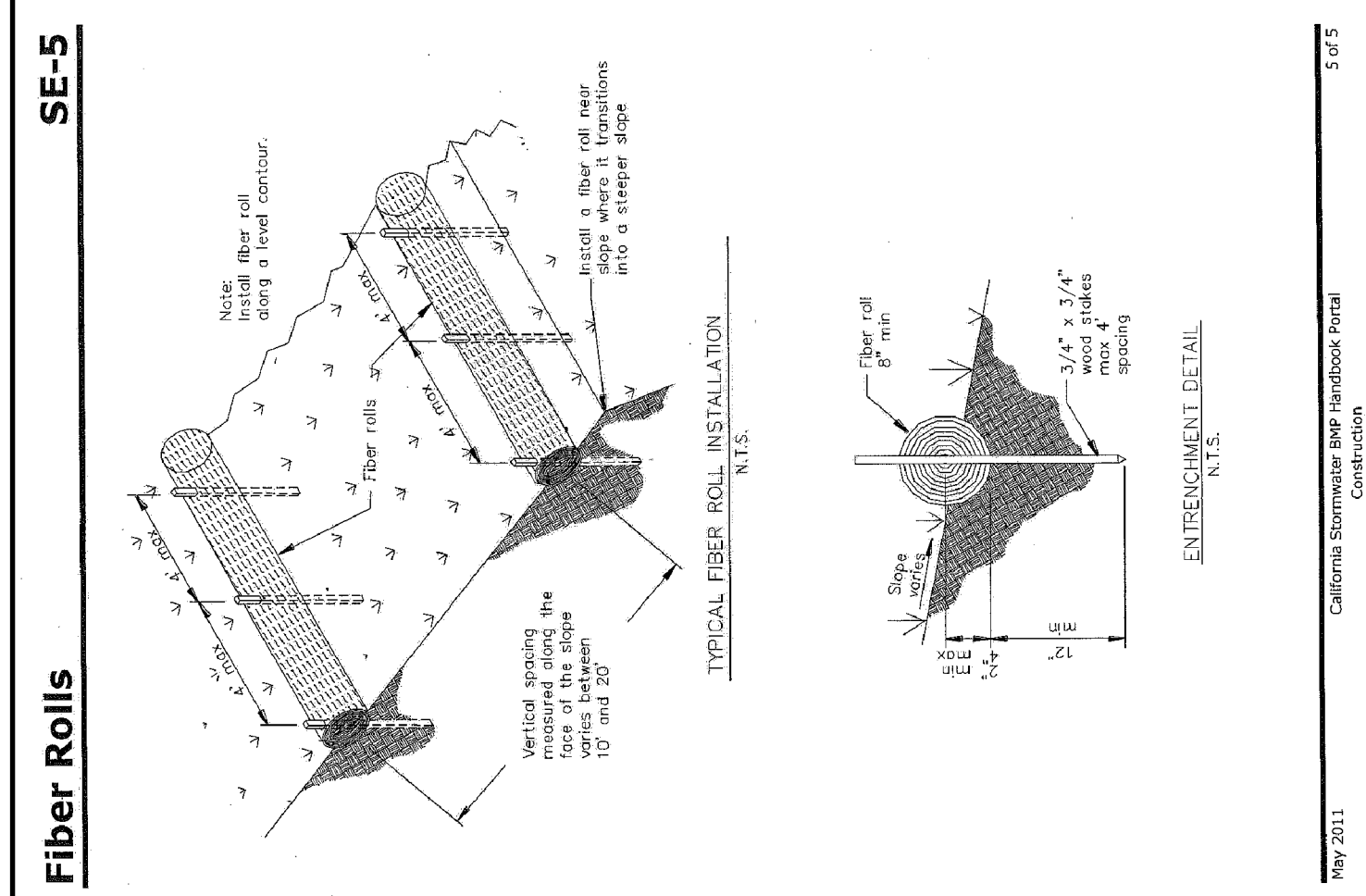
10' SETBACK LINE PER POLICY #84, DEL MONTE FOREST LAND USE PLAN

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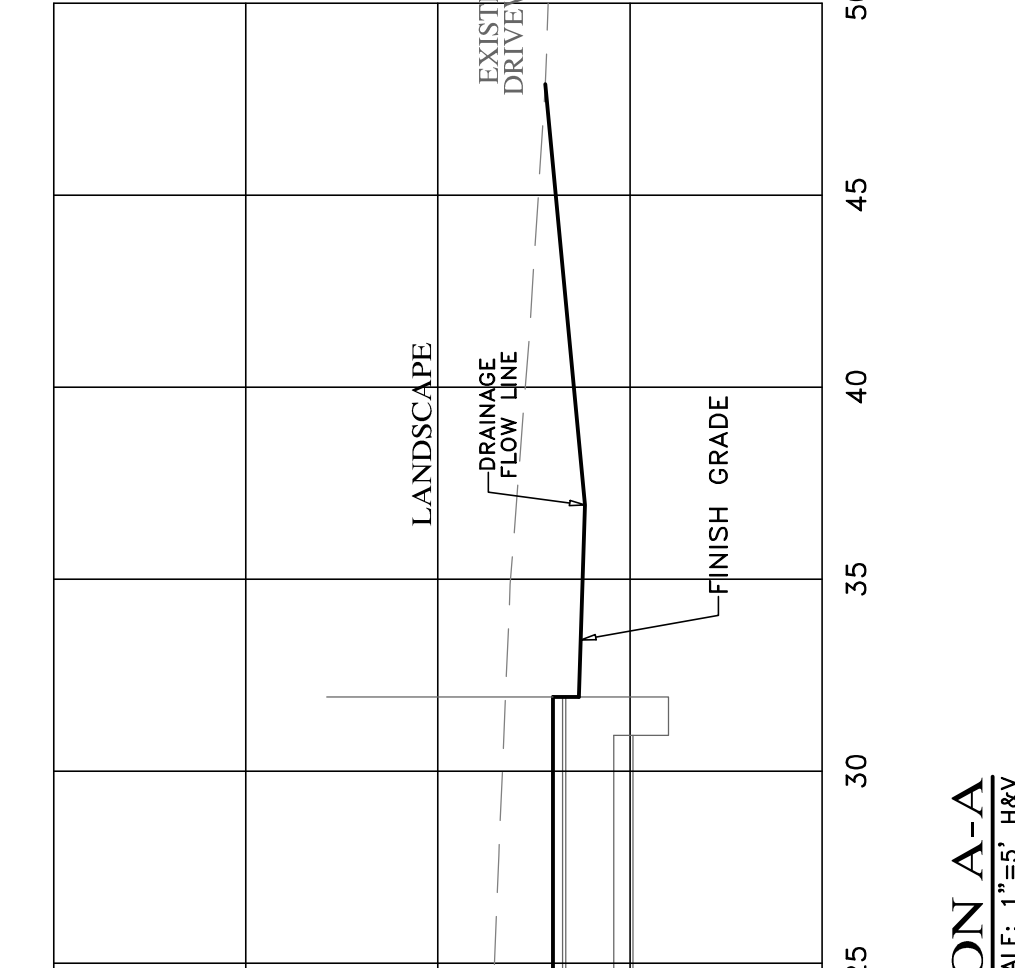




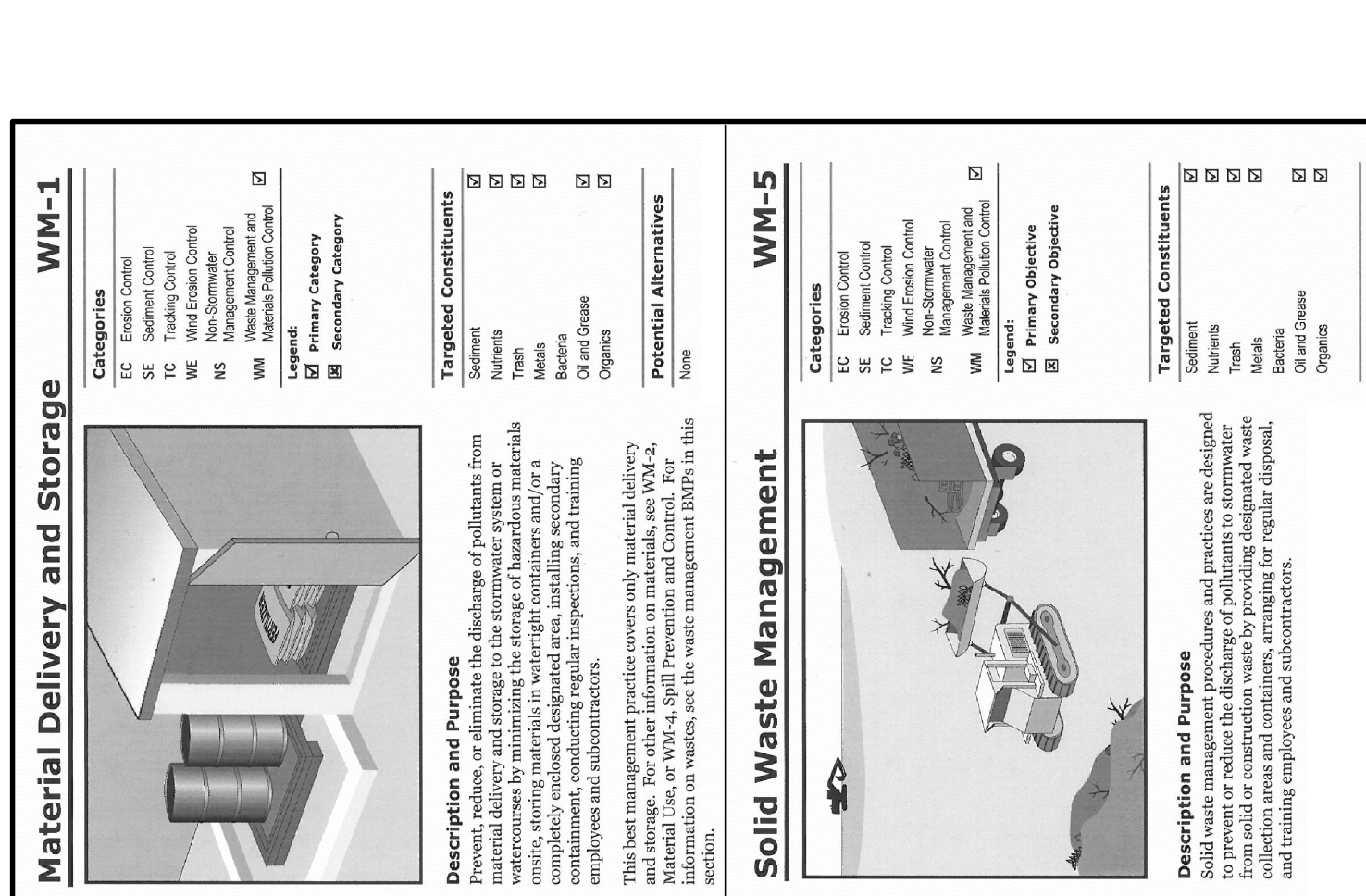
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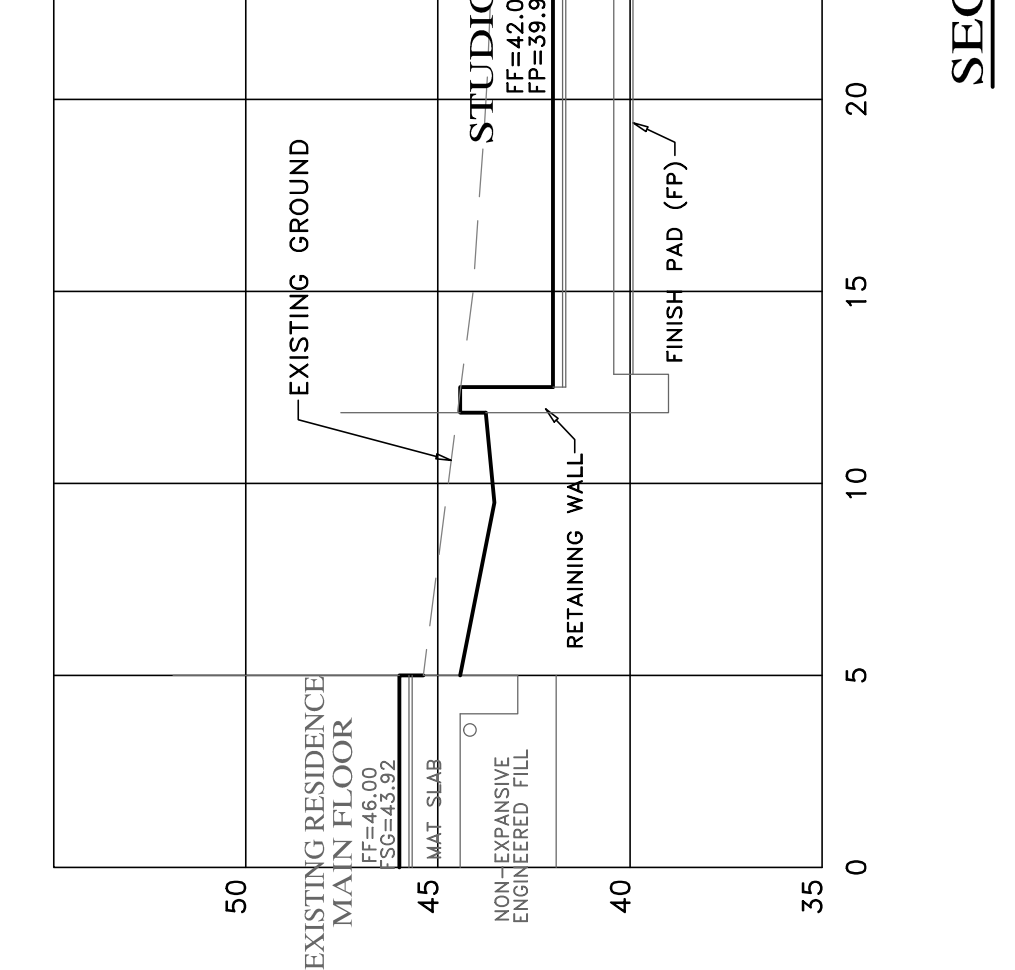
SE-5  
California Stormwater BMP Handbook Portal  
www.csbp.org



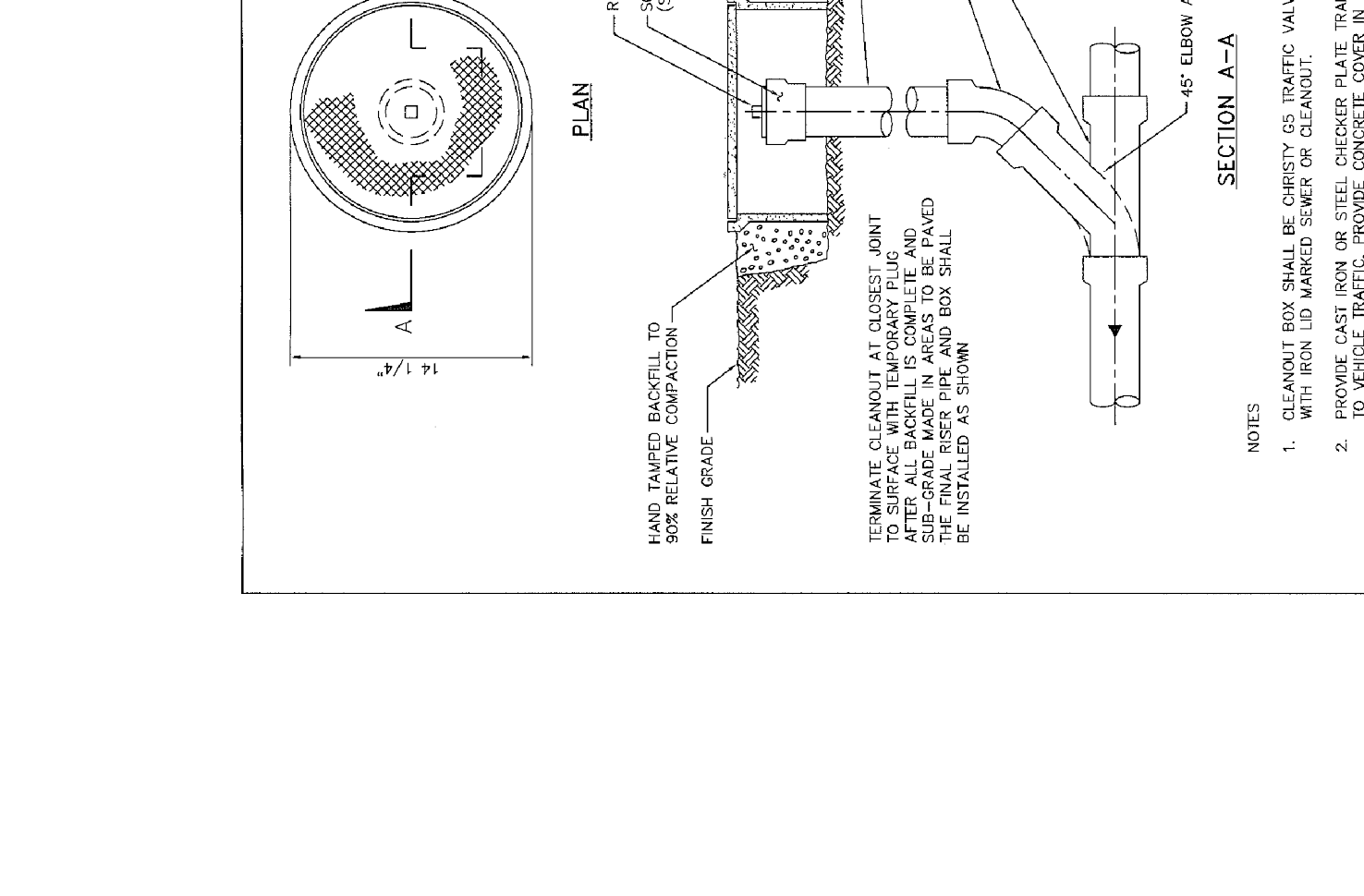
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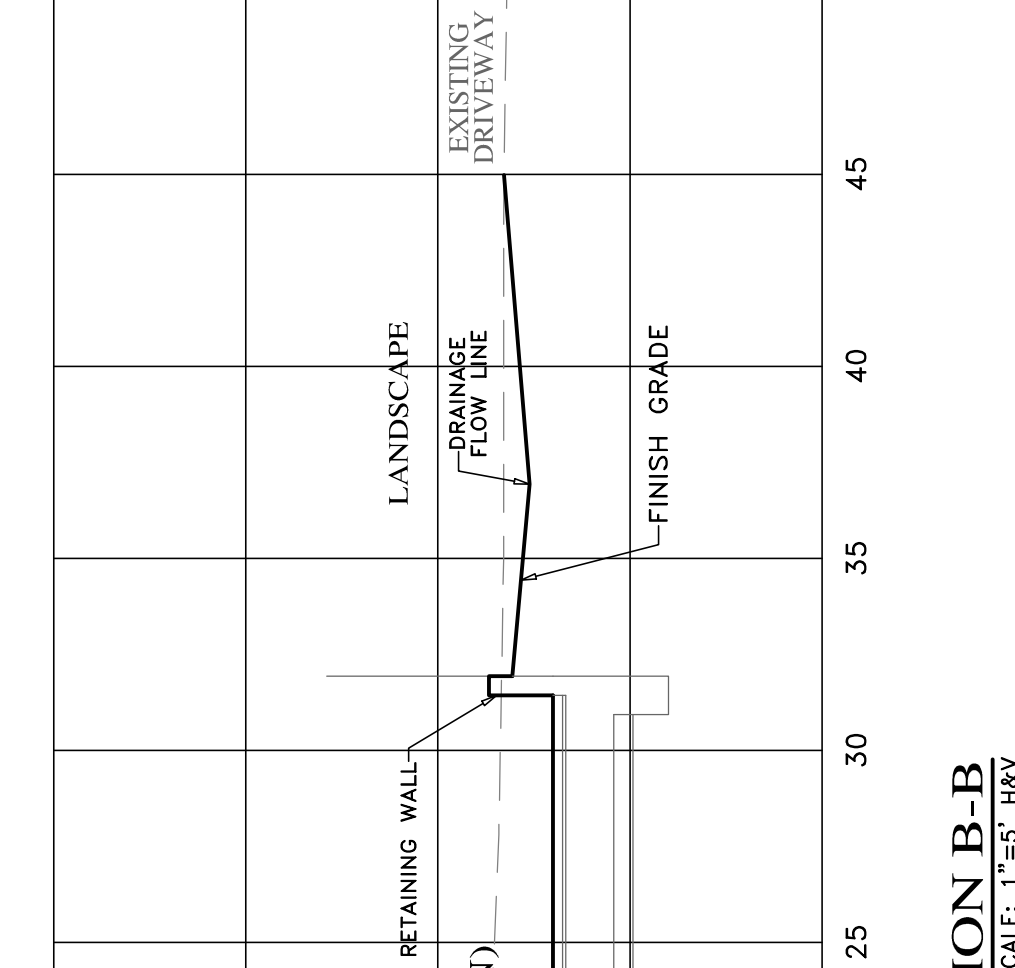
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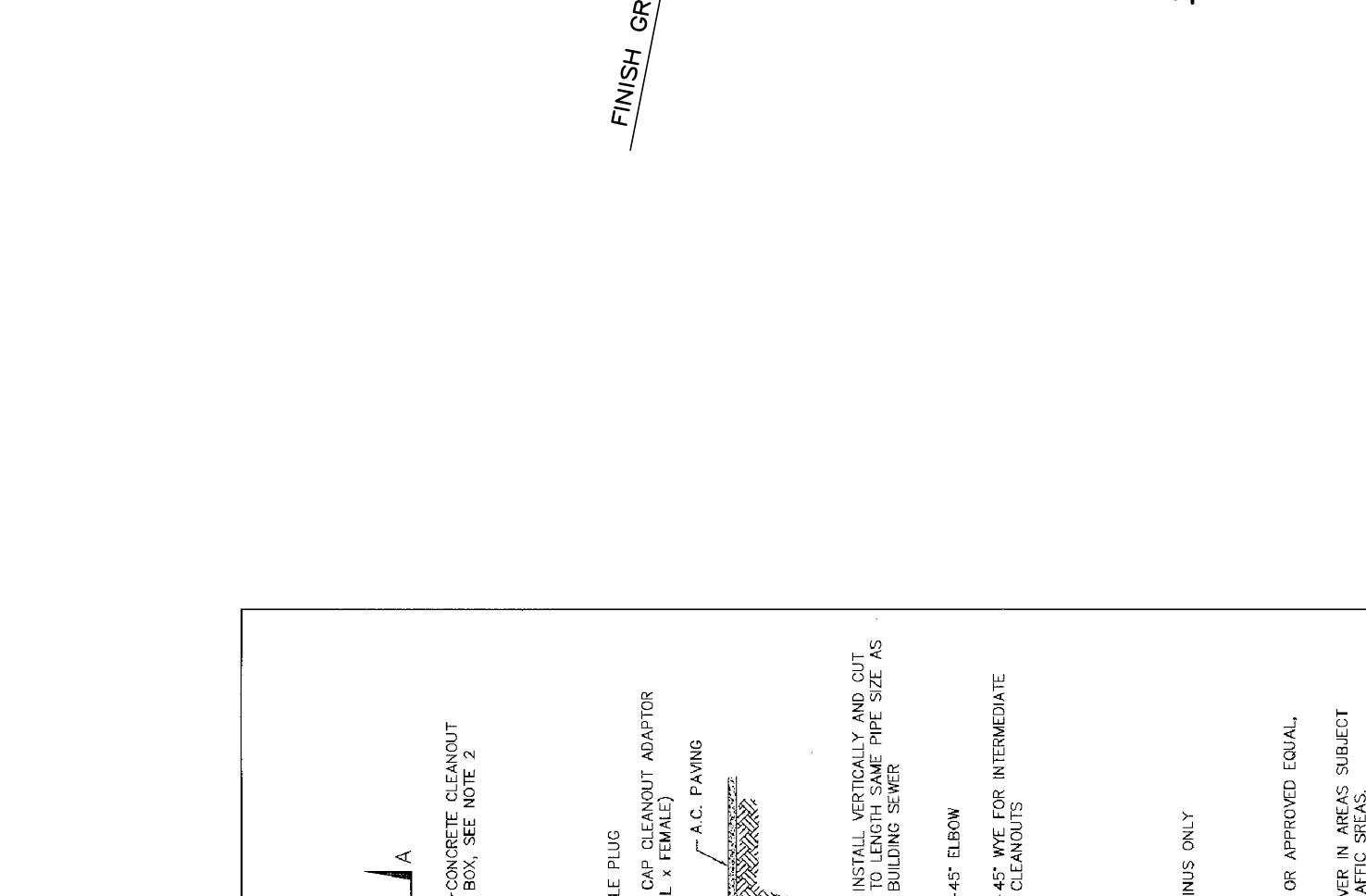
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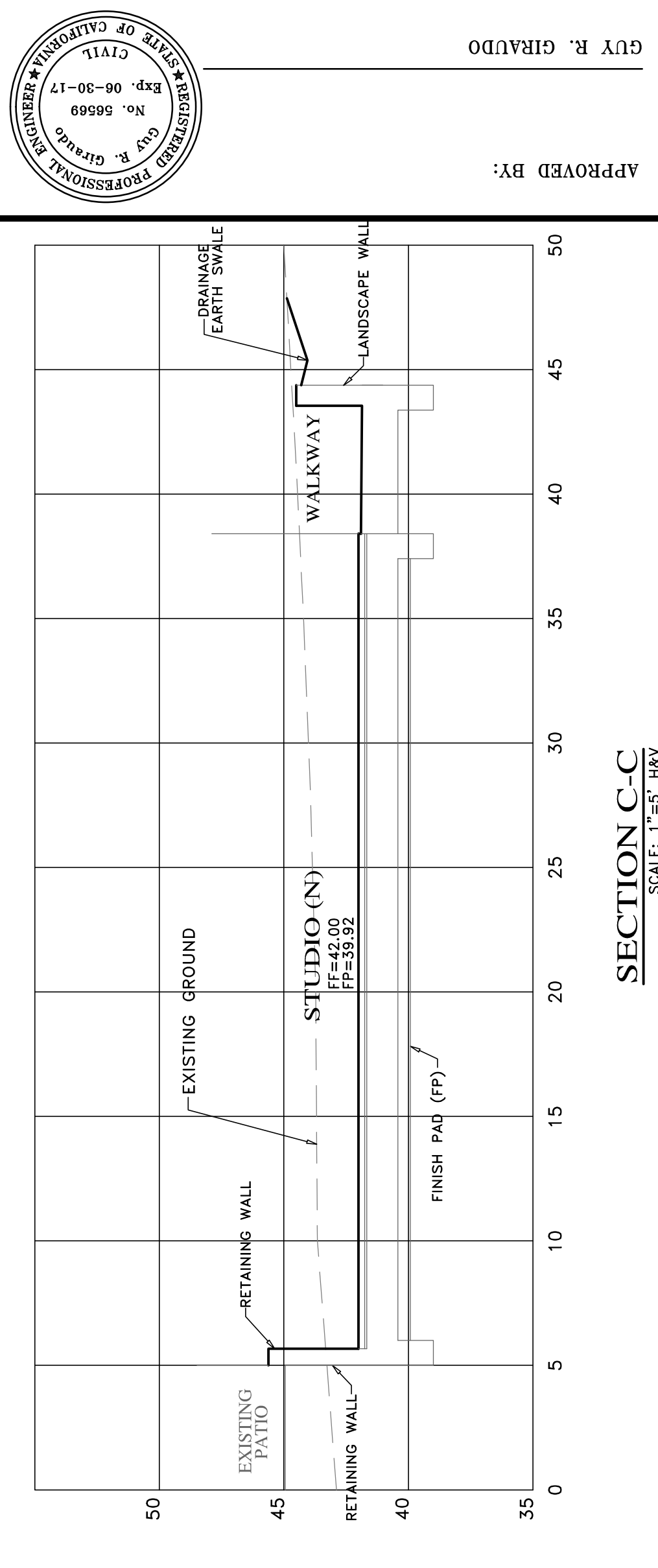
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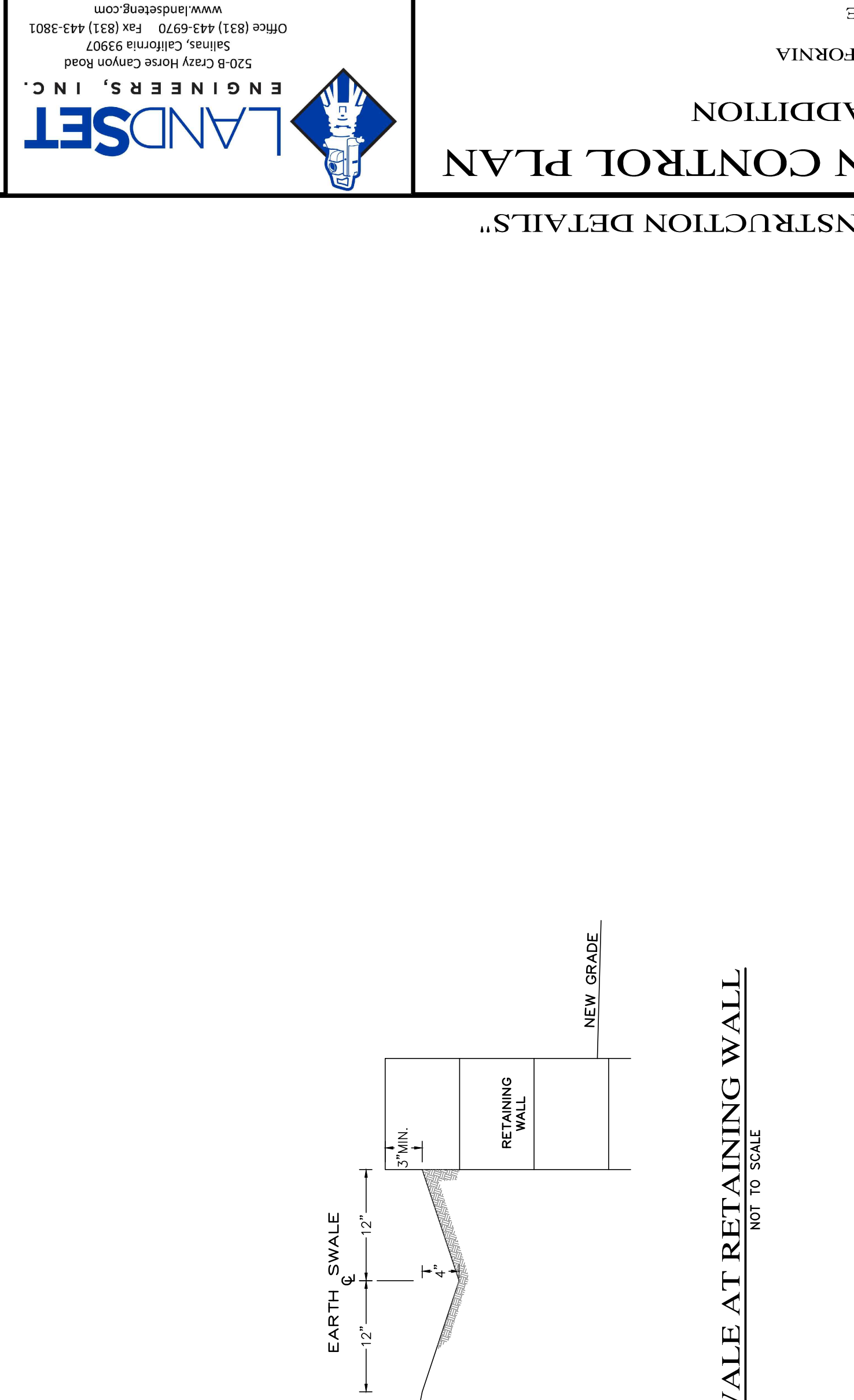
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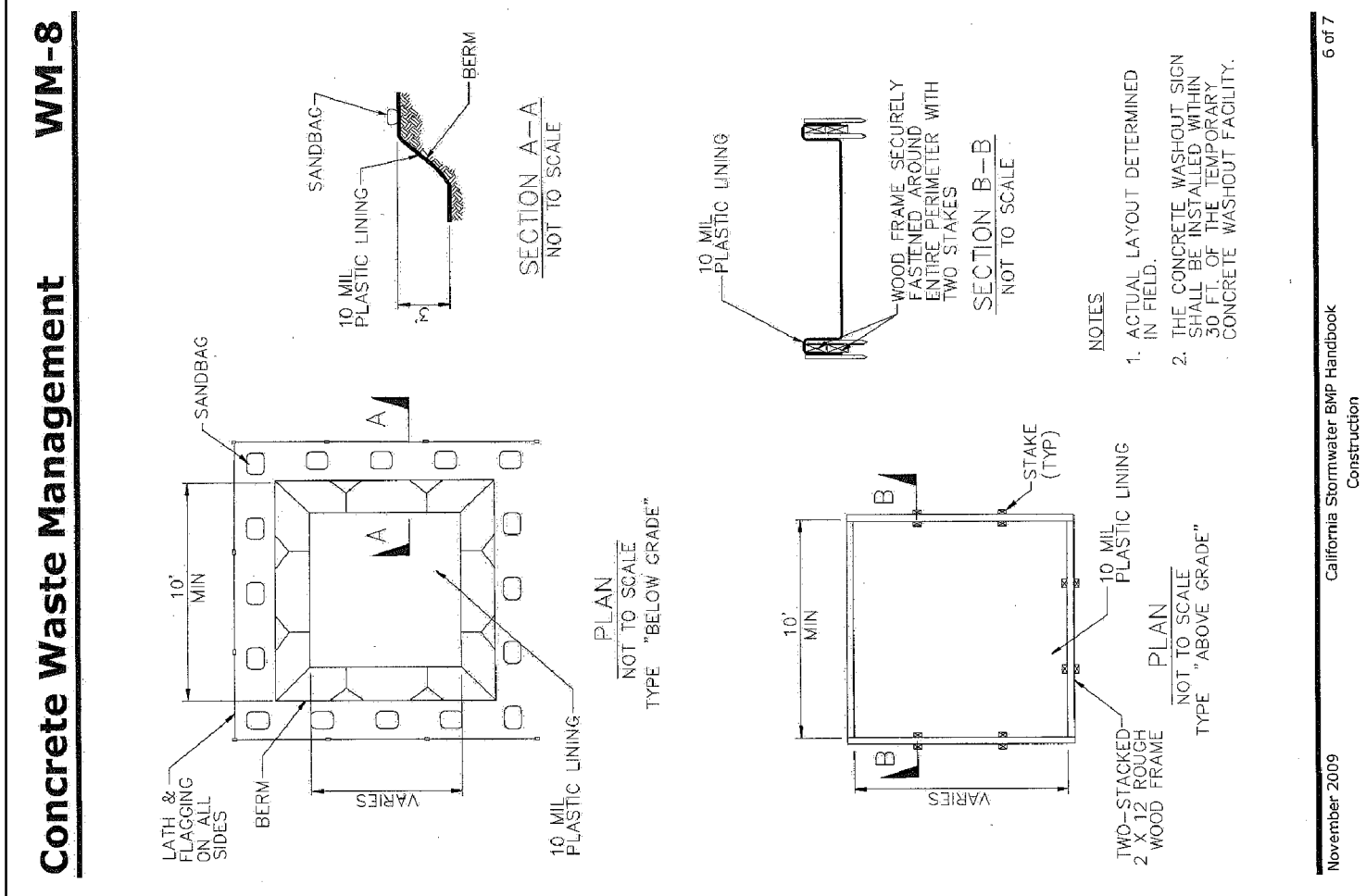
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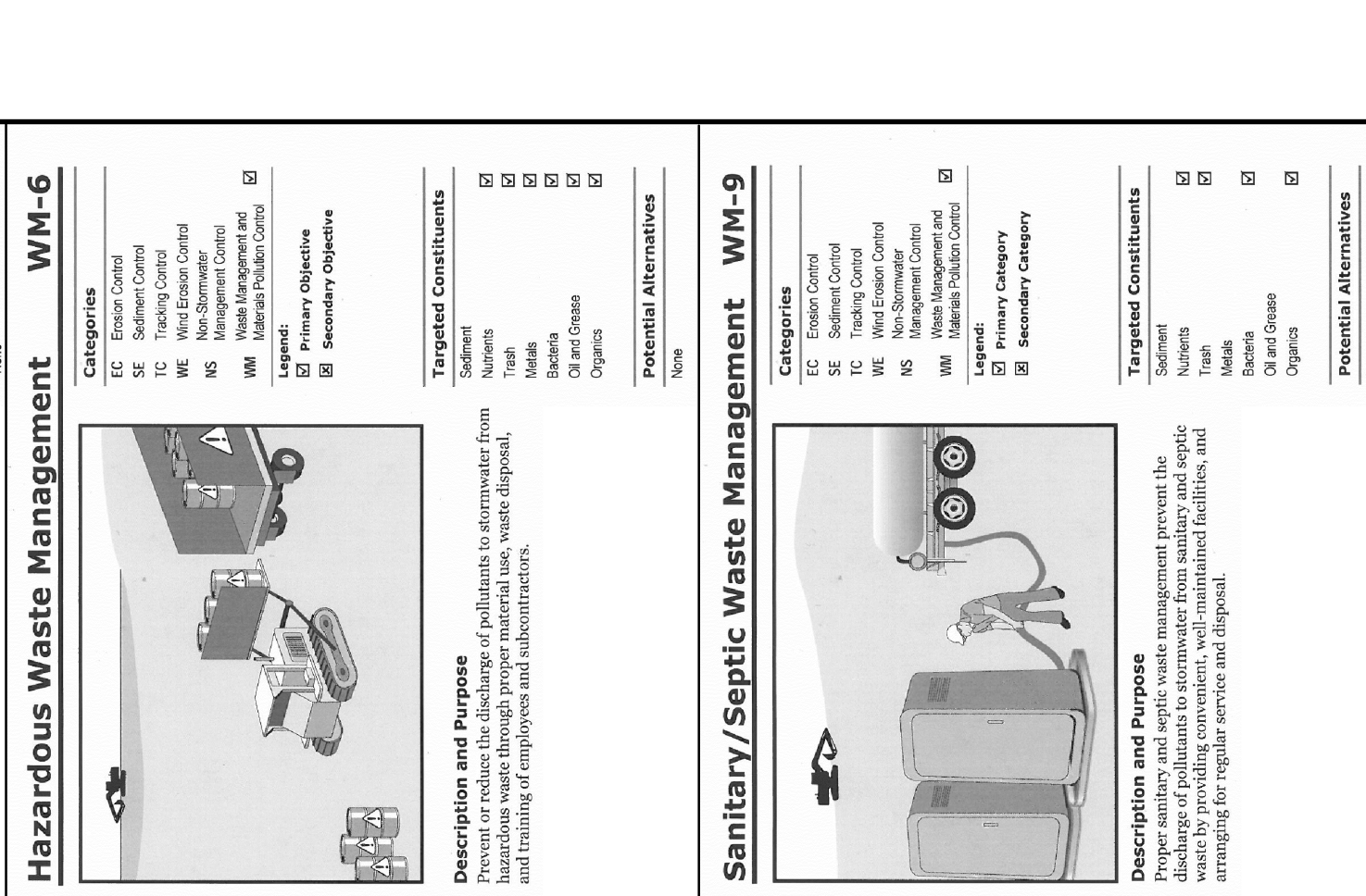
SECTION C-C  
SCALE: 1"=5' H&V



WM-8



WM-8



WM-9



WM-5



WM-1



WM-5

APPROVED BY: GUY R. GIRAUDO  
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GRADING, DRAINAGE & EROSION CONTROL PLAN  
OF  
STRAINE RESIDENCE STUDIO ADDITION  
A.P.N.: 008-012-005  
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SCALE: AS SHOWN  
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SHEET C4  
OF 4 SHEETS

No.	DATE	BY	REVISION
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EROSION CONTROL PLAN DETAILS  
NOT TO SCALE



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