

Attachment B

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DRAFT RESOLUTION

Before the Board of Supervisors in and for the County of Monterey, State of California

In the matter of the application of:

ALFORD TRACY TR (PLN171011)

RESOLUTION NO. ---

Resolution by the Monterey County Board of Supervisors:

1. Deny the appeal of Chris and Sara Bardis from the September 27, 2018 Zoning Administrator's decision approving an after-the-fact Coastal Administrative Permit and Design Approval (PLN171011/Alford);
2. Find that the project involves the construction of an accessory structure, which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 (e) of the CEQA Guidelines; and
3. Approve an after-the-fact Coastal Administrative Permit and Design Approval, clearing Code Enforcement case (17CE00253), to:
 - a. Replace 4,600 square feet of impervious driveway with pervious materials to correct impervious site coverage in excess of 9,000 square feet,
 - b. Construct a 660 square foot rear patio where a lawn area previously existed; extend a gas line to the rear patio, grill and fireplace; and install new on-site drainage improvements.

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

The appeal by Chris and Sara Bardis from the decision by the Monterey County Zoning Administrator to approve a Coastal Administrative Permit and Design Approval (PLN171011/Tracy Alford Trust) came on for a public hearing before the Monterey County Board of Supervisors on March 12, 2019. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Board of Supervisors finds and decides as follows:

supported by the evidence and the decision was contrary to law. See Finding No. 8 (Appeal) for the summary of the Appellants' specific contentions and the County responses to those contentions.

- f) Pursuant to Sections 20.86.030.C and E, an appeal shall be filed with the Clerk of the Board of Supervisors within 10 days after written notice of the decision of the Appropriate Authority. Monterey County Zoning Administrator Resolution No. 18-056 was mailed to the Applicant on September 28, 2018. An appeal was filed with the Clerk of the Board of Supervisors on October 8, 2018, within the 10-day timeframe prescribed by Section 20.86.030.C of Title 20. The appeal hearing is de novo. A complete copy of the appeal, including the additional contentions, is on file with the Clerk of the Board, and is attached to the March 12, 2019, staff report to the Board of Supervisors as Attachment C.
- g) On October 12, 2018, staff received correspondence from the applicant and appellant agreeing to postpone the public hearing to January 29, 2019. On January 8, 2019, the applicant requested another continuance to March 12, 2019 to allow time to revise the plans to address concerns of the appellant. On January 11, 2019, Staff received correspondence from the appellant agreeing to the additional continuance. Accordingly, the hearing before the Board of Supervisors was scheduled and duly noticed for March 12, 2019.
- h) Notice of the hearing on the matter before the Board of Supervisors was published on February 28, 2019, in the Monterey County Weekly; notices were mailed and emailed on February 28, 2019, to all property owners and occupants within 300 feet of the project site, and to persons who requested notice; and at least three (3) notices were posted at and near the project site by March 2, 2019. The Board conducted the public hearing on March 12, 2019.
- i) 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 No. PLN171011; Clerk of the Board of Supervisors' file(s) related to the appeal.

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

- EVIDENCE:**
- a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan (General Plan);
 - Del Monte Forest Land Use Plan (DMF LUP);
 - Monterey County Coastal Implementation Plan, Part 5 (DMF CIP);
 - Monterey County Coastal Implementation Plan (Title 20)

Communications were received during the course of review of the project alleging inconsistencies with the text, policies, and regulations in these documents. Comments were fully analyzed to ensure no issues remain.

- b) Allowed Use. The site is located at 1496 Bonifacio Road in the Del Monte Forest Land Use Plan area (in Pebble Beach) and is zoned Low Density Residential, with a maximum density of 1.5 acres per unit, with a Design Control Overlay, Coastal Zone [LDR/1.5-D (CZ)]. The LDR zoning district permits single family dwellings as a principally permitted use subject to a Coastal Administrative Permit in each case (Section 20.14.040.A). The project includes development related to the residential use of the property, and therefore, the proposed project is a use allowed on the site with the Coastal Administrative Permit. Standards for granting a Coastal Administrative Permit have been met in this case.
- c) Design. The property is subject to the Design Control District “D” zoning standards (Chapter 20.44 of Title 20), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The neighborhood consists of colors and materials that are earth toned. The as-built patio consists of tan and light brown stone material. The driveway surface is composed of pavers, granite and cement materials. A portion of the driveway will be replaced with truegrid and turf block permeable materials. Another section as shown on the plans, will be replaced with crushed stone and replaced with existing pavers, allowing for a 40% pass through. The materials, location, and nature of the project are consistent with neighborhood character and will not detract from the visual integrity of the site or the area. Pursuant to Section 20.147.070 of the DMF CIP, the as-built patio and driveway are not visible from a public viewing area.
- d) Review of Development Standards. The project includes a patio and driveway improvements which do not change the existing coverage or FAR on the site. The patio is attached to the rear of the existing house and meets the required setbacks for patios, decks, and similar improvements. The driveway is not subject to setbacks.
- e) Freshwater and Marine Resources: Pursuant to Policy 77 of the DMF LUP and Section 20.147.030 of the DMF CIP, impervious surface coverage for residential development within the Pescadero Watershed shall be limited to a maximum of 9,000 square feet. As built, inclusive of the rear patio, impervious surfaces total 13,100 square feet which is more than 9,000 square feet of impervious surface allowed on the site. The project includes after-the- fact permitting of the 660 square foot patio and replacement of 4,600 square feet of impervious driveway surfaces with pervious materials such as truegrid and turf block permeable pavers and re-paving an area to

allow for a 40% pass through, which will bring the site into compliance with 9,000 square feet of impervious coverage limitation. In addition, the project will also include installation of 551 square feet of turf block that was required under previous planning approvals but have not yet been installed. A portion of the driveway that was supposed to be converted to turf block in accordance with Condition No. 13 of Resolution No. 000489 was not completed. This project proposes to come into compliance with Condition No. 13 of Resolution No. 000489 by installing 551 square feet of turf block, which is included in the total 4,600 square feet of proposed pervious materials. In total 8,500 square feet of impervious site coverage will remain on the subject property.

- f) The subject property is not in compliance with all rules and regulations pertaining to zoning uses applicable of the County's zoning ordinance (see Finding No. 4). However, approval of the Coastal Administrative Permit and Design Approval will legalize the patio, gas line, address the impervious site coverage limitation and come into compliance with the previously approved permit (see Finding 2, Evidence e). The project, with replacement of the impervious driveway surface with pervious materials, is in conformance to the County's zoning ordinance. The County has evaluated the project as though the work has not already occurred.
- g) Cultural Resources. The project site is in an area identified in County records as having a high archaeological sensitivity. A previous archaeological report (LIB090047) has been completed and concluded that there was no surface evidence of potentially significant archaeological resources. The site is developed and has been previously disturbed. The potential for inadvertent impacts to cultural resources is addressed through incorporation of a standard condition of approval which requires the contractor to stop work while resources are evaluated if previously unidentified resources are discovered during construction.
- h) The project planner conducted site inspections on July 20, 2018 and February 20, 2019 to verify that the project on the subject parcel conforms to the plans submitted.
- i) The project was not referred to the Del Monte Land Use Advisory Committee (LUAC) for review. Based on the LUAC procedure guidelines adopted by the Monterey County Board of Supervisors, this application did not warrant referral to the LUAC.
- 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 No. PLN171011.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA-Planning, Pebble Beach CSD Fire Protection District, RMA-Public Works, RMA-Environmental Services, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development and any conditions recommended have been incorporated.
 - b) The project includes minor improvements associated with an established residential use on a residential property within a residential neighborhood.
 - c) The site is not located in an urbanized area as defined in Chapter 16.14 of the Monterey County Code; however, RMA-Environmental Services has applied conditions of approval requiring drainage improvements in accordance Pescadero watershed policies contained in the Del Monte Forest Land Use Plan. Drainage improvements will include the use of permeable materials to reduce the quantity of stormwater run-off and reconstructing the current drainage system and infrastructures to be entirely on the subject property. With the condition in place, the project will not have adverse impacts on freshwater and marine resources in the vicinity.
 - d) Staff conducted site inspections on July 20, 2018 and February 20, 2019 to verify that the site is suitable for this use.
 - e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File No. PLN171011.

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

- EVIDENCE:**
- a) The project was reviewed by the RMA-Planning, Pebble Beach CSD Fire Protection District, RMA-Public Works, RMA-Environmental Services, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities are existing on the subject property. California American Water Company is the domestic water purveyor and the Monterey Peninsula Water Management District provides wastewater services. The project would not require intensification of services provided.

- c) The project application includes a preliminary drainage plan addressing stormwater and erosion control. Per the recommendation of RMA Environmental Services, the County has conditioned the project for the applicant to submit final drainage and erosion control plans that are consistent with Section 20.147.030 of the CIP and Monterey County Code Chapter 16.12 prior to issuance of construction permits. Implementation of the final approved plans will occur prior to final of construction permits. As recommended by RMA-Environmental Services, a condition requiring an as-built certification has been applied to the project to ensure all development has been constructed in accordance with the recommendations of the geotechnical investigation, grading and stormwater control (drainage) plans.
- d) The project includes minor improvements associated with an established residential use in a residential neighborhood.
- e) Staff conducted site inspections on July 20, 2018 and February 20, 2019 to verify that the site is suitable for this use.
- f) 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 No. PLN171011.

5. **FINDING:** **VIOLATIONS** - The subject property is not compliance with all rules and regulations pertaining to zoning. Violations exist on the property. The approval of this permit will correct the violations and bring the property into compliance.
- EVIDENCE:** a) Staff reviewed Monterey County RMA-Planning and RMA-Building Services records which indicate an existing violation (Code Enforcement case No. 17CE00253) on the subject property. This violation includes construction of a patio, installation of a new gas line, drainage improvements, non-compliance with previous conditions of approval (Condition No. 13 of Resolution No. 000489) relative to impervious surfaces on the driveway (551 square feet of turf block) and use of a residential unit for overnight accommodations and assemblages of people without a Coastal Development Permit. County staff received a letter from the owner stating that overnight accommodations and assemblages of people are not and will not occur on the property. The letter and this Coastal Administrative Permit and Design Approval will clear this violation.
- b) This Coastal Administrative Permit and Design Approval permits construction of a rear patio, extension of a gas line, on-site drainage improvements along the driveway and replacing impervious surface driveway materials to pervious materials, subject to the conditions of approval.
- c) Portions of the Code enforcement case not addressed in this permit – the alleged short-term rentals – have been cleared with the Code

Enforcement unit. Granting approval of this application will clear the violation on this property.

- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File No. PLN171011.

6. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 (e) categorically exempts new construction of accessory structures such as garages, carports, patios, swimming pools, and fences.
 - b) The proposed project is an after-the-fact permit for the construction of a 660 square foot patio where a lawn previously existed, extension of a gas line, and drainage improvements; 4,600 square feet of impervious driveway surfaces will also be replaced with pervious materials to bring the site into conformance with Pescadero watershed coverage limitations. These improvements represent minor alterations and small additions to an existing residential use in a residential zone; Therefore, the project qualifies for a Class 3 categorical exemption pursuant to Section 15303 of the CEQA guidelines.
 - c) No adverse environmental effects were identified during staff review of the development application during site visits on July 20, 2018 and February 20, 2019. Concerns raised by the appellant about drainage within Environmentally Sensitive Habitat have been addressed. Drainage will be directed to a swale that is currently on the property, which was previously approved. The area where drainage is directed has been recognized under previous permits as an acceptable drainage feature (see Finding 8). Drainage from the improvements will not adversely affect any resources found within the drainage course or downstream from site.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.
 - e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File No. PLN171011.

7. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:** a) The subject project site is not described as an area where the Local Coastal Program requires physical public access (Figure 8, Major Public Access and Recreational Facilities, in the Del Monte Forest Land Use Plan).
- b) The subject project site is not identified as an area where the Local Coastal Program requires visual public access (Figure 3, Visual Resources, in the Del Monte Forest Land Use Plan).
- c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over the project site.
- d) Staff conducted site inspections on July 20, 2018 and February 20, 2019.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File No. PLN171011.

8. **FINDING:** **APPEAL** - Pursuant to Section 20.86.030.C of Title 20, the Appellant, Anthony Lombardo & Associates on behalf of Chris and Sara Bardis (neighbors), timely filed an appeal from the September 27, 2018, decision of the Zoning Administrator (see also Finding No. 1, Process). The appeal challenged the Zoning Administrator’s approval and contends that the findings and decision are not supported by the evidence and the decision was contrary to law. Upon consideration of the documentary evidence, the staff report, the oral and written testimony, and all other evidence in the record as a whole, the Board responds as follows to the Appellant’s contentions:
- EVIDENCE:** a) The text of the Appellant’s contentions and the County’s responses to those contentions are set forth in Evidences b, c, d, e, f, g h, and i below.
- b) **Appellant’s Contention No. 1:** *A finding of consistency with 20.147.030 is not supported by the evidence. Protection of the water quality and biological value of the Del Monte Forest’s coastal streams, wetlands, open coastal waters, and the Carmel Bay through the application of adequate buffers and setbacks, maintaining hydrologic inputs, protecting riparian and wetland vegetation, carefully controlling grading to minimize erosion and sedimentation, and effective collection, filtration, and treatment of runoff cannot be confirmed based on the inadequate plans provided with the application. Deferral of a full drainage plan describing the existing and post-project drainage layout to a date post-approval does not support the finding and approval. The project plans propose to modify the driveway surface from impervious to pervious in order to*

comply with conditions of a prior coastal permit (existing violation of that prior permit). As part of this change, a drainage plan was prepared noting several updates and/or additions of catch basins in the driveway for storm-water capture and dispersal. As part of this change, a drainage plan was prepared noting several updates and/or additions of catch basins in the driveway for storm-water capture and dispersal. The drainage plan is incomplete as:

- 1) It does not explain where the storm-water goes after entering the catch basins.*
- 2) It does not describe existing drainage conditions (inclusive of all captured storm water on the property from structures and impervious coverage areas.*
- 3) It does not provide drainage calculations to verify the capability of the system to manage the existing stormwater capture plus areas being added to the system.*
- 4) It does not describe the method or point of discharge for all captured stormwater (i.e. Dispersion trench).*
- 5) It does not verify retention of all captured storm-water on-site in compliance with the requirements of the Pebble Beach Community Services District and RWQCB standards.*

Internal correspondence from the county staff notes a prior drainage plan from 2001 showing transfer of storm-water runoff to “the bottom of an existing ravine” as being adequate and implies “off-site” dispersal. The discharge pipe(s) are in fact installed improperly outside the property boundaries and are discharging improperly to a tributary to the Carmel Bay. The current engineer notes “no need for a drainage design” due to “a net decrease in impervious area.” This is incorrect and inadequate.

- 1) Drainage off-site is inconsistent with Pebble Beach and RWQCB standards. Modifications to an existing condition must be compliant with current regulations.*
- 2) Any modifications to a portion of the drainage does require a review and design for the system in its entirety. As water is in fact being collected from what is now proposed to be “pervious”, that water does contribute to the load of the entire system; and it must be reviewed for consistency with regulations.*
- 3) As the previous coastal permit concluded that the driveway would be “pervious” to achieve the 9000 sq. ft. limitation, and other impervious areas were in fact added to the site without permits since that time, there is an increased load to the drainage system.*
- 4) We note that the existing system is in fact transferring all storm-water via an illegally placed large pipe(s) off-site onto the property of our client, which is improper and illegal. In*

addition, the area is in fact part of a conservation easement dedication in favor of the Coastal Commission, to which this dispersal of drainage would be a trespass and violation. As cited by Ms. Alford's representation to the County and the Coastal Commission in other projects, this ravine is considered an area of biological significance to which discharge of collected stormwater is improper and in violation of CEQA.

Response No. 1: Section 20.147.030.A of the CIP requires development within the Pescadero Watershed that drains into the Carmel Bay ASBS to be sited and designed to minimize run-off, site disturbance erosion and sedimentation, and have a maximum of 9,000 square feet of impervious surfaces. The project proposes to permit a 660 square foot rear patio (new impervious area) and replace 4,600 square feet of impervious driveway surfaces to pervious materials, reducing the overall impervious site coverage from 13,100 square feet to 8,500 square feet, thereby complying with the 9,000 square foot impervious site coverage limitation. The project includes approval of two catch basins for stormwater run-off for all stormwater not absorbed naturally through pervious surfaces at the site. A preliminary stormwater control plan (drainage plan) was required and provided only for the scope of the project being considered, not for the existing house. RMA-Environmental Services conditioned the project to require the applicant to submit a final drainage plan that complies with Section 20.147.030 of the CIP, which would identify the dispersal of stormwater run-off that is captured through these catch basins. From Staff's site visit on July 20, 2018 and February 20, 2019, there are drainage pipes that are not entirely on the subject property. The drainage improvements will require the applicant to have a drainage system and supporting infrastructure for the proposed project that is entirely on subject property. A non-standard Condition of Approval has been applied to the project for the drainage system and infrastructure must be screened by vegetation to ensure non-visibility (See Condition No. 8). RMA-Environmental Services has not approved or received a final drainage plan with the requirements detailed above. The engineered drainage plans are required following consideration of the planning entitlements addressed herein. The conditioned of approval states that the drainage plan must minimize run-off, site disturbance erosion and sedimentation through the use of permeable materials (See Condition No. 9).

County staff has confirmed with the Coastal Commission staff that a special condition has been applied to Application Number A-3-MCO-17-0038, that went before the Coastal Commission on July 12, 2018 for the neighboring property as identified above, 1525 Riata Road,

Pebble Beach. The special condition to dedicate a conservation easement stated, “No development, as defined in Section 30106 of the Coastal Act, shall occur within the open space conservation area, which shall include that portion of the property shown on Exhibit 7, except for removal of non-native, diseased, or dead vegetation; habitat restoration; and necessary drainage and utility work (and where such drainage/utility work cannot be located elsewhere, is the minimum amount necessary, and does not impair Monterey pine forest habitat values).” The natural ravine is on both the applicant’s property and the appellant’s property; however, the conservation easement is for an area on the appellant’s property. The previous 2001 approved drainage plan allowed for dispersal to the bottom of the ravine that is on the applicant’s property. A Condition of Approval has been added to the project that requires submittal of a final engineered drainage plan. The drainage plan is required to minimize run-off through use of permeable surfaces on the driveway (See Condition No. 9). With replacement of driveway surfaces with pervious materials, the property will have 8,500 square feet of impervious surface coverage which is consistent with the CIP maximum of 9,000 square feet of impervious surfaces.

In addition, the applicant must also submit an erosion control plan (See Condition No. 10) that complies with Monterey County Code Chapter 16.12, which eliminates and prevents conditions of accelerated erosion that have led to, or could lead to, degradation of water quality, loss of fish habitat, damage to property, loss of topsoil or vegetation cover, disruption of water supply, and/or increased danger from flooding. In accordance with Chapter 16.12, an erosion control plan must be provided prior to the issuance of a construction permit. Further, the subject property is not located within an area that is subject to the Municipal General Permit (Phase II Small MS4 General Permit); therefore, the Regional Water Quality Control Board (RWQCB) post-construction requirements do not apply. The County does not enforce Pebble Beach Community Services District requirements.

- c) **Appellant’s Contention No. 2:** *The project is not CEQA exempt. An exemption to CEQA cannot be supported if (c): Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The deferral of the drainage plan until after the coastal permit and CEQA determination is made is improper given the existing and proposed increased discharge of stormwater on to the property of another and into an area of biological significance. Section 15604 (d) states that: In evaluating the significance of the environmental effect of a project, the lead agency shall consider direct physical changes in the*

environment which may be caused by the project and reasonably foreseeable indirect physical changes in the environment which may be caused by the project.

Given uncertainty regarding the accuracy of the existing coverage numbers provided in this application versus prior representations, policies relevant to Pescadero watershed could not have been verified. Also, “the ravine” noted in file correspondence as the point of dispersal in a past drainage plan for collected storm-water is an environmentally sensitive area. Failure to address this improper drainage system is not compliant with CEQA. We note also again that the point of dispersal is off-site onto property of another which is improper, illegal, and a violation of coastal commission conversation easement dedication.

Response No. 2: As discussed in Response No. 1, the project proposes to permit a 660 square foot impervious patio and to replace 4,600 of impervious driveway surfaces to pervious materials, reducing the overall impervious site coverage from 13,100 square feet to 8,500 square feet. Previous permits on the property required replacement of approximately 535 square feet of impervious driveway surfaces with turf block. This approval does not rely on the square footage of previously approved replacement of pervious surfaces; rather it relies on licensed surveyor information that demonstrates that the site will be in compliance with the pervious surface limitations of the Pescadero Watershed within the CIP as proposed herein regardless of previous approvals and actions. Since the appellant filed the appeal, the applicant obtained a survey from a licensed professional for accurate square footages of the impervious areas of the property as it exists today. The survey concluded there was a total of 13,100 square feet. The areas are itemized by structure or area. Based on this information, the applicant was able to revise the plans than what was initially approved by the Monterey County Zoning Administrator, to provide accurate square footages for the impervious areas and proposed pervious areas, which are shown are reflected within the recommendation and shown on the attached plans. The project has been conditioned for the applicant to provide a survey to verify the impervious and pervious square footages were installed in accordance with the attached plans (See Condition No. 7).

Reduction in the impervious surfaces would result in a decrease in the amount of stormwater run-off that is currently being dispersed through the catch basins. As discussed in Response No. 1, the project has been conditioned for a final engineered drainage plan to be submitted by the applicant. Areas of stormwater run-off dispersal would be identified and modified to ensure stormwater run-off is

minimized through use of permeable surfaces on the driveway. With replacement of driveway surfaces with pervious materials, the property will have 8,500 square feet of impervious surface coverage which is consistent with the CIP maximum of 9,000 square feet of impervious surfaces. The Condition of Approval applied by RMA-Environmental Services would require the drainage system and infrastructures to be entirely on the subject property. The drainage system and infrastructures must be screened by vegetation to ensure non-visibility (See Condition No. 8). Engineered drainage plans meeting Monterey County standards in Chapter 16.12 of the Monterey County Code are required at the Building Permit stage. Therefore, the proposed project does not present unusual circumstances, and there is no substantial evidence of a reasonable possibility of a significant effect on the environment, as the project reduces the amount of stormwater run-off, complying with the 9,000 square foot impervious coverage limitation.

The project does not present unusual circumstances that would render the categorical exemption inapplicable: stormwater run-off and release of stormwater into natural drainage systems is a regular part of residential development. Additionally, there is no substantial evidence that the project would result in stormwater run-off that has a significant environmental impact. The project will comply with the impervious surface limitations for the area provided in the certified Land Use Plan for Del Monte Forest and the project will not alter any existing drainage patterns on or off the site. Treatment of stormwater run-off water quality is addressed in accordance with standard conditions.

- d) **Appellant's Contention No. 3:** *The finding of consistency with Policy 77 of the DMF LUP and Section 20.147.030 of the DMF CIP is premature, in that inconsistencies in existing and proposed impervious coverages were not adequately verified. In the prior coastal permit action, the project plans attesting to coverage totals for structures, driveways, patios, et al (pervious and impervious) were provided to and accepted by the County. The planning approval and conditions applied to the previous permit were based on those square footage totals, which indicated that that the final total impervious coverage after conversion of the driveway to pervious would be exactly 9000 sq. ft. In addition to the noncompliance with the original permit conditions (to modify the driveway to a pervious surface), the owners have since added additional impervious areas (rear patio, etc.) after the fact without planning approval or permits. In the current application and plans, numerous "square footages" have mysteriously changed without explanation from the prior project plans. We have questioned the new numbers, and how the simple action of complying with the original project condition for the*

driveway will make the site compliant with the 9000 sq. ft. impervious coverage limitation, even though other impervious areas have been added since the last project that was determined to hit the maximum. We noted objection and concern as to what conclusive evidence was given to establish that the new numbers are correct. We suggested that a survey by a licensed surveyor is necessary to verify the calculations, but this has yet to be required. Deferral of the requirement for a full survey until after the approval is inappropriate.

Response No. 3: Since the appellant filed the appeal, the applicant has obtained a survey of the impervious areas of the property and submitted the calculations to County staff (See attached plans). The survey noted a current “as built” total of 13,100 square feet of impervious surfaces. Based on this information, the applicant was able to revise the plans to provide accurate square footages for the impervious areas and proposed pervious areas. As proposed, 4,600 square feet of existing impervious surface will be removed and replaced with pervious materials, resulting in a total impervious surface of 8,500 square feet. The proposed project is conditioned for the applicant to obtain a survey of the impervious and pervious square footages prior to the final of a construction permit. Further, the project site was not in compliance with a condition from a previously approved permit. A Condition of Approval from a previously approved permit required the project to install a portion of the driveway with permeable turf block material. Although the condition was met through the recordation of a deed restriction, the permeable turf block material was never installed. To come into compliance with this condition of approval, the project includes installation of 551 square feet of permeable turf block material on a portion of the driveway as shown in the attached plans (See Response No. 2). The proposed project would have a total of 4,600 square feet of existing impervious surface to be replaced with pervious materials, resulting in a decrease from 13,100 square feet to 8,500 square feet of impervious site coverage for the subject property.

- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File No. PLN171011.

- 9. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the California Coastal Commission.
- EVIDENCE:** Coastal Commission. Pursuant to Section 20.86.080.A of Monterey Title 20, the project is subject to appeal by/to the California Coastal Commission because it involves development between the sea and the first through public road paralleling the sea (i.e., State

Route/Highway 1). The project does not include development that is permitted in the underlying zone as a conditional use.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Monterey County Board of Supervisors does hereby:

1. Deny the appeal of Chris and Sara Bardis from the September 27, 2018 Zoning Administrator decision approving an after-the-fact Coastal Administrative Permit and Design Approval (RMA-Planning File No. PLN171011/Alford);
2. Find that the project involves the construction of an accessory structure, which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 (e) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
3. Approve an after-the-fact Coastal Administrative Permit and Design Approval, clearing Code Enforcement case (17CE00253), to:
 - a. Replace 4,600 square feet of impervious driveway with pervious materials to correct impervious site coverage in excess of 9,000 square feet,
 - b. Construct a 660 square foot rear patio where a lawn area previously existed; extend a gas line to the rear patio, grill and fireplace; and install new on-site drainage improvements, 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 upon motion of Supervisor _____, seconded by Supervisor _____, and carried this 12th day of March, 2019 by the following vote to wit:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

I, Valerie Ralph, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof Minute Book _____ for the meeting on March 12, 2019.

Date:
File Number:

Valerie Ralph, Clerk of the Board of Supervisors
County of Monterey, State of California

By _____
Deputy

Monterey County RMA Planning

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

PLN171011

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Coastal Administrative Permit and Design Approval (PLN171011) allows an after-the-fact Coastal Administrative Permit and Design Approval to clear Code Enforcement case (17CE00253) to replace 4,600 square feet of impervious driveway with pervious materials to correct impervious site coverage in excess of 9,000 square feet and construct a 660 square foot rear patio where a lawn area previously existed; extend a gas line to the rear patio, grill and fireplace; and install new on-site drainage improvements. The property is located at 1496 Bonifacio Road, Pebble Beach (Assessor's Parcel Number 008-341-037-000), Del Monte Forest Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the RMA Chief of Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A Coastal Administrative Permit and Design Approval (Resolution Number **_**) was approved by Monterey County Board of Supervisors for Assessor's Parcel Number 008-341-037-000 on March 12, 2019. The permit was granted subject to 12 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

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

Responsible Department: RMA-Planning

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

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

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

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

4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

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

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

5. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel

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

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

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

6. COMPLETION OF WORK (NON-STANDARD CONDITION)

Responsible Department: RMA-Planning

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

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

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

Responsible Department: RMA-Planning

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

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

Prior to the final inspection –

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

8. DRAINAGE SYSTEM/INFRASTRUCTURE SCREENING (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: To reduce any visual impacts, the drainage system and supporting infrastructure must be screened by vegetation to ensure non-visibility. The owner/applicant/agent must provide evidence to RMA-Planning demonstrating the reduction in visual impacts. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to final of the construction permit -
the owner/applicant/agent must provide evidence that the drainage system and supporting infrastructure installed according to the approved plans is be screened by vegetation ensuring non-visibility. RMA-Planning shall conduct a site visit to verify the site with the evidence submitted.

9. STORMWATER CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a stormwater control plan with supporting calculations, prepared by a registered civil engineer or other qualified professional, to mitigate on-site and off-site impacts. The plan shall show impervious surface stormwater runoff dispersed at multiple points on-site, away from and below structures and foundations, with erosion control at the outlets. Drainage improvements shall be constructed in accordance with plans by RMA-Environmental Services. (RMA-Environmental Services)

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

10. EROSION CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an erosion control plan in conformance with the requirements of Monterey County Code Chapter 16.12. The erosion control plan shall include a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), as applicable. The plan shall also include RMA-Environmental Services standard inspection notes 1, 2, & 3. (RMA-Environmental Services)

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

11. GEOTECHNICAL PLAN REVIEW

Responsible Department: Environmental Services

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

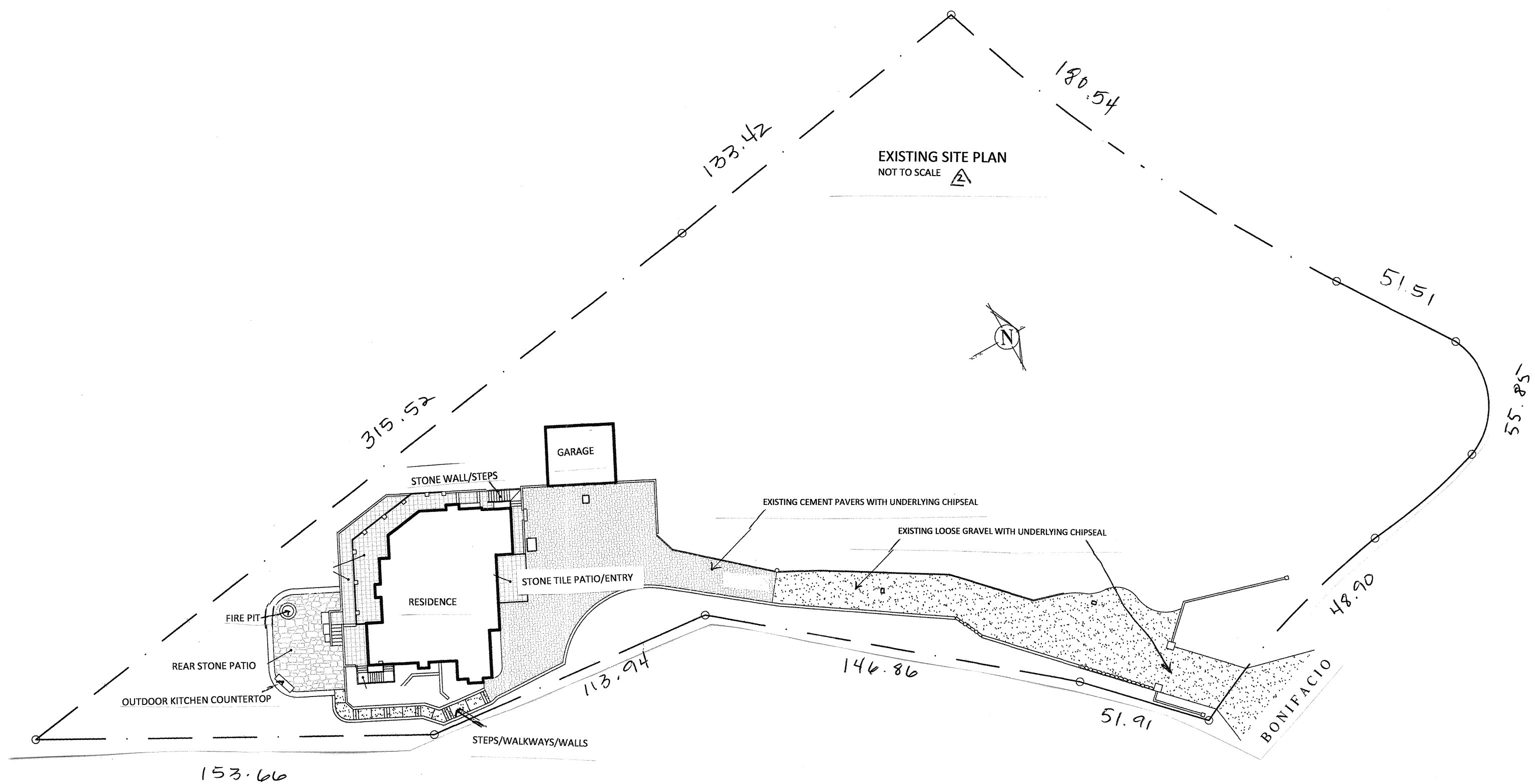
Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or construction permit, the applicant shall provide certification from the licensed practitioner(s).

12. AS-BUILT CERTIFICATION

Responsible Department: Environmental Services

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

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



PROJECT TEAM:

Owner:
Tracy Alford
1413 Kenilworth Rd.
Oklahoma City, OK 73120
PH: (405) 816-1805

Agent:
Tina Hannas-De Freitas
37748 Palo Colorado Rd.
Carmel, CA 93923
PH: (831) 620-0622
Email: tina.hannas@gmail.com

Surveyor:
Tom Hannah
Whitson Engineers
6 Harris Court
Monterey, CA 93940
PH: (831) 649-5225
thannah@whitsonengineers.com

Geotechnical Engineer:
Soil Surveys Group, Inc.
103 Church St.
Salinas, CA 93901
PH: (831) 757-2172

Civil Engineer:
Frank Campos
C-3 Engineering, Inc.
126 Bonifacio Pl., Ste. C
Monterey, CA 93940
Ph: 647-1192
fcampo@c3engineering.net

PROJECT INFORMATION:

APN: 008-341-037-000
SITE AREA: 76,170 SF = 1,749 AC
ADDRESS: 1496 BONIFACIO RD., PEBBLE BEACH, CA
PLANNING FILE: PLN171011

Grading: Approximately 20CY Cut/20CY Fill
Tree Removal: None
Governing Codes: 2016 CRB, CPC, CEC & NFPA Codes & California T24
Occupancy: R-3 Residence, U Garage
Construction Type: Type VB
Parking: 2 Covered, 2 Uncovered
Heated Area: 5397.8 SF
Floor Area: Existing and Proposed 5,236 SF/7%

SHEET INDEX:

- A1 SITE PLAN/TITLE SHEET
- T1 TOPO MAP/20 SCALE
- T2 TOPO MAP/100 SCALE: SITE CALC
- C1 COVER SHEET/GENERAL NOTES
- C2 SITE PLAN
- C3 EROSION CONTROL/CMP
- P2.1 GAS LAYOUT/SCHEMATIC

TINA HANNAS-DE FREITAS
PERMIT COORDINATOR
37748 PALO COLORADO RD.
CARMEL, CA 93923
P: (831) 620-0622
E: tina.hannas@gmail.com

PROJECT:

ALFORD RESIDENCE

1496 BONIFACIO RD.
PEBBLE BEACH, CALIFORNIA

APN: 008-341-037-000

TIMELINE

DATE	ISSUED FOR:

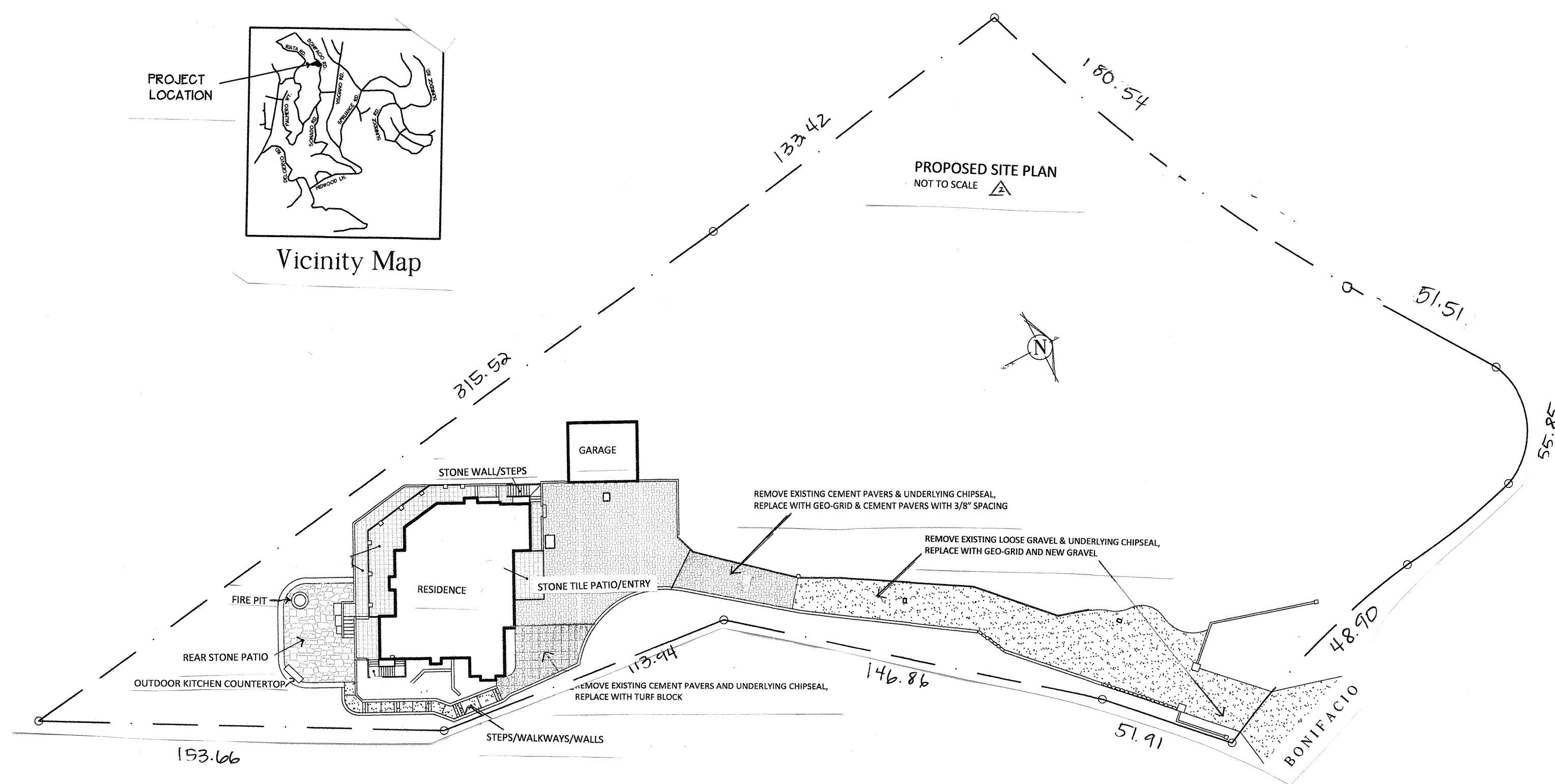
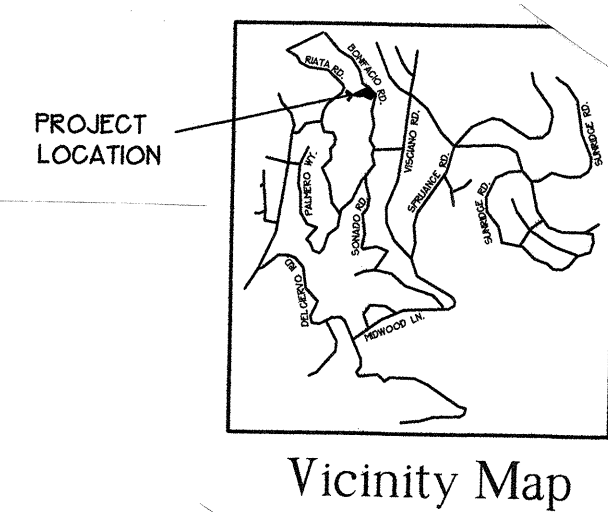
REVISIONS

DATE	DESCRIPTION
02/05/2019	BOS/HEARING PREP

SHEET DESCRIPTION:

TITLE SHEET
EXIST/PROP SITE PLAN
SHEET:

A1



DEVELOPMENT ANALYSIS:

Scope of Work:
After the fact permits to clear violations per 17CE00253 to correct Impervious Site Coverage NTE 9,000 SF by removing 3,453 SF of (E) driveway pea gravel and 596 SF of (E) driveway concrete pavers, expose and remove underlying impervious chip seal, and reapply 3,453 SF pea gravel, and reapply 596 SF. concrete pavers (on sand surface with 1/2" spacing). remove 551 SF of (E) concrete pavers and underlying chip seal at North-East end of driveway and replace with Turf Block, to create 4,600 SF of pervious driveway coverage, Replace 660 SF pervious Lawn on back patio with impervious Pavers. Install new natural gas line extension to back patio for a new gas grill and gas fire ring. For installation of TWO (N) CATCH BASINS to replace 2 existing drains that drain into ravine below. Estimated 20CY Cut/20CY Fill. No tree removal. No Exterior Lighting Proposed.

PROPOSED IMPERVIOUS SITE COVERAGE

TYPE	SQ FT
RESIDENCE	2,906
GARAGE	505
CHIMNEY	11
CONCRETE	101
STONE TILE PATIO/ENTRY	1,179
STONE PATIO/REAR	620
FIRE PIT	15
CONCRETE WALLS/COLUMNS	167
OUTDOOR KITCHEN COUNTERTOP	25
STONE WALL/STEPS	630
PAVER DRIVEWAY/OVER PAVEMENT	2,341
GRAVEL DRIVEWAY/OVER PAVEMENT	0
TOTAL PROPOSED IMPERVIOUS SITE COVERAGE:	8,500

PROPOSED PERVIOUS DRIVEWAY COVERAGE

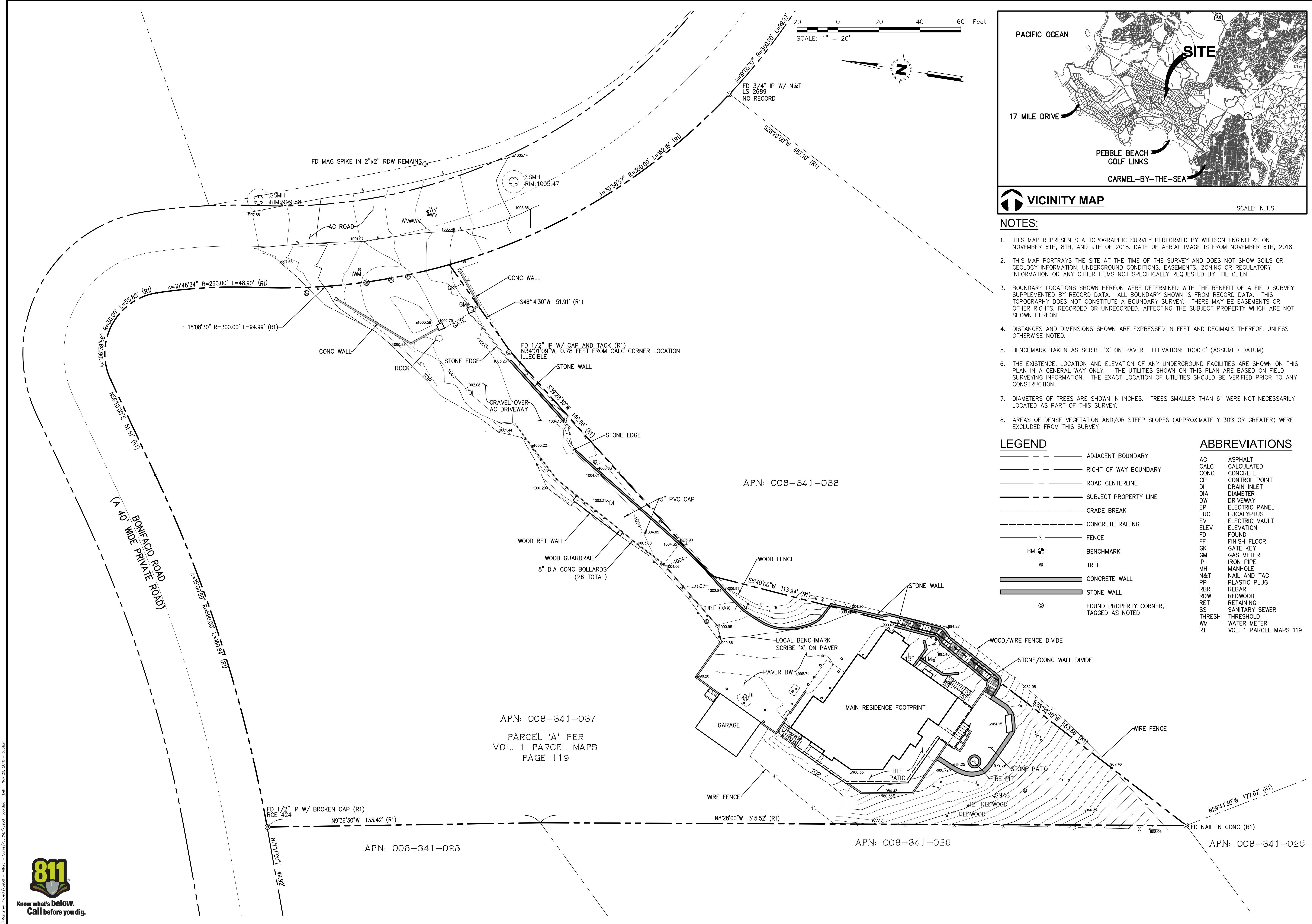
TYPE	SQ FT
PERVIOUS TURF BLOCK DRIVEWAY PAVERS	551
PERVIOUS PAVERS	596
PERVIOUS GRAVEL DRIVEWAY	3,453
TOTAL PROPOSED PERVIOUS DRIVEWAY COVERAGE	4,600

EXISTING IMPERVIOUS SITE COVERAGE

TYPE	SQ FT
RESIDENCE	2,906
GARAGE	505
CHIMNEY	11
CONCRETE	101
STONE TILE PATIO/ENTRY	1,179
STONE PATIO/REAR	620
FIRE PIT	15
CONCRETE WALLS/COLUMNS	167
OUTDOOR KITCHEN COUNTERTOP	25
STONE WALL/STEPS	630
PAVER DRIVEWAY/OVER PAVEMENT	3,352
GRAVEL DRIVEWAY/OVER PAVEMENT	3,589
TOTAL EXISTING IMPERVIOUS SITE COVERAGE:	13,100

SITE COVERAGE COMPLIANCE

TYPE	SQ FT
TOTAL EXISTING IMPERVIOUS SITE COVERAGE	13,100
TOTAL PROPOSED PERVIOUS DRIVEWAY COVERAGE	-4,600
TOTAL PROPOSED IMPERVIOUS SITE COVERAGE	8,500
MAXIMUM ALLOWABLE	9,000



PACIFIC OCEAN

SITE

17 MILE DRIVE

PEBBLE BEACH GOLF LINKS

CARMELO-BY-THE-SEA

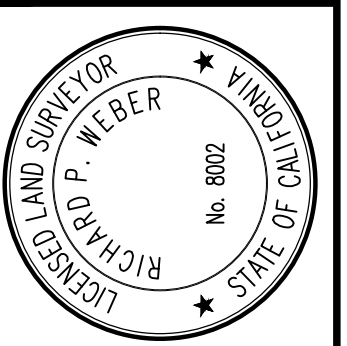
VICINITY MAP

SCALE: N.T.S.

- NOTES:**
- THIS MAP REPRESENTS A TOPOGRAPHIC SURVEY PERFORMED BY WHITSON ENGINEERS ON NOVEMBER 6TH, 8TH, AND 9TH OF 2018. DATE OF AERIAL IMAGE IS FROM NOVEMBER 6TH, 2018.
 - 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 INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE CLIENT.
 - BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY SHOWN IS FROM RECORD DATA. THIS TOPOGRAPHY DOES NOT CONSTITUTE A BOUNDARY SURVEY. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.
 - DISTANCES AND DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
 - BENCHMARK TAKEN AS SCRIBE 'X' ON PAVER. ELEVATION: 1000.0' (ASSUMED DATUM)
 - THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND FACILITIES ARE SHOWN ON THIS PLAN IN A GENERAL WAY ONLY. THE UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD SURVEYING INFORMATION. THE EXACT LOCATION OF UTILITIES SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
 - DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 6" WERE NOT NECESSARILY LOCATED AS PART OF THIS SURVEY.
 - AREAS OF DENSE VEGETATION AND/OR STEEP SLOPES (APPROXIMATELY 30% OR GREATER) WERE EXCLUDED FROM THIS SURVEY

LEGEND		ABBREVIATIONS	
---	ADJACENT BOUNDARY	AC	ASPHALT
---	RIGHT OF WAY BOUNDARY	CALC	CALCULATED
---	ROAD CENTERLINE	CONC	CONCRETE
---	SUBJECT PROPERTY LINE	CP	CONTROL POINT
---	GRADE BREAK	DI	DRAIN INLET
---	CONCRETE RAILING	DIA	DIAMETER
X	FENCE	DW	DRIVEWAY
BM	BENCHMARK	EP	ELECTRIC PANEL
●	TREE	EUC	EUCALYPTUS
---	CONCRETE WALL	EV	ELECTRIC VAULT
---	STONE WALL	ELEV	ELEVATION
⊙	FOUND PROPERTY CORNER, TAGGED AS NOTED	FD	FOUND
		FF	FINISH FLOOR
		GK	GATE KEY
		GM	GAS METER
		IP	IRON PIPE
		MH	MANHOLE
		N&T	NAIL AND TAG
		PP	PLASTIC PLUG
		RBR	REBAR
		RDW	REDWOOD
		RET	RETAINING
		SS	SANITARY SEWER
		THRESH	THRESHOLD
		WM	WATER METER
		R1	VOL. 1 PARCEL MAPS 119

REVISIONS:	NO.	DATE:	DESCRIPTION:
DATE:	1/2/18	SCALE:	1" = 20'
BY:		ENGR. JOB NO.:	
		JOB NO.:	3938

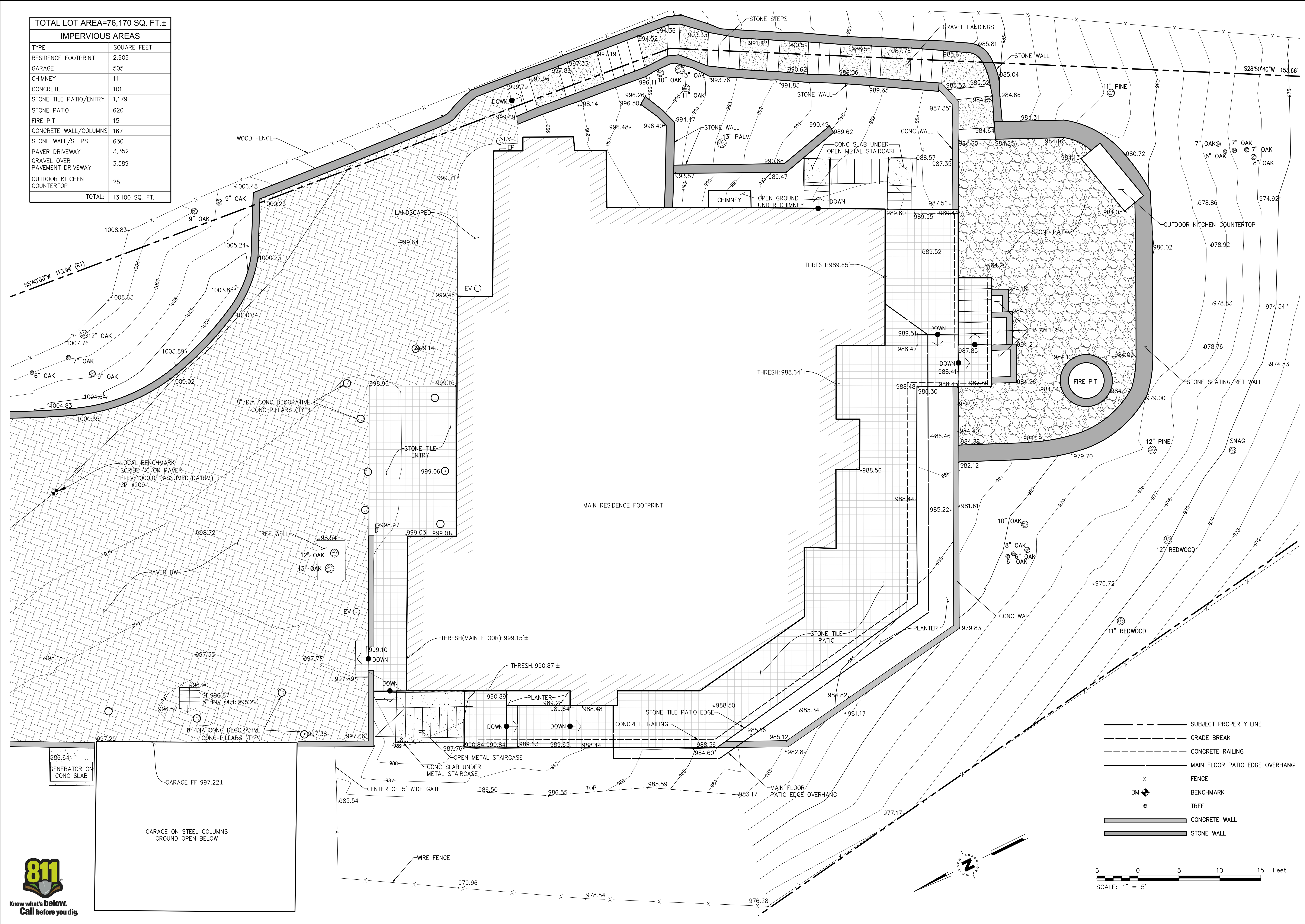


WHITSON ENGINEERS
 6 Harris Court - Monterey, CA 93940
 831 649-5225 - Fax 831 373-5065
 CIVIL ENGINEERING - LAND SURVEYING - PROJECT MANAGEMENT

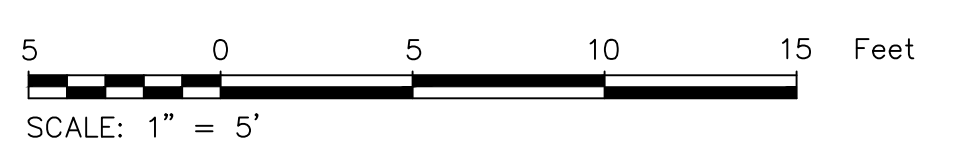
1496 BONIFACIO ROAD
 MONTEREY COUNTY CALIFORNIA
TOPOGRAPHIC MAP
 TINA HANNAS
 APN 008-341-037



TOTAL LOT AREA=76,170 SQ. FT. ±	
IMPERVIOUS AREAS	
TYPE	SQUARE FEET
RESIDENCE FOOTPRINT	2,906
GARAGE	505
CHIMNEY	11
CONCRETE	101
STONE TILE PATIO/ENTRY	1,179
STONE PATIO	620
FIRE PIT	15
CONCRETE WALL/COLUMNS	167
STONE WALL/STEPS	630
PAVER DRIVEWAY	3,352
GRAVEL OVER PAVEMENT DRIVEWAY	3,589
OUTDOOR KITCHEN COUNTERTOP	25
TOTAL:	13,100 SQ. FT.



- SUBJECT PROPERTY LINE
- - - GRADE BREAK
- - - CONCRETE RAILING
- - - MAIN FLOOR PATIO EDGE OVERHANG
- X FENCE
- BM BENCHMARK
- TREE
- ▬ CONCRETE WALL
- ▬ STONE WALL



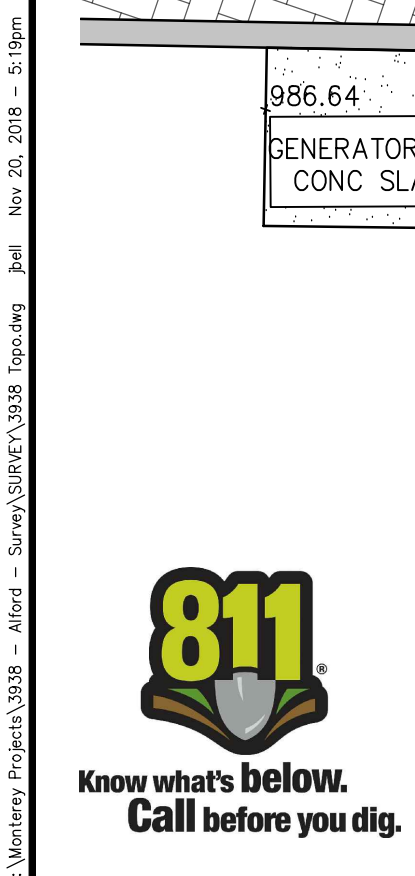
REVISIONS:	
NO.	DATE: DESCRIPTION:

DATE: 11/27/16
 SCALE: 1" = 5'
 ENGR. JOB
 JOB NO.: 3536

WHITSON ENGINEERS
 6 Harris Court - Monterey, CA 93940
 831 649-5225 • Fax 831 373-5065
 CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT

CALIFORNIA
 TINA HANNAS

1496 BONIFACIO ROAD
 MONTEREY COUNTY
 TOPOGRAPHIC MAP
 APN 008-341-037



\Monterey Project\3338 - 1496 - 1496 - Survey\3338\3338 Topo.dwg Job: Nov 30, 2016 - 5:10pm

GENERAL NOTES

- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS, IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING:
 - LATEST REVISION OF THE MONTEREY COUNTY DESIGN STANDARDS AND SPECIFICATIONS
 - THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS)
 - THE 2016 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CEC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA FIRES CODE (CFC).
- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS, DETAILS, AND SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FINDS ANY DISCREPANCIES, OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER.
- IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION. GRADING PERMITS EXPIRE 180 DAYS FROM ISSUANCE DATE.
- THE LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OR OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY (BY OTHERS) AND OR FROM RECORD INFORMATION. NEITHER THE ENGINEER NOR THE OWNER MAKES ANY REPRESENTATION TO THE ACCURACY OF SIZE AND OR LOCATION OF ANY OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.
- THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND MAINTAIN A CURRENT DIG ALERT/B11 TICKET THROUGHOUT THE PROJECT.
- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
- THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL AND DISPOSE OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: ASPHALT, CONCRETE STRIPING, ANY AND ALL OTHER DEBRIS FROM THE SITE, EXCESS FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT-BALLS FENCING AND SPOILS FROM EXCAVATION AT THE CONTRACTOR'S EXPENSE.
- ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER AND BUILDING OFFICIALS AS WELL AS THE OWNER PRIOR TO THEIR CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE CHANGE OR DEVIATION.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP THE SITE AND ADJACENT AREAS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
 - PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH
 - COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
 - KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
 - LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
- IF ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS ARE DISCOVERED DURING CONSTRUCTION, CONTACT MONTEREY COUNTY RMA IMMEDIATELY. WORK SHALL BE HALTED WITHIN 150 FEET OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHAEOLOGIST. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES SHALL BE FORMULATED AND IMPLEMENTED.

GRADING & DRAINAGE

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

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

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

GRADING & DRAINAGE

- ALL STORM DRAIN MAINS SHALL HAVE A MINIMUM OF 12" COVER.
- DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15) THE FOLLOWING MEASURES MUST BE TAKEN:
 - DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
 - ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES.
 - RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
 - DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS (MONTEREY COUNTY GRADING/EROSION ORD.2806-16.12.090)
- PREPARATION OF GROUND FOR FILL. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY THE REMOVAL OF TOPSOIL AND OTHER UNSUITABLE MATERIALS.
- PREPARATION OF THE GROUND. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, NON-COMPLYING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIALS SCARIFYING TO PROVIDE A BOND WITH THE NEW FILL.
- FILL MATERIAL PERMITTED. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILL EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4 INCHES IN DEPTH.

UNDERGROUND UTILITIES

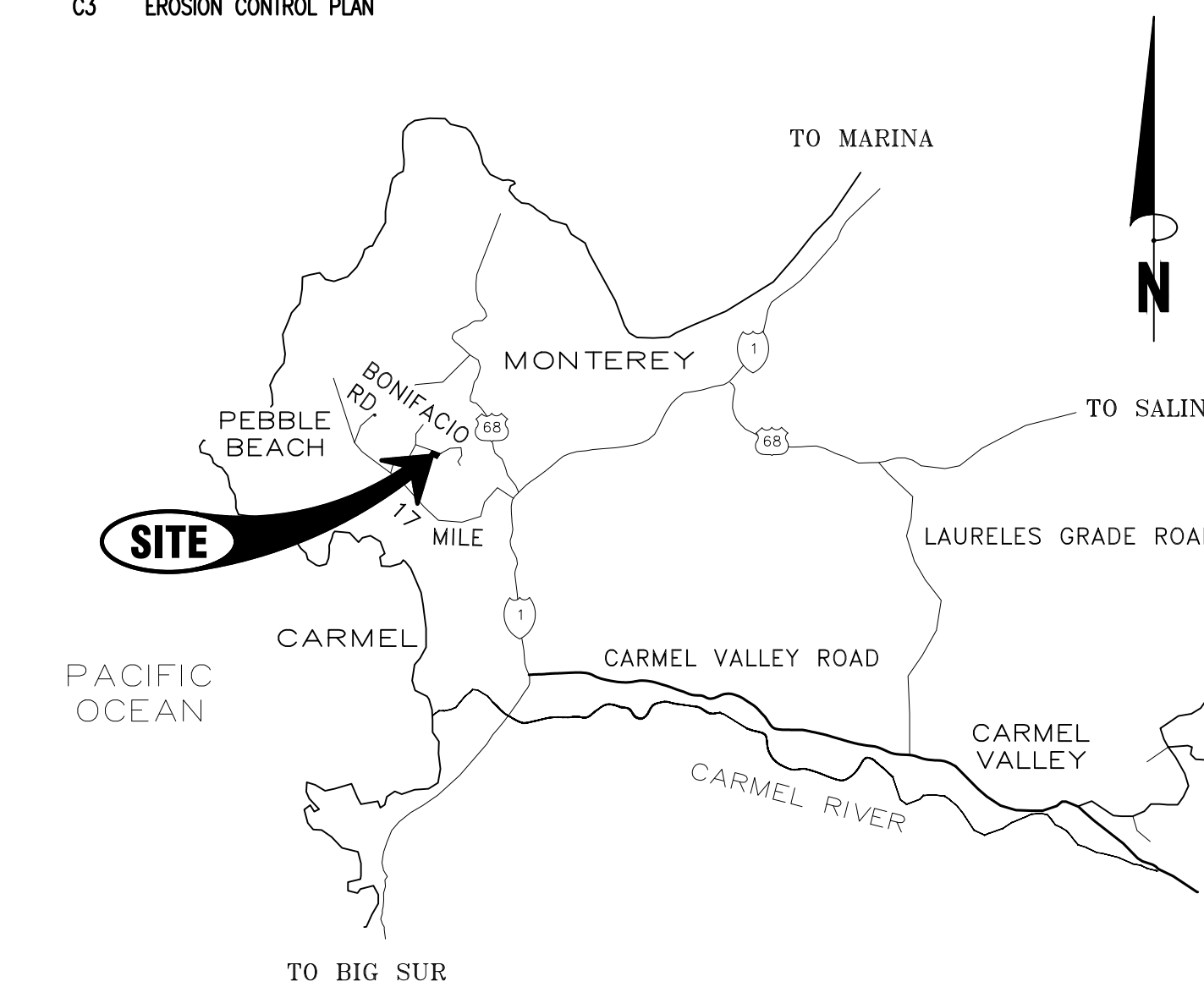
- CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING STORM DRAINS, SANITARY SEWERS AND WATER LINES, BEFORE ORDERING MATERIALS AND/OR CONSTRUCTING NEW FACILITIES.
- ALL EXISTING MANHOLES AND UTILITY BOXES WITHIN THE PROJECT AREA ARE TO BE SET FLUSH WITH FINISHED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

LEGEND

EXISTING		PROPOSED
---	BOUNDARY LINE	---
---	EASEMENT (ESMT)	---
---	CENTERLINE (CL)	---
---	STORM DRAIN MAIN	---
---	ROOF DRAIN LATERAL	---
---	SANITARY SEWER MAIN	---
---	WATER MAIN	---
---	DRAINAGE FLOW LINE	---
---	SAWCUT	---
---	GRADE BREAK	---
---	ACCESSIBLE PATH OF TRAVEL	---
---	MAJOR CONTOUR	---
---	MINOR CONTOUR	---
---	FENCE	---
x 405.46	SPOT ELEVATION	FG 171.13
■	DROP INLET (DI)	■
■	CURB INLET (CI)	■
■	AREA DRAIN (AD)	■
○	STORM DRAIN MANHOLE (SDMH)	●
○	SANITARY SEWER MANHOLE (SSMH)	●
○	FIRE DEPARTMENT CONNECTION (FDC)	Y
○	FIRE HYDRANT (FH)	●
○	POST INDICATOR VALVE (PIV)	●
□	WATER METER (WM)	□
□	WATER VALVE (WV)	□
▷	CHECK VALVE	▷
▷▷	DOUBLE CHECK VALVE	▷▷
○	CLEANOUT (CO)	○

SHEET INDEX

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



VICINITY MAP

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

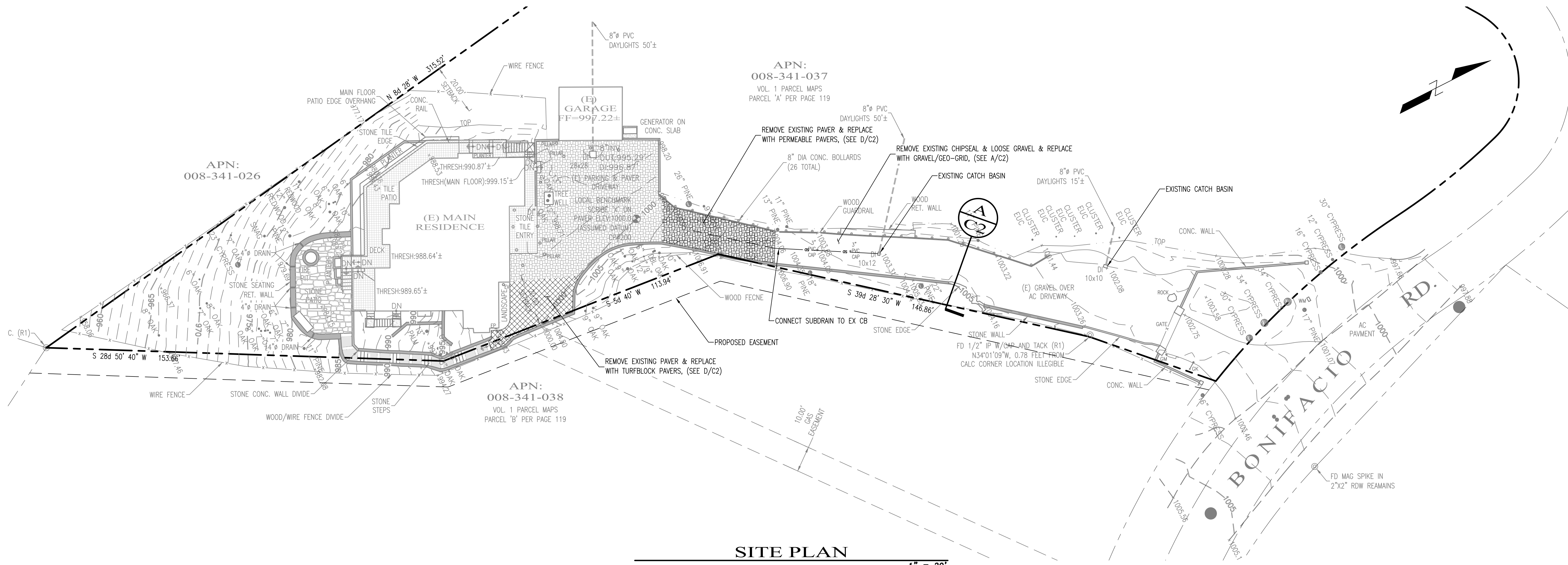
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DATE:	01-31-19
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DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	

C1
 OF 3 SHEETS
 PROJECT# 118-119

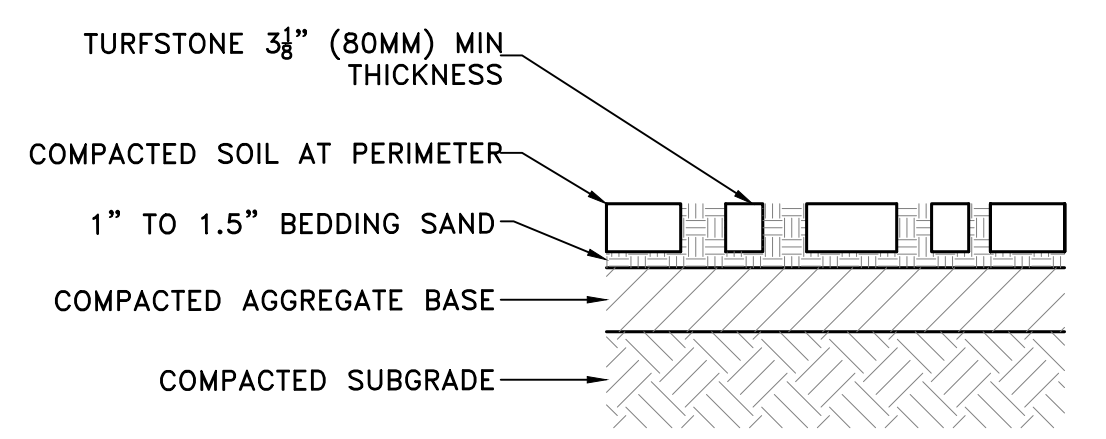
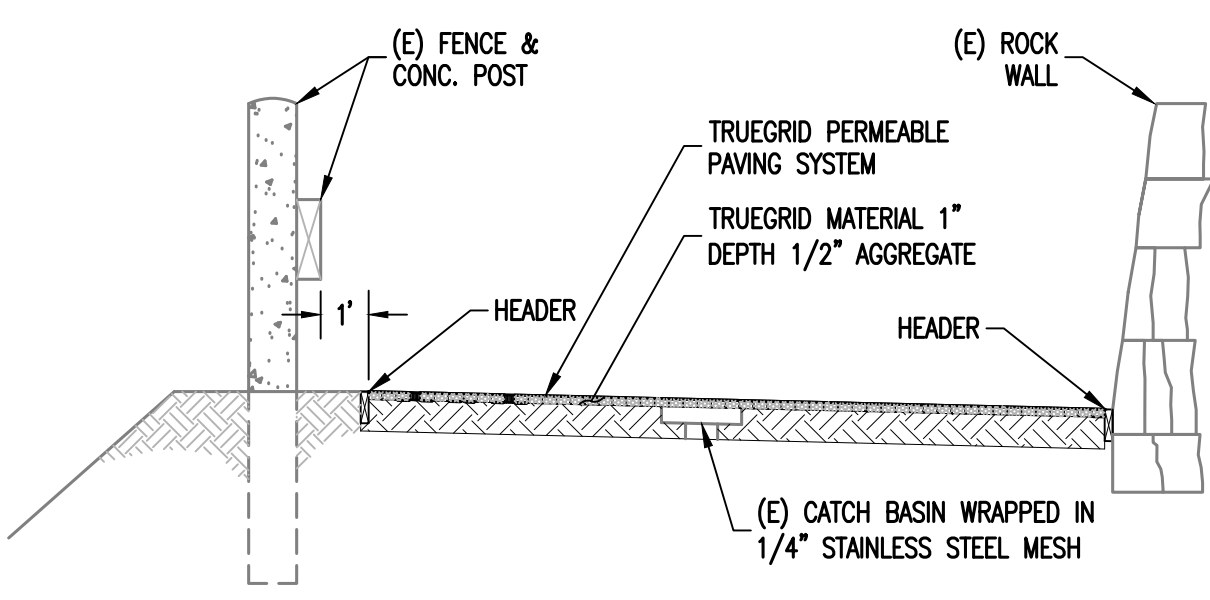
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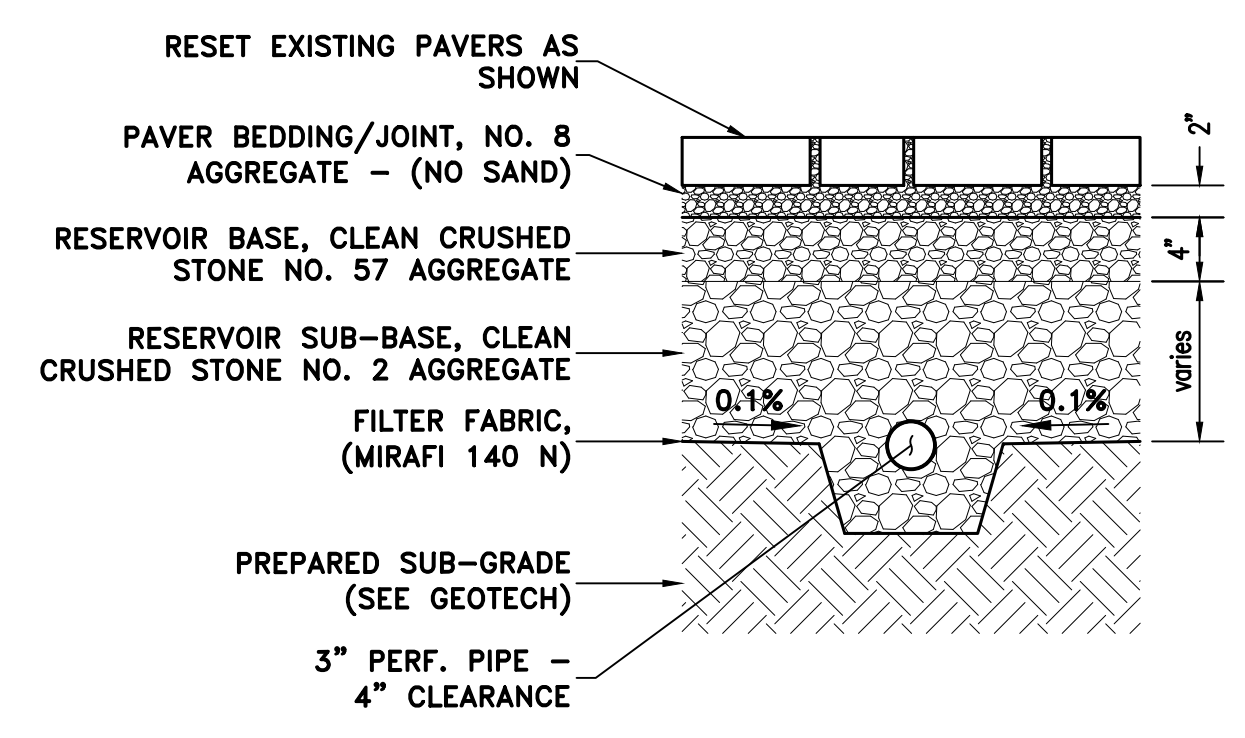
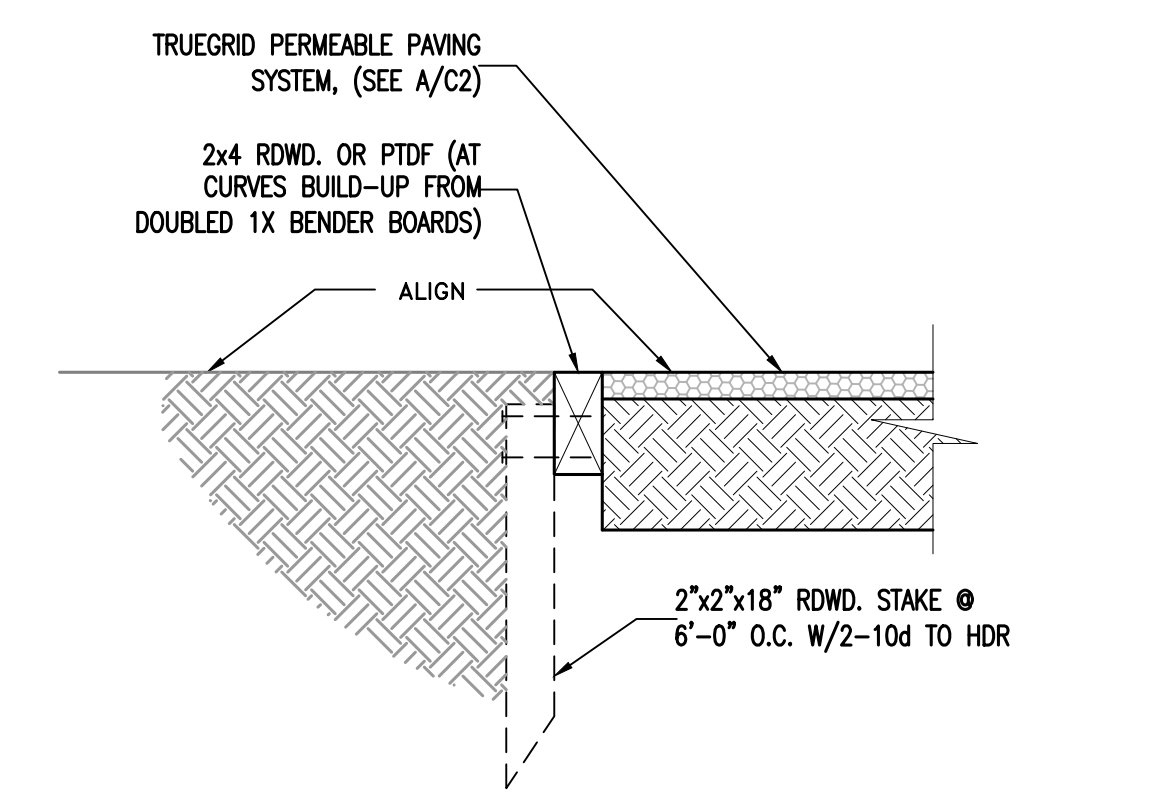
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SITE PLAN
1" = 20'



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



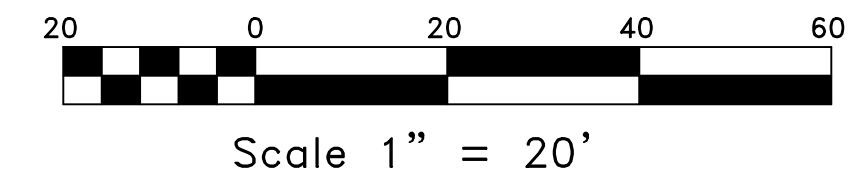
NOTES:
 1. INSTALL PER MANUFACTURER'S SPECIFICATIONS
 2. AGGREGATE SIZE SHALL BE AS SPECIFIED BY THE MANUFACTURER

HATCH LEGEND

- REMOVE (EXISTING) CHIPSEAL & LOOSE GRAVEL & REPLACE WITH NEW GRAVEL/GEO-GRIP, (SEE A/C2) CONFORM TO EXISTING GRADES. (3,453SF REDUCTION OF IMPERVIOUS AREA)
- REMOVE EXISTING PAVERS AND REPLACE WITH PERMEABLE PAVERS (D/C2) (596SF REDUCTION OF IMPERVIOUS AREA)
- TURF BLOCK PAVERS (SEE C/C2) (551 SF REDUCTION OF IMPERVIOUS AREA)

PRE-PROJECT IMPERVIOUS AREA = 13,100 SF
 REDUCTION OF IMPERVIOUS AREA = 4,600 SF
 NET POST-PROJECT PERVIOUS AREA = 8,500 SF

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



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SITE PLAN

DRIVEWAY DESIGN

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OF 3 SHEETS
 PROJECT# 118-119

C2

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