

Exhibit C

This page intentionally left blank.

**EXHIBIT C
DRAFT RESOLUTION**

**Before the Monterey County Planning Commission in and for the
County of Monterey, State of California**

In the matter of the application of:

Patterson (PLN170126)

RESOLUTION NO. ---

Resolution by the Monterey County Planning
Commission:

- 1) Finding the project exempt from California Environmental Quality Act (CEQA) pursuant to Section 15303 of the CEQA Guidelines; and
- 2) Approving a Design Approval to construct a one-story single-family dwelling (3,100 sq. ft.), attached garage (590 sq. ft.), side patio (230 sq. ft.), porch (80 sq. ft.) and deck (190 sq. ft.) and associated grading (380 cubic yards of cut and 30 cubic yards of fill); and
- 3) Approving a Use Permit for the removal of six Monterey Pine trees

[PLN170126, Patterson, 3078 Forest Way, Pebble Beach, Greater Monterey Peninsula Area Plan (APN: 007-692-005-000)]

The Patterson application (PLN170126) came on for public hearing before the Monterey County Planning Commission on June 28th, 2017. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Planning Commission 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 2010 Monterey County General Plan;
 - Greater Monterey Peninsula Plan;
 - Monterey County Zoning Ordinance (Title 21);No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
 - b) The property is located at 3078 Forest Way (Assessor's Parcel Number 007-692-005-000), Greater Monterey Peninsula Plan. The parcel is

zoned Medium Density Residential with a Design Control & Building Site Overlays and Regulations for Parking and Use of Major Recreational Equipment Storage in Seaward Zone (MDR/B-6-D-RES) which allows a Design Approval for residential uses of the first single family dwelling per lot. Therefore, the project is an allowed land use for this site.

- c) The site is subject to the Design Review requirements contained in Chapter 21.44 of the Inland Zoning Ordinance (Title 21). Chapter 21.44 requires review of siting, size, configuration, colors, and materials to ensure that the development will blend with the site and the surrounding neighborhood. RMA staff has reviewed the proposal and determined that the development has been appropriately sited and designed and the development meets all required site development standards in the MDR/B-6-D-RES zoning district. Colors and materials at the site are consistent with the surrounding area and neighborhood character in size, color, location and mass. The classic modern architectural aesthetics incorporates simplified straight lines, avoiding ornate features. The focal point entry with the use of vast transparent glass windows and doors throughout the dwelling allows the natural light to capture and enhance the outdoors and the beauty of the Del Monte Forest. Furthermore, landscaping will be kept at its natural state which will attribute to the uniqueness surrounding of nature. The project has been designed to blend with the Del Monte Forest. Colors and materials comprised of earthy tones such as oatmeal stucco finish, desert sand vinyl windows, dark mahogany doors and weathered wood roofing.
- d) The project site is within the B-6 standards contained in Chapter 21.42.030 of the Inland Zoning Ordinance (Title 21). Chapter 21.42.030 requires all districts which are combined with such “B” District shall applied in lieu of the building site are and setbacks in the combined district, except that in no case shall setback requirements be less than specified in “MDR” Districts, and shall be subject to the provisions of Chapter 21.62 (Height & Setback Exceptions) of this Title. Even though the B-6 requires a setback requirement of 30’ minimum front setback, 10% width maximum required of 20’ and 20’ minimum rear setback. In addition, there are special setbacks in the Del Monte Forest. However, the Final Map for this lot supersedes all with the minimum 15’ front, 10’ side and rear setbacks due to the restrictive nature of the lot (Exhibit F).
- e) The project site is within the Regulations for Parking and Use of Major Recreational Equipment Storage in Seaward Zone (RES). There will not be any landscaping on the property, the landscape will remain at its natural state and will be consistent with the purpose of the RES to protect, maintain and where feasible, enhance and restore the overall quality of the coaster and seaward zone environment and its natural and manmade resources.
- f) The project planner conducted a site inspection on April 5, 2017 to verify that the project on the subject parcel conforms to the plans listed above.
- g) Pursuant to the 2010 Monterey County General Plan, Greater Monterey Peninsula Area Plan, Title 21. Policy GMP 3.5 discourages removal of

healthy Monterey pine trees. The policy requires the development of an Ordinance to identify required procedures for removal of these trees. Said ordinance shall take into account fuel modification needed for fire prevention in the vicinity of structures and shall include permit requirements, replacement criteria and exceptions for emergencies for emergencies and government agencies. Pending development of an Ordinance Section 21.64.260 D. applies. Section 21.64.260 D. requires a Use Permit for removal of three or more protected Monterey Pine trees. Arborist report prepared by Frank Ono indicates of the 6 Monterey Pine trees proposed for removal, 4 has been determined to be in poor condition. Trees proposed to be removed range between 8 to 18 inches in diameter.

- h) The project is consistent with site development standards such as floor area ratio, setbacks and height.
- i) The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did warrant referral to the LUAC because the Design Approval for this project is subject to review by the Zoning Administrator or Planning Commission. Applicant and agent was not present at the meeting. Therefore, staff presented the project on April 20, 2017, LUAC members motioned to support the project as proposed with no additional recommendations (5 ayes with 2 members absent).
- 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 PLN170126.
- k) 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 PLN170126.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, Pebble Beach Community Service 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. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to geotechnical resources archaeological resources and trees. The following reports have been prepared:
 - *“Geotechnical Report” (LIB170134) prepared by Grice Engineering, Inc, Salinas, CA January 2017*
 - *“ Preliminary Archaeological Assessment” (LIB 170060) prepared by Gary Breschini, Salinas, CA February 6, 2017*
 - *“Tree Resource Assessment” (LIB170064) prepared by Frank Ono, Pacific Grove, CA February 23, 2017.*

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would

indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

- c) Staff conducted a site inspection on April 5, 2017 to verify that the site is suitable for this use. The proposed construction is consistent with the classic modern architecture of the residence and the neighborhood. The replacement of 1:1 ratio after the removal of 6 Monterey Pine trees will enhance the architectural exterior to blend in with the surrounding forest environment since the site will not have any additional landscaping but will remain at its natural state.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN170126.

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

- EVIDENCE:**
- a) The project was reviewed by the RMA - Planning, Pebble Beach Community Service Fire Protection District, Public Works, 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 available. The sewer for the site will be served by Pebble Beach Community Services District and water will be served by Cal Am.
 - c) Staff conducted a site inspection on April 5, 2017 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 the Monterey County RMA - Planning for the proposed development found in Project File PLN170126.

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 RMA - Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on April 5, 2017 and researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - d) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN170126.

5. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303, categorically exempts one single-family residence.
 - b) The construction of the 3,090 square foot single-story residence meets this exemption.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on April 5, 2017.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Project location does not have sensitive environment to be of significant. There is no cumulative impact, since it's a vacant lot without any prior successive projects of the same type in the same place, over time. There is no significant effect on the environment due to unusual circumstances. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. No known historical resources are found in the geotechnical or archaeological reports which may cause a substantial adverse change in the significance of a historical resource. It is not within a highway officially designated areas as a state scenic highway.
 - e) Staff conducted a site inspection on April 5, 2017 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 PLN170126.
6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.
- EVIDENCE:**
- a) Section 21.80.040 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Monterey County Planning Commission does hereby:

1. Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the CEQA Guidelines; and
2. Approve a Design Approval to construct a one-story single-family dwelling (3,100 sq. ft.), attached garage (590 sq. ft.), side patio (230 sq. ft.), porch (80 sq. ft.) and deck (190 sq. ft.) and associated grading (380 cubic yards of cut and 30 cubic yards of fill) in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.
3. Approve a Use Permit for the removal of six Monterey Pine trees

PASSED AND ADOPTED this 28th day of June, 2017 upon motion of xxxx, seconded by xxxx, by the following vote:

AYES:

NOES:
ABSENT:
ABSTAIN:

Jacqueline R. Onciano, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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 OF THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE [DATE]

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

NOTES

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

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

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

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

Form Rev. 5-14-2014

Monterey County RMA Planning

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

PLN170126

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

This Design Approval and Use permits (PLN170126) allows for a construction of a 3,090 square foot single family dwelling with a 590 square foot garage, 233 square foot side patio, 79 square foot porch and 188 square foot deck and removal of six Monterey Pine trees. The project includes grading of 379 cubic yards of cut and 27 cubic yards of fill. The property is located at The property is located at 3078 Forest Way, Pebble Beach (Assessor's Parcel Number: 007-692-005-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

**Compliance or
Monitoring
Action to be Performed:**

The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

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

Monitoring Measure: "A Design Approval and Use Permit (Resolution Number 170126) was approved by Monterey County Planning Commission for Assessor's Parcel Number 007-692-005-000 on [Date the permit was approved]. The permit was granted subject to 18 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

Compliance or 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. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

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

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

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

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

6. LANDSCAPING (NATURAL)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The landscape shall be at its natural state. No additional exterior man-made landscaping will be performed on the property. The natural landscape areas shall be maintained by the applicant in a litter-free, weed-free, healthy, growing condition.

Compliance or Monitoring Action to be Performed: Prior to occupancy, the Owner/Applicant/shall submit photos as evidence to ensure all landscape is at its natural state and no further outdoor man-made landscaping will be performed on the property.

7. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: RMA-Planning

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

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

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

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

8. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Within 60 days of permit approval, the applicant shall replace and or relocate each tree approved for removal as follows:

- Replacement ratio recommended by arborist: 1:1

Replacement tree(s) shall be located within the same general location as the tree being removed. (RMA - Planning)

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

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

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

9. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (RMA - Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to RMA-Planning a nest survey prepared by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

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. (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 CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a licensed practitioner that all development has been constructed in accordance with the recommendations in the project Geotechnical Report. (RMA- Environmental Services)

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

12. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Grading Plan incorporating the recommendations from the project Geotechnical Report prepared by Grice Engineering Inc. The Grading Plan shall include contour intervals and cross-sections that identify the existing grade, proposed grade, and the extent of any proposed excavation and/or fill. The Grading Plan shall include the geotechnical inspection schedule that identifies when the inspections will be completed, who will conduct the inspection (i.e., PG, PE, and/or Special Inspector), a description of the required inspection, inspector name, and the completion date. The applicant shall also provide certification from the licensed practitioner that the Grading Plan incorporates their geotechnical recommendations. (RMA-Environmental Services)

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

Prior to issuance of any grading or building permits, the applicant shall submit certification from a licensed practitioner that they have reviewed the Grading Plan for conformance with the geotechnical recommendations.

13. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

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

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

14. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

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

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

15. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

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

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

16. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: the applicant shall submit a Construction Management Plan (CMP) to the Resource Management

Agency (RMA) for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information:

Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both equipment and workers, and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project.

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the RMA for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

17. WR001 - DRAINAGE PLAN

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts from impervious surface stormwater runoff, and shall reflect conformance with recommendations contained in the Geotechnical Report prepared by Grice Engineering, Inc., dated 01/2017. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency.

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application.

The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

18. 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.

BUILDING DEPARTMENT NOTES

1. NO PERSON MAY TAP INTO ANY FIRE HYDRANT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID, WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER PURVEYOR SUPPLYING WATER TO THE HYDRANT AND FROM THE MONTEREY COUNTY HEALTH DEPARTMENT.
2. ALL HOSES USED USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SHUTOFF NOZZLE. WHEN AN AUTOMATIC SHUTOFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUTOFF NOZZLE.
3. NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONABLY AVAILABLE SOURCE OF RECLAIMED OR OTHER SUB-POTABLE WATER APPROVED BY THE MONTEREY COUNTY HEALTH DEPARTMENT AND APPROPRIATE FOR SUCH USE.
4. THE USE OF SOLDERES CONTAINING MORE THAN 2/10THS OF 1% LEAD IN MAKING JOINTS ON PRIVATE OR PUBLIC WATER WATER SUPPLY SYSTEMS IS PROHIBITED. (SB 164)
5. THE USE OF PLUMBING PIPELINES AS AN ELECTRICAL GROUND IS PROHIBITED. (SB 164)
6. CONTRACTOR TO SUBMIT GAS LINE SIZING PLANS FOR APPROVAL PRIOR TO INSPECTION.
7. GLASS OR METAL DOORS SHALL BE USED ON ALL FIREPLACES.
8. ATTIC ACCESS SHALL BE MIN. 22" x 30" AND SHALL HAVE 30" MIN. CLEAR HEADROOM ABOVE OPENING (CRC R207.1)
9. CONTRACTOR TO PROVIDE ACCESS PANEL (MIN. 12"x12") OR UTILITY SPACE FOR ALL PLUMBING FIXTURES HAVING CONCEALED SLIP-JOINT CONNECTIONS.
10. ACCESSIBLE UNDERFLOOR AREAS SHALL BE PROVIDED WITH AN 18"x24" MIN. ACCESS WITHIN 20' OF ALL PLUMBING CLEANOUTS. (CRC R408.4 & CPC 107.10)
11. DOOR THRESHOLDS SHALL HAVE A MAX. HEIGHT OF 1" AND SHALL HAVE AN OAK FINISH.
12. CONTRACTOR TO PROVIDE ALL REQUIRED FLASHINGS AND COUNTER FLASHING FOR WEATHER TIGHT ASSEMBLY PER SMACNA STANDARDS.
13. ALL HOT WATER FAUCETS THAT HAVE MORE THAT 10'-0" OF PIPE IN BETWEEN THE FAUCET ON THE HOT WATER HEATER SERVING SUCH FAUCET SHALL BE EQUIPPED WITH A HOT WATER CIRCULATING SYSTEM.
14. THE OPENING AROUND GAS VENTS, DUCTS, AND PIPES AT THE CEILING AND FLOOR LEVELS SHALL BE FIREBLOCKED WITH NONCOMBUSTIBLE MATERIALS. CRC 111.3. PROVIDE FIREBLOCKING AT 10-FOOT INTERVALS IN CONCEALED SPACES BOTH HORIZONTALLY AND VERTICALLY PER CRC R302.11.
15. PROVIDE NON-REMOVABLE TYPE BACKFLOW PREVENTION DEVICE AT ALL HOSE BIBBS PER CPC 603.3.1
16. THE BUILDER/CONTRACTOR TO PROVIDE TO THE OWNER AND THE COUNTY BUILDING DIVISION A COPY OF THE CF-6R INSTALLATION CERTIFICATE AT THE TIME OF FINAL INSPECTION.
17. THIS PROJECT SHALL COMPLY WITH THE 2013 CALIFORNIA RESIDENTIAL CODE, CBC, CMC, CPC, CEC AND TITLE 24 ENERGY REGULATIONS.
18. ALL MANUFACTURERS' INSTALLATION GUIDES TO BE PROVIDED TO INSPECTOR AT TIME OF FIELD INSPECTION.
19. MONTEREY COUNTY BUILDING DIVISION INSPECTORS SHALL BE PROVIDED WITH APPROVED 'CERTIFICATION OF INSPECTION' FOR ALL MANUFACTURED/ENGINEERED BEAMS.

GENERAL NOTES:

1. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED
 2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPENCIES BEFORE PROCEEDING. CONTRACTOR SHALL NOT SCALE OFF THE DRAWINGS FOR ANY DIMENSIONS.
 3. PLUMBING PLAN AND LAYOUT TO BE SUBMITTED BY CONTRACTOR BEFORE BUILDING INSPECTION.
- BEDROOM WINDOWS:**
1. WINDOW NET GLAZED AREA SHALL BE 8% OF FLOOR AREA OF BEDROOM (CRC R303.1).
 2. WINDOW OPENING MIN. 24" HEIGHT, 20" WIDTH--SILL HEIGHT 44" MAX (CRC R310.1).
 3. WINDOW OPENABLE AREA SHALL BE 4% OF FLOOR AREA. (CRC R303.1)
- BATHROOM:**
1. TOILET SHALL BE 128 GAL./FLUSH.
 2. SHOWER HEAD SHALL NOT EXCEED 2 GAL. PER MIN. @ 80 PSi AND SHALL HAVE A PRESSURE BALANCED VALVE.
 3. WATER PRESSURE IN BUILDING LIMITED TO 80 PSi OR LESS.
 4. TUB & SHOWER WALLS - FLOOR TO CEILING CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKER AS A BASE FOR WALL TILES (CRC R102.4.1)
 5. SHOWER/BATH WALL COVERING SHALL BE IMPERVIOUS MATERIAL UP TO 72" ABOVE DRAIN INLET. (CRC R307.2)
 6. SHOWER/BATH TO HAVE SAFETY GLASS (CRC R308.3)
 7. LAV FAUCETS SHALL NOT EXCEED 12 GAL. PER MIN. AT 60 PSi.

GLAZING NOTES:

1. ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED GLASS OR WIRE SAFETY GLASS (CRC R308.3)
2. WINDOWS SHALL BE TEMPERED WHEN GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL MEETS ALL OF THE FOLLOWING CONDITIONS:
 1. EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQ. FT.
 2. BOTTOM EDGE IS LESS THAN 18 INCHES ABOVE THE FLOOR
 3. TOP EDGE IS GREATER THAN 36 INCHES ABOVE THE FLOOR
 4. ONE OR MORE WALKING SURFACES IS WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING (CRC R308.4)

FIRE DEPARTMENT NOTES

1. FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - MANAGE COMBUSTIBLE VEGETATION WITHIN A MINIMUM OF 100 FEET OF STRUCTURES (OR TO THE PROPERTY LINE) LIMB TREES 6 FEET UP FROM GROUND. REMOVE LIMBS WITHIN 10 FEET OF CHIMNEYS. ADDITIONAL AND/OR ALTERNATIVE FIRE PROTECTION OR FIREBREAKS APPROVED BY THE FIRE AUTHORITY MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION TO BE DETERMINED BY REVIEWING AUTHORITY AND THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.
2. FIRE021 - ALL NEW STRUCTURES, AND ALL EXISTING STRUCTURES RECEIVING NEW ROOFING OVER 25 PERCENT OR MORE OF THE EXISTING ROOF SURFACE WITHIN A ONE-YEAR PERIOD, SHALL REQUIRE A MINIMUM OF ICBO CLASS A ROOF CONSTRUCTION.
3. FIRE011 - ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO. 1241. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS. LETTERS, NUMBERS AND SYMBOLS FOR ADDRESSES SHALL BE A MINIMUM OF 4-INCH HEIGHT, 1/2-INCH STROKE, CONTRASTING WITH A BACKGROUND COLOR FO THE SIGN AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE REFLECTIVE AND MADE OF NONCOMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT AND BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. WHERE MULTIPLE ADDRESSES ARE REQUIRED FOR ONE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN UNDER A ROADWAY PROVIDING ACCESS SOLELY TO A SINGLE COMMERCIAL OCCUPANCY. THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.

4. THE BUILDING(S) AND ATTACHED GARAGE(S) SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM(S). INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD. A MINIMUM OF (4) SETS OF PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED BY A CALIFORNIA LICENSED C-16 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. THIS REQUIREMENT IS NOT INTENDED TO DELAY ISSUANCE OF A BUILDING PERMIT. A ROUGH SPRINKLER INSPECTION MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR AND COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION.
5. THE RESIDENCE SHALL BE FULLY PROTECTED WITH AN APPROVED HOUSEHOLD FIRE WARINGIN SYSTEM AS DEFINED BY NFPA STANDARD 18. PLANS AND SPECIFICATIONS FOR THE HOUSEHOLD FIRE WARNING SYSTEM SHALL BE SUBMITTED BY A CALIFORNIA LICENSED C-10 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. HOUSEHOLD FIRE WARNING SYSTEMS INSTALLED IN LIEU OF SINGLE-STATION SMOKE ALARMS REQUIRED BY THE UNIFORM BUILDING CODE SHALL BE REQUIRED TO BE PLACARDED AS PERMANENT BUILDING EQUIPMENT.

EXHIBIT C2

GREEN BUILDING NOTES:

1. PROVIDE AUTOMATIC YARD IRRIGATION CONTROLLERS FOR LANDSCAPING.
2. AN OPERATION AND MAINTENANCE MANUAL SHALL BE SUPPLIED AT FINAL INSPECTION COMPLYING WITH SECTION 4.410 OF THE GREEN BUILDING STANDARDS CODE. R1091.62 CRC
3. SPECIAL INSPECTION OF FRAMING MEMBERS WITH A MOISTURE METER IS REQUIRED PER SECTION 4.505.3 OF THE GREEN BUILDING STANDARDS CODE. 41091.41 CRC
4. BATHROOM EXHAUST FANS SHALL BE CONTROLLED BY A HUMIDISTAT PER THE GREEN BUILDING STANDARDS CODE SECTION 4.506. R303.31 CRC
5. CONTRACTOR TO FILL OUT CONSTRUCTION WASTE MANAGEMENT PLAN ON SHEET GRB-1 PRIOR TO BUILDING PERMIT ISSUANCE

STRUCTURAL ENGINEER:
STRUCTURAL-E, INC. - CHRISTIAN LEE
519-A HARTNELL STREET
MONTEREY, CA 93940
(831) 424-9000

TITLE 24 CALCULATIONS
MONTEREY ENERGY GROUP, INC.
221 FOREST AVE, SUITE 5
PACIFIC GROVE, CA 93950
(831) 312-8323

SOIL REPORT
GRICE ENGINEERS
561 BRUNKEN AVENUE
SALINAS, CA 93901
(831) 422-9619

SURVEYOR
CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11
MONTEREY, CA 93940
(831) 394-4930

ARCHAEOLOGIST
ARCHAEOLOGICAL CONSULTING
P.O. BOX 3371
SALINAS, CA 93912
(831) 422-4912

STRUCTURAL ENGINEER:
CHRISTIAN LEE & ASSOCIATES, INC.
519 HARTNELL ST, SUITE A
MONTEREY, CA 93940
(831) 424-9000

TITLE 24 CALCULATIONS
MONTEREY ENERGY GROUP, INC.
26465 CARMEL RANCHO BLVD., #8
CARMEL, CA 93923
(831) 312-8323

SOIL REPORT & CIVIL ENGINEER
GRICE ENGINEERS
561 BRUNKEN AVENUE
SALINAS, CA 93901
(831) 422-9619

SURVEYOR
CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11
MONTEREY, CA 93940
(831) 394-4930

ARCHAEOLOGIST
ARCHAEOLOGICAL CONSULTING
P.O. BOX 3371
SALINAS, CA 93912
(831) 422-4912

PROJECT DATA

OWNER: MR. & MRS. RICHARD PATTERSON
3900 VIA MAR MONTE
CARMEL, CA 93923
(916) 215-9011

SITE ADDRESS: 3018 FOREST WAY
PEBBLE BEACH, CA

APN: 007-692-005

SITE AREA: 12,463.0 SF

ZONING: MDR/B-6-D-RES

CONSTRUCTION TYPE: VB

SPRINKLERS: YES

CODES: 2016 CRC, TITLE 24, 2016 CMC, 2016 CPC, 2016 CEC,
2016 CENC, 2016 CALIFORNIA GREEN BUILDING
STANDARDS CODE,

OCCUPANCY GROUP: R-3 (RESIDENCE) U-1 (GARAGE)

STORIES: 1

PROJECT SCOPE: BUILD NEW 3090 SF ONE STORY, SINGLE FAMILY
RESIDENCE INCLUDING 990 SF ATTACHED GARAGE.

BUILDING AREA:

LIVEABLE AREA 25000 SF
GARAGE 5900 SF
TOTAL FLOOR AREA 30900 SF
SIDE PATIO 2330 SF
REAR DECK 1880 SF
COVERED PORCH 790 SF
CONCRETE PAVER DRIVEWAY 8520 SF

BUILDING SITE COVERAGE

ALLOWED 43642 SF (35%)
PROVIDED 35900 SF (28.8%)

F.A.R.

ALLOWED 43642 SF (35%)
PROVIDED 30900 SF (24.8%)

TREE REMOVAL

MONTEREY PINES 108", 3016", 2018"

GRADING

CUT 3793 CYD
FILL 21 CYD

WATER SUPPLY BY CAL AM

SEWAGE DISPOSAL BY PEBBLE BEACH COMMUNITY SERVICES DISTRICT

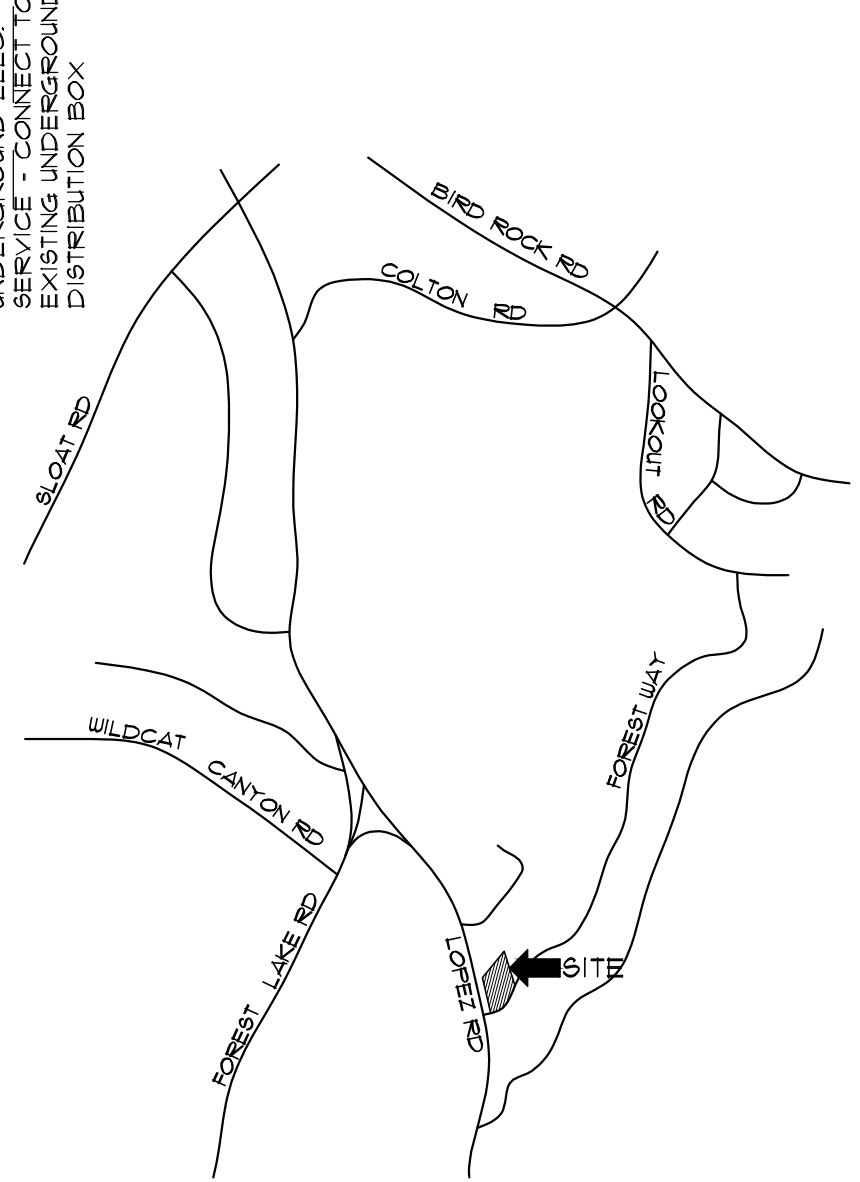
DRAWING INDEX

- | | |
|-------|--|
| A-1 | SITE PLAN, PROJECT DATA, BUILDING NOTES, VICINITY MAP |
| A-2 | FLOOR PLAN |
| A-3 | ROOF PLAN, BUILDING SECTION |
| A-4 | EXTERIOR ELEVATIONS |
| A-5 | EXTERIOR ELEVATIONS |
| A-6 | DOOR AND WINDOW SCHEDULES, DETAILS |
| A-7 | MEP PLAN |
| GRB-1 | GREEN BUILDING CHECKLIST, CONSTRUCTION MANAGEMENT PLAN |
| G-1 | GRADING, DRAINAGE & EROSION CONTROL PLAN, GRADING CALCOS. |
| M01 | NOTES |
| M02 | ENERGY COMPLIANCE |
| M03 | ENERGY COMPLIANCE |
| M1 | VENTILATION PLAN |
| F21 | GAS LINE SIZING |
| 910 | STRUCT. NOTES, SYMBOLS, SCHEDULES, PROJECT DESIGN BASIS, GENERAL INFORMATION |
| 911 | TYP. EXT. WALL FRMG DET, 2016 CBC FASTENING SCHEDULE |
| 912 | SHEATHING & SHEAR WALL SCHED., ACI STD REBAR HOOK SCHED. |
| 913 | TYPICAL DETAILS |
| 914 | TYPICAL DETAILS |
| 915 | SHEAR TRANSFER DETAILS |
| 920 | FOUNDATION - 1ST FLOOR FRAMING PLAN, SPECIFIC DETAILS |
| 921 | STEEL STRONG-WALL DETAILS AND SCHEDULES |
| 9501 | STEEL STRONG-WALL DETAILS AND SCHEDULES |
| 9902 | STEEL STRONG-WALL DETAILS AND SCHEDULES |

SITE PLAN

1/16" = 1'-0"

NOTE: ALL DISTURBED AREAS TO BE RETURNED TO NATURAL LANDSCAPE



VICINITY MAP

NTS

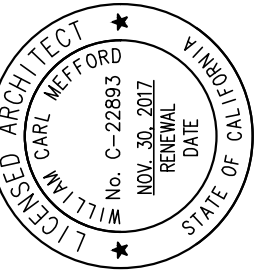
REVISIONS

NO. DATE

WILLIAM C WELFORD

ARCHITECT

P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893



NEW RESIDENCE FOR:

Ann and Rich Patterson

3018 Forest Way

APN 007-692-005

DATE: 3/22/2017

PROJECT NO: 17001

DRAWN BY:

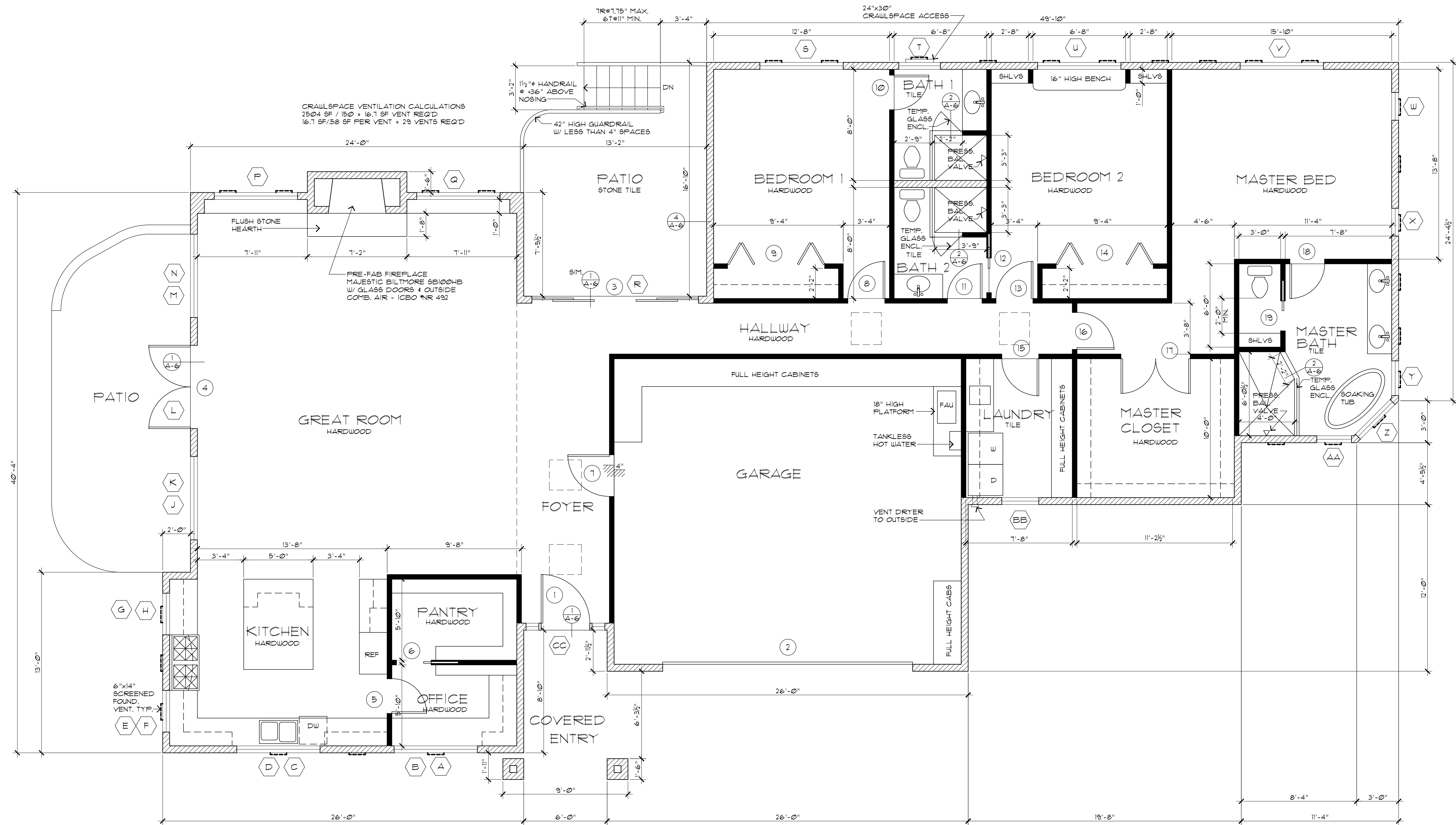
CHECKED BY:

SHEET TITLE:

SITE PLAN

SHEET NO.

A-1
OF NINE SHEETS



FLOOR PLAN

1/4" = 1'-0"



WALL LEGEND

- NEW 2x4 STUD WALL
- NEW 2x6 STUD WALL

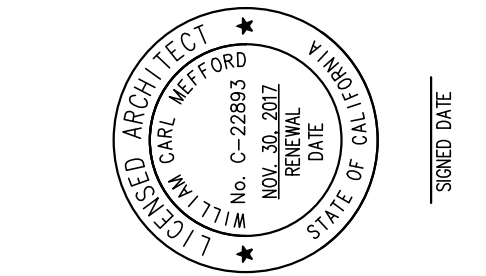
NOTE: INSULATE ALL EXTERIOR WALLS AND WALLS AROUND BATHROOMS & BEDROOMS

REVISIONS	
NO.	DATE

WILLIAM C MEFFORD

ARCHITECT

P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893



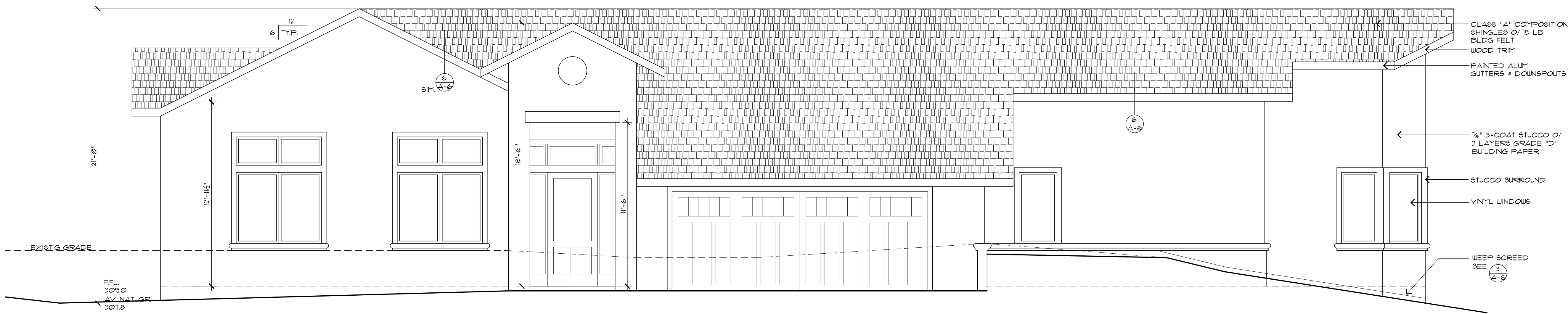
NEW RESIDENCE FOR:

Ann and Rich Patterson

3018 Forest Way
Pebble Beach, CA

APN 007-692-005

DATE:	3/22/2017
PROJECT NO.	17001
DRAWN BY:	
CHECKED BY:	
SHEET TITLE:	FLOOR PLAN



EAST

1/4" = 1'-0"



SOUTH

1/4" = 1'-0"

REVISIONS	
NO.	DATE

WILLIAM C. MEFFORD

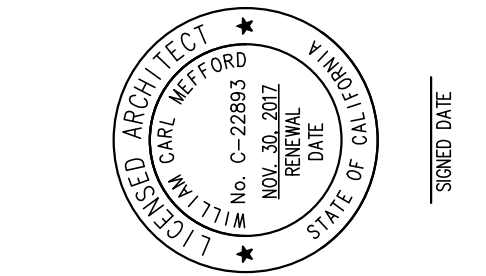
ARCHITECT

P.O. BOX 1072

PACIFIC GROVE, CA 93950

(831) 373-4567

LICENSE # C-22883



NEW RESIDENCE FOR:

Ann and Rich Patterson

3018 Forest Way

Pebble Beach, CA

APN 007-692-005

DATE:

3/22/2017

PROJECT NO.

17001

DRAWN BY:

CHECKED BY:

SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NO.

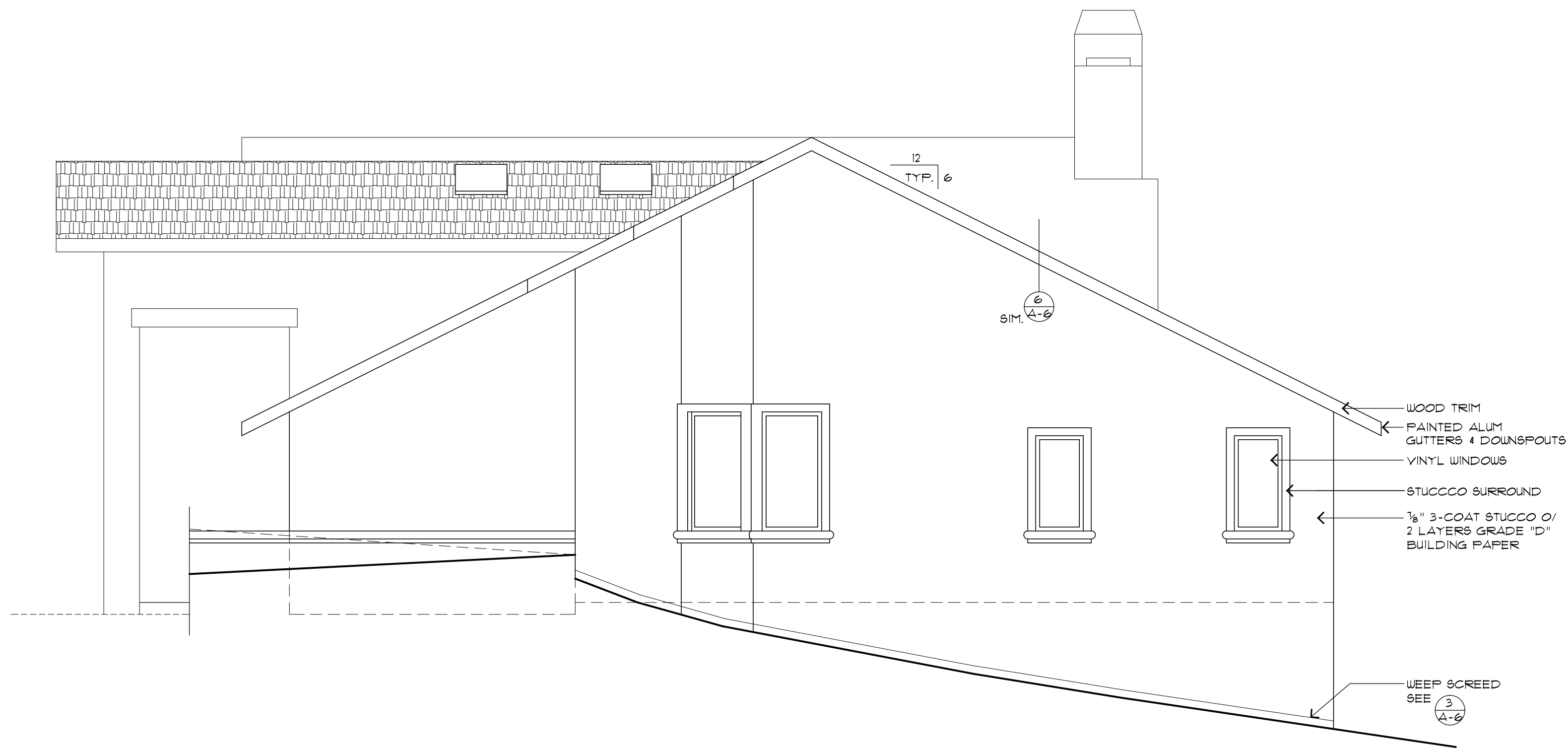
A-4

OF NINE SHEETS



WEST

1/4" = 1'-0"



NORTH

1/4" = 1'-0"

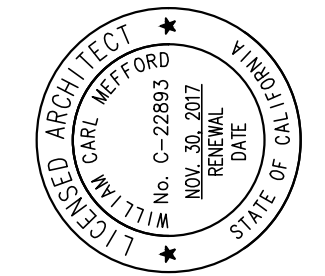
REVISIONS

NO.	DATE
-----	------

WILLIAM C. MEFFORD

ARCHITECT

P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893



NEW RESIDENCE FOR:

Ann and Rich Patterson

Pebble Beach, CA

3018 Forest Way

APN 007-692-005

DATE: 3/22/2017

PROJECT NO. 17001

DRAWN BY:

CHECKED BY:

SHEET TITLE:

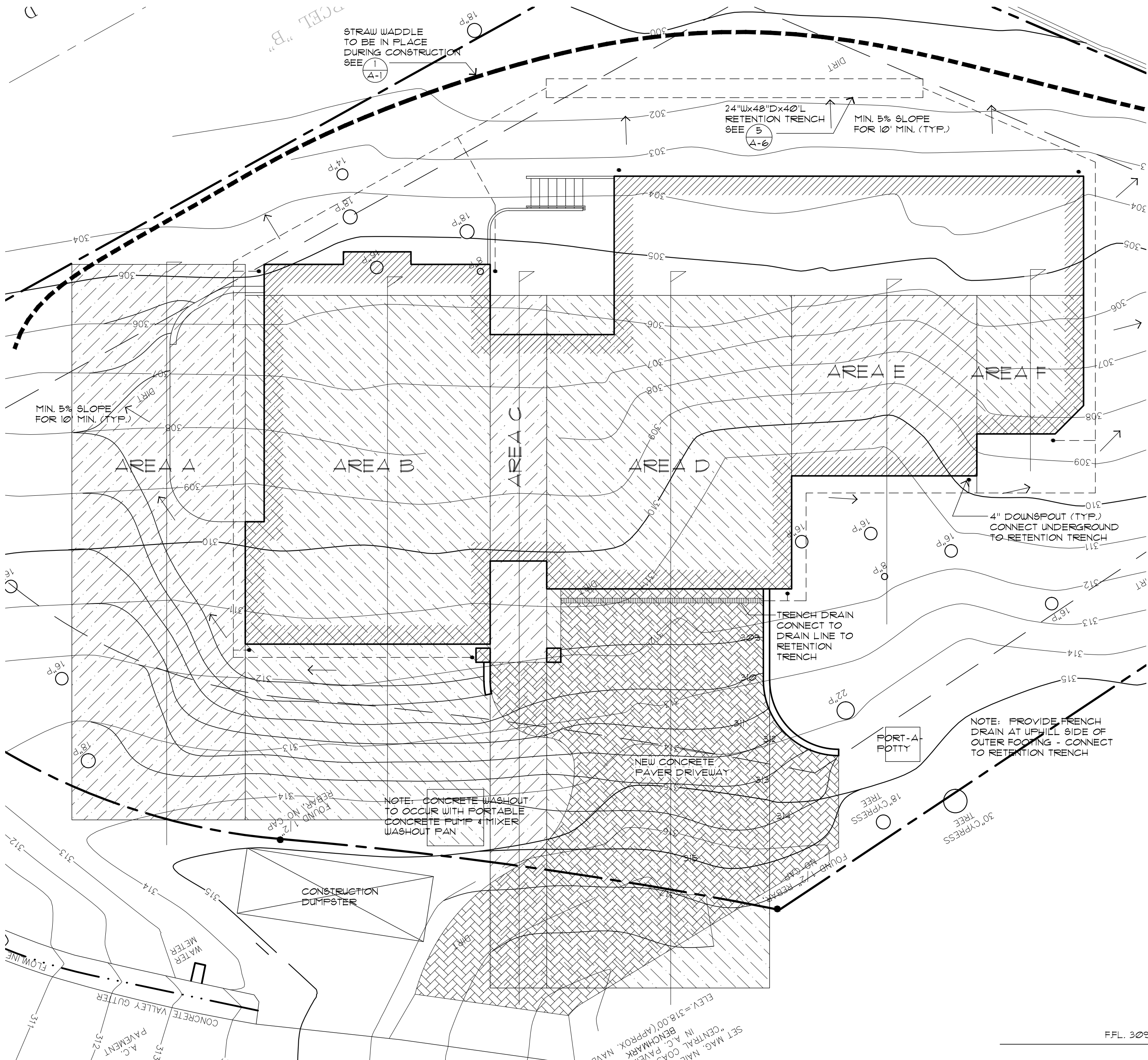
EXTERIOR ELEVATIONS

SHEET NO.

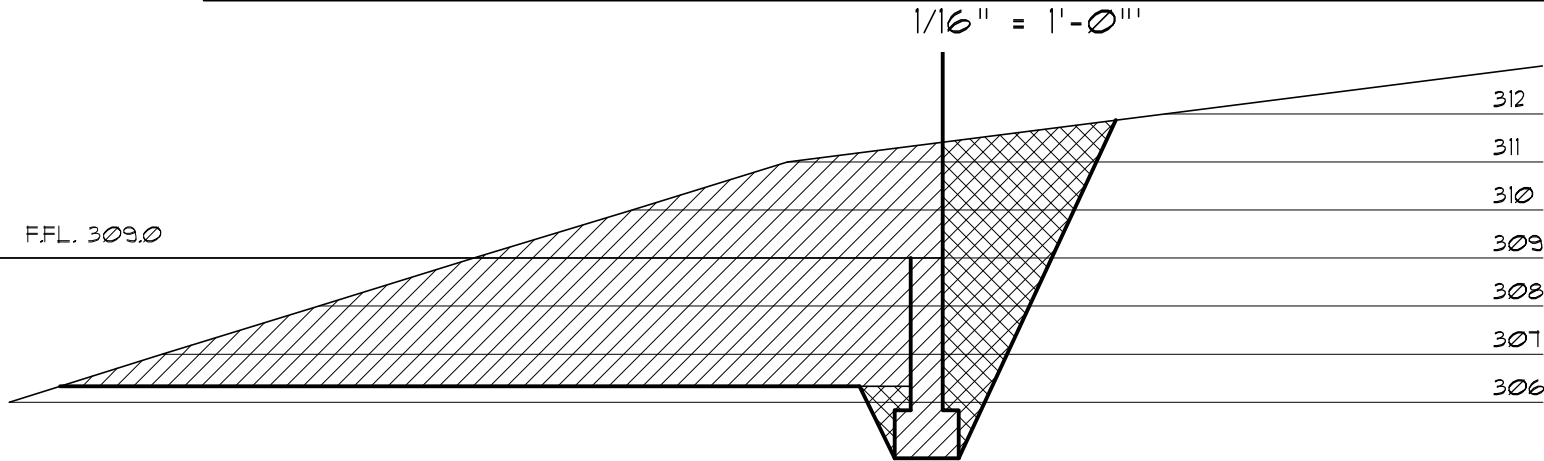
A-5

OF NINE

SHEETS

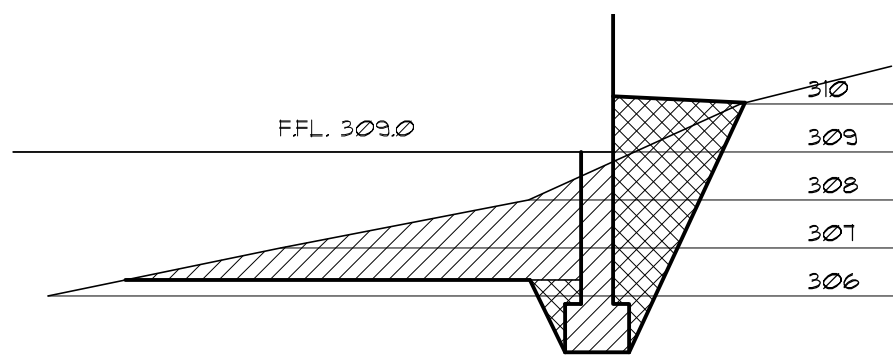


GRADING, DRAINAGE & EROSION CONTROL PLAN



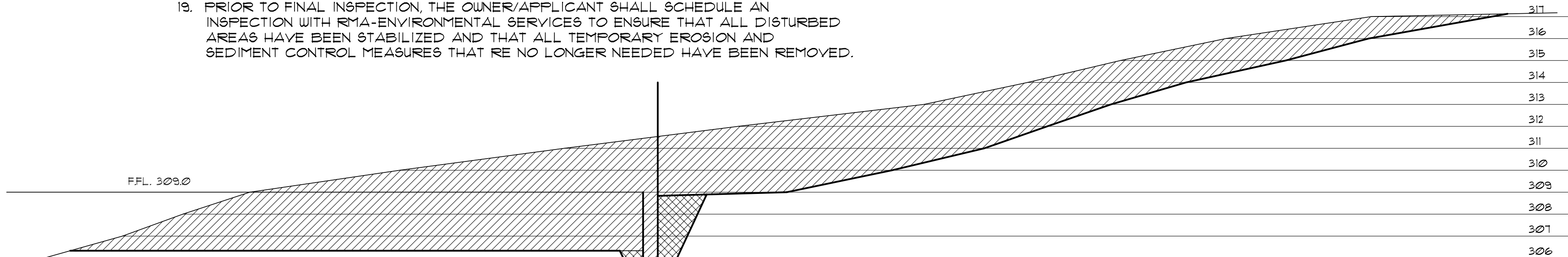
AREA E

CUT 66.2 x 19.67 = 1302.1 CU FT/27 = 48.2 CU YDS
FILL 13.4 x 19.67 = 263.6 CU FT/27 = 9.8 CU YDS



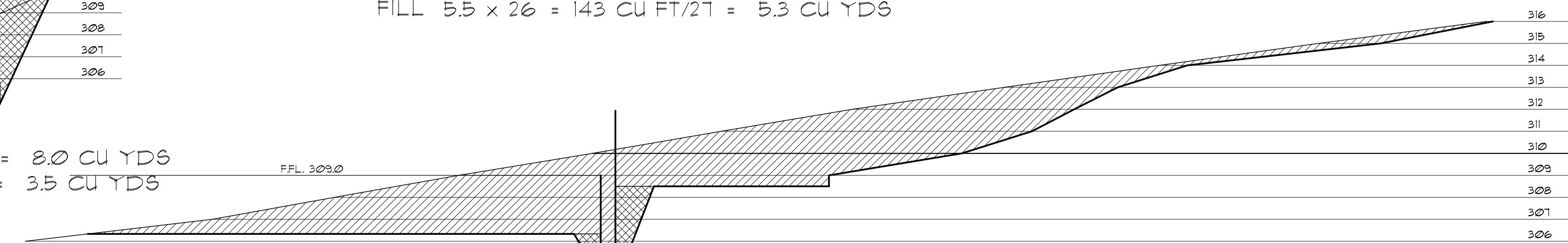
AREA F

CUT 19.1 x 11.33 = 216.4 CU FT/27 = 8.0 CU YDS
FILL 8.4 x 11.33 = 95.2 CU FT/27 = 3.5 CU YDS



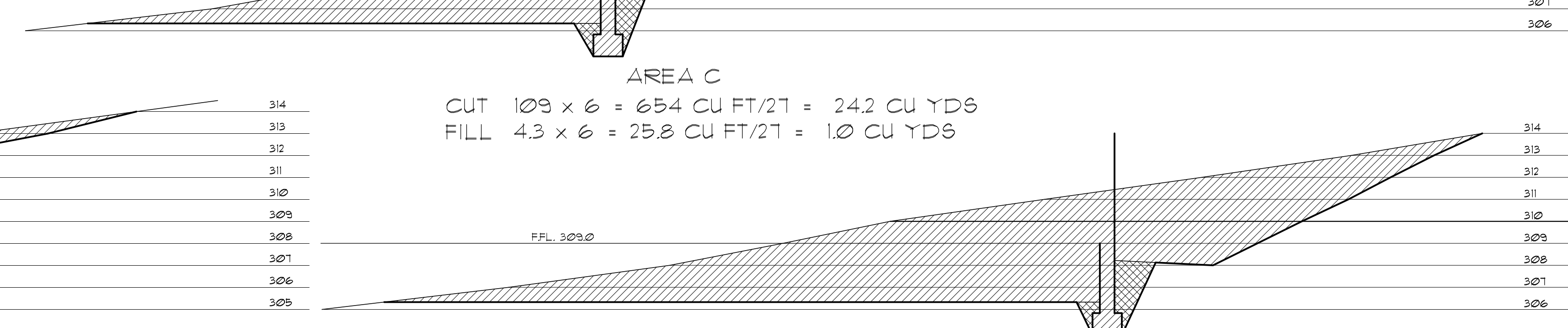
AREA D

CUT 168.3 x 26 = 4375.8 CU FT/27 = 162.1 CU YDS
FILL 5.5 x 26 = 143 CU FT/27 = 5.3 CU YDS



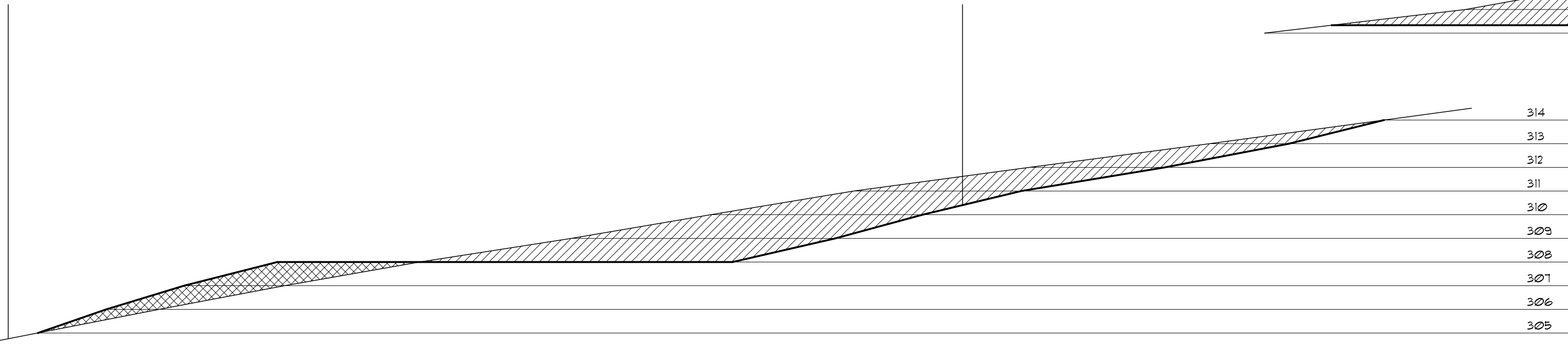
AREA C

CUT 109 x 6 = 654 CU FT/27 = 24.2 CU YDS
FILL 4.3 x 6 = 25.8 CU FT/27 = 1.0 CU YDS



AREA B

CUT 128 x 26 = 3328 CU FT/27 = 123.3 CU YDS
FILL 4.6 x 26 = 120 CU FT/27 = 4.4 CU YDS



AREA A

CUT 42.9 x 8.5 = 364.7 CU FT/27 = 13.5 CU YDS
FILL 9.5 x 8.5 = 80.8 CU FT/27 = 3.0 CU YDS

GRADING NOTES

1. ALL ROOF DRAINS & AREA DRAINS TO CONNECT IN UNDER GROUND PIPE TO STORM DRAIN CONNECTION ON SITE.
2. NO EARTH OR ORGANIC MATERIAL SHALL BE DEPOSITED OR PLACED WHERE IT MAY BE DIRECTLY CARRIED INTO A STREAM, MARSH, SLOUGH, LAGOON, OR BODY OF STANDING WATER.
3. ALL DISTURBED AREAS NOT RECEIVING LANDSCAPING TO BE PLANTED WITH PERMANENT PLANTING OF NATIVE OR NATURALIZED DROUGHT RESISTANT SPECIES OF SHRUBS, TREES, OR OTHER VEGETATION, FURBUNT TO THE COUNTY'S LANDSCAPE CRITERIA, WHEN THE PROJECT IS COMPLETED.
4. ALL DISTURBED SURFACES SHALL RECEIVE TEMPORARY PLANTING SUCH AS RYE GRASS, SOME OTHER FAST-GERMINATING SEED, AND MULCHING WITH STRAW AND/OR OTHER SLOPE STABILIZATION MATERIAL.
5. ALL FILL AREAS TO BE COMPACTED TO 90% COMPACTION.
6. ALL CUT AND FILL SLOPES TO BE 2:1 OR FLATTER.

WINTER GRADING NOTES

DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15) THE FOLLOWING MEASURES MUST BE TAKEN:

1. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
2. RUNOFF 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.
3. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF PROJECT DURING WINTER OPERATIONS.
4. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
5. VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 30 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE.
6. ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15TH THROUGH APRIL 15TH) EXPECTED CONSTRUCTION TIME AUGUST 1 - MAY 15
7. CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE.
8. GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THAT AREA SHALL BE PLANTED UNDER THE PROVISIONS OF SECTION 16.08.340 TO CONTROL EROSION (MCC 16.08.300 C.1)
9. DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. THE OWNER OR CONTRACTOR MAY BE REQUIRED TO KEEP ADEQUATE EQUIPMENT ON THE GRADING SITE TO PREVENT DUST PROBLEMS (MCC 16.08.340)
10. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM AN ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION. (MCC 16.12.002)
11. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/ APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
12. DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPs INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE, AT THE TIME OF INSPECTION, THE APPLICANT SHALL PROVIDE CERTIFICATION THAT THE APPROPRIATE GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED.
13. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT RE NO LONGER NEEDED HAVE BEEN REMOVED.

GRADING NOTES - CONT.

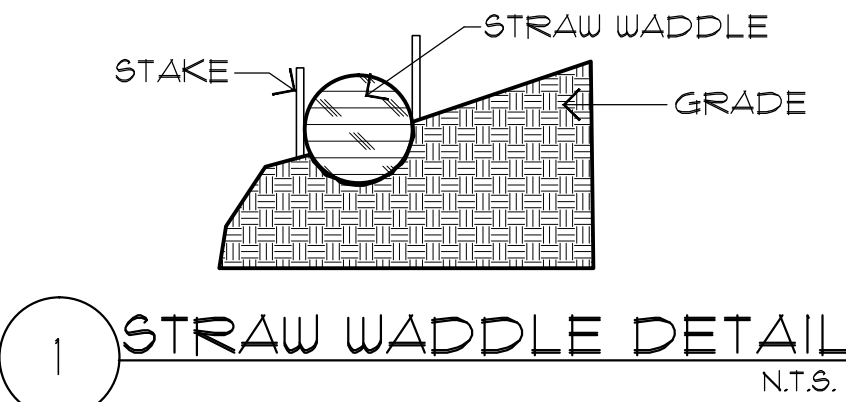
DESIGN STANDARDS - FILLS

1. PREPARATION OF GROUND FOR FILL. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY THE REMOVAL OF TOPSOIL AND OTHER UNSUITABLE MATERIALS AS DETERMINED BY THE SOIL ENGINEER.
2. PREPARATION OF THE GROUND. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, NONCOMPLYING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIALS SCARIFYING TO PROVIDE A BOND WITH THE NEW FILL.
3. FILL MATERIAL PERMITTED. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4 INCHES IN DEPTH. (16.08.310 E)

SPECIAL TESTS AND INSPECTION SCHEDULE

THE FOLLOWING ITEMS SHALL BE INSPECTED. "SPECIAL INSPECTION" SHALL CONFORM TO 2013 CBC 1704.7. SPECIAL INSPECTION AGENCIES AND/OR INDIVIDUALS SHALL BE RETAINED BY THE OWNER AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO ANY WORK. FOR MATERIAL TESTING REQUIREMENTS, SEE SPECIFICATIONS AND/OR GENERAL NOTES. TESTING AGENCY SHALL SEND COPIES OF ALL STRUCTURAL TESTING AND INSPECTION REPORTS DIRECTLY TO THE BUILDING OFFICIAL AND ENGINEER.

ITEM	REQ.	REMARKS
FOUNDATION EXCAVATIONS	YES	BY SOIL ENGINEER / PERIODIC
SUBGRADE PREPARATION	YES	BY SOIL ENGINEER / PERIODIC
CLASSIFICATION/TESTING FILL MATERIAL	YES	BY SOIL ENGINEER / PERIODIC
OBSERVATION OF FILL MATERIAL/COMPACTION	YES	BY SOIL ENGINEER / CONTINUOUS
FOUNDATION	YES	BY SOIL ENGINEER / PERIODIC VERIFICATION - MATERIALS BLW FOOTING/Achieve BEARING CAPACITY
MASONRY & CONCRETE CONSTRUCTION	YES	TO BE DETERMINED / PERIODIC
REINFORCING STEEL CONSTRUCTION	YES	TO BE DETERMINED / PERIODIC
SOILS ENGINEER TO PROVIDE OBSERVATION DURING GRADING AND FOUNDATION PHASE OF CONSTRUCTION.		



GRADING CALCULATIONS

CUT		FILL	
AREA A	13.5 CYD	AREA A	3.0 CYD
AREA B	123.3 CYD	AREA B	4.4 CYD
AREA C	24.2 CYD	AREA C	1.0 CYD
AREA D	162.1 CYD	AREA D	5.3 CYD
AREA E	48.2 CYD	AREA E	9.8 CYD
AREA F	8.0 CYD	AREA F	3.5 CYD
TOTAL	379.3 CYD	AREA E	27 CYD

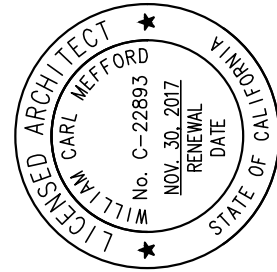
REVISIONS

NO. DATE

WILLIAM C. MEFFORD

ARCHITECT

P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893



NEW RESIDENCE FOR:

Ann and Rich Patterson

Pebble Beach, CA

3018 Forest Way

APN 007-692-005

DATE: 3/22/2017

PROJECT NO. 17001

DRAWN BY:

CHECKED BY:

SHEET TITLE:

GRADING PLAN

SHEET NO.

G-1

OF NINE

SHEETS