

Exhibit C

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**Before the Housing and Community Development Chief of Planning
in and for the County of Monterey, State of California**

In the matter of the application of:

SKINNER ROBERT J JR & STEFANIE A (PLN220114)

RESOLUTION NO. 22-083

Resolution by the Monterey County HCD Chief of Planning:

- 1) Finding that the project, as a remodel and addition to an existing single-family dwelling and accessory dwelling unit, qualifies for a Class 1 Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2;
- 2) Approving a Coastal Administrative Permit and Design Approval to allow a 5,055 square foot addition to an existing 10,263 square foot single family residence and a 315 square foot addition to an existing 880 square foot accessory dwelling unit; and
- 3) Approving a Coastal Administrative Permit to allow development within 750 feet of archaeological resources.

[PLN220114 SKINNER ROBERT J JR & STEFANIE A, 1151 Sombria Ln, Pebble Beach, CA 93953, Del Monte Forest Land Use Plan (Assessor's Parcel Number 008-281-020-000)]

The SKINNER ROBERT J JR & STEFANIE A application (PLN220114) came on for an administrative decision hearing before the Monterey County HCD Chief of Planning on December 7, 2022. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Monterey County HCD Chief of Planning finds and decides as follows:

FINDINGS

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

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

- the 1982 Monterey County General Plan;
- Del Monte Forest Land Use Plan (DMF LUP);
- Monterey County Coastal Implementation Plan, Part 5, Regulations for Development in the Del Monte Forest Land Use Plan (CIP); and
- Monterey County Zoning Ordinance (Title 20).

No conflicts were found to exist. No correspondence was received indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) Allowed Use. The property is located at 1151 Sombria Lane, Pebble Beach, Del Monte Forest Land Use Plan (Assessor's Parcel Number 008-281-020-000). The parcel is zoned Low Density Residential with a density of 1.5 acres per 1 unit and a Design Control Overlay (Coastal Zone) or "LDR/1.5-D(CZ)", which allows the first single-family dwelling on a legal lot of record and accessory dwelling units subject to a Coastal Administrative Permit (Title 20 Sections 20.14.040.A. and 20.14.040.W). The project proposes a 5,055 square foot addition to an existing 10,263 square foot single family residence, and a 315 square foot addition to an existing 880 square foot accessory dwelling unit (formerly "caretaker" unit). The project also includes associated site improvements, including a new patio addition and walkway between the existing accessory dwelling unit and main residence. Therefore, the proposed uses are allowable for this site.
- c) Lot Legality. The property is shown in its current configuration as lot 20 in the 1964 and 1972 Assessor's Map Book 8 Pg. 28. Therefore, the County recognizes the property as a legal lot of record.
- d) Design and Visual Resources. The project is subject to the Visual Resources protection policies of the Del Monte Forest Land Use Plan (DMF LUP), the applicable implementing regulations of those policies in the Monterey County Coastal Implementation Plan (CIP), and the Design Control "D" zoning overlay district, which requires a design review of structures and fences to assure protection of the public viewshed and neighborhood character.

The surrounding neighborhood consists of a mix of large one- and two-story single-family homes in a rural wooded atmosphere. Many are heavily screened from view by trees, other vegetation, and fences, which have the effect of subordinating them to the surrounding landscape, while preventing identification of a unified urban aesthetic. Of the structures that are visible, many have traditional hip or gabled roofs, and utilize natural materials such wood or stone.

The project is consistent with these policies, regulations, and the surrounding neighborhood character as:

- the proposed additions will utilize a muted warm grey smooth coat stucco, black metal clad doors and frames, and copper gutters and downspouts as primary finishes. These materials match the existing residence and subordinate to the surrounding natural environment in accordance with CIP Section 20.147.070.B.3.;
- The additions were staked and flagged, and the resulting staking and flagging demonstrates that the additions are in scale with the existing residence. Due to the large homes and abundance of vegetative screening in the area, the home will not be out of scale with any other residences in the neighborhood; and
- A row of trees screens the home from view along Sombria and Porque Lane. Pursuant to CIP Section 20.147.070.B.4 and 5, all

these trees are retained, assisting in subordinating the home to the natural landscape.

e) Development Standards. The development standards of the base LDR zoning are found in Title 20 Section 20.14.060. After the addition and remodel property would be consistent with the maximum building site coverage, floor area, and structure height requirements as shown below. As the proposed additions to home match the maximum height requirement exactly, a height verification condition has been applied (Condition No. 6) to ensure the structure is constructed to adhere to this maximum.

	<i>Max Allowable</i>	<i>Proposed</i>
Building Site Coverage:	15% (14,433.6 sf)	14.9% (14,322 sf)
Floor Area Ratio:	17.5% (16,839.2 sf)	17.2% (16,513 sf)
Maximum Height (Home):	30 ft	30 ft
Maximum Height (ADU):	15 ft	14 ft 9 in

The additions to the home would meet the required minimum setbacks for primary structures, as shown below. An existing entry structure / port coche for the main home does encroach into the required front setback, being approximately 16 feet and 10 inches from the property line. However, this feature is existing and no structural alterations to it are proposed.

	<i>Min Required</i>	<i>Proposed</i>
Front Setback (Home):	30 ft	36 ft 9 in
West Side Setback:	20 ft	50 ft 4 in
East Side Setback:	20 ft	35 ft 10 in
Rear Setback:	20 ft	73 ft 2 in
Main Residence/ADU	10 ft	23 ft 10 in

The Accessory Dwelling Unit complies with the minimum required setbacks for habitable accessory structures, as shown below:

	<i>Min Required</i>	<i>Proposed</i>
Front Setback:	50 ft	53 ft 6 in
West Side Setback:	6 ft	44 ft 6 in
East Side Setback:	6 ft	>40 ft
Rear Setback:	6ft	>126 ft

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

f) Cultural Resources. The property is in an area that is mapped as being within 750 feet of and having a high sensitivity to the presence of archaeological resources. However, a Phase I archaeological report was prepared of the property prior to the initial construction of the home in 1988 which assessed the potential of the project area to contain archaeological resources. The report included archival research and a pedestrian survey of the property, and concluded that the site did not contain evidence of archaeological resources. The report does note that only a small portion of the surface was visible (onsite vegetation had not

been cleared for the construction of the home at the time of the survey), and recommended that work be halted if any previously unidentified resources were discovered. No resources were found during construction of the home, and the proposed construction activity takes places in areas already disturbed by previous development. Therefore, the County standard Condition No. 3 has been applied, which requires that the applicant stop work and contact HCD-Planning and a qualified archaeologist if any previously unknown resources are discovered during earthwork.

- g) **Land Use Advisory Committee (LUAC) Review.** The project was not referred to the Carmel Unincorporated/HIGHLANDS LUAC as it does not meet the criteria for referral outlined in Board of Supervisors Resolution No. 15-103.
- h) Staff reviewed street view and aerial imagery (Google Maps and Monterey County GIS) to verify that the project is consistent with the applicable plans and regulations.
- i) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220114.

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

EVIDENCE:

- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach Community Services District (CSD). County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
- b) The following reports were prepared to review the potential of the project to impact cultural resources and by soils hazards:
 - “Preliminary Cultural Resources Reconnaissance of Parcel A.P.N. 08-281-20, Cypress Point, Monterey County, California” (LIB170213) prepared by Charles r. Smith and Gary S. Breschini, SOPA, Salinas, CA, February 22, 1988.
 - “Geotechnical and Geological Hazards Report Update for the proposed Remodel and Additions Skinner Residence” (LIB170380) prepared by Lawrence E. Grice, P.E., Salinas, CA, July 2017 and updated July 2022.County staff independently reviewed the reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use.
- c) Staff reviewed aerial imagery (Monterey County GIS) to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220114.

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

EVIDENCE:

- a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach CSD. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- b) Necessary public facilities will be provided. The project receives and will continue to receive potable water service from the California American Water Company (Cal Am). The applicant submitted a Monterey Peninsula Water Management District (MPWMD) residential water release form indicating an overall decrease in usage. The property currently receives and will continue to receive wastewater service from the Pebble Beach Community Services District (CSD).
- c) The property is located in an area mapped as having a high fire hazard according to Cal Fire GIS information. The projects landscaping plans address fire hazards by including vegetation fuel management requirements from 0-30 feet from the home, and from 30-100 feet from the home.
- d) The project is located within 1/8 mile of the Cypress Point fault according to Monterey County GIS information. A geotechnical and geological hazards report was prepared to assess geologic hazards on the site, and whether they would impact the proposed development. The report included physical inspection of the site for fault induced features or other hazards and research and of published data on seismicity and other mapped geologic hazards. The report concluded that the site was suitable for the proposed use given that the recommendations in it were followed. The notice of report condition has been applied to ensure that the geotechnical engineer's recommendations are adhered to. (Condition No. 7)
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220114.

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

EVIDENCE:

- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
- b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220114.

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 15301, categorically exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing private structures or topographical features.
- b) The project fits into the criteria of this exemption as it's a remodel and addition to an existing single-family dwelling and accessory dwelling unit. The expansion will not add any new residential units, will not intensify the water use (or waste water generation), and does not substantially alter the footprint of the existing structures, making it a negligible expansion of existing use consistent with the intent of the Class 1 Exemption.
- c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project:
 - Class 1 Exemptions are not qualified by their location.
 - A remodel and addition to an existing single-family residence and accessory dwelling unit would not contribute to a significant cumulative effect.
 - There are no unusual circumstances associated with the project that would result in a reasonable possibility it will have a significant effect on the environment.
 - The property is not viewable from a State Scenic Highway. The nearest eligible state Scenic Highway is Highway 68, approximately 2.6 north east of the project site. However, due to distance, vegetation, and topography, the property is not visible from the highway.
 - The property is not on a hazardous waste site complied pursuant to Section 65962.5 of the Government code.
 - The project would not result in an adverse impact to any historical resources.
- d) No adverse environmental effects were identified during staff review of Monterey County GIS information.
- e) See supporting Finding Nos. 1 and 2, the application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220114.

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) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.130 of the Monterey County Coastal Implementation Plan can be demonstrated.
- b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

- c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Figure 3, Visual Resources and Figure 8, Major Public Access & Recreational Facilities, in the Del Monte Forest Land Use Plan).
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220114.

7. FINDING: **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors.

EVIDENCE: a) In accordance with Title 20 Section 20.86.030 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) In accordance with Title 20 Section 20.86.080.A., this project is appealable to the California Coastal Commission as it is between the sea and the first through public road paralleling the sea. For the Del Monte Forest, this would be Highway 68.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the HCD Chief of Planning does hereby:

- 1) Find that the project, as a remodel and addition to an existing single-family dwelling and accessory dwelling unit, qualifies for a Class 1 Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2;
- 2) Approve a Coastal Administrative Permit and Design Approval to allow a 5,055 square foot addition to an existing 10,263 square foot single family residence and a 315 square foot addition to an existing 880 square foot accessory dwelling unit; and
- 3) Approve a Coastal Administrative Permit to allow development within 750 feet of archaeological resources.

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

PASSED AND ADOPTED this 7th day of December, 2022.

DocuSigned by:

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Craig Spencer
HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE December 7, 2022.

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 December 19, 2022.

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

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

NOTES

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

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

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

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

Form Rev. 1-27-2021

County of Monterey HCD Planning

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

PLN220114

1. PD001 - SPECIFIC USES ONLY

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: These Administrative permits and Design Approval (PLN220114) allow a 5,055 square foot addition to an existing 10,263 square foot single family residence and a 315 square foot addition to an existing 880 square foot accessory dwelling unit; and development within 750 feet of archaeological resources. The property is located at 1151 Sombria Lane, Pebble Beach (Assessor's Parcel Number 008-281-020-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "Two Administrative Permits and a Design Approval (Resolution Number 22-083) was approved by the HCD Chief of Planning for Assessor's Parcel Number 008-281-020-000 on December 7, 2022. The permit was granted subject to 7 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

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

Responsible Department: HCD-Planning

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

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

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

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

4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: HCD-Planning

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

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

5. PD011 - TREE AND ROOT PROTECTION

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of HCD - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (HCD - Planning)

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

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

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

6. PD041 - HEIGHT VERIFICATION

Responsible Department: HCD-Planning

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

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

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

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

7. PD016 - NOTICE OF REPORT

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:

"A(n) Geotechnical and Geological Hazards Report (Library No. LIB170380), was prepared by Lawrence E. Grice, P.E. on July 2017 and updated July 2022 and is on file in Monterey County HCD - Planning. All development shall be in accordance with this report."

(HCD - Planning)

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

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



PLANNING INFO.

- PROPERTY OWNER:
ROBERT AND STEFANIE SKINNER
1151 SOMBRIA LANE
PEBBLE BEACH, CA 93953
- PROJECT ADDRESS:
1151 SOMBRIA LANE
PEBBLE BEACH, CA
- PROJECT SCOPE:
REMODEL AND ADDITIONS TO A SINGLE FAMILY RESIDENCE WITH (E) ATTACHED GARAGE; CONVERT (E) CARETAKER TO ADU; ADD A BALCONY; EXISTING LANDSCAPE TO REMAIN; NEW GUEST PARKING; ADD GATES AND COLUMNS TO (E) DRIVEWAY ACCESS ALONG PORQUE LANE; RE-ALIGN (E) RETAINING WALLS
- OCCUPANCY: R-3, U
- CONST. TYPE: V-B
- A.P.N. 008-281-020
- ZONE: LDR/1.5-D(CZ)
- STORIES: 2
- MAX BLDG. HT: 30 FT
- GRADING: CUT: 225 CY / FILL: 190 CY
- TREE REMOVAL: NONE
- TOPOGRAPHY: GENTLY SLOPING
- LOT AREA: 96,224 S.F. (2.209 Ac.)
- LOT COVERAGE CALCULATIONS:

	EXISTING	PROPOSED REMOVAL	PROPOSED ADDITION	PROPOSED TOTAL
MAIN BUILDING	8,429	-108	3500	12,023
ADU	880	0	315	1,195
TERRACES	1,524	-639	421	1,306
TOTAL	10,833	-747	4,236	14,322

JUN A. SILLANO, AIA

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

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

DISCLAIMER:

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

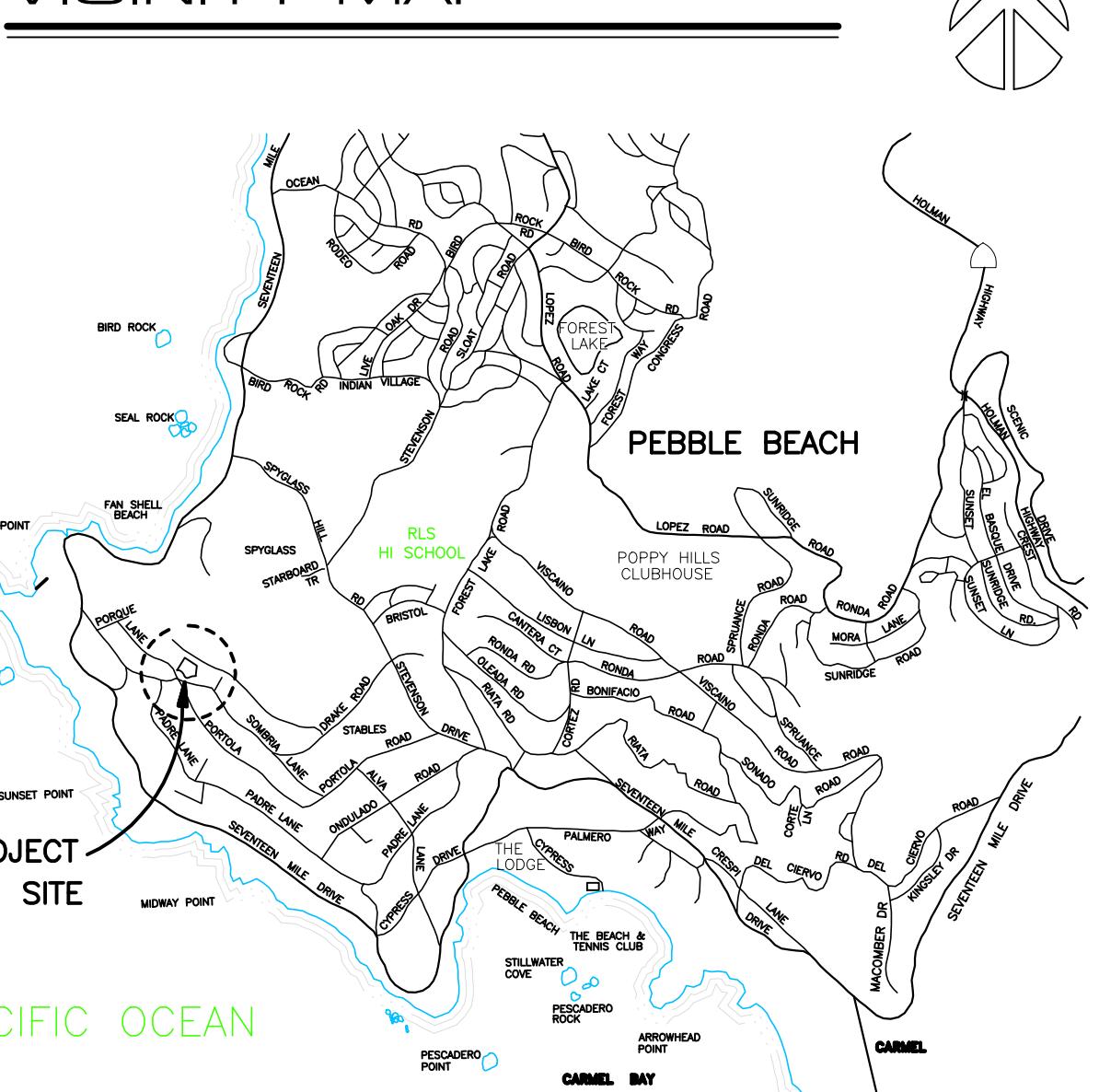
F.A.R. CALCULATIONS				
MAIN BUILDING	EXISTING	PROPOSED REMOVAL	PROPOSED ADDITION	PROPOSED TOTAL
	8,429	-108	3,500	11,821
	1,834	0	1,663	3,497
	880	0	315	1,195
TOTAL	11,143	-108	5,478	16,513

■ PREVIOUS PLANNING APPROVAL UNDER PLN160821		
	LOT COVERAGE	F.A.R.
MAIN BUILDING	PROPOSED TOTAL 11,167	MAIN FLOOR PROPOSED TOTAL 11,080
ADU	760	UPPER FLOOR 3,716
TERRACES	2,385	ADU 760
TOTAL	14,354	TOTAL 16,519

PROJECT/CLIENT:

PROJECT ADDRESS:

VICINITY MAP



DATE: AUGUST 18, 2022

PLANNING SUBMITTAL

REVISIONS:

 1	8/26/22
 2	<u>CLARIFICATION</u>
 3	
 4	
 5	
 6	

SITE PLAN

SHEET NO.

721 LIGHTHOUSE AVE
PACIFIC GROVE CA
93950PH (831) 646-1261
FAX (831) 646-1290
EMAIL info@idg-inc.net
WEB idg-inc.net

DISCLAIMER:

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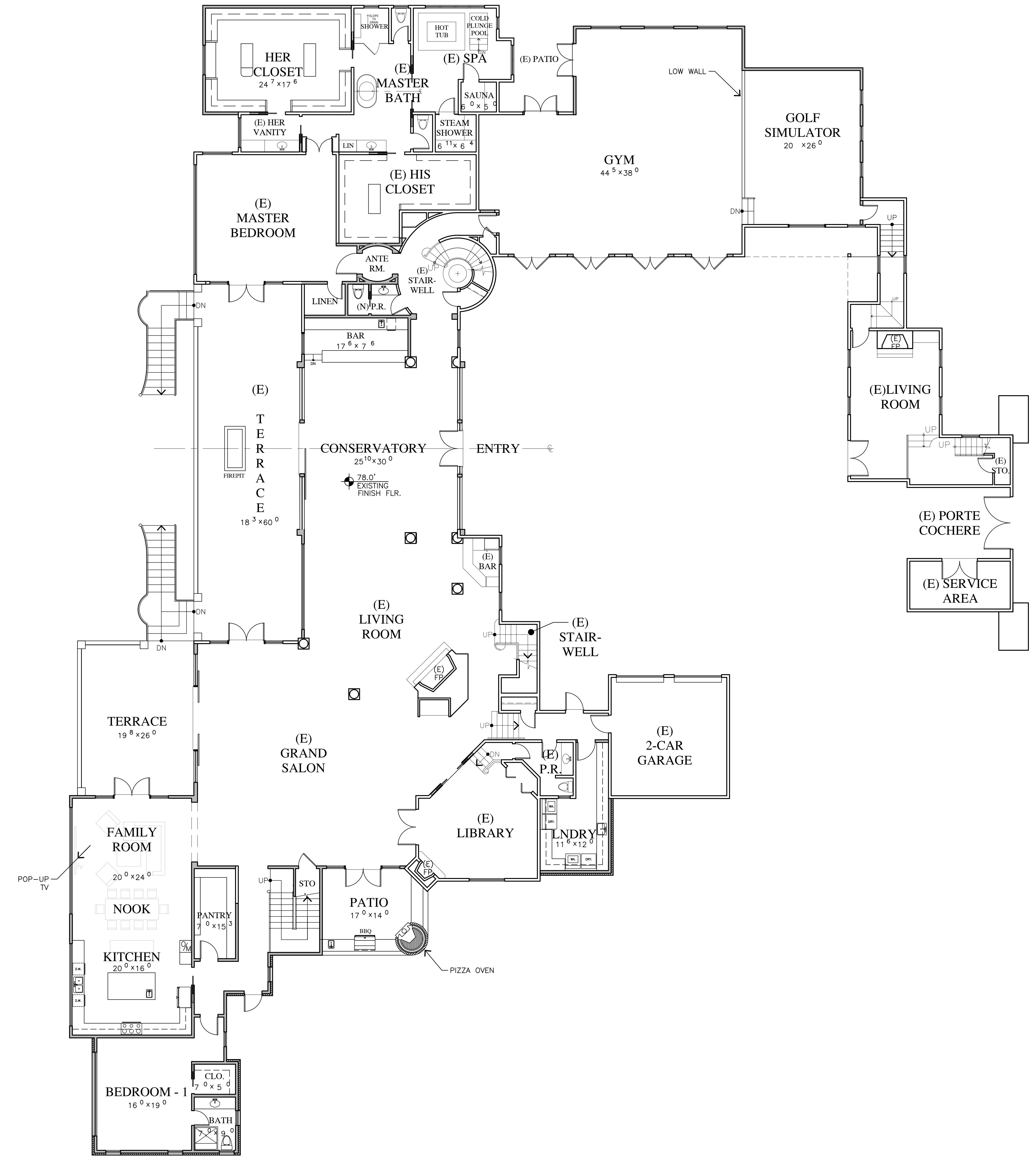
STAMPS:

PROJECT/CLIENT:
SKINNER RESIDENCEPROJECT ADDRESS:
1151 SOMBRIA LN.
PEBBLE BEACH, CA
93953
APN: 008-281-020DATE: AUGUST 18, 2022
PLANNING SUBMITTALREVISIONS:
 ▲ 8/26/22 CLARIFICATION
 ▲
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EXTERIOR
LIGHTING PLAN

SHEET NO.

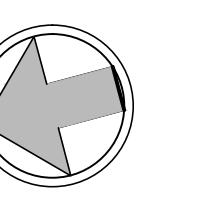
A1.1

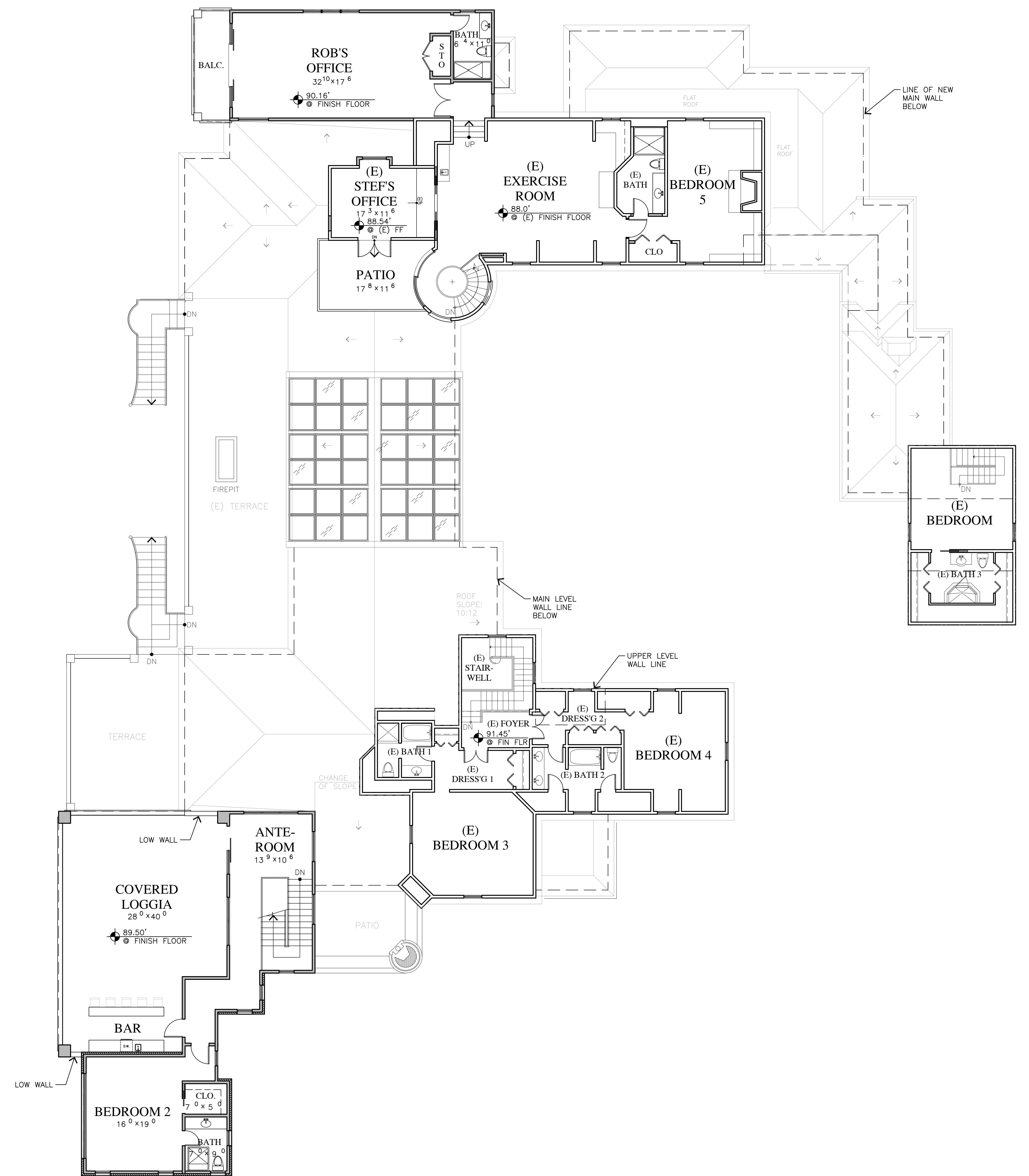




MAIN LEVEL PLAN

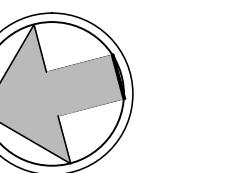
1/8"=1'-0"

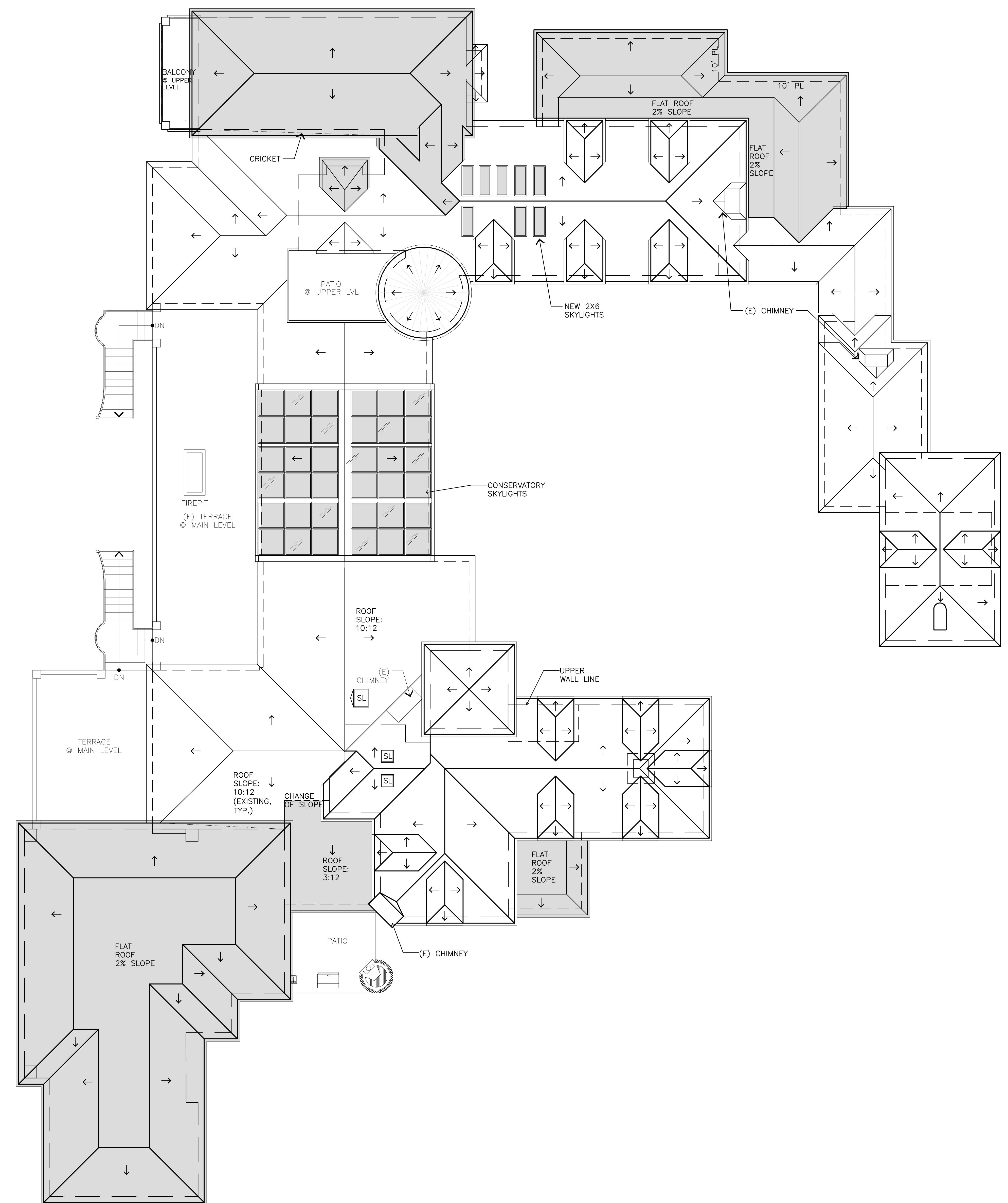




UPPER LEVEL PLAN

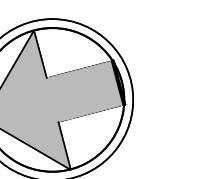
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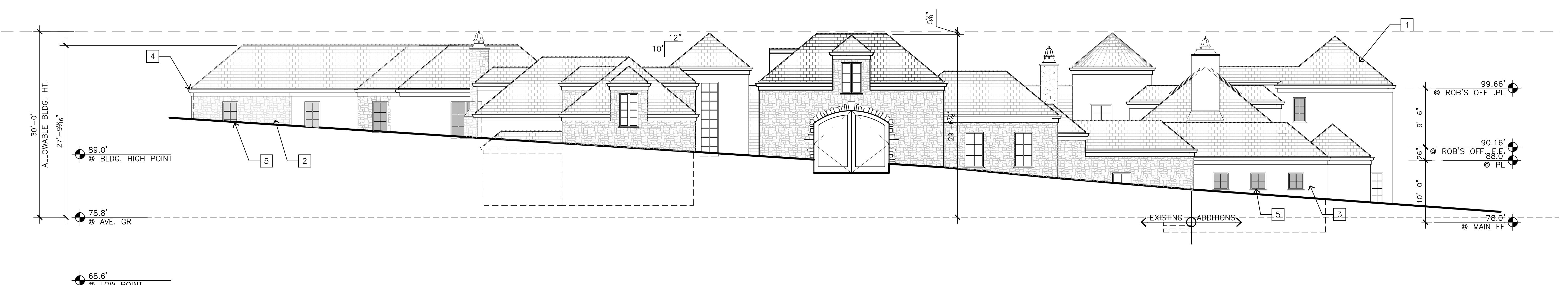




ROOF PLAN

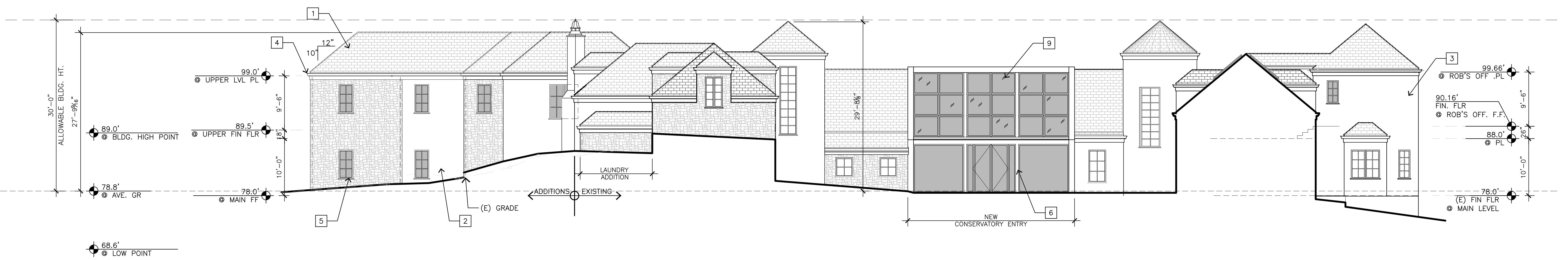
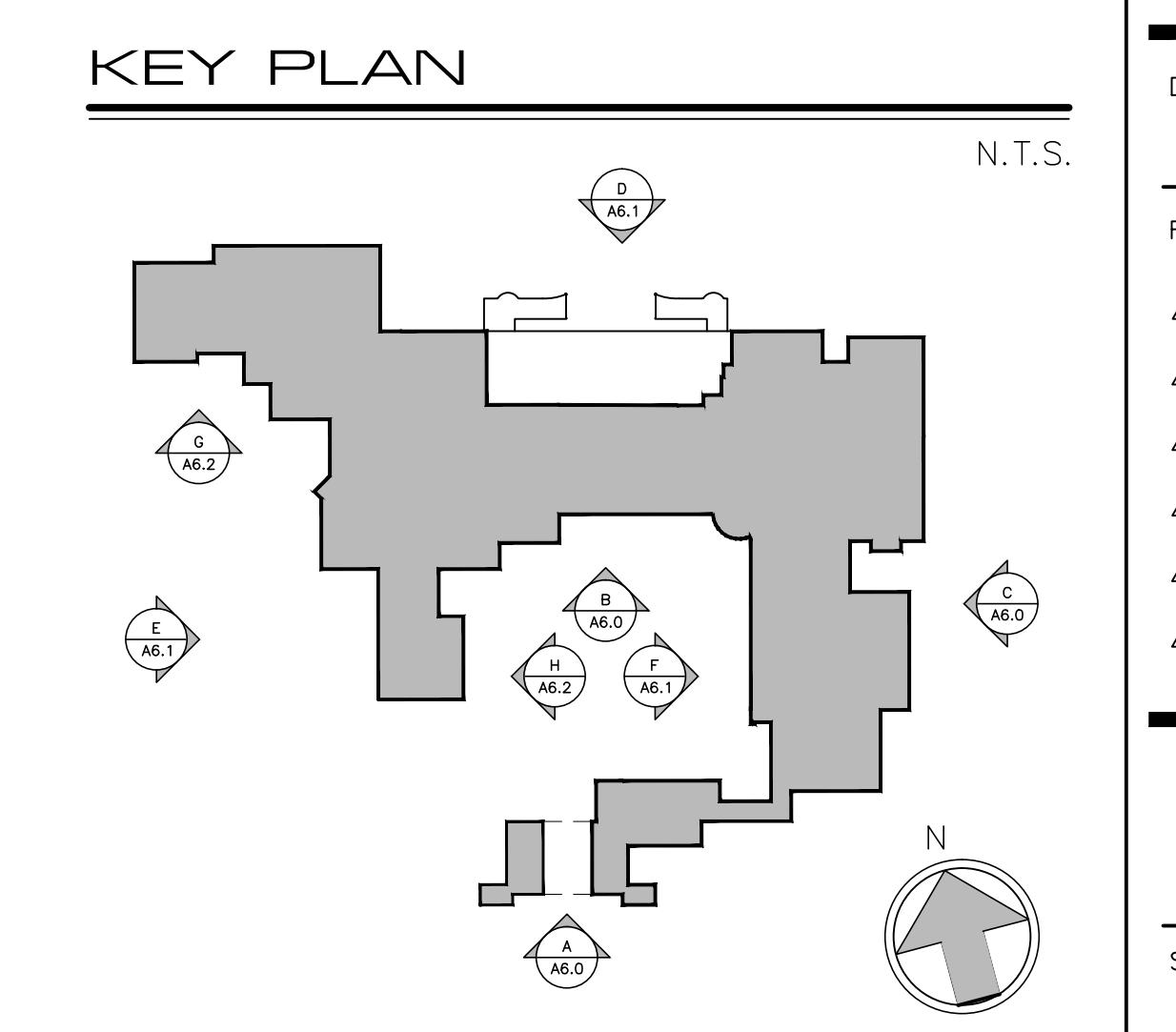
1/8"=1'-0"

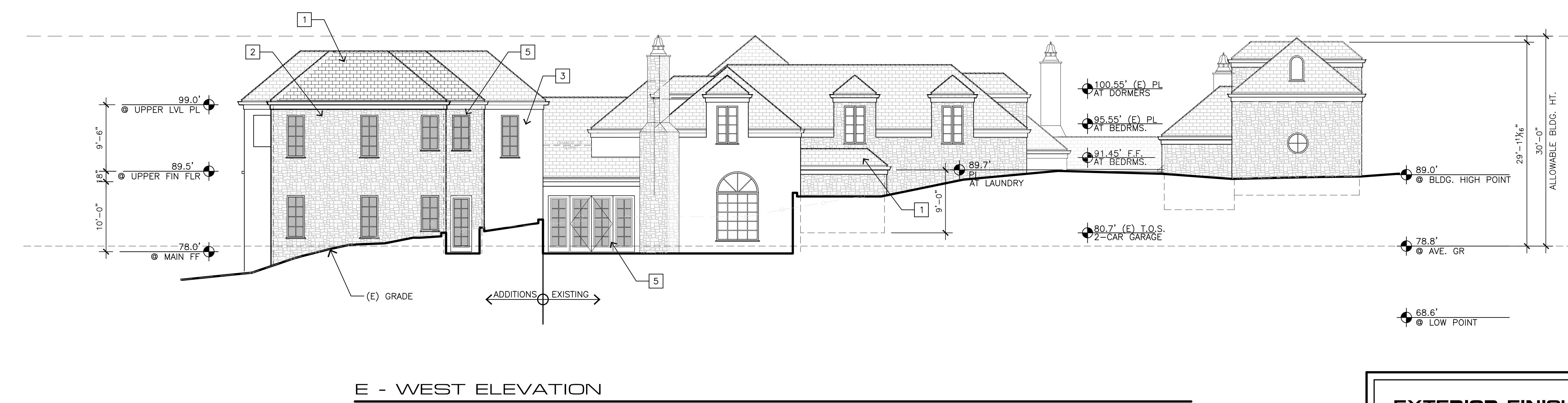
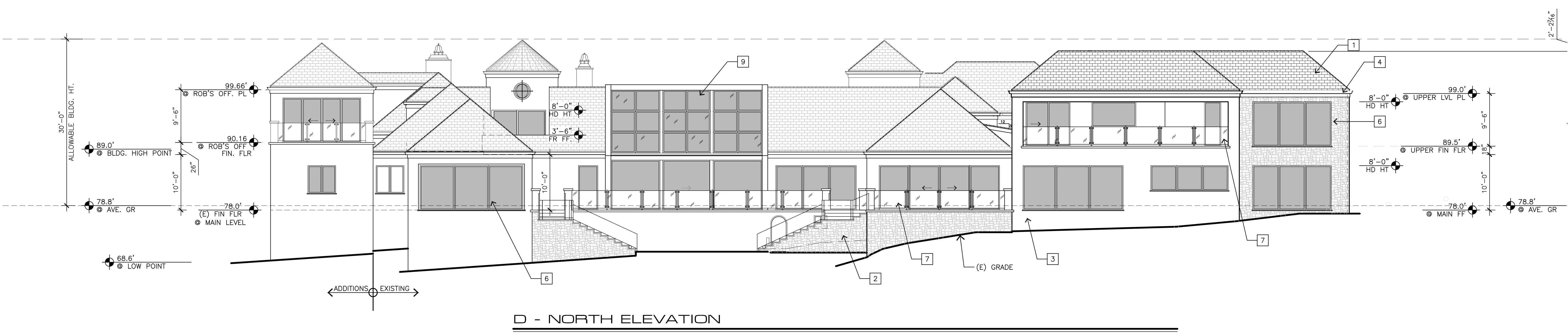



 PROJECT/CLIENT:
SKINNER RESIDENCE

 PROJECT ADDRESS:
 1151 SOMBRIA LN.
 PEBBLE BEACH, CA
 93953
 APN: 008-281-020

EXTERIOR FINISH LEGEND	
1	SLATE ROOF - MATCH EXISTING
2	EXTERIOR RANDOM STONE - MATCH EXISTING
3	EXTERIOR STUCCO - MATCH EXISTING
4	COPPER GUTTER AND DOWNSPOUTS - MATCH EXISTING
5	WOOD FRAME METAL CLAD EXTERIOR DOOR AND WINDOWS
6	BRONZE EXTERIOR DOOR AND WINDOWS (TYP. AT NORTH ELEV., U.N.O.)
7	1/2" THK. GLASS RAILING WITH BRONZE POST
8	NEW SKYLIGHTS
9	NEW CONSERVATORY ROOF





E - WEST ELEVATION

$$1/8'' = 1' - 0''$$

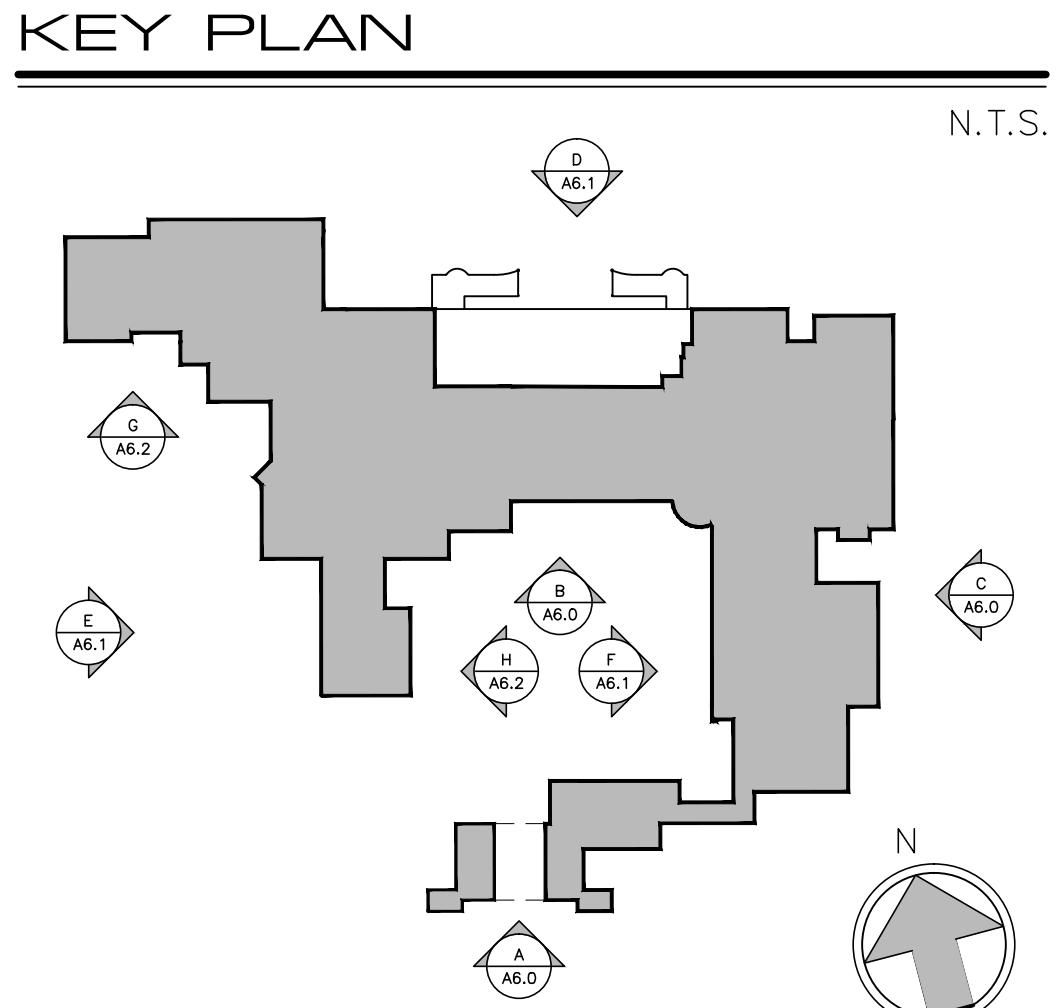
EXTERIOR FINISH LEGEND

- 1 SLATE ROOF – MATCH EXISTING
- 2 EXTERIOR RANDOM STONE – MATCH EXISTING
- 3 EXTERIOR STUCCO – MATCH EXISTING
- 4 COPPER GUTTER AND DOWNSPOUTS –
MATCH EXISTING
- 5 WOOD FRAME METAL CLAD EXTERIOR DOOR AND
WINDOWS
- 6 BRONZE EXTERIOR DOOR AND WINDOWS (TYP. AT
NORTH ELEV., U.N.O)
- 7 $\frac{1}{2}$ " THK. GLASS RAILING WITH BRONZE POST
- 8 NEW SKYLIGHTS
- 9 NEW CONSERVATORY ROOF



F - WEST ELEVATION AT TERRACE, CONSERVATORY, AND COURTYARD

$$\overline{1/8'' = 1' - 0''}$$



KEY PLAN

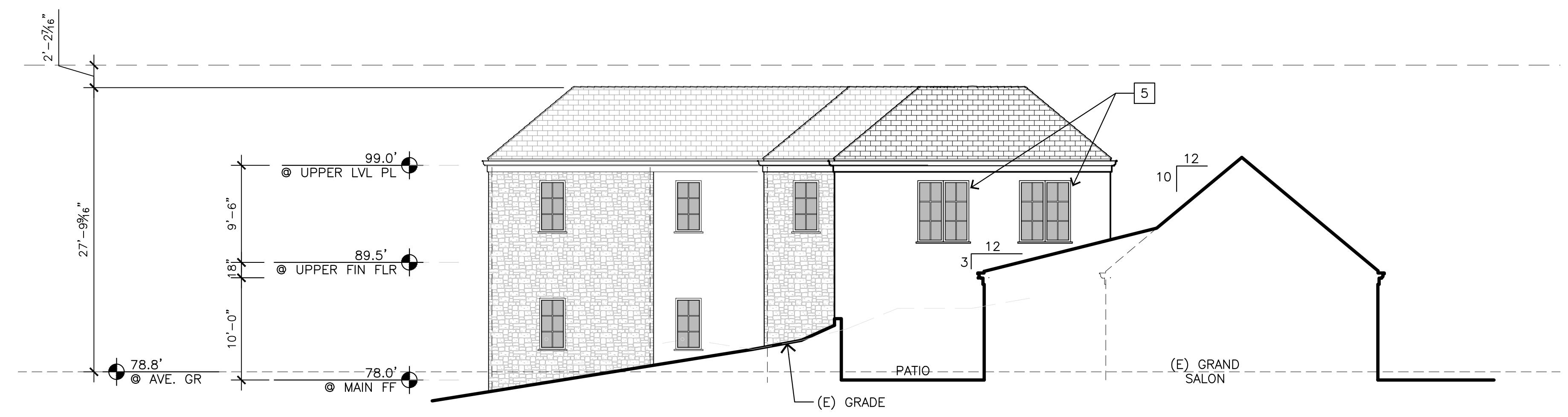
NTS

DATE: AUGUST 18, 2022

REVISIONS:

1	8/26/22
2	CLARIFICATION
3	
4	
5	
6	

ELEVATIONS

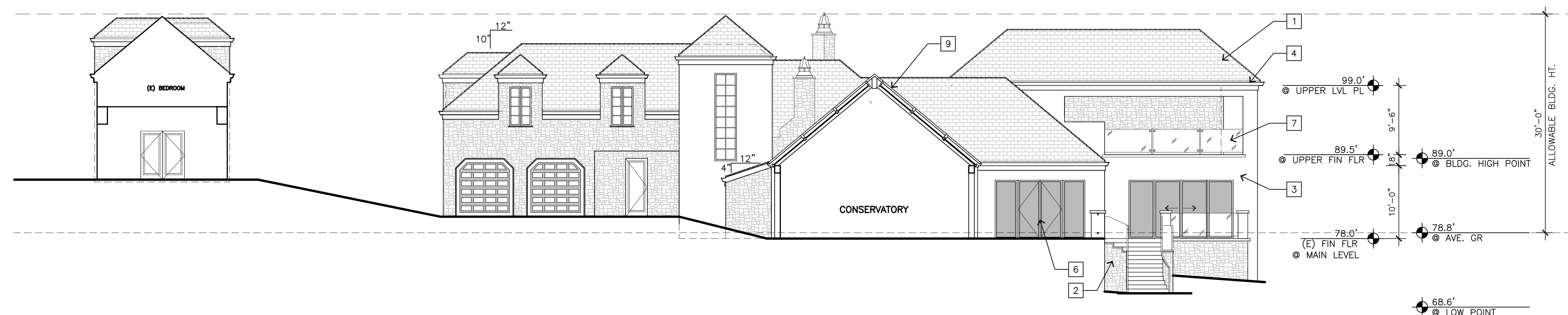


G - SOUTH ELEVATION AT PATIO - PARTIAL

$$\overline{1/8'' = 1' - 0''}$$

EXTERIOR FINISH LEGEND

- 1 SLATE ROOF – MATCH EXISTING
- 2 EXTERIOR RANDOM STONE – MATCH EXISTING
- 3 EXTERIOR STUCCO – MATCH EXISTING
- 4 COPPER GUTTER AND DOWNSPOUTS –
MATCH EXISTING
- 5 WOOD FRAME METAL CLAD EXTERIOR DOOR AND
WINDOWS
- 6 BRONZE EXTERIOR DOOR AND WINDOWS (TYP. AT
NORTH ELEV., U.N.O)
- 7 $\frac{1}{2}$ " THK. GLASS RAILING WITH BRONZE POST
- 8 NEW SKYLIGHTS
- 9 NEW CONSERVATORY ROOF



H - EAST ELEVATION AT TERRACE, CONSERVATORY, AND COURTYARD

$$1/8'' = 1' - 0''$$

KEY PLAN

N.T.S.

DATE: AUGUST 18, 2022

PLANNING SUBMITTAL

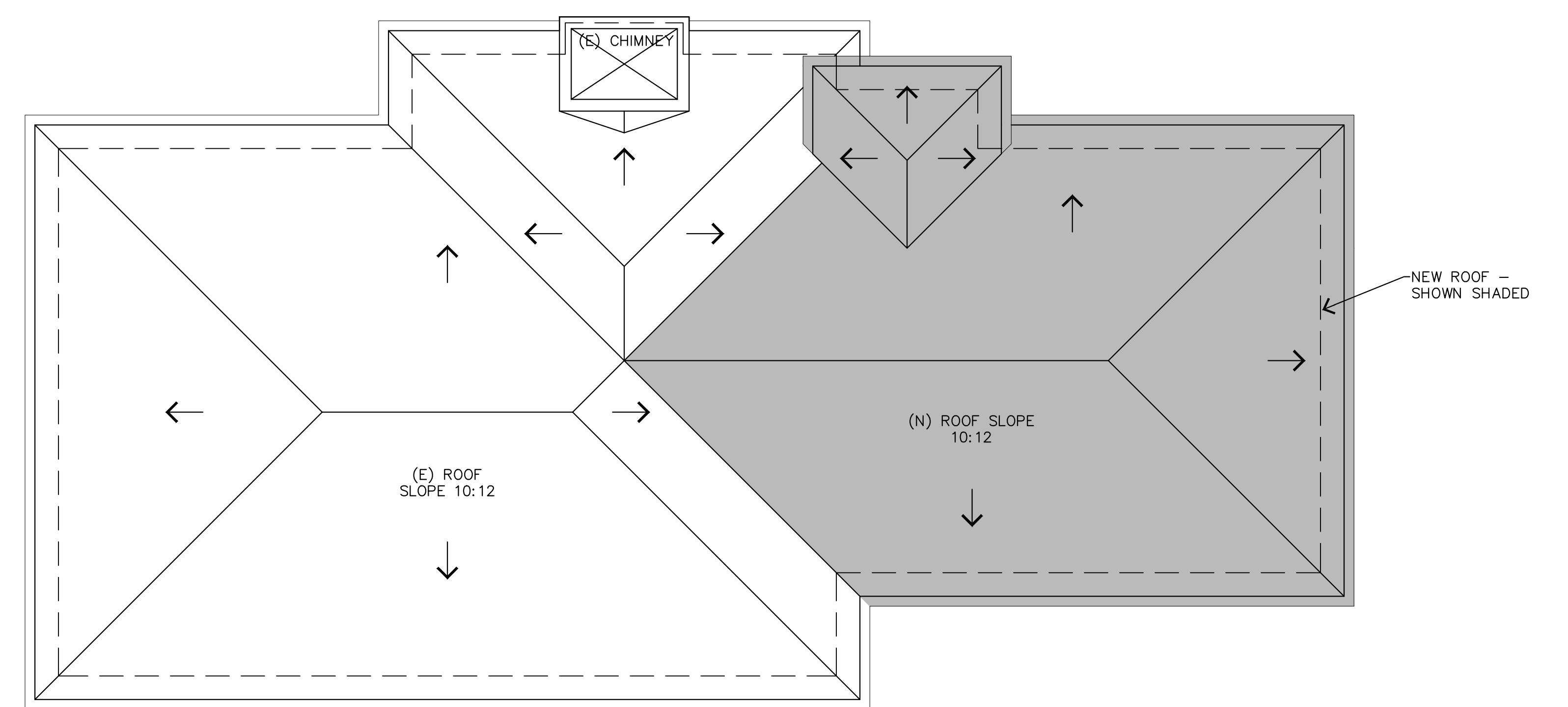
REVIEWS:

1	8/26/22
2	CLARIFICATION
3	
4	
5	
6	

ELEVATIONS

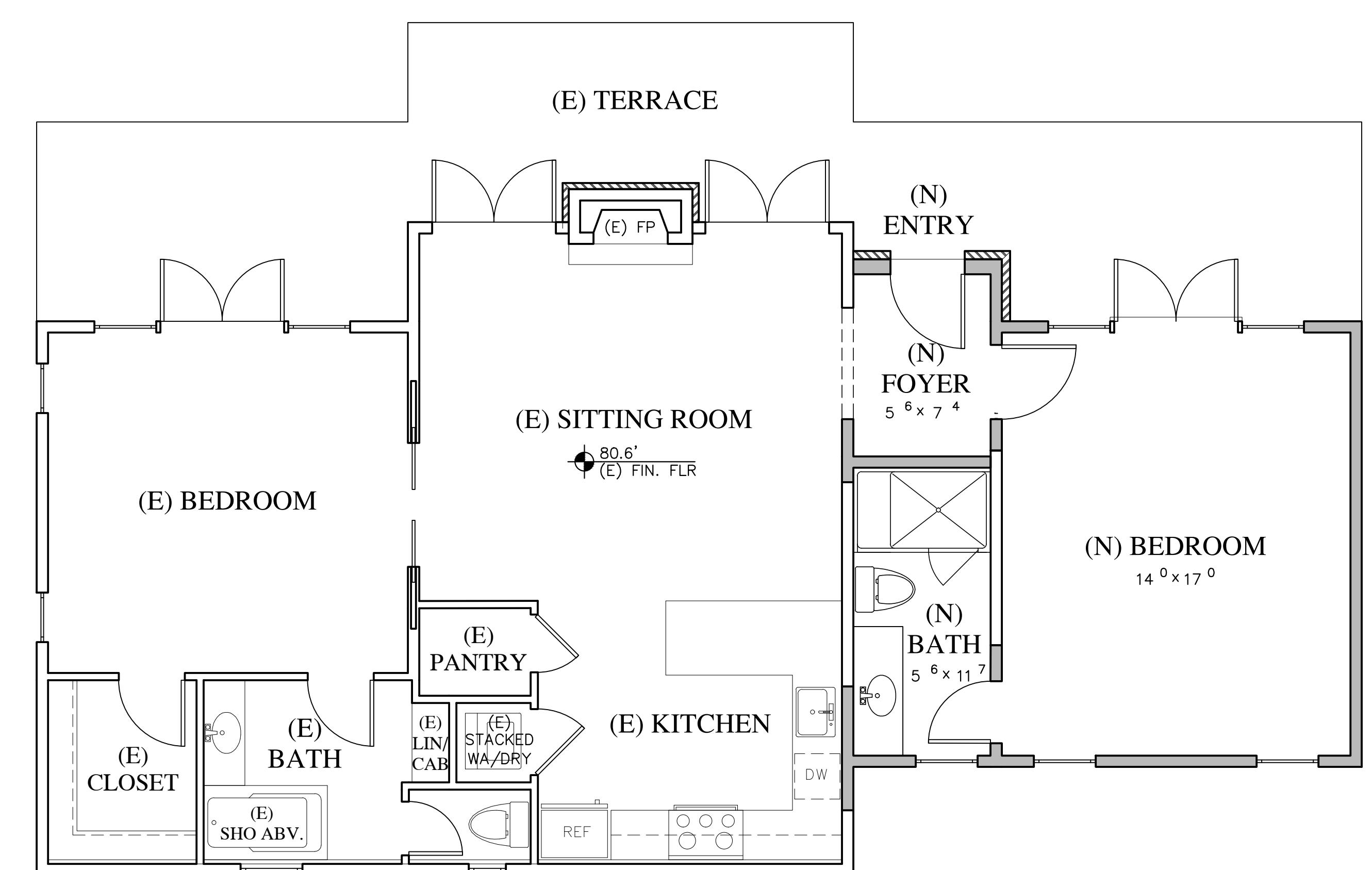
HEET NO.

A6.2



ROOF PLAN

1/4"=1'-0"



FLOOR PLAN

1/4"=1'-0"

PROJECT/CLIENT:
SKINNER RESIDENCEPROJECT ADDRESS:
1151 SOMBRIA LN.
PEBBLE BEACH, CA
93953
APN: 008-281-020DATE: AUGUST 18, 2022
PLANNING SUBMITTAL

REVISIONS:

- ▲
- ▲
- ▲
- ▲
- ▲
- ▲

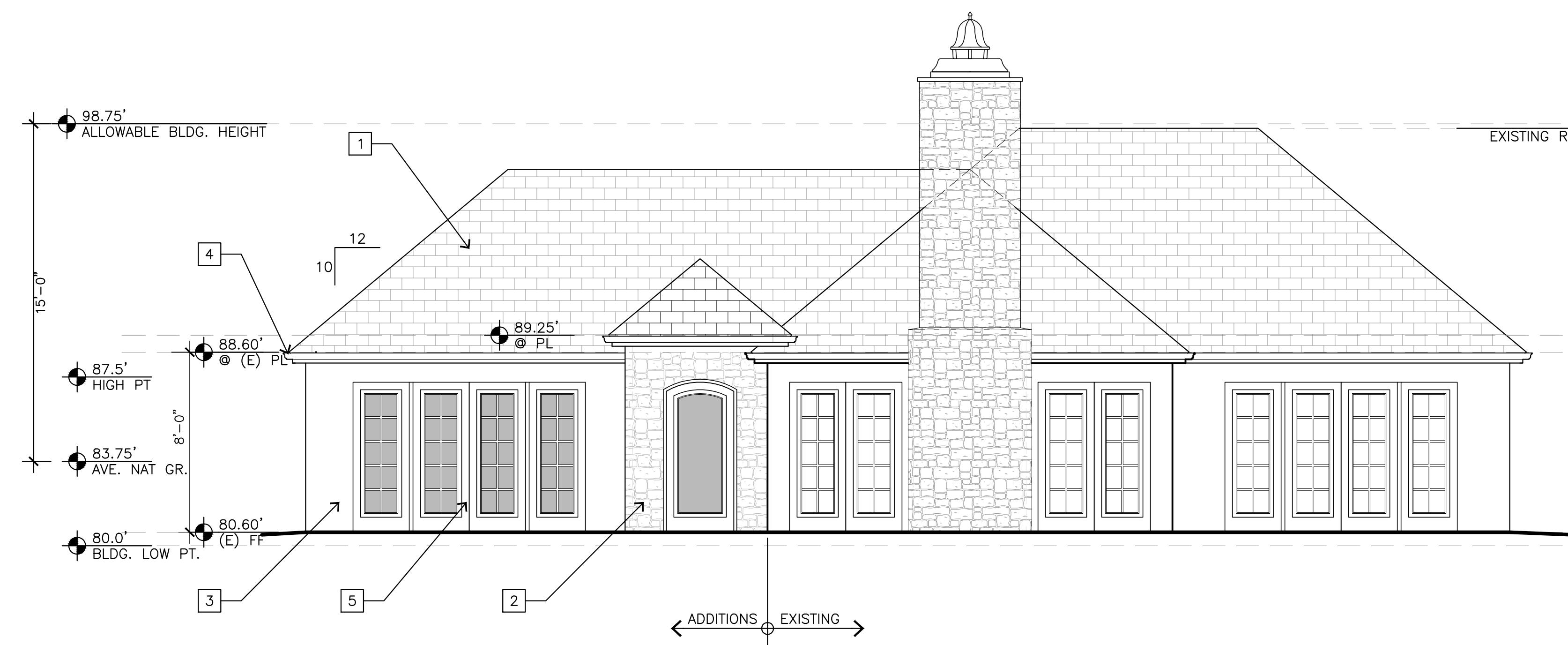
ADU
FLOOR - ROOF
PLANS
SHEET NO.

721 LIGHTHOUSE AVE
 PACIFIC GROVE CA.
 93950

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

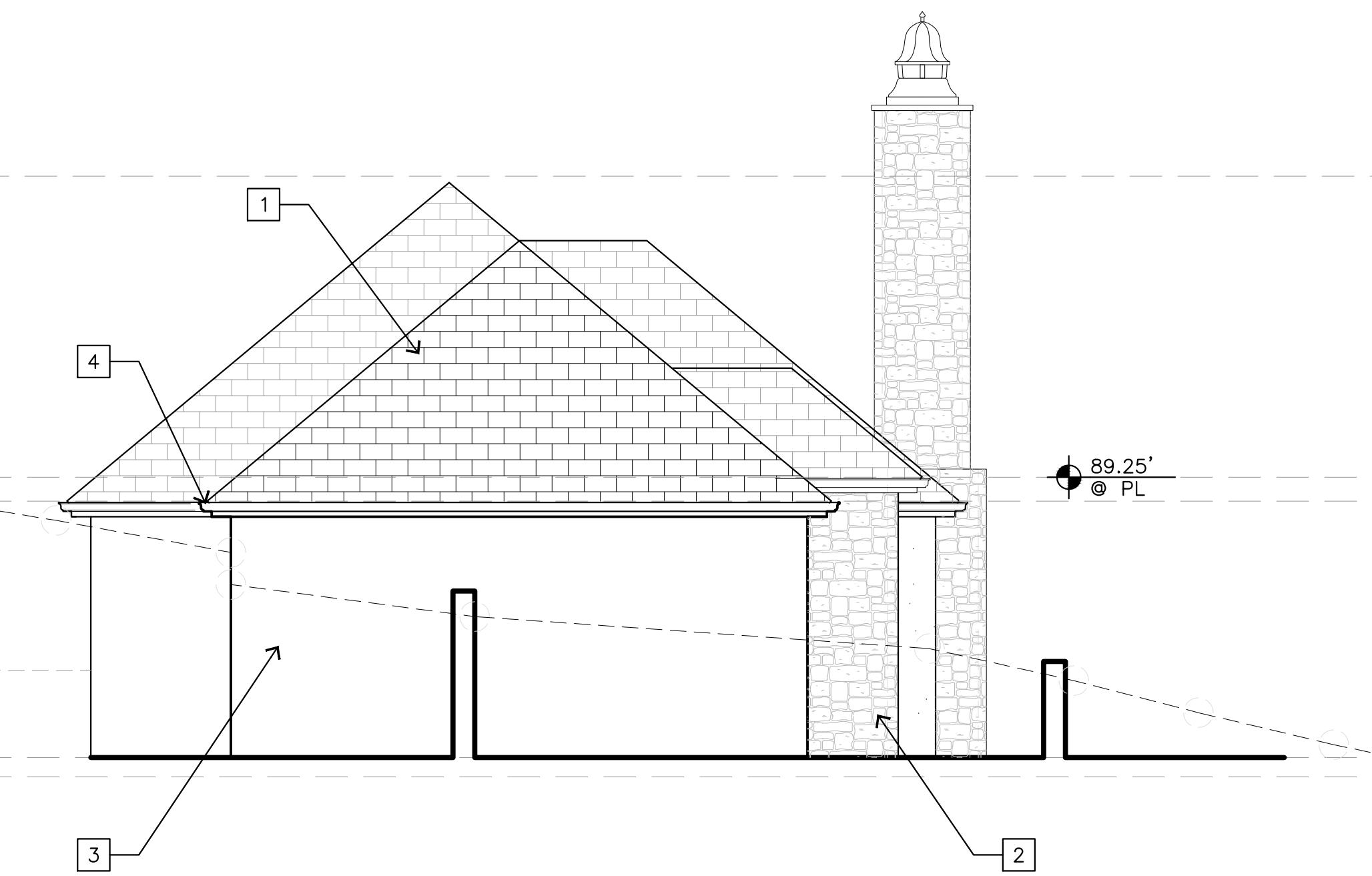
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STAMPS:



EAST ELEVATION

1/4"=1'-0"

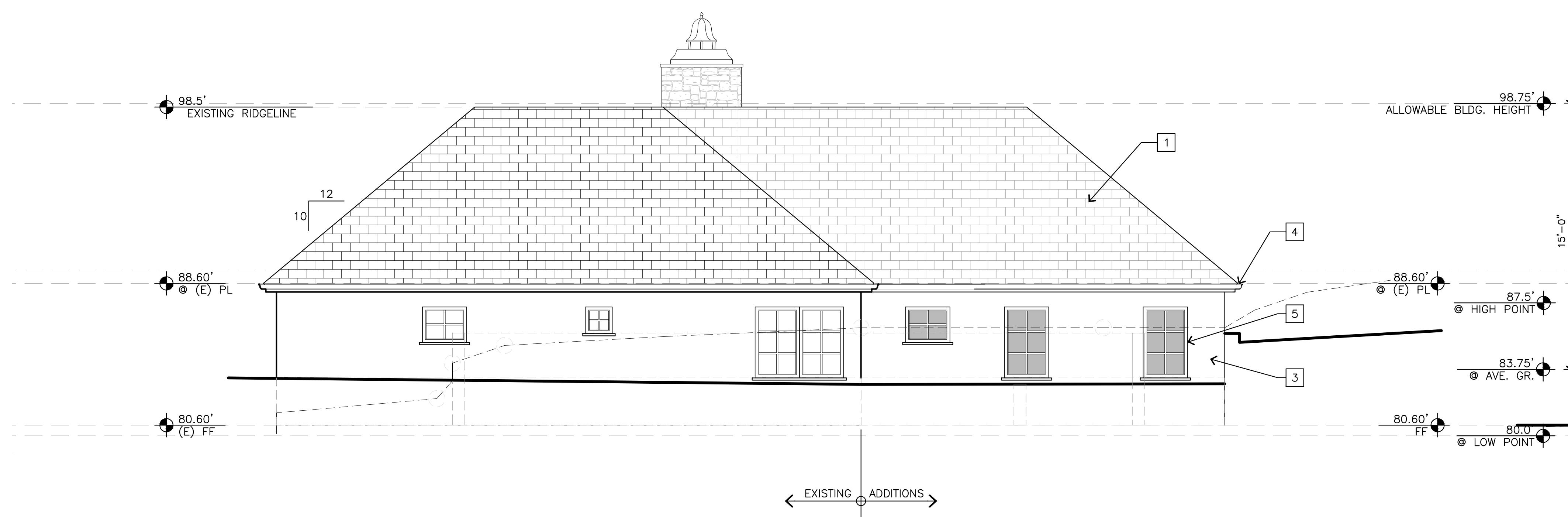


SOUTH ELEVATION

1/4"=1'-0"

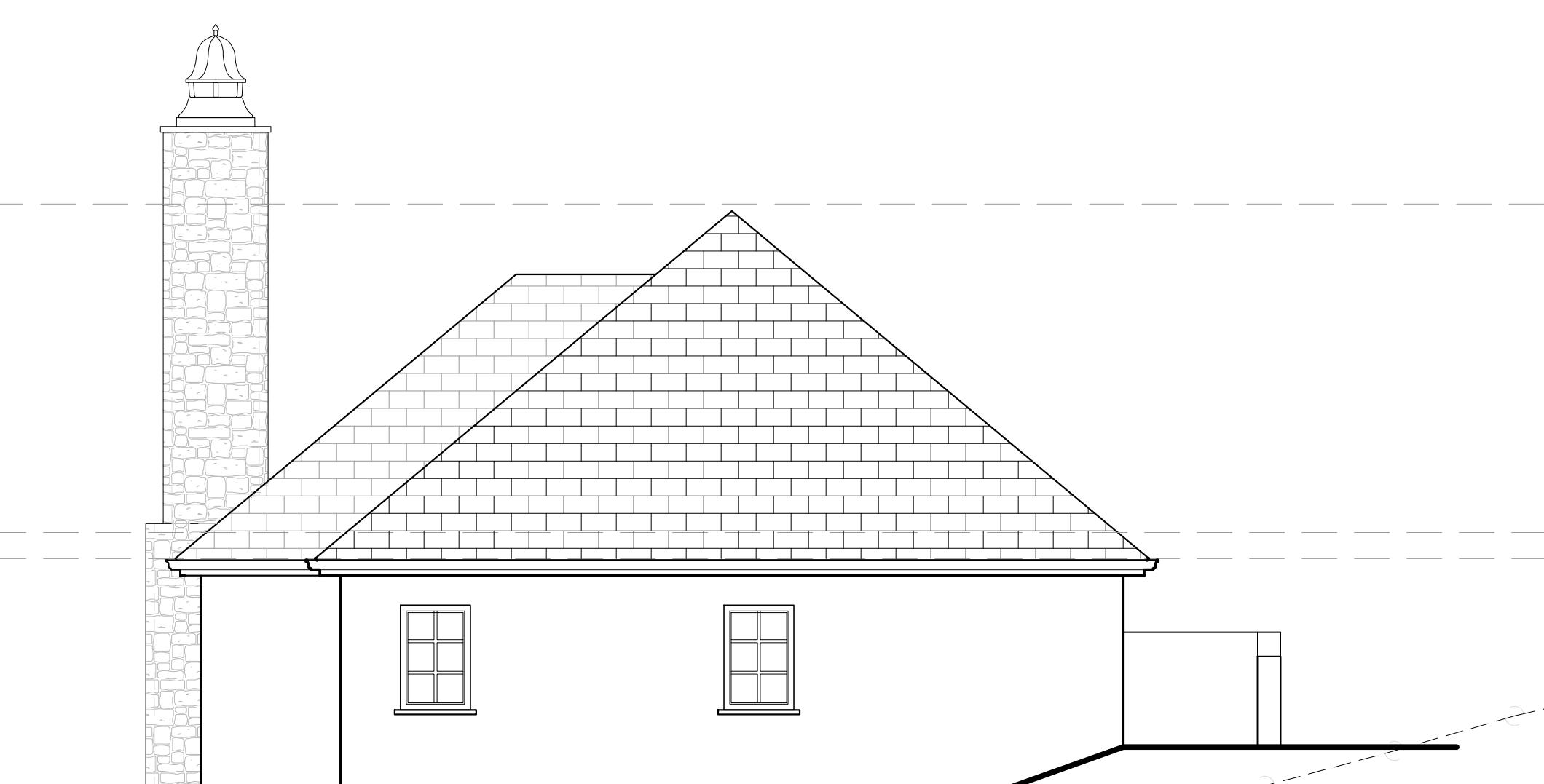
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<input type="checkbox"/>	EXTERIOR RANDOM STONE - MATCH EXISTING
<input type="checkbox"/>	EXTERIOR STUCCO - MATCH EXISTING
<input type="checkbox"/>	COPPER GUTTER AND DOWNSPOUTS - MATCH EXISTING
<input type="checkbox"/>	WOOD FRAME METAL CLAD EXTERIOR DOOR AND WINDOWS - MATCH (E)

 PROJECT/CLIENT:
SKINNER RESIDENCE

 PROJECT ADDRESS:
 1151 SOMBRIA LN.
 PEBBLE BEACH, CA
 93953
 APN: 008-281-020


WEST ELEVATION

1/4"=1'-0"

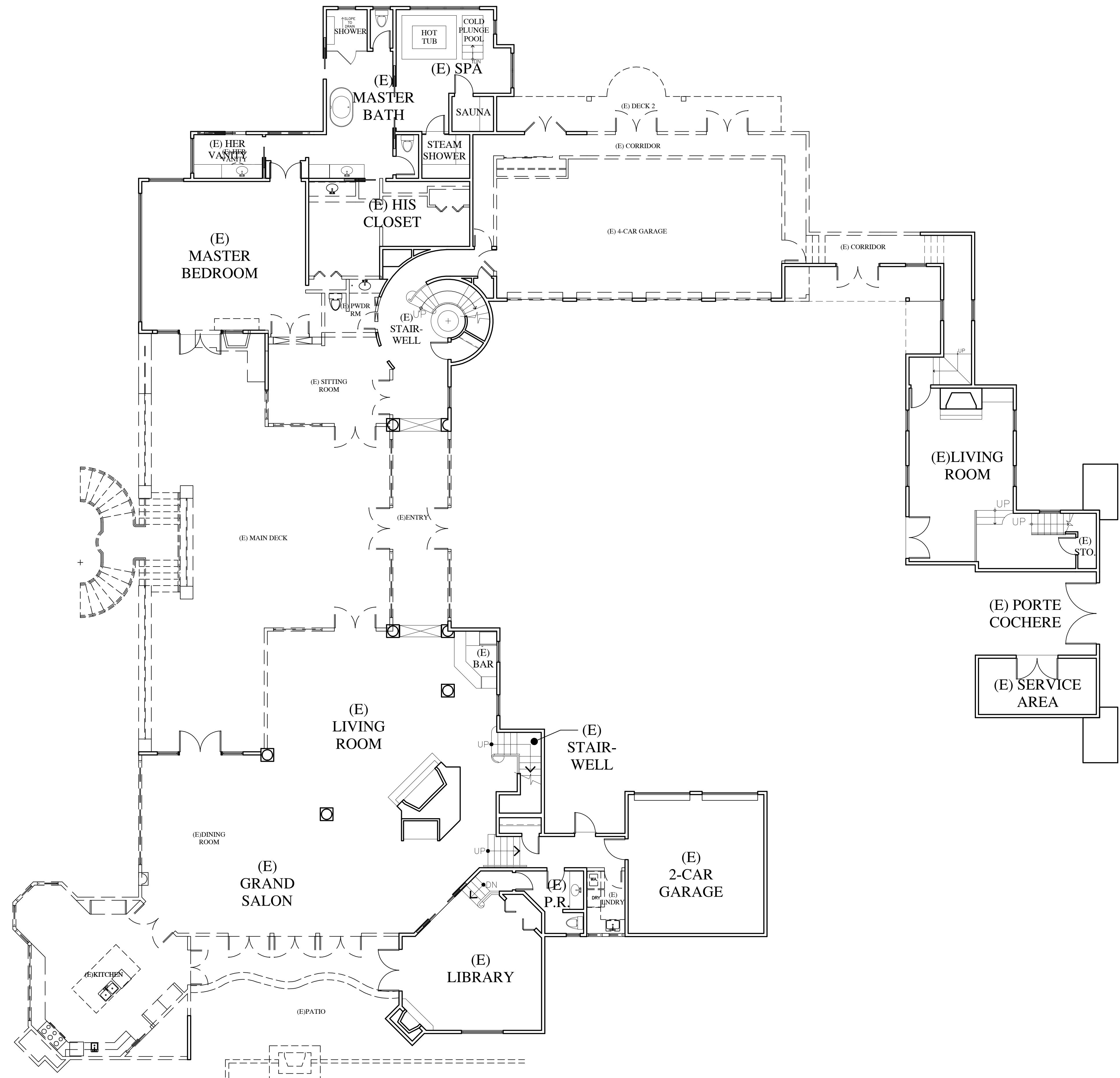


NORTH ELEVATION

1/4"=1'-0"

 DATE: AUGUST 18, 2022
 PLANNING SUBMITTAL
 REVISIONS:
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 ADU ELEVATIONS
 SHEET NO.
A6.6

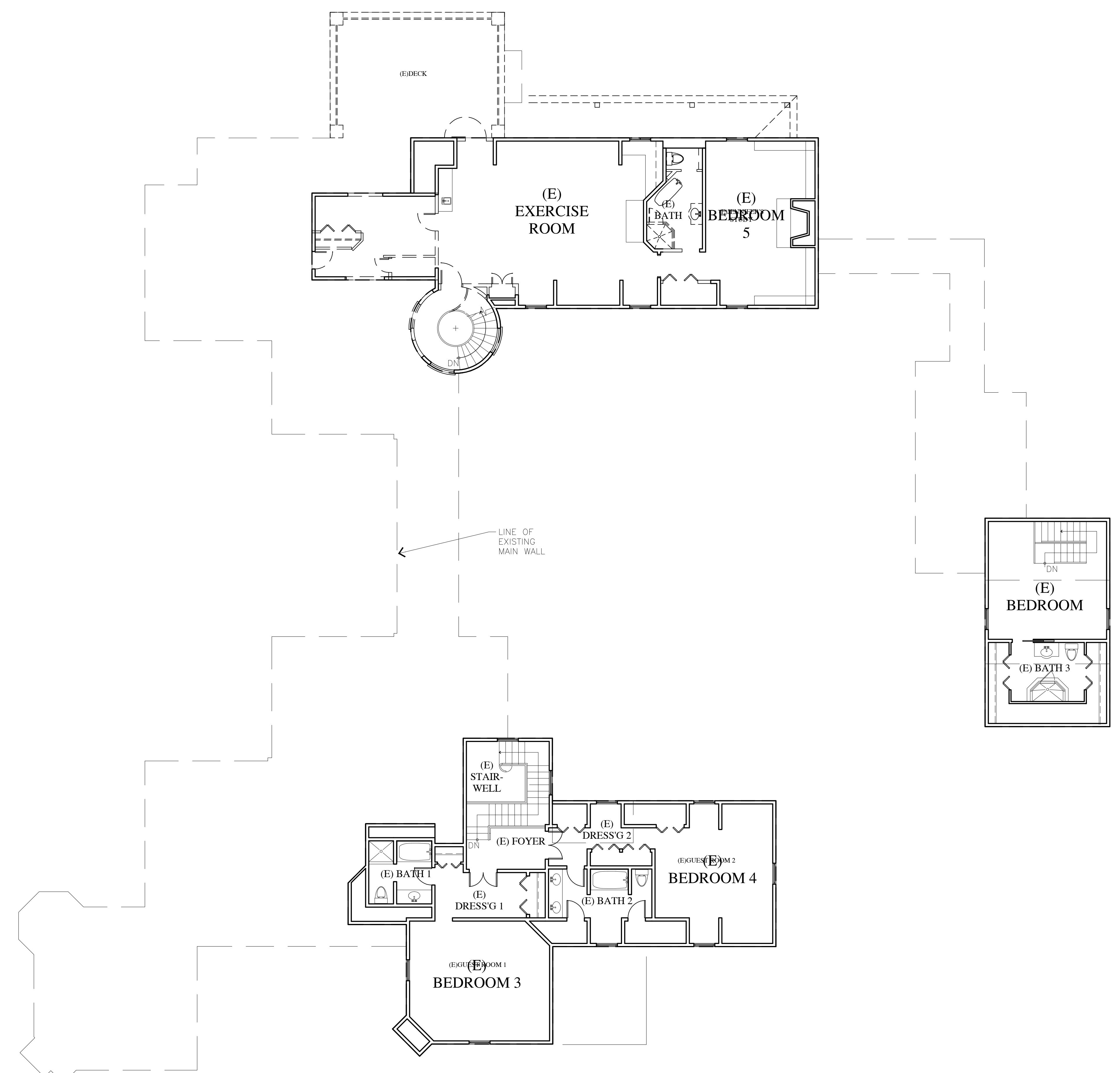


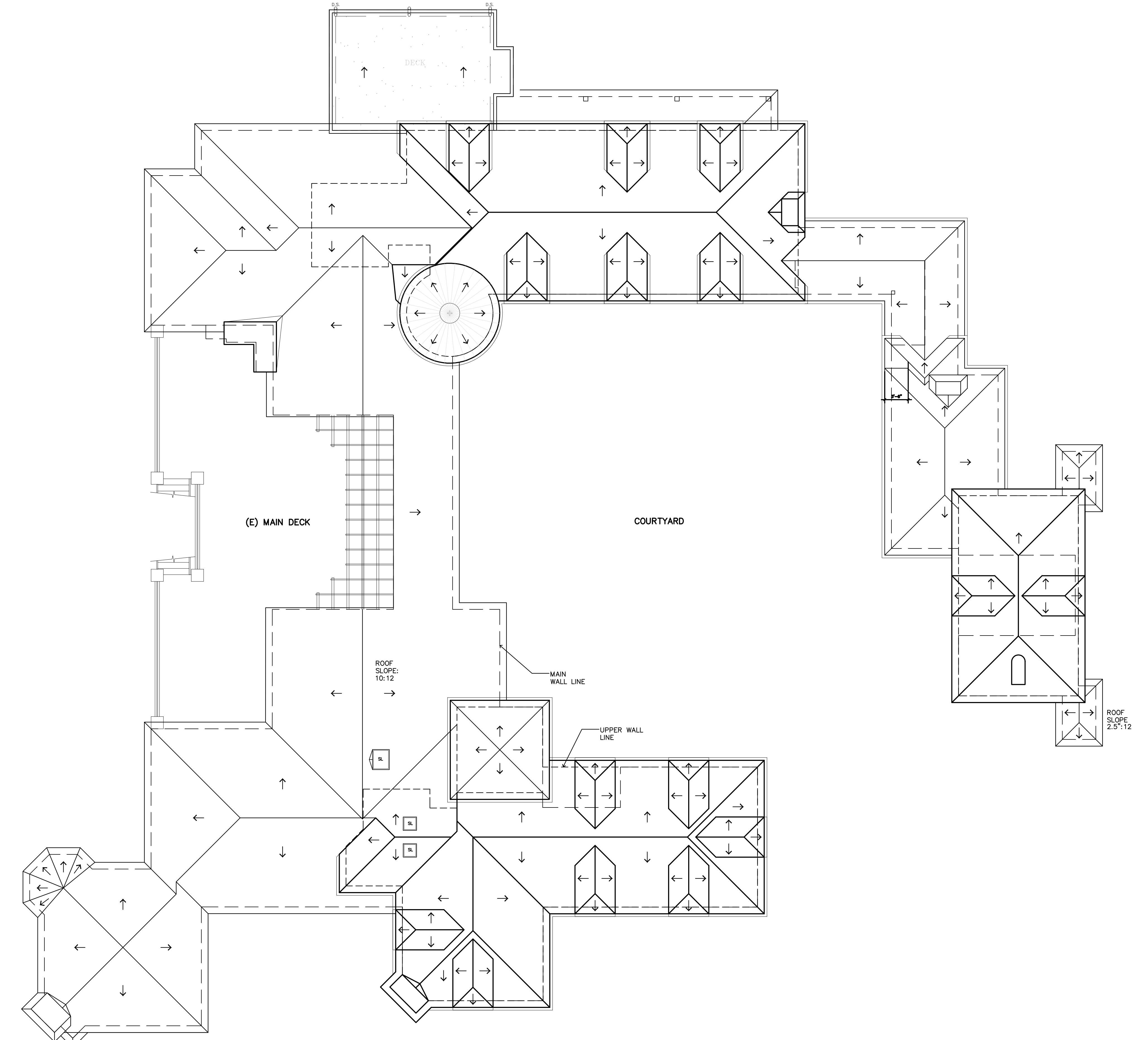
WALL LEGEND

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

WALL LEGEND

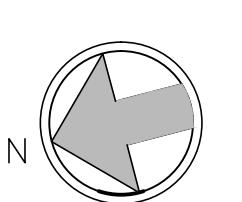
- 2X EXISTING WALL TO REMAIN
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED

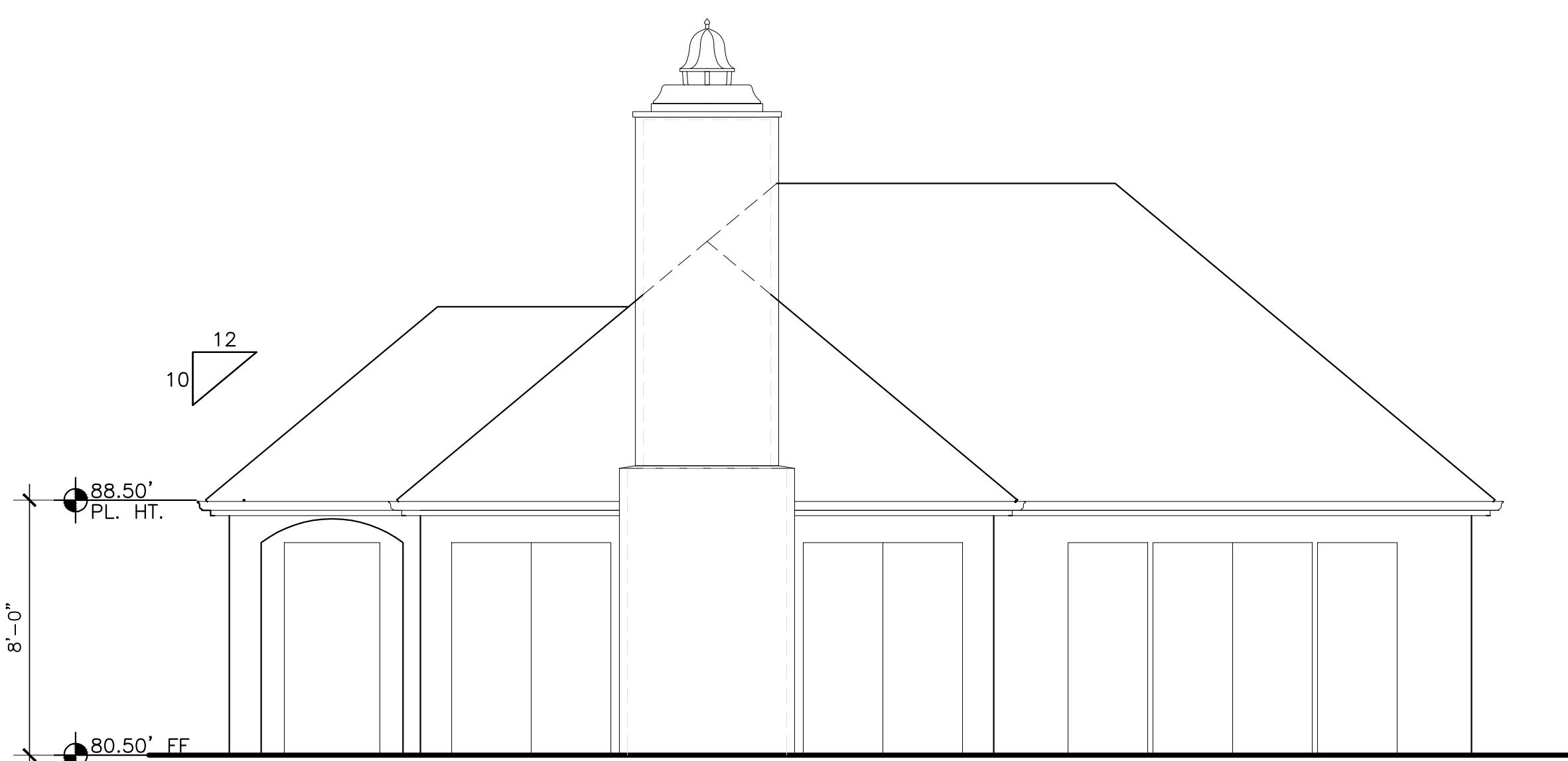
**UPPER LEVEL
EXISTING**



ROOF - EXISTING

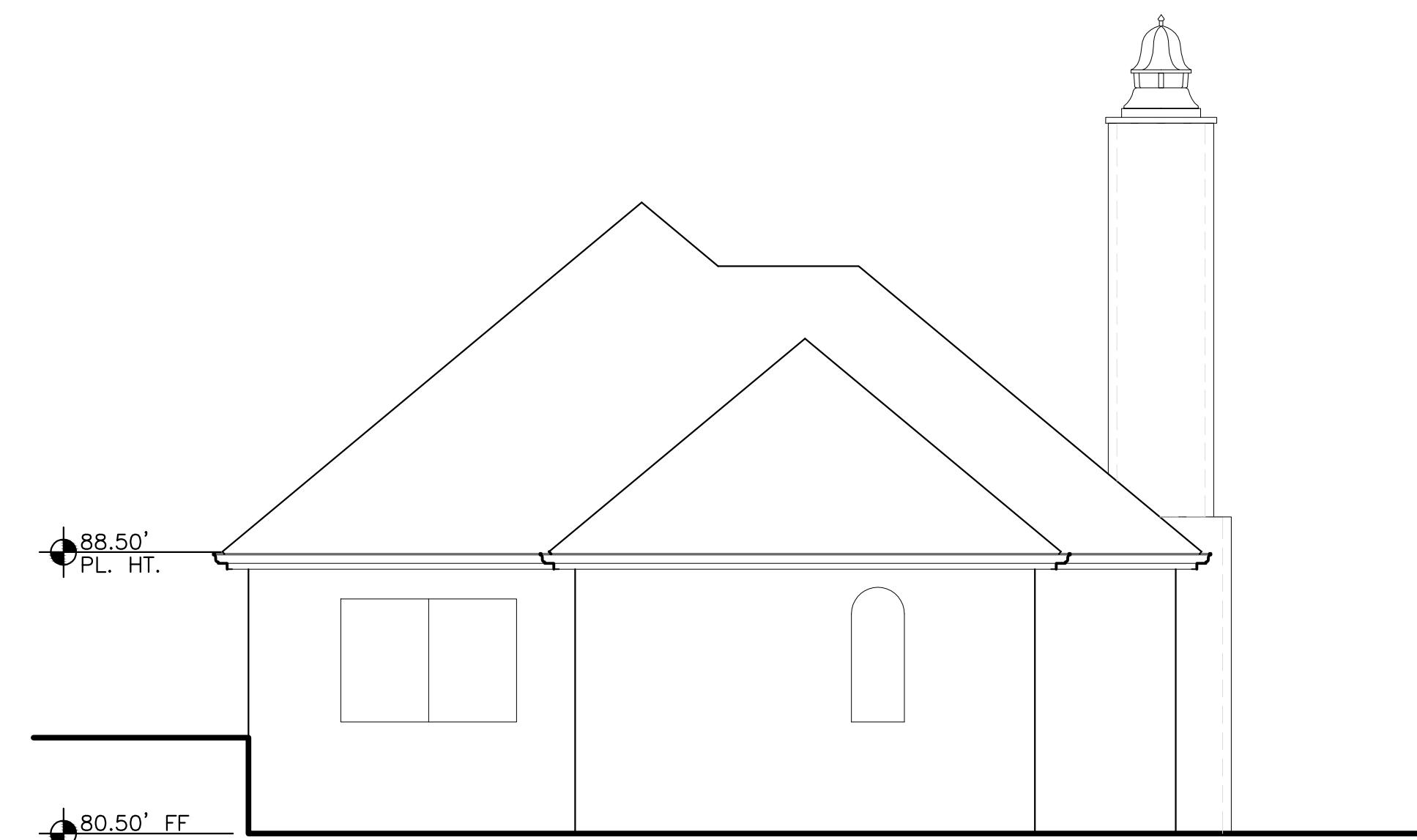
1/8"=1'-0"





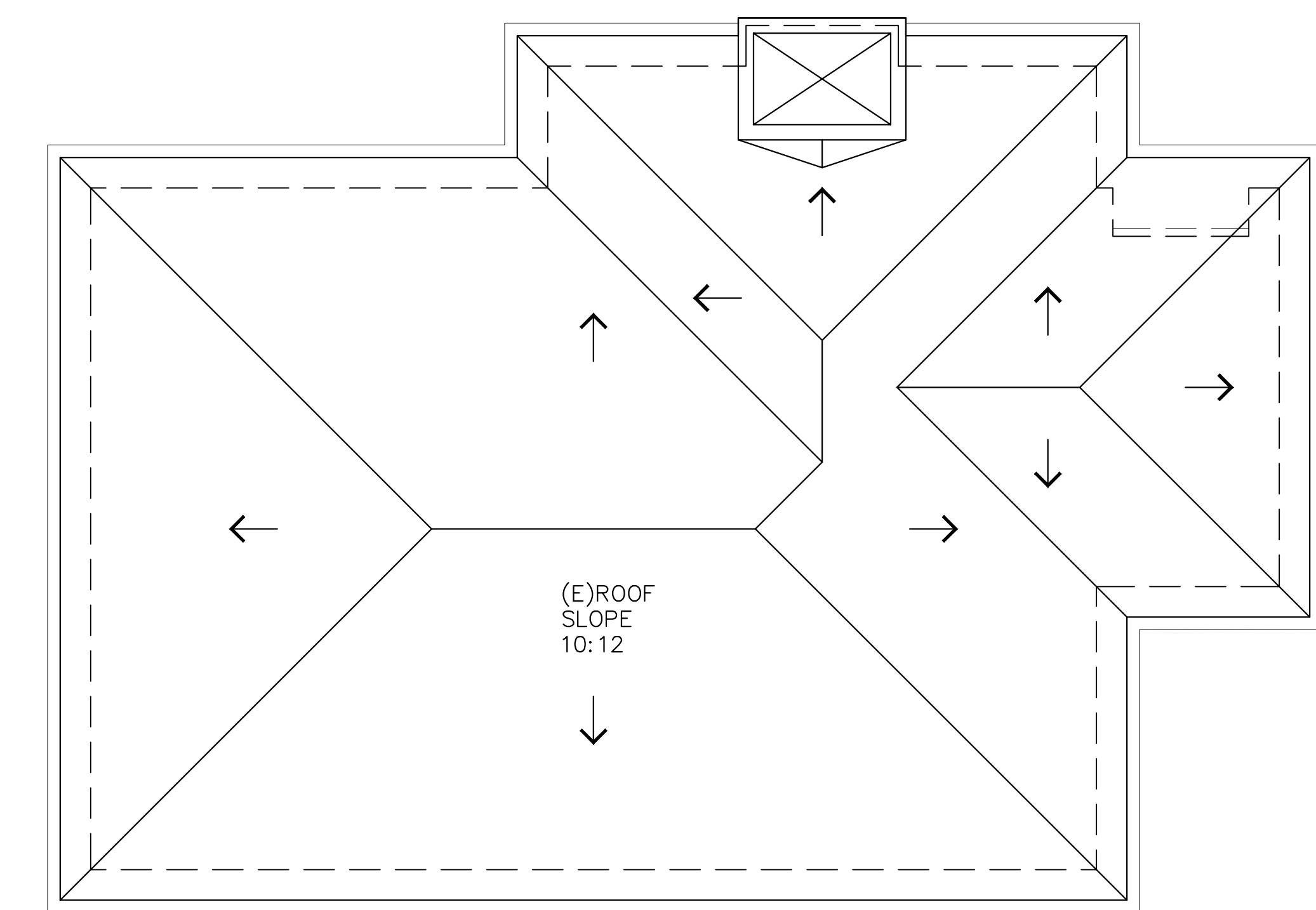
EAST ELEVATION - EXISTING

1/8"=1'-0"



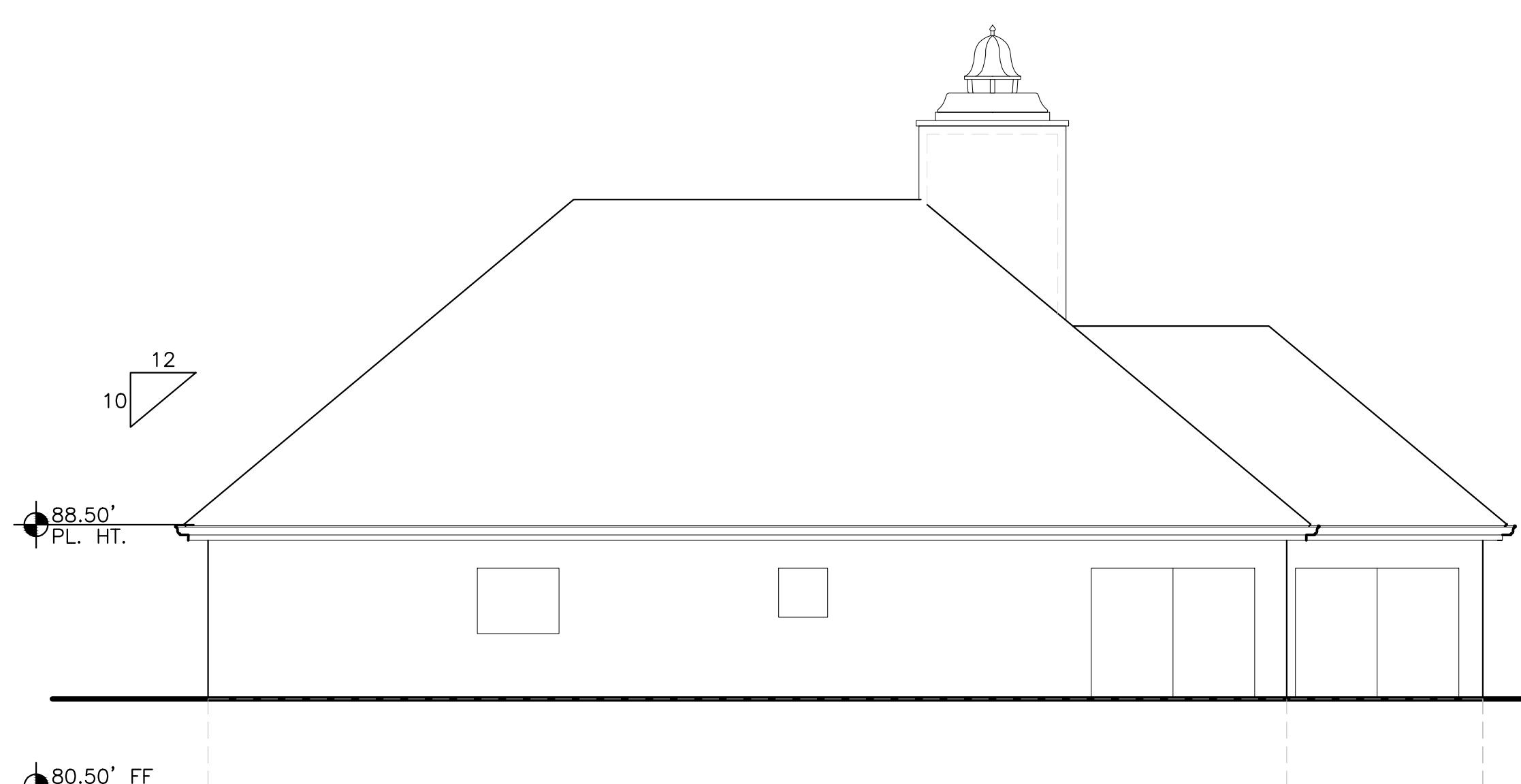
SOUTH ELEVATION - EXISTING

1/8"=1'-0"



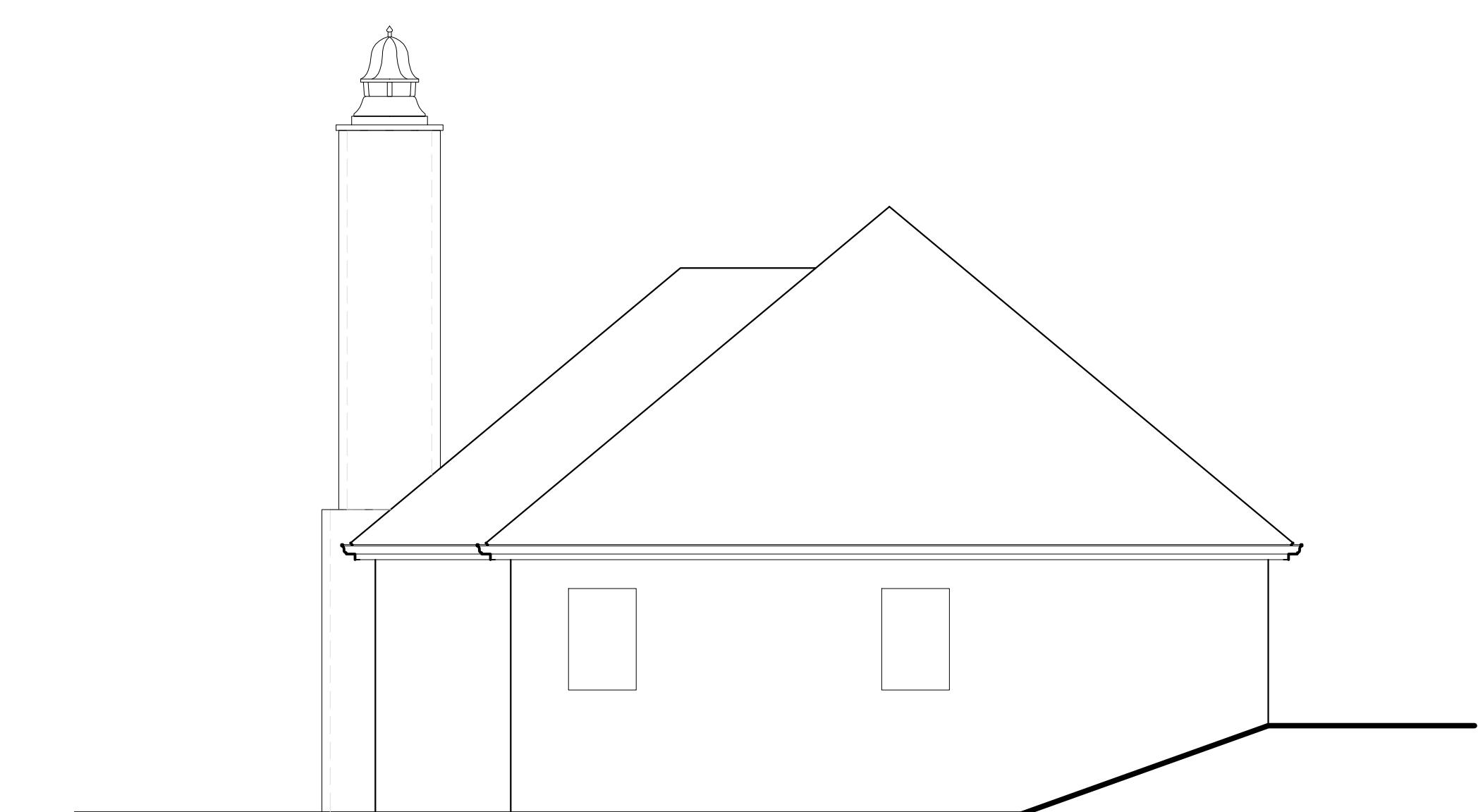
ADU ROOF PLAN - EXISTING

1/8"=1'-0"



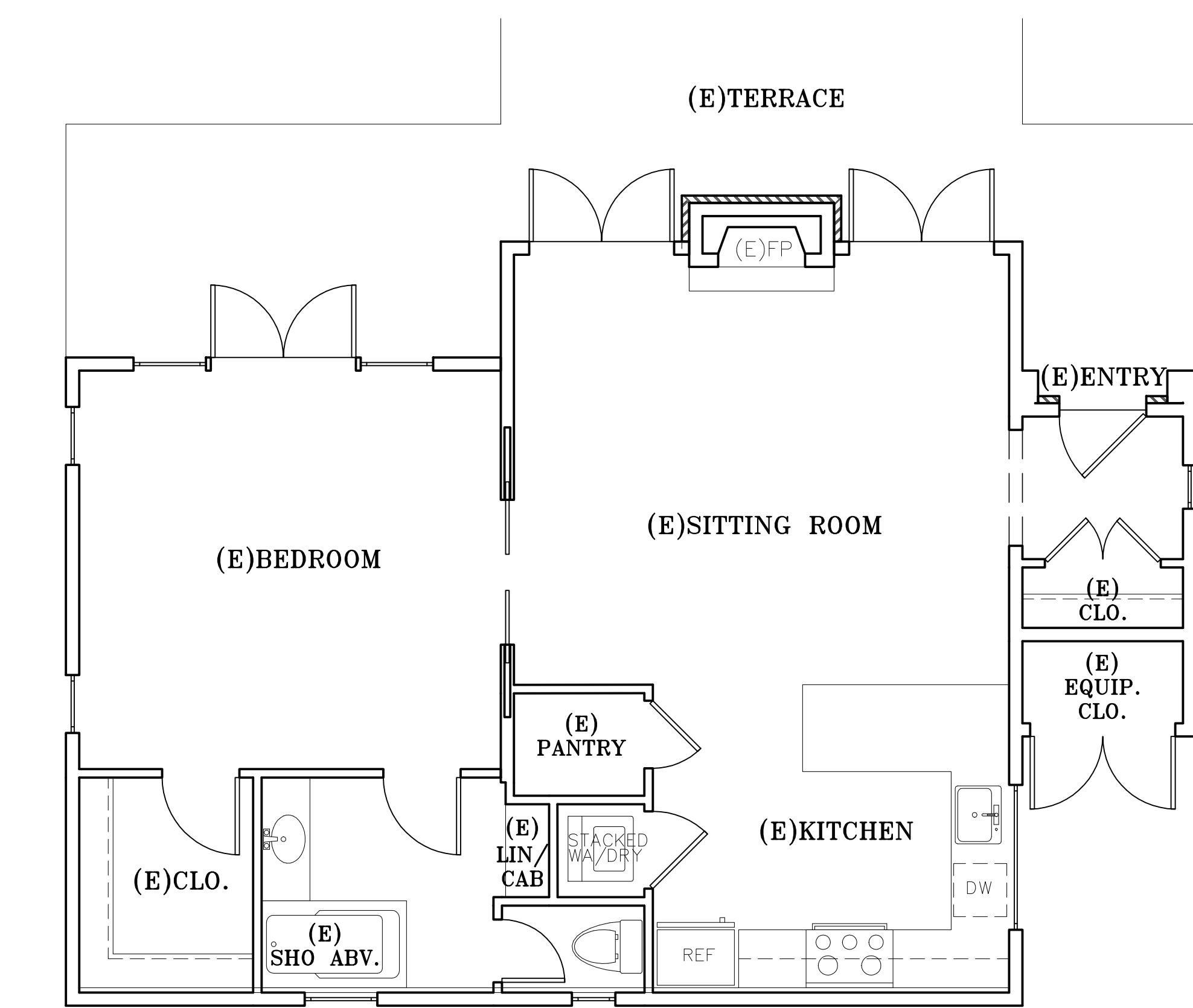
WEST ELEVATION - EXISTING

1/8"=1'-0"



NORTH ELEVATION - EXISTING

1/8"=1'-0"



ADU FLOOR PLAN - EXISTING

1/8"=1'-0"

WALL LEGEND

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

 PROJECT/CLIENT:
SKINNER RESIDENCE

 PROJECT ADDRESS:
 1151 SOMBRIA LN.
 PEBBLE BEACH, CA
 93953
 APN: 008-281-020

 DATE: AUGUST 18, 2022
 PLANNING SUBMITTAL

REVISIONS:

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- ▲
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 ADU FLOOR - ROOF EXISTING
 SHEET NO.

D5.0

721 LIGHTHOUSE AVE
 PACIFIC GROVE CA.
 93950

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 FAX: (831) 646-1290
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STAMPS:

 PROJECT/CLIENT:

**SKINNER
RESIDENCE**

 PROJECT ADDRESS:

 1151 SOMBRIA LN.
 PEBBLE BEACH, CA
 93953
 APN: 008-281-020

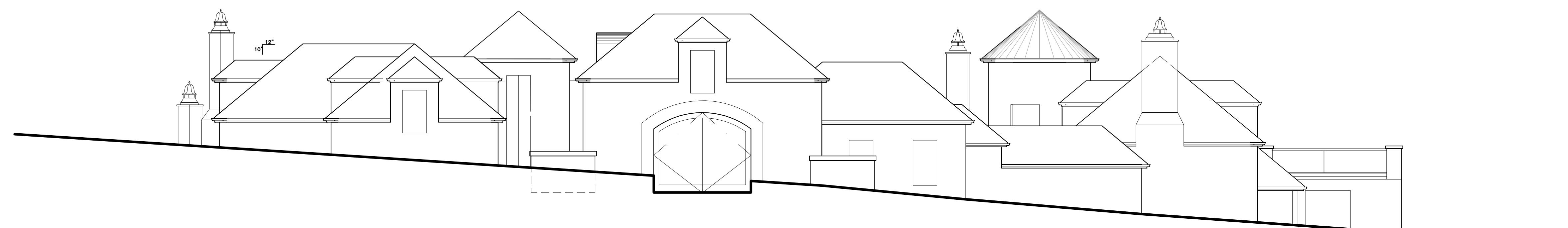
 DATE: AUGUST 18, 2022
 PLANNING SUBMITTAL

 REVISIONS:
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 EXISTING
 ELEVATIONS

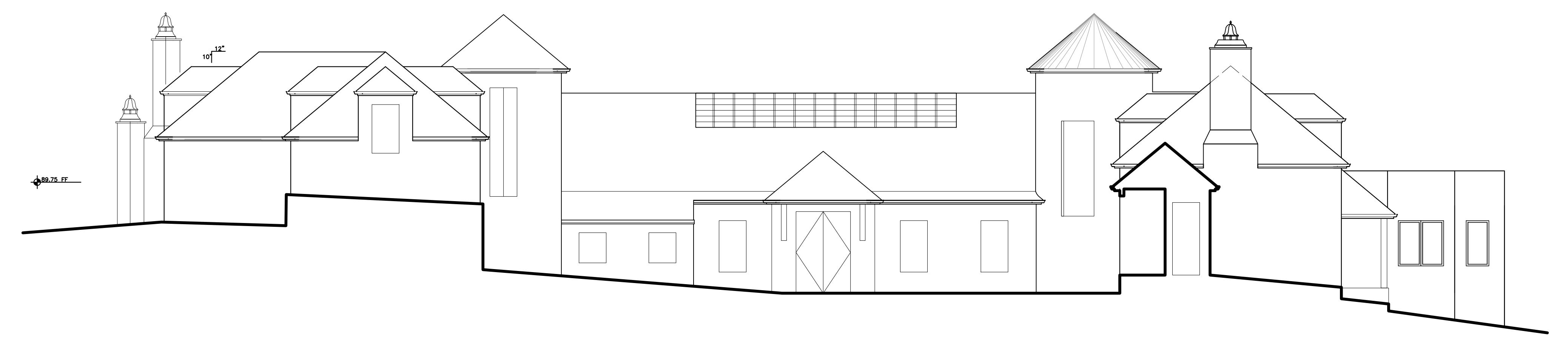
SHEET NO.

E6.0



SOUTH ELEVATION - EXISTING

1/8"=1'-0"



SOUTH ELEVATION AT COURTYARD - EXISTING

1/8"=1'-0"



WEST ELEVATION AT MAIN DECK AND COURTYARD - EXISTING

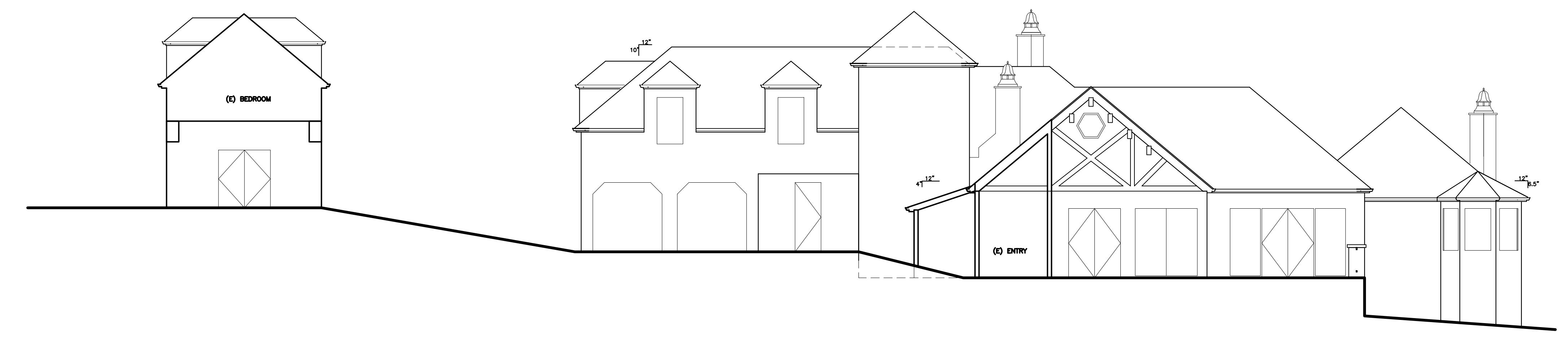
1/8"=1'-0"

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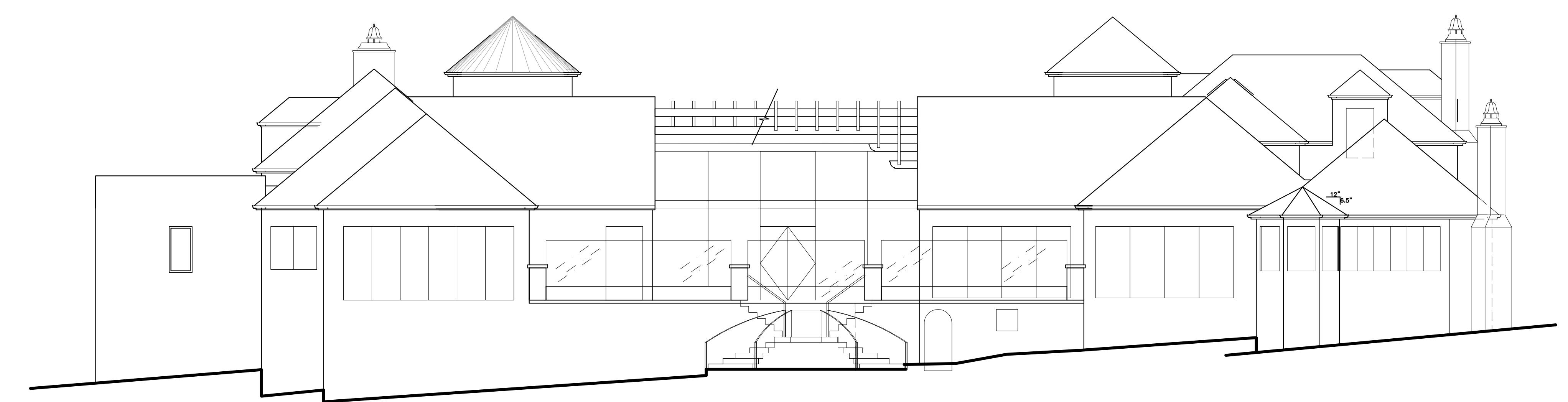
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STAMPS:



EAST ELEVATION AT MAIN DECK AND COURTYARD - EXISTING

1/8"=1'-0"



NORTH ELEVATION - EXISTING

1/8"=1'-0"

 PROJECT/CLIENT:

SKINNER RESIDENCE

 PROJECT ADDRESS:

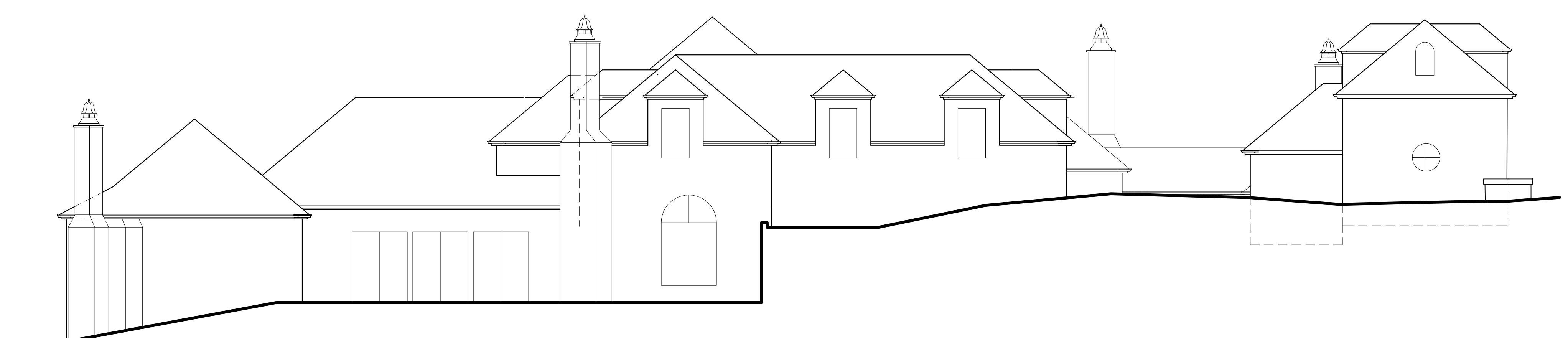
 1151 SOMBRIA LN.
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 93953
 APN: 008-281-020

 DATE: AUGUST 18, 2022
 PLANNING SUBMITTAL

 REVISIONS:
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 EXISTING ELEVATIONS
 SHEET NO.

E6.1



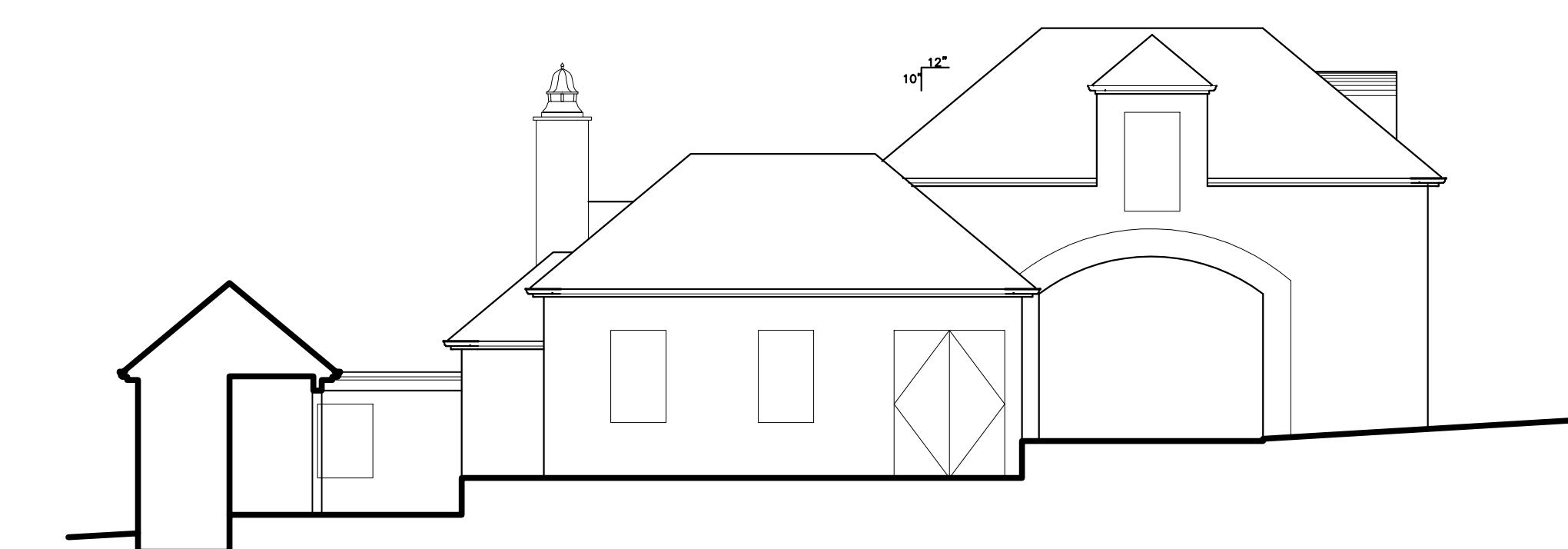
WEST ELEVATION - EXISTING

1/8"=1'-0"



EAST ELEVATION - EXISTING

1/8"=1'-0"



NORTH ELEVATION AT CRYTYRD - EXISTING

1/8"=1'-0"

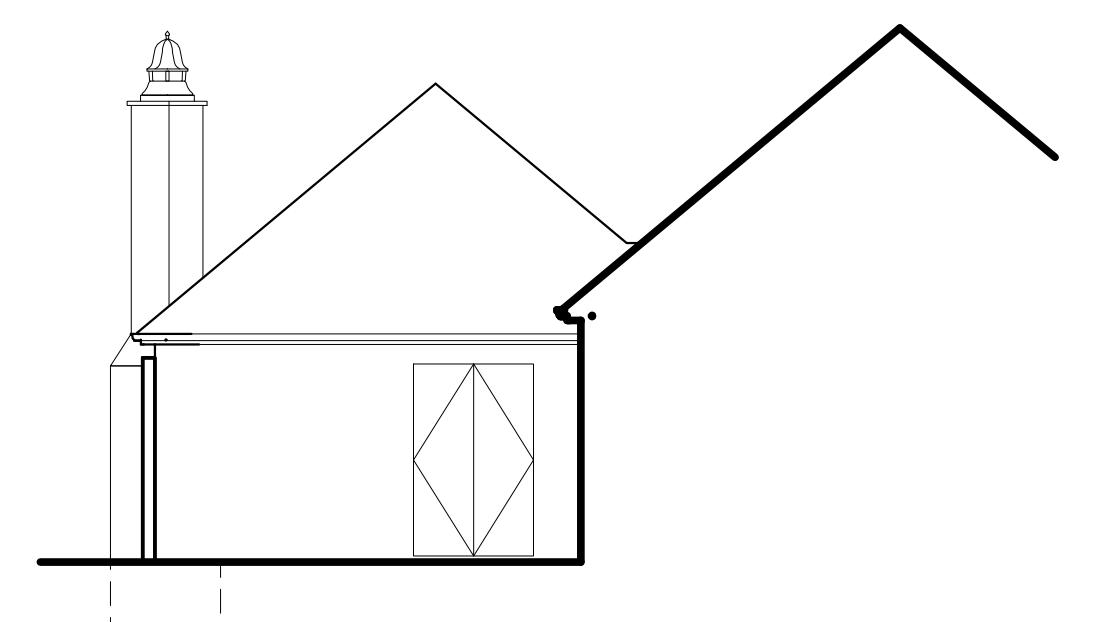
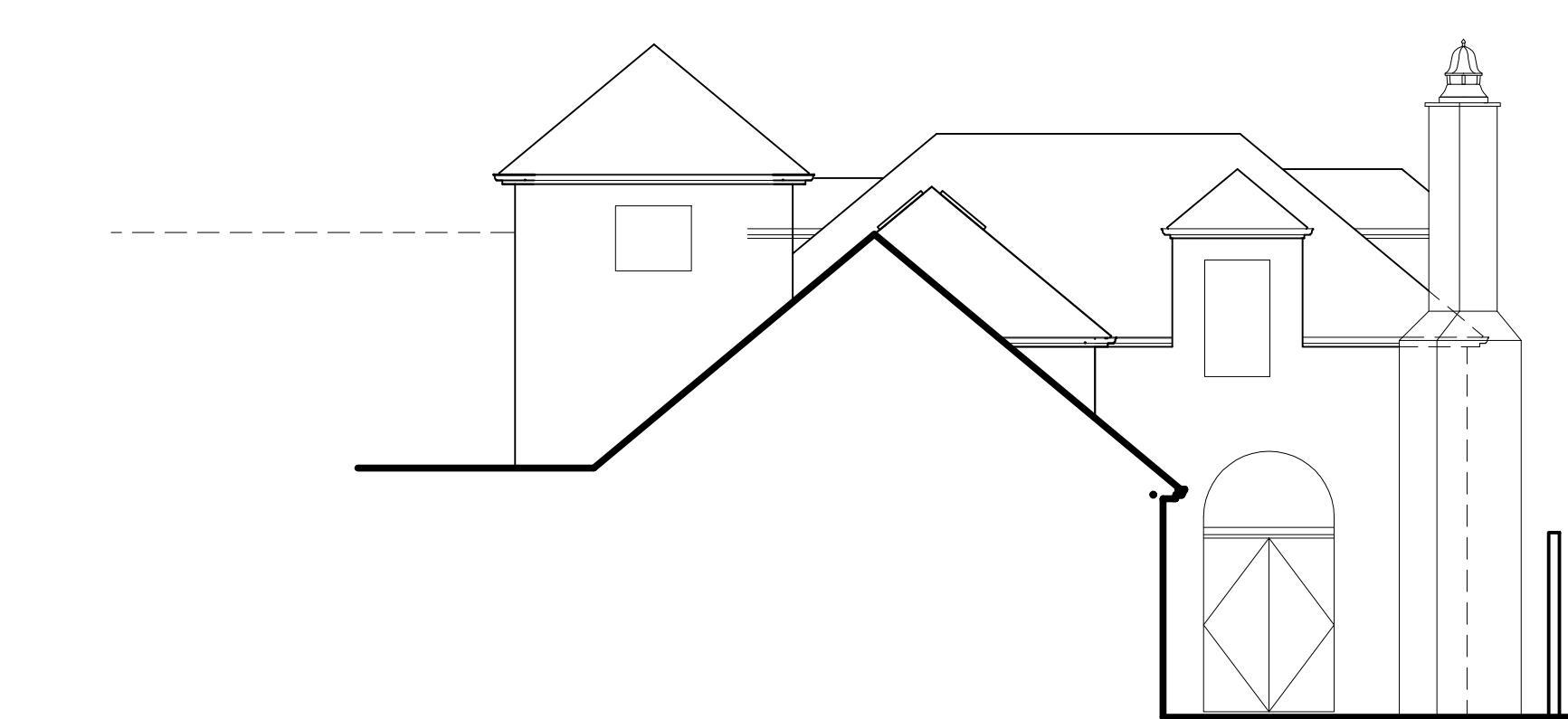
PROJECT/CLIENT:

SKINNER
RESIDENCEPROJECT ADDRESS:

1151 SOMBRIA LN.
PEBBLE BEACH, CA
93953
APN: 008-281-020DATE: AUGUST 18, 2022
PLANNING SUBMITTALREVISIONS:
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EXISTING
ELEVATIONS

SHEET NO.

E6.2



NORTH ELEVATION AT PATIO - EXISTING

1/8"=1'-0"

SOUTH ELEVATION AT PATIO - EXISTING

1/8"=1'-0"



MISSION LANDSCAPING

P.O. BOX 875
PACIFIC GROVE
CALIFORNIA 93950

P 831 373 8293
F 831 373 2283
www.missionlandscaping.com

email:
missionlandscaping@me.com

Landscape & General
Contractors C27 & B 39291
Landscape Architecture
CA Lic #5806

Project:

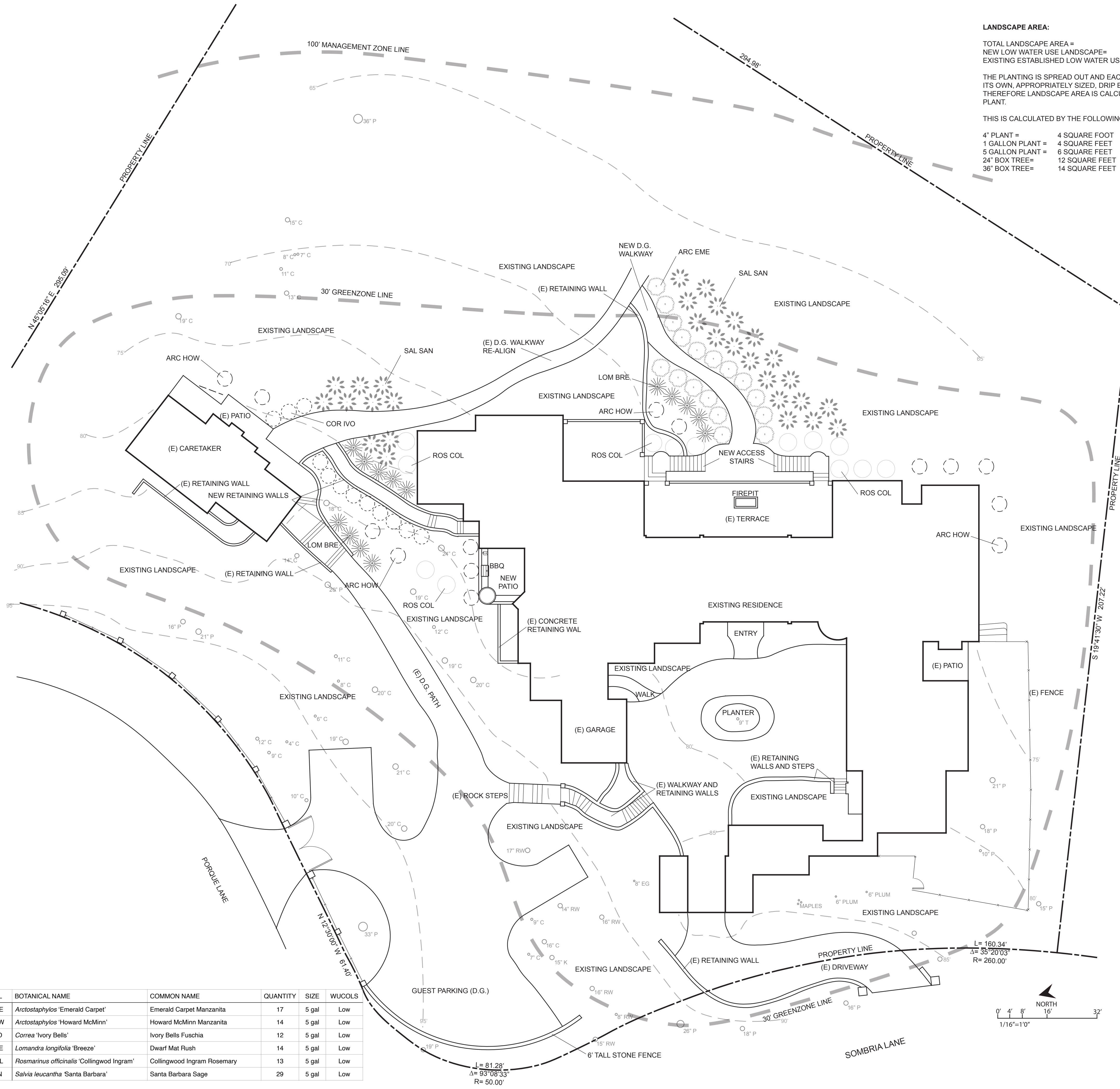
Skinner Residence
1151 Sombria Ln.
Pebble Beach, CA 93953.

APN: 008-281-020
Revisions:



Drawing Title:

Landscape Plan



0' 4' 8' 16' 32'
1/16"=1'0"

Date: 07/11/22
Scale: 1/16"=1'0"

Drawn By: PW

Page Number:

L1.0



MISSION LANDSCAPING

P.O. BOX 875
PACIFIC GROVE
CALIFORNIA 93950

P 831 373 8293

F 831 373 2283

www.missionlandscaping.com

email:

missionlandscaping@me.com

Landscape & General

Contractors C27 & B 39291

Landscape Architecture

CA Lic #5806

Project:

Skinner Residence
1151 Sombria Ln.
Pebble Beach, CA 93953.

APN: 008-281-020
Revisions:



Drawing Title:

Irrigation Plan

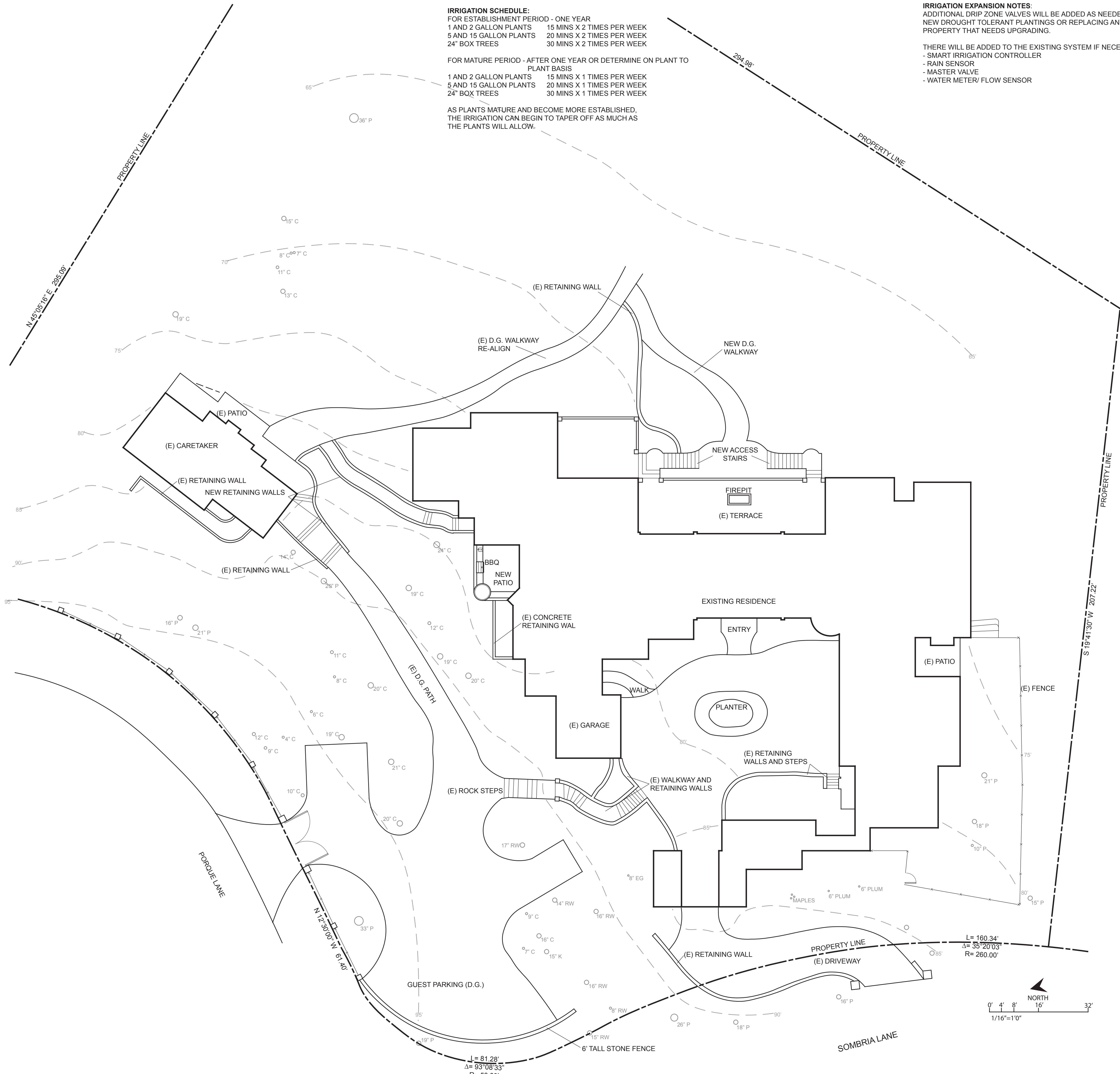
Date: 07/11/22

Scale: 1/16"=1'0"

Drawn By: PW

Page Number:

L2.0



XERISCAPE PRACTICES:

1. LOW WATER USE, DROUGHT TOLERANT PLANTS
2. WATER CONSERVING IRRIGATION TECHNIQUES AND SYSTEMS
3. DRIP IRRIGATE ALL NON-TURF PLANT MATERIAL
4. INSTALLATION OF WEATHER SENSOR AND SMART CONTROLLER TO REGULATE EFFICIENT WATERING.
5. IRRIGATION ZONES TO BE BASED ON LIKE WATER NEEDS.

AUTOMATIC CONTROLLER DEVICE:

SHALL BE WALL MOUNTED AS DIRECTED BY LANDSCAPE CONTRACTOR. SERVICE TO BE 120 VOLT AC HARDWIRED PER ELECTRICAL CONTRACTOR.

LOW VOLTAGE LIGHTING:

TO BE INSTALLED IN ELECTRICAL CONDUIT. RUN ADDITIONAL 2" CHASES AND EXTRA WIRES AS NEEDED. LOCATE BELOW MAIN IRRIGATION LINES. SEE ELECTRICAL PLAN.

HOSE BIBS:

TO BE BRASS AND INSTALLED ON A 4"X4" PRESSURE TREATED POST.

VALVE BOXES, PIPE, AND HOSE BIBS:
ALL EXPOSED COMPONENTS OF IRRIGATION SYSTEM TO BE PURPLE IN COLOR TO SHOW IT IS RECLAIMED WATER.

IRRIGATION NOTES:

ALL IRRIGATION MAIN LINE TRENCHING SHALL BE A MINIMUM OF 18" MIN. BELOW FINISH AT PLANTER BEDS AND 24" MIN. BELOW PAVED SURFACES. LATERAL LINES TO BE 12" BELOW FINISH AND DRIP LINES TO BE 5" BELOW FINISH.

CONNECT IRRIGATION WATER LINE TO DOMESTIC MAIN SUPPLY VIA BACKFLOW PREVENTION DEVICE. (SEE DETAIL.)

ALL BANKS OF IRRIGATION VALVES TO BE CONNECTED TO IRRIGATION MAINLINE AFTER A GATE VALVE FOR SERVICING OF INDIVIDUAL BANKS.

IRRIGATION DEMAND:

14GPM AT 55 PSI STATIC UPSTREAM OF BACKFLOW PREVENTOR. VERIFY EXACT PRESSURE PRIOR TO COMMENCEMENT OF WORK.

ALL TRENCHES FOR IRRIGATION WORK TO BE LAID OUT ON SITE TO AVOID DAMAGE TO ANY EXISTING TREE ROOTS.

IRRIGATION NOTES:

SYSTEM DESIGNED TO PREVENT LOW HEAD DRAINAGE AND NO OVERSPRAY OR RUNOFF.

IRRIGATION LAID OUT TO CONFORM TO HYDROZONES INDICATED ON LANDSCAPE PLAN.

SYSTEM DESIGNED TO ACHIEVE MINIMUM IRRIGATION EFFICIENCY OF .75 FOR OVERHEAD SPRAY AND .81 FOR DRIP ZONES.

SYSTEM USES LOW VOLUME IRRIGATION IN MULCHED PLANTING AREAS.

SYSTEM HAS MATCHED PRECIPITATION RATES FOR HEAD AND EMISSION DEVICES.

THE IRRIGATION HEADS ARE LAID OUT FOR OPTIMAL SPACING.

SWING JOINTS ARE USED ON ALL SPRINKLER HEADS.

SYSTEM USES CHECK OR ANTI-DRAIN VALVES.

SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY FOR TURF OR OTHER AREAS LESS THAN 10 FEET IN WIDTH.

WHERE SPRINKLER HEADS ARE CLOSER THAN 24" TO HARDCAPE, HARDCAPE IS DESIGNED TO DRAIN ENTIRELY INTO LANDSCAPE.

EACH VALVE IRRIGATES HYDROZONE WITH SIMILAR CONDITIONS WITH SPRINKLER HEADS AND EMISSION DEVICES THAT ARE APPROPRIATE FOR THE PLANT TYPE WITHIN THE HYDROZONE.

TREES WILL BE PLACED ON SEPARATE VAVES FROM SHRUBS, GROUNDCOVERS, AND TURF WHERE FEASIBLE.

DRIP EMMITTERS TO BE 1 GPH UNLESS OTHERWISE NOTED.

LANDSCAPING STATEMENT:

I PATRICK WILSON CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE, DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF, AND LOW-FLOW, WATER CONSERVING IRRIGATION FIXTURES.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

Patrick R. Wilson

IRRIGATION LEGEND:

===== 1.5" DIA SCH. 40 PVC MAIN SUPPLY LINE

■ FEBCO BACKFLOW PREVENTION DEVICE

□ MAINLINE MASTER VALVE

■ IRRIGATION WATER METER + FLOW SENSOR

□ VALVE BOX

○ RAINBIRD ESP-SMT SMART IRRIGATION CONTROLLER

○ HOSE BIB

▼ RAINBIRD ESP RAIN SENSOR

■ GATE VALVE

— 4" SCH 40 PVC CHASE PIPE



MISSION LANDSCAPING

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missionlandscaping@me.com
Landscape & General
Contractors C27 & B 39291
Landscape Architecture
C A Lic #5806

Project:

Skinner Residence
1151 Sombria Ln.
Pebble Beach, CA 93953.

APN: 008-281-020
Revisions:

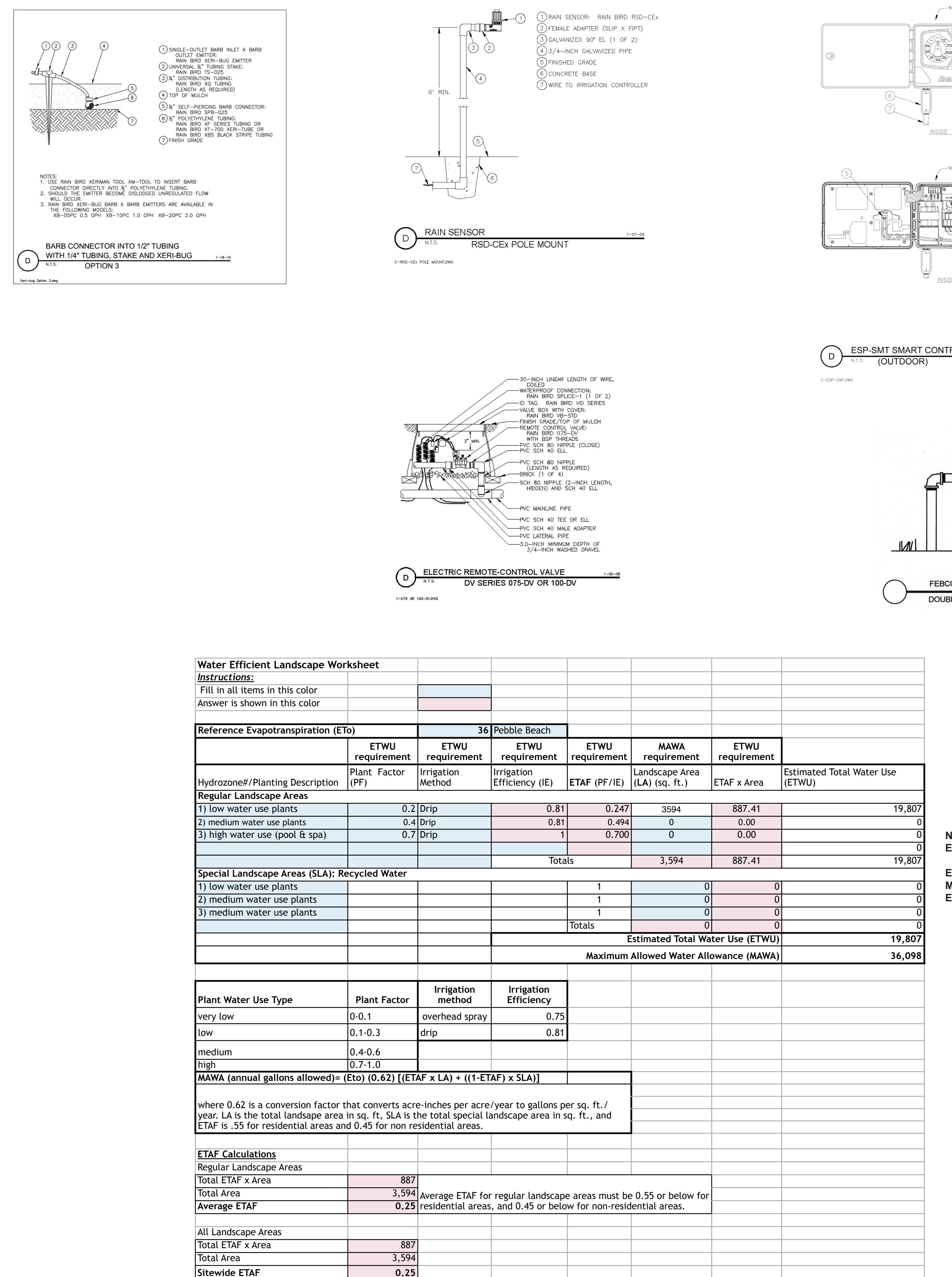


Drawing Title:

Irrigation Details

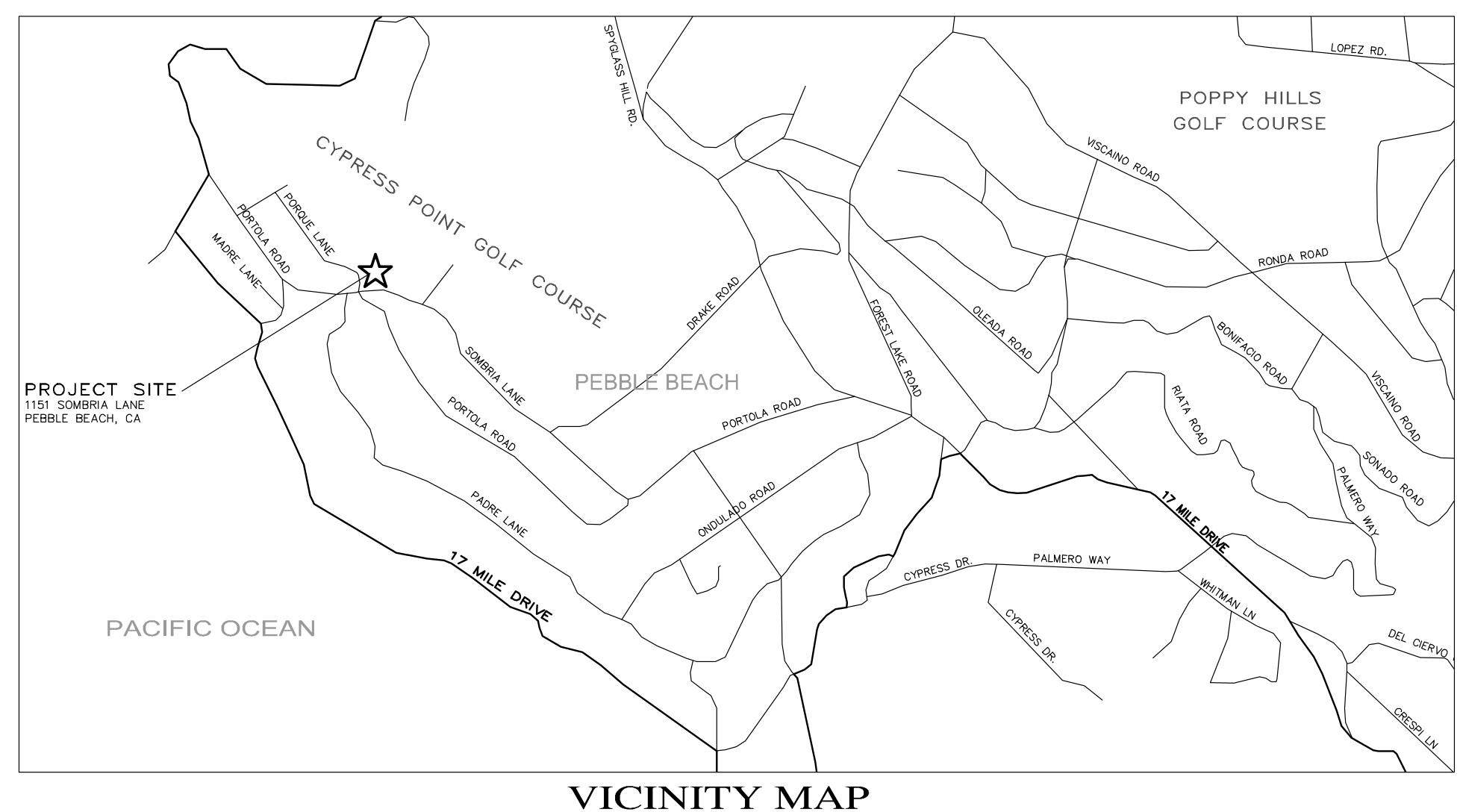
Date: 07/11/22
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Drawn By: PW
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L2.1



Water Efficient Landscape Worksheet							
Instructions:							
Fill in all items in this color							
Answer is shown in this color							
Reference Evapotranspiration (ET₀)							
36 Pebble Beach							
Hydrozone#/Planting Description	ETWU requirement	ETWU requirement	ETWU requirement	ETWU requirement	MAWA requirement	ETWU requirement	
Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (LA) (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)	
Regular Landscape Areas							
1) low water use plants	0.2	Drip	0.81	0.247	3594	887.41	19,807
2) medium water use plants	0.4	Drip	0.81	0.494	0	0.00	0
3) high water use (pool & spa)	0.7	Drip	1	0.700	0	0.00	0
				Totals	3,594	887.41	19,807
Special Landscape Areas (SLA): Recycled Water							
1) low water use plants			1	0	0	0	0
2) medium water use plants			1	0	0	0	0
3) medium water use plants			1	0	0	0	0
				Totals	0	0	0
Estimated Total Water Use (ETWU)							
Maximum Allowed Water Allowance (MAWA)							
Plant Water Use Type	Plant Factor	Irrigation method	Irrigation Efficiency				
very low	0-0.1	overhead spray	0.75				
low	0.1-0.3	drip	0.81				
medium	0.4-0.6						
high	0.7-1.0						
MAWA (annual gallons allowed)= (ET₀) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]							
where 0.62 is a conversion factor that converts acre-inches per acre/year to gallons per sq. ft./year. LA is the total landscape area in sq. ft., SLA is the total special landscape area in sq. ft., and ETAF is .55 for residential areas and 0.45 for non residential areas.							
ETAF Calculations							
Regular Landscape Areas							
Total ETAF x Area	887						
Total Area	3,594	Average ETAF for regular landscape areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.					
Average ETAF	0.25						
All Landscape Areas							
Total ETAF x Area	887						
Total Area	3,594						
Sitewide ETAF	0.25						

NEW LOW WATER USE LANDSCAPE= 594 SQUARE FEET
EXISTING ESTABLISHED LOW WATER USE LANDSCAPE= 3,000 SQUARE FEET
ESTIMATED TOTAL WATER USE (ETWU) = 19,807 GALLONS PER YEAR
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA) = 36,098 GALLONS PER YEAR
ETWU IS LESS THAN MAWA



VICINITY MAP

NOT TO SCALE

STORM WATER CONTROL NOTES:

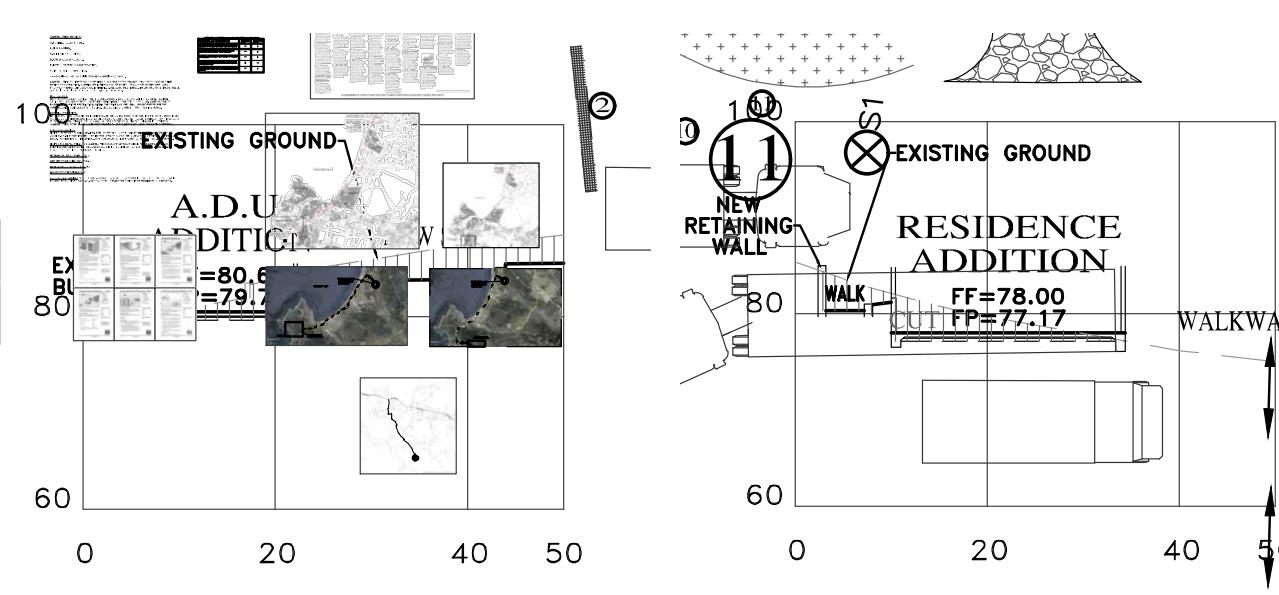
- 1) THE PROJECT IS NOT LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER NO. 2013-0001-DW0; THEREFORE, THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRS) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.
- 2) THE PROJECT IS NOT IN ANY OF THE CONDITIONED AREAS OF THE PEBBLE BEACH COMPANY DRAINAGE REQUIREMENTS AND IS NOT REQUIRED TO ANY SPECIAL STORM WATER FACILITY DESIGN.
- 3) PER MONTEREY COUNTY CODE 16.12.070 RUNOFF CONTROL, THIS PROJECT SHALL INCLUDE STORM WATER FACILITIES DESIGNED TO LIMIT THE 10-YR POST-DEVELOPMENT TO THE 10-YR PRE-DEVELOPMENT RUNOFF RATE.

TOTAL LOT AREA = 96,224 SQ.FT.
TOTAL IMPERVIOUS AREA = 5,110 SQ.FT.
TOTAL AREA OF DISTURBANCE = 9,500 SQ.FT.±

GRADING QUANTITIES:
CUT = 225 C.Y.
FILL = 190 C.Y.
NET = 35 C.Y. EXPORT

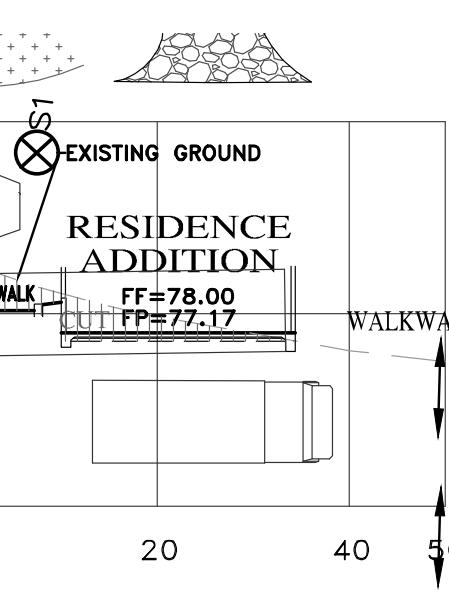
INDEX TO SHEETS

SHEET C1 GRADING, DRAINAGE & UTILITY PLAN
SHEET C2 EROSION CONTROL PLAN
SHEET C3 CONSTRUCTION MANAGEMENT PLAN



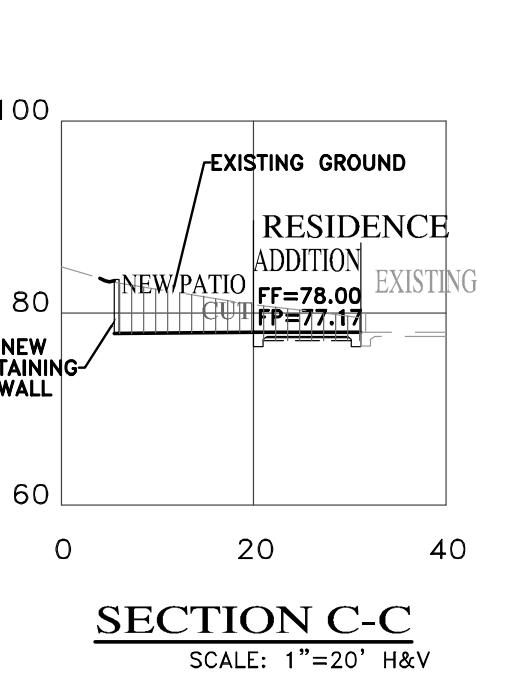
SECTION A-A

SCALE: 1"=20' H&V



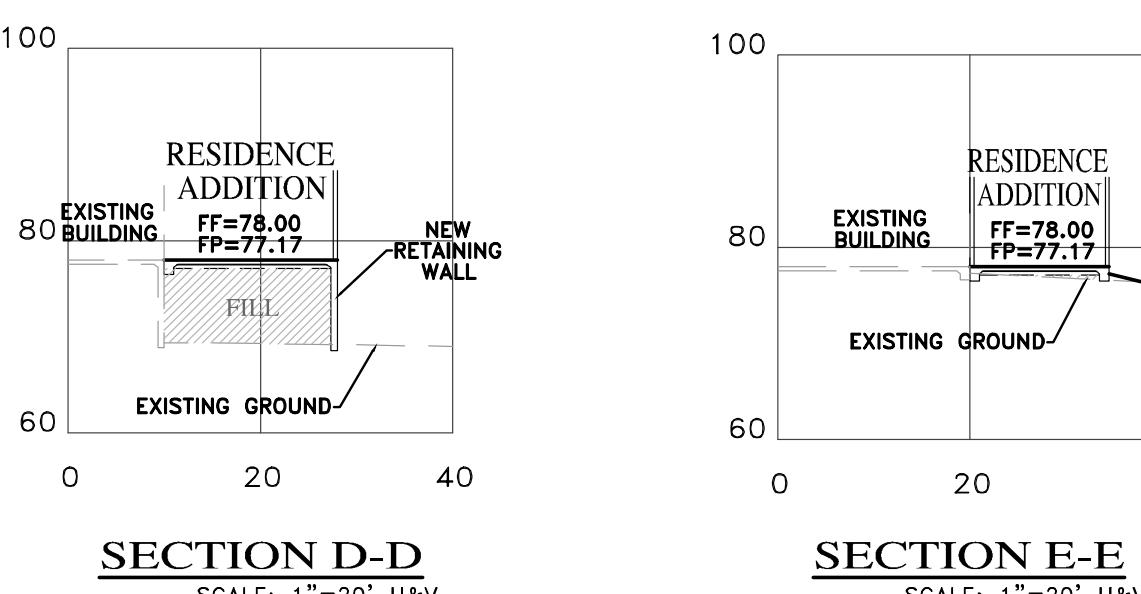
SECTION B-B

SCALE: 1"=20' H&V



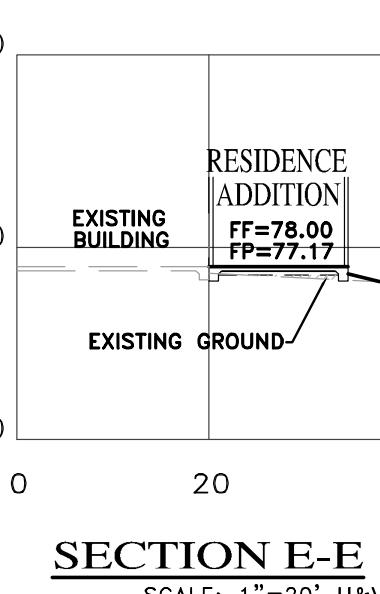
SECTION C-C

SCALE: 1"=20' H&V



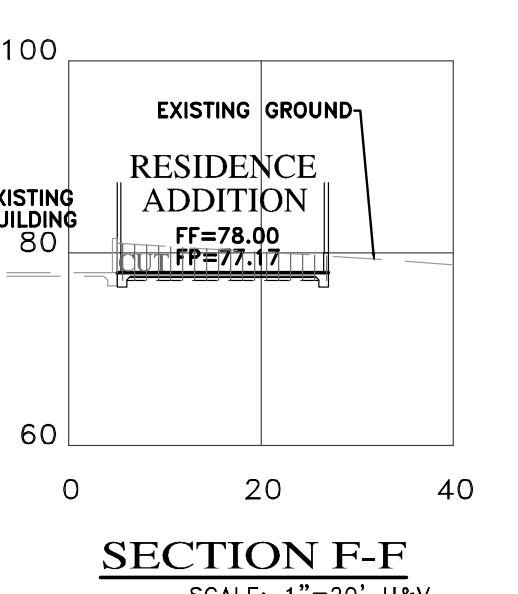
SECTION D-D

SCALE: 1"=20' H&V



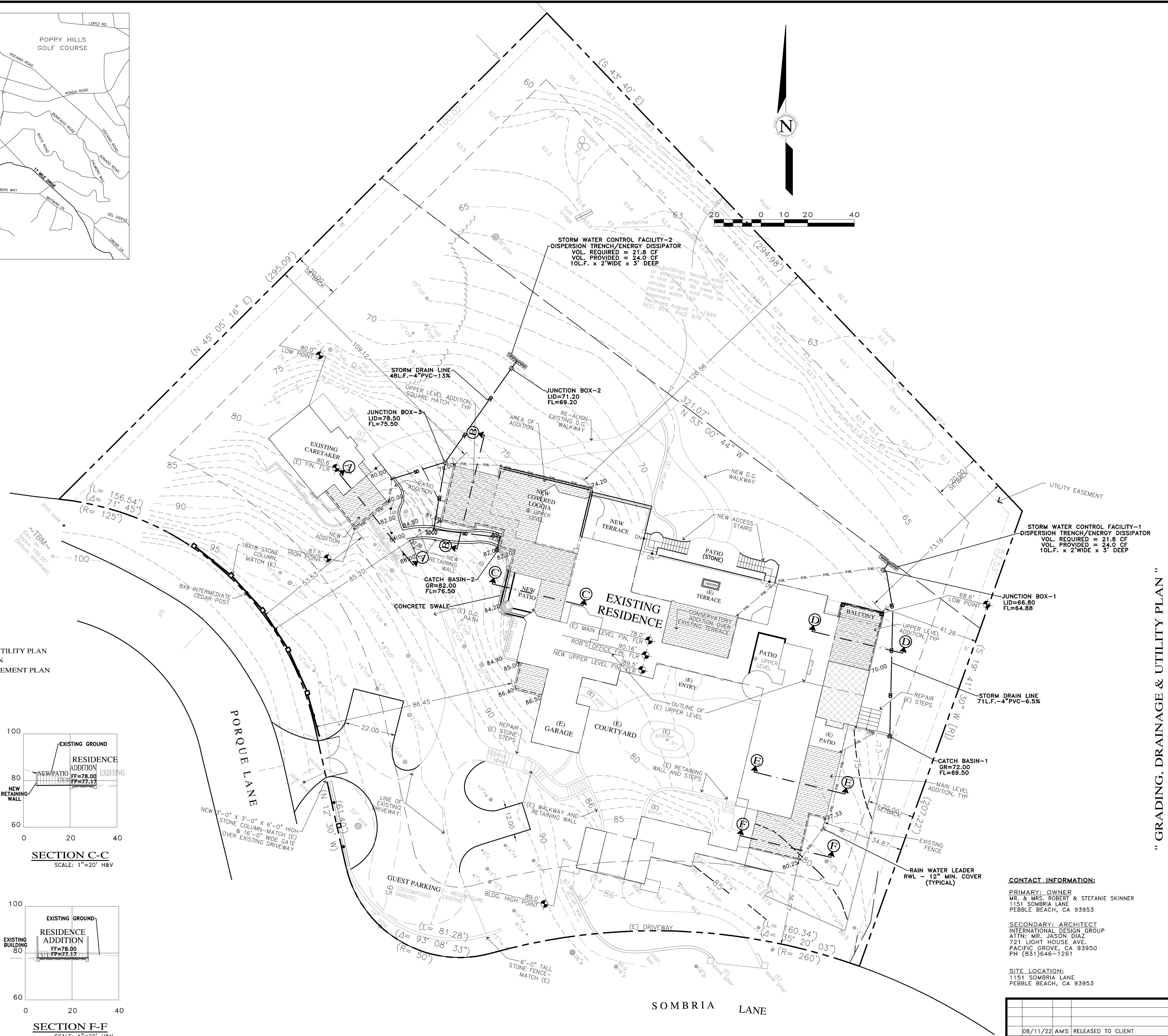
SECTION E-E

SCALE: 1"=20' H&V



SECTION F-F

SCALE: 1"=20' H&V



"GRADING, DRAINAGE & EROSION CONTROL PLAN"

SKINNER RESIDENCE
OF
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA

A.P.N.: 008-281-020
FOR
MR. & MRS. ROBERT & STEPHANIE SKINNER

APPROVED BY:
GUY R. GIRATO
8/22/22



GRADING, DRAINAGE & EROSION CONTROL PLAN

SCALE: 1"=20'

DATE: AUGUST 2022

JOB NO. 2536-01

SHEET C1

OF 3 SHEETS

08/11/22 AMS RELEASED TO CLIENT

No. DATE BY REVISION

PROFESSIONAL ENGINEER REGISTRATION
State of California
Guy R. Girato
No. 563659
Exp. 06-30-25

SECONDARY: ARCHITECT
INTERNATIONAL DESIGN GROUP
ATTN: MR. JASON DIAZ
721 LIGHTHOUSE AVE.
PACIFIC GROVE, CA 93950
PH: (831)646-1261

SITE LOCATION:
1151 SOMBRIA LANE
PEBBLE BEACH, CA 93953



LEGEND:

- FR: Fiber rolls
- Grid: Geotextile filter fabric
- Stake: Silt fence stakes
- Soil: Exposed soil areas
- Shaded area: Erosion control measures
- Arrow: Downslope direction
- Box with 'X': Construction access
- Grid with dots: Stockpile area
- Wavy line: Sanitary/Septic waste management
- SF: Silt fence

DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BEHIND INLET GATE AND SURROUND ENTIRE INLET WITH GRAB BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER – SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.

STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (SEE DETAIL). INSPECT DAILY, AND ADD ADDITIONAL STONE AS TOP-DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.

CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.

SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED DURING THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE.

STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED DAILY TO AVOID WEATHERING AND DUSTING. STOCKPILES WITH FIBER ROLLS OR SILT FENCE STOCKPILES, "COLD MIX" TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM.

CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA, AND ALL HAZARDOUS MATERIALS AND HAZARDOUS PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. Drip PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLI SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.

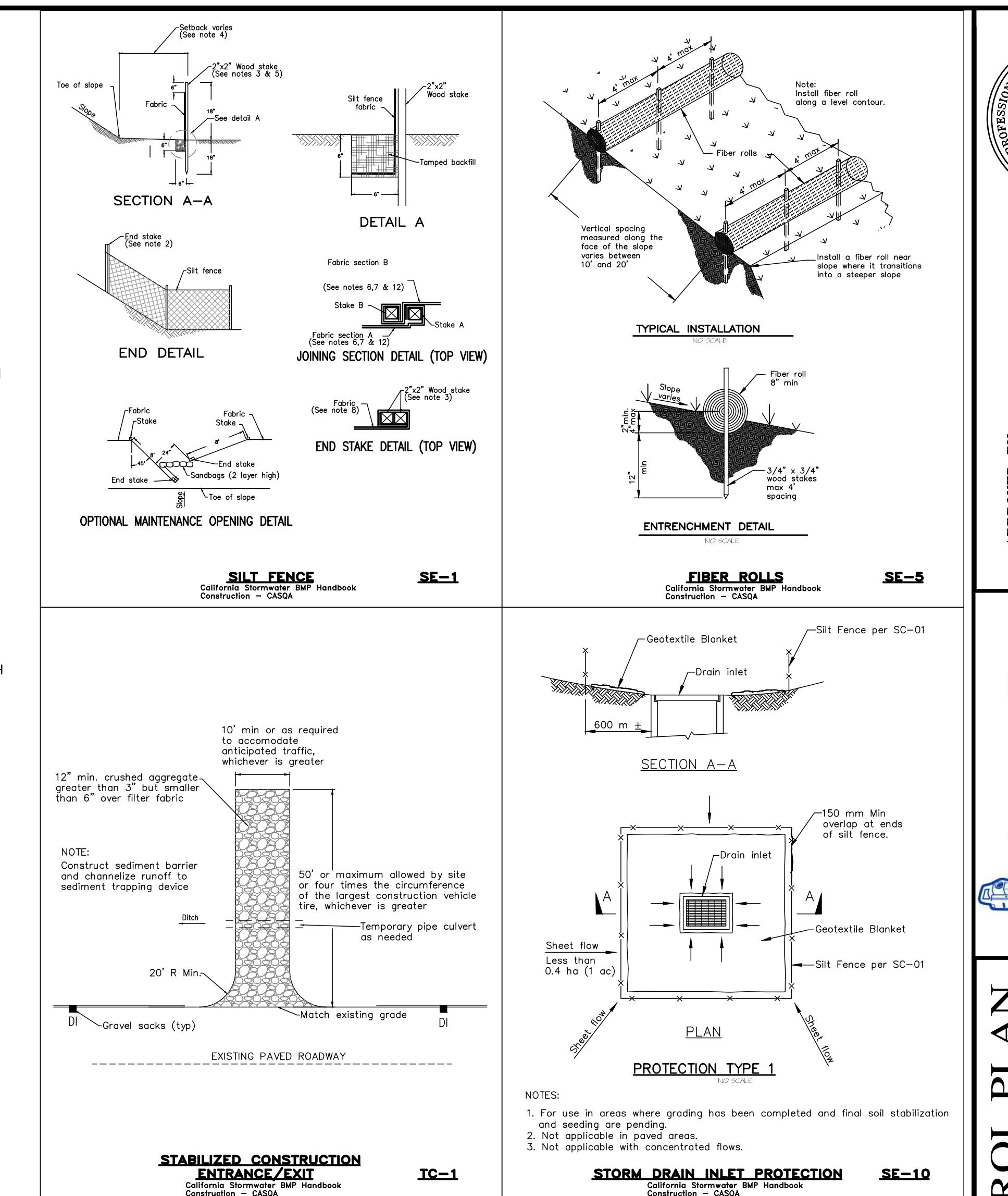
WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATERTIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ON-SITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.

TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIPLINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BY A LICENSED AND CERTIFIED ARBORIST.

SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEYED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL, TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

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 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.
- ALL 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 SEEDED 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 AND SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.
- 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 SEDED WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLACIUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNNHA MOLATE BLUE 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.



PROFESSIONAL ENGINEER
GUY R. GIRALDO
No. 56569
CIVIL
EXP. 06-30-23
SITES OF CALIFORNIA
8/1/22

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GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
SKINNER RESIDENCE
A.P.N.: 008-281-020
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
FOR
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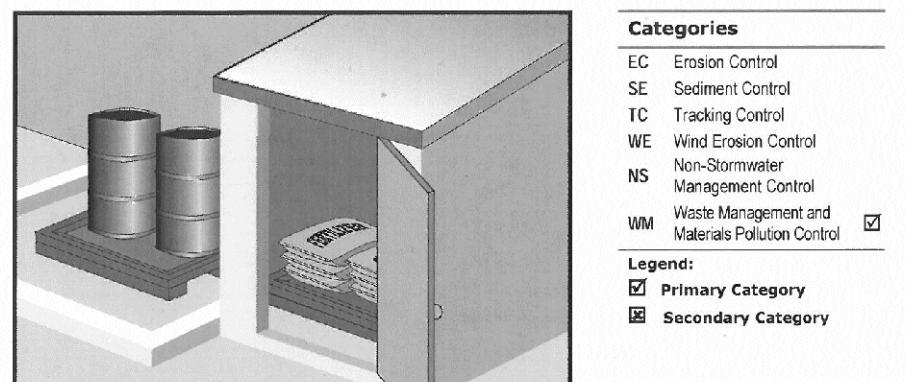
EROSION & SEDIMENT CONTROL PLAN
CONSTRUCTION

SCALE: AS SHOWN
DATE: AUGUST 2022
JOB NO. 2536-01
SHEET C2
OF 3 SHEETS

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

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

Material Delivery and Storage WM-1

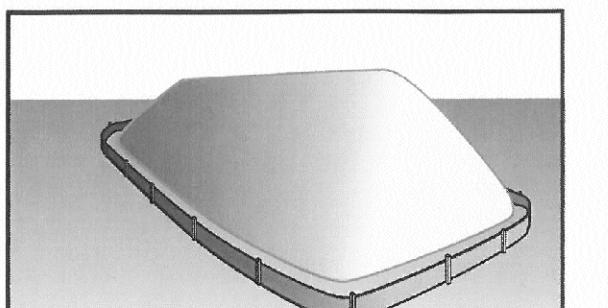


Description and Purpose

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

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

Stockpile Management WM-3

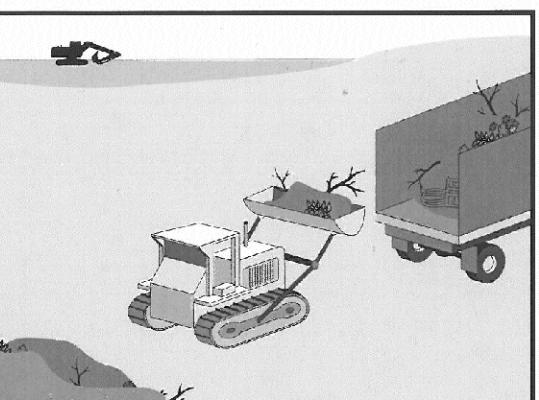


Description and Purpose

Stockpile management procedures and practices are designed to reduce or eliminate the discharge of pollutants from stockpiles by controlling the discharge of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

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

Solid Waste Management WM-5

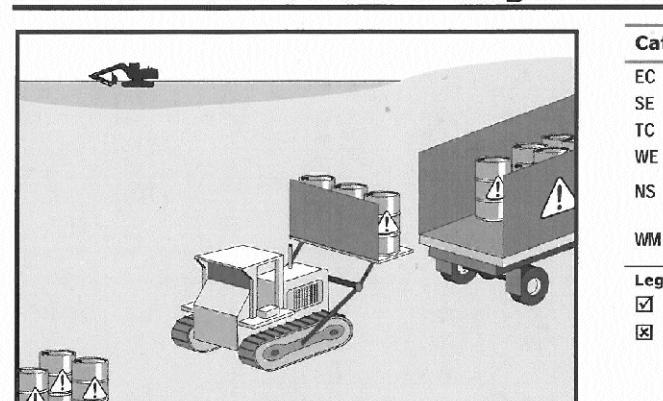


Description and Purpose

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

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

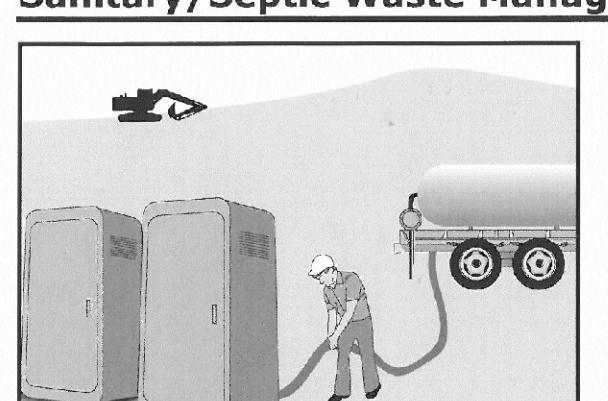
Hazardous Waste Management WM-6



Description and Purpose

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

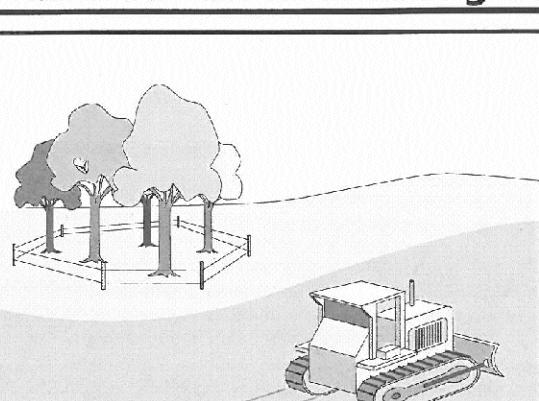
Sanitary/Septic Waste Management WM-9



Description and Purpose

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

Preservation Of Existing Vegetation EC-2



Description and Purpose

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

CONSTRUCTION INSPECTION REQUIREMENTS

A-PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.

B-DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.

C-PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.

D-INSPECT DAILY FOR EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

E-INSPECT DAILY FOR EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

F-INSPECT DAILY FOR EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

G-INSPECT DAILY FOR EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

H-INSPECT DAILY FOR EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

I-INSPECT DAILY FOR EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

J-INSPECT DAILY FOR EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

K-INSPECT DAILY FOR EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

L-INSPECT DAILY FOR EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

M-INSPECT DAILY FOR EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

N-INSPECT DAILY FOR EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

O-INSPECT DAILY FOR EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

P-INSPECT DAILY FOR EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

Q-INSPECT DAILY FOR EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

R-INSPECT DAILY FOR EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

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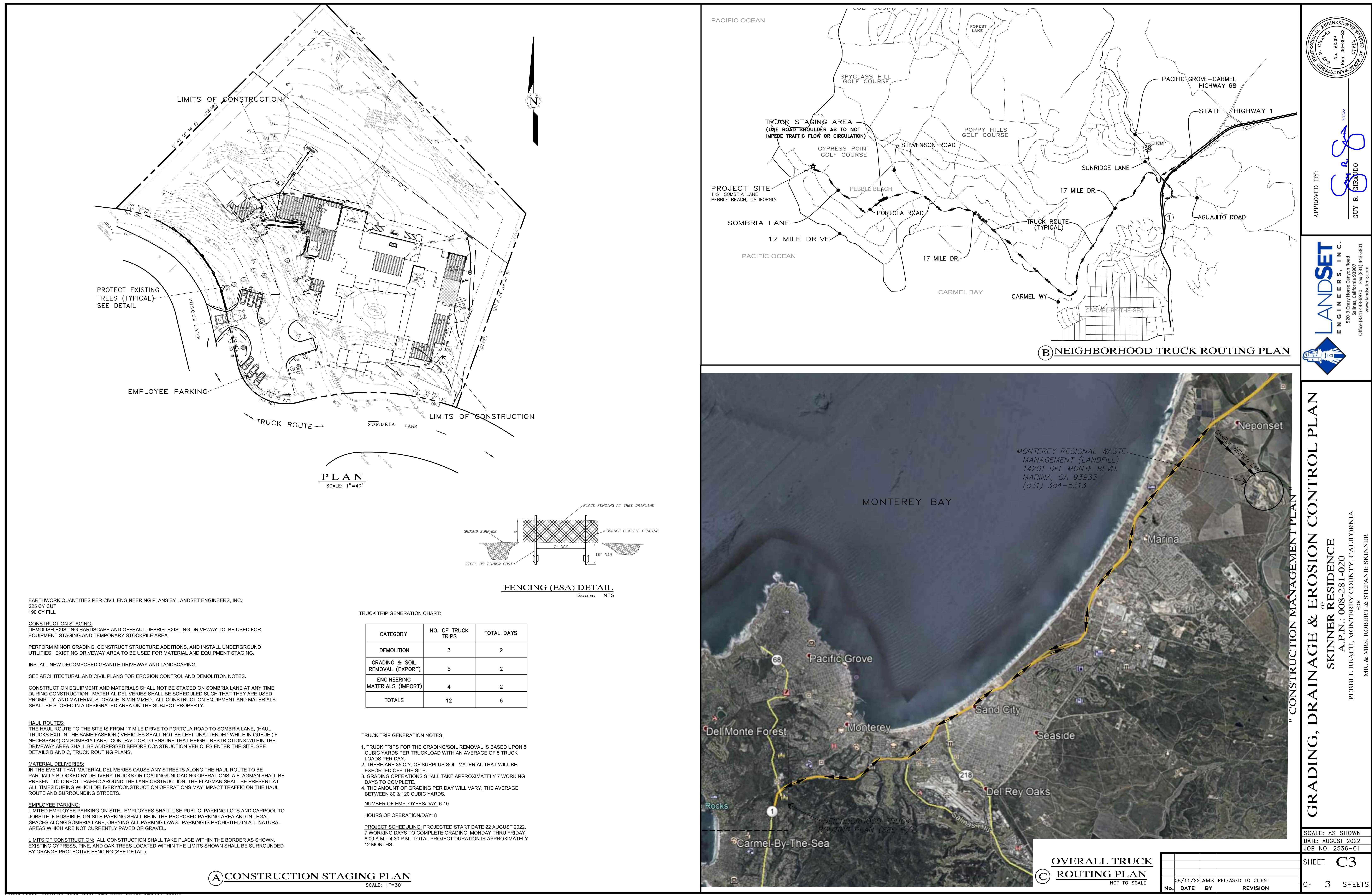
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W-INSPECT DAILY FOR EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

X-INSPECT DAILY FOR EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

Y-INSPECT DAILY FOR EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

Z-INSPECT DAILY FOR EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.



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