

Exhibit B

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**EXHIBIT B
DRAFT RESOLUTION**

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

In the matter of the application of:

PEBBLE BEACH COMPANY (PLN170538)

RESOLUTION NO. _____

Resolution by the Monterey County Zoning
Administrator:

- 1) Adopting a Mitigated Negative Declaration; and
- 2) Approving the Coastal Development Permit
consisting of:
 - a. A Coastal Development Permit and Design
Approval to allow the construction of an 18-
space surface parking lot, 150 linear feet of
retaining wall and 94 linear feet of 3-foot
high wooden fence; and
 - b. A Coastal Development Permit for removal
of 10 trees (7 Coast Live Oak, 2 Monterey
Pine & 1 Monterey Cypress)
- 3) Adopting a Mitigation and Monitoring Reporting
Program

[1491 Cypress Drive, Pebble Beach, Del Monte
Forest Land Use Plan (APNs: 008-431-010-000)]

The Pebble Beach Company application (PLN170538) came on for a public hearing before the Zoning Administrator on May 31st, 2018. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS AND EVIDENCE

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
 - a) The proposed project is a Coastal Development Permit and Design Approval to allow an 18-space surface parking lot, 150 linear feet of retaining wall and 94 linear feet of 3-foot high wooden fence; and a Coastal Development Permit for removal of 10 trees (7 Coast Live Oak, 2 Monterey Pine & 1 Monterey Cypress) with associated grading.
 - b) 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;
 - Del Monte Forest Land Use Plan;
 - Monterey County Zoning Ordinance (Title 20); and

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 1491 Cypress Drive, Pebble Beach (Assessor's Parcel Number 008-431-010-000), Del Monte Forest Land Use Plan. The parcel is zoned CGC-D(CZ), Coastal General Commercial Zoning District, with a Design Control Overlay which allows for parking lots. Therefore, the project is an allowed land use for this site.
- c) The proposed project is located on a 0.881-acre lot. The purpose of the proposed parking lot is to accommodate additional parking spaces for the Pebble Beach Resort, primarily for valet parking. Based on the standard measurement (9'x 17') per parking stall with a 25' requirement for the aisle width, only 18 spaces as proposed could be accommodated. Specific parking lot areas were addressed as part of the Pebble Beach General Development Plan Amendment (PBGDPA) dated June 19, 2012 under Section 3.0 of Existing Uses and Uses Allowed. Although this parcel was delineated in the overall PBGDPA site map, it was not detailed as a parking lot and no other use was specified. Therefore, per Section 4.7 Parking Areas (Use of parking areas to be used in conjunction with allowed uses) of the PBGDPA, this project is subject to discretionary review by the Monterey County RMA-Planning Department. Therefore, it's an allowed use for the site, subject to a Coastal Development Permit and Design Approval per Title 20 of the Monterey County Coastal Implementation Zoning Ordinance, Chapter 20.18.060 & 20.44.
- d) The site is subject to the Design Review requirements contained in Chapter 20.44 of the Coastal Zoning Ordinance (Title 20). Chapter 20.44 requires review of location, size, configuration, colors, and materials to ensure that the development will blend with the site and the surrounding neighborhood. The proposed site is a constrained lot, situated in a tight corner between Cypress Drive and 17 Mile Drive directly across from the Pebble Beach Market's parking lot and adjacent to the community post office. 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 CGC-D (CZ) zoning district. The project would not have an impact on a public viewshed and would not create a substantially adverse visual impact when viewed from a common public viewing area. The project assures protection of the public viewshed, is consistent with the neighborhood character of the surrounding commercial area, and assures visual integrity.
- e) Pursuant to Chapter 20.147.050 Forest Resources of the Del Monte Land Use Area Plan, trees and other vegetation may be removed with a Coastal Development Permit. The arborist Frank Ono, Urban Forester, prepared a report (LIB170238) dated June 5, 2017 indicates of the 10 trees (7 Coast Live Oak, 2 Monterey Pine & 1 Monterey Cypress) proposed for removal, 3 has been determined to be in poor condition. Trees proposed to be removed range between 6" to 48" inches in diameter. Due to the nature of the corner constrained lot, alternatives

for replanting on-site or off-site were suggested in the arborist report. The project arborist has recommended that the ten trees being removed be replaced at a 1:2 ratio (one tree for every two trees removed) of the same variety. This ratio has been recommended to avoid an overcrowded, unhealthy forest environment. The applicant submitted landscaping plans to replant six oak trees on-site between the medians and edges of the parcel. However, a better solution would be to replace the trees off-site at a 1:1 ratio or pay an in-lieu fee to prevent and avoid possible invasive tree root exposures to the surface parking. A condition of project approval (Condition No. 7), requiring the replacement of all removed trees off-site on a 1:1 basis, or payment of an in-lieu fee to the Del Monte Forest Foundation has been applied to the project. In addition, surrounding trees located close to the construction site shall be protected from construction equipment by fencing off the canopy driplines and/or critical root zones with protective materials (Condition No. 5). The parking lot has been sited and designed to minimize removal of trees, especially trees that significantly contribute to the visual character of the public viewshed and that screen development from public view and neighboring properties.

- f) Monterey County RMA-Planning prepared an Initial Study pursuant to the California Environmental Quality Act. The Draft Mitigated Negative Declaration (“MND”) for PLN170538 was prepared in accordance with CEQA and circulated for public review from April 16, 2018 through May 16, 2018. A potential impact to Tribal Cultural Resources was identified for which one mitigation measure was incorporated. The mitigation measure is an expression of an in-person consultation with the Ohlone/Costanoan-Esselen Nation (OCEN) Chairperson. Although there were no initial concerns with archaeological resources (given the results of the archaeological report), the parcel is located within a high archaeological sensitivity zone. Pursuant to Public Resources Code Section 21080.3.1, the Legislature finds and declares that California Native American tribes traditionally and culturally affiliated with a geographic area may have expertise concerning their tribal cultural resources. Under Assembly Bill No. 52, as part of the consultation pursuant to 21080.3.1, the parties may propose mitigation measures, including, but not limited to, those recommended in Section 21084.3, capable of avoiding or substantially lessening potential significant impacts to a tribal cultural resource or alternatives that would avoid significant impacts to a tribal cultural resource. Although an on-site Tribal Monitor is recommended by OCEN, there is no substantive evidence that the subject parcel would contain tribal cultural resources. A mitigation was proposed in the Initial Study to require a Tribal Monitor on-site during all project-related ground disturbance. However, based on the lack of evidence, staff proposes that Mitigation Measure 001 (Condition No. 20) requiring a Native American Tribal Monitor on site, be revised to require all grading and construction plans to include a note providing direction on how to handle uncovered resources. The note includes language directing the contractor to stop work within 50 meters (165 feet) of

uncovered resource, immediately contact Monterey County RMA-Planning, OCEN Tribal Council and qualified archaeologist. If tribal cultural resources are found, the Owner/Applicant have agreed to turn over all archaeological and/or cultural artifacts uncovered to the tribe. This Mitigation substitution is equivalent to the previous measure in avoiding potential significant adverse effects on Tribal Cultural Resources and would not create an adverse effect on its own.

- g) The project was referred to the Del Monte Land Use Advisory Committee (LUAC) for review on September 21st, 2017. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did warrant referral to the LUAC because it involves a Design Approval subject to review by the Zoning Administrator. The LUAC approved the project with 6 Ayes and 0 Noes, with 1 member absent. Minutes will be added to the record for PLN170538 when they are available.
- h) 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 PLN170538.

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 District, RMA-Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
- b) Staff identified potential impacts to geotechnical resources archaeological resources and trees. The following reports have been prepared:
 - *“Geotechnical Report” (LIB170239) prepared by Haro, Kasunich & Associates, Inc., Watsonville, CA June 2, 2017*
 - *“ Preliminary Archaeological Assessment” (LIB 170310) prepared by Gary Breschini, Salinas, CA September 8, 2017*
 - *“Tree Resource Assessment” (LIB170238) prepared by Frank Ono, Pacific Grove, CA, June 5th, 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 site inspections on August 8th, 2017 and November 30th, 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 PLN170538.

3. **FINDING:**

HEALTH AND SAFETY - The establishment, maintenance, or operation of the project applied for will not, under the circumstances of this 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, North County Fire Protection District, RMA-Public Works, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Staff conducted site inspections on August 8th, 2017 and November 30th, 2017, to verify that the site is suitable for this use.
 - c) 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 PLN170538.

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 records and is not aware of any violations existing on the subject properties.
 - b) Staff conducted site inspections on August 8th, 2017 and November 30th, 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 PLN170538.

5. **FINDING:** **CEQA (Mitigated Negative Declaration):** - On the basis of the whole record before the Monterey County Planning Commission, there is no substantial evidence that the proposed project as designed, conditioned and mitigated will have a significant effect on the environment. The Mitigated Negative Declaration reflects the independent judgement and analysis of the County.

- EVIDENCE:**
- a) Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1 require environmental review if there is substantial evidence that the project may have a significant effect on the environment.
 - b) Monterey County RMA-Planning prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the offices of RMA-Planning and is hereby incorporated by reference (PLN170538).
 - c) The Initial Study identified a potentially significant effect, but the applicant has agreed to proposed mitigation measure that would avoid the effects, or mitigate the effects, to a point where clearly no significant effects would occur.
 - d) All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. A Condition Compliance and Mitigation

Monitoring and/or Reporting Plan has been prepared in accordance with Monterey County regulations, is designed to ensure compliance during project implementation, and is hereby incorporated herein by reference. The applicant must enter into an “Agreement to Implement a Mitigation Monitoring and/or Reporting Program” as Condition No. 4 of project approval.

- e) The Draft Mitigated Negative Declaration (“MND”) for PLN170538 was prepared in accordance with CEQA and circulated for public review from April 16, 2018 through May 16, 2018.
- f) Staff analysis contained in the Initial Study and the record as a whole indicate the project could result in changes to the resources listed in Section 753.5(d) of the California Department of Fish and Game (CDFG) regulations. All land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources. The site supports indigenous Monterey cypress habitat. For purposes of the Fish and Game Code, the project may have a significant adverse impact on the fish and wildlife resources upon which the wildlife depends. Therefore, the project will be required to pay the State fee plus a fee payable to the Monterey County Clerk/Recorder for processing said fee and posting the Notice of Determination (NOD).
- g) Monterey County RMA-Planning, located at 1441 Schilling Place, S. 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the Negative Declaration is based.

6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission
- a) Board of Supervisors: Pursuant to Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20), an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors
 - b) California Coastal Commission: Pursuant to Section 20.86.080.A of the Monterey County Zoning Ordinance (Title 20), the project is subject to appeal by/to the California Coastal Commission because it involves development between the sea and the first through public road paralleling the sea, development within 300 feet of the mean high tide line of the sea where there is no beach, development within 300 feet of the top of the seaward face of any coastal bluff, and development that is permitted in the underlying zone as a conditional use (i.e.; development of an accessory dwelling unit, development within 100 feet of environmentally sensitive habitat, and development within an area of positive archaeological reports).

DECISION

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

1. Adopt a Mitigated Negative Declaration; and
2. Approving the Coastal Development Permit consisting of:
 - a) A Coastal Development Permit and Design Approval to allow the construction of an 18-space surface parking lot, 150 linear feet of retaining wall and 94 linear feet of 3-foot high wooden fence; and
 - b) A Coastal Development Permit for removal of 10 trees (7 Coast Live Oak, 2 Monterey Pine & 1 Monterey Cypress)
 - c) Adopt a Mitigation Monitoring and Reporting Program.

In general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 31st day of May, 2018:

Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

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

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

NOTES

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

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

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

PLN170538

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit consisting of: 1) A Coastal Development Permit and Design Approval (PLN170538) allows the construction 18 space surface parking spaces, 150 linear feet of retaining and 94 linear feet of 3 foot high wooden fence; and 2) Coastal Development Permit for removal of 10 trees (7 Coast Live Oak, 2 Monterey Pine & 1 Monterey Cypress).The property is located at 1491 Cypress Drive, Pebble Beach (Assessor's Parcel Number 008-431-010-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

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

Monitoring Measure:

"A Combined Development Permit consisting of: 1) A Coastal Development Permit and Design Approval (PLN170538) allows the construction of a parking lot 18 space surface parking lot, 150 linear feet of retaining and 94 linear feet of 3' high wooden fence; and 2) Coastal Development Permit for removal of 10 trees (7 Coast Live Oak, 2 Monterey Pine & 1 Monterey Cypress) was approved by Zoning Administrator for Assessor's Parcel Number 008-431-010-000 on November 9th, 2017. The permit was granted subject to 21 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

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

3. 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.

4. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring and/or Reporting Plan (Agreement) in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed Agreement. The agreement shall be recorded. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Within sixty (60) days after project approval or prior to the issuance of building and grading permits, whichever occurs first, the Owner/Applicant shall:

- 1) Enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring Plan.
- 2) Fees shall be submitted at the time the property owner submits the signed Agreement.
- 3) Proof of recordation of the Agreement shall be submitted to RMA-Planning.

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. PD011(A) - TREE REMOVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

7. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: RMA-Planning

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

- Replacement shall take place at the 1:1 ratio recommended by County Staff (one tree replace for every one tree removed) of same variety.

- Replacement tree(s) shall be located off-site within the Del Monte Forest or provide a payment of a fee to the Del Monte Forest Foundation for tree planting and/or forest preservation in the Del Monte Forest. (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.

8. PD012(G) - LANDSCAPE PLAN & MAINTENANCE (OTHER)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of RMA - Planning. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to RMA - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be installed and inspected.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

9. 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.

11. 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. 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.

12. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

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

13. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Grading Plan incorporating the recommendations from the project Geotechnical Investigation Report prepared Haro, Kasunich and Associates 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.

14. 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.

15. 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.

16. 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.

17. WRSP1 - STORMWATER MANAGEMENT PLAN - DEL MONTE FOREST

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall incorporate measures to ensure runoff is minimized and stormwater infiltration is maximized. New development including replaced impervious surfaces shall comply with the freshwater and marine resource policies of the Del Monte Forest Area Land Use Plan. Provisions shall be made to collect and conduct runoff to drainage areas/devices capable of polluted runoff filtration/treatment (e.g., vegetated filtration strips, detention/retention basins, storm drains, etc). A registered civil engineer or other qualified professional shall design a stormwater management plan to the satisfaction of the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the Owner/Applicant shall submit a stormwater management plan to the Water Resources Agency for review and approval.

18. WRSP2 - DRIVEWAY RUNOFF - DEL MONTE FOREST

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall incorporate permeable materials or surfaces into the project design. The new or replaced driveway surface shall comply with the freshwater and marine resource policies of the Del Monte Forest Area Land Use Plan. The driveway surface shall be designed to minimize runoff through the use of permeable materials, filtration strips, engineered collection/treatment units, or similar. A registered civil engineer or other qualified professional shall design the driveway runoff measures to the satisfaction of the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the Owner/Applicant shall submit details for the pervious driveway design to the Water Resources Agency for review and approval.

19. WRSP3 - COMPLETION CERTIFICATION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall provide certification from a registered civil engineer or licensed contractor that stormwater management facilities have been constructed in accordance with the approved stormwater management plan. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the Owner/Applicant shall submit a letter to the Water Resources Agency prepared by a registered civil engineer or licensed contractor.

20. MITIGATION MEASURE 001 -TRIBAL CULTURAL RESOURCES

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The subject parcel is located in the aboriginal territory of Ohlone/Costanoan-Esselen Nation (OCEN). Pursuant to AB 52, tribal consultation took place regarding the proposed project. In order to ensure that Tribal Cultural Resources incur less than significant impacts, Owner/Applicant shall include requirements of this condition as a note on all grading and construction plans. The note shall state "If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County RMA - Planning, OCEN Tribal Council 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, OCEN Tribal Council and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the recovery.

Prior to resuming any further project-related ground disturbance, Owner/Applicant shall coordinate with the project planner, OCEN Tribal Council and a qualified archaeologist to determine a strategy for either return to the Tribe or reburial. Any artifacts found that are not associated with a skeletal finding shall be returned to the aboriginal tribe.

If human remains are accidentally discovered during construction, the following steps will be taken:

There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and

If the coroner determines the remains to be Native American:

- The coroner shall contact the Native American Heritage Commission and RMA – Planning within 24 hours.
- The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costanoans/ Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendent.
- The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, or
- Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance:

1. The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission.

2. The descendent identified fails to make a recommendation; or

3. The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

(RMA - Planning)

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

Prior to issuance of construction permit for grading and/or building, Owner/Applicant shall include requirements of this condition as a note on all grading and construction plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and Immediately contact Monterey County RMA-Planning , OCEN Tribal Council and qualified archaeologist".

Owner/Applicant shall coordinate with the project planner, OCEN and qualified archaeologist to determine the extent of the resources and to develop proper mitigation measures required for recovery.

Prior to resuming any further project-related ground disturbance, Owner/Applicant shall coordinate with the project planner, OCEN Tribal Council and qualified archaeologist to determine a strategy for either return to the Tribe or reburial. If tribal cultural resources are found, the owner shall turn over all archaeological and/or cultural artifacts uncovered to the tribe.



VICINITY MAP

SCALE: 1" = 2000'

PEBBLE BEACH COMPANY
LOWER POST OFFICE PARKING

1491 CYPRESS DRIVE
PEBBLE BEACH, CALIFORNIA 93953

ASSESSOR'S PARCEL NUMBERS
008-431-010

PREPARED FOR:

PEBBLE BEACH COMPANY
P.O. BOX 1767
PEBBLE BEACH, CALIFORNIA 93953

PREPARED BY:

L&S
ENGINEERING AND SURVEYING, INC.
2460 GARDEN ROAD, SUITE G
MONTEREY, CA 93940
Phone: (831) 655-2723 Fax: (831) 655-3425
Web Site: LANDSENGINEERS.COM E-Mail: OFFICE@LANDSENGINEERS.COM

CONSTRUCTION
SCHEDULE

BEGIN CONSTRUCTION ACTIVITIES JULY 2017
COMPLETE CONSTRUCTION ACTIVITIES SEPTEMBER 2017

SCOPE OF WORK

A NEW SURFACE PARKING AREA TO SERVE THE PEBBLE BEACH RESORT AND FACILITIES.
THESE PLANS INCLUDE GRADING AND DRAINAGE IMPROVEMENTS TO CREATE A NEW 18 SPOT SURFACE PARKING LOT.

EARTHWORKS

CUT: 695 CUBIC YARDS
FILL: 8 CUBIC YARDS
NET CUT: 687 CUBIC YARDS

EARTHWORK QUANTITIES AS CALCULATED BY THE ENGINEER ARE TO FINISHED GRADE AND ARE ESTIMATES ONLY. NO ALLOWANCE WAS MADE FOR SLAB OR PAVEMENT SECTIONS. NO ALLOWANCE WAS MADE FOR SWELL OR SHRINKAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE QUANTITIES BY PERFORMING HIS OWN CALCULATIONS.

TOTAL AREA OF DISTURBANCE

AREA: 0.17 ACRES

CIVIL SHEET INDEX

C1.0	TITLE SHEET
C1.1	CONSTRUCTION NOTES
C2.0	SITE DEMOLITION PLAN
C3.0	SITE LAYOUT PLAN
C4.0	SITE GRADING PLAN
C5.0	SITE UTILITY PLAN
C6.0	CONSTRUCTION DETAILS
C8.0	EROSION CONTROL PLAN

ELECTRICAL SHEET INDEX

E0.1	STANDARDS, NOTES & SHEET INDEX
E0.2	CALIFORNIA ENERGY COMPLIANCE TITLE 24 (BUILDING EXTERIOR)
E2.0	ELECTRICAL SITE PLAN
E2.0P	ELECTRICAL SITE PLAN PHOTOMETRIC AND EXTERIOR LIGHTING CUT SHEET
E3.0	ELECTRICAL DETAILS
E3.1	ELECTRICAL SPECIFICATIONS

STRUCTURAL SHEET INDEX

S1.0	STRUCTURAL PLAN
S2.0	STRUCTURAL PLAN



DRAWN BY:	PJM
DESIGNED BY:	JL
DATE:	6-15-17
SCALE:	AS SHOWN
JOB NUMBER:	17-031
LAST REVISED:	
REVISED BY:	

PEBBLE BEACH LODGE
LOWER POST OFFICE PARKING

TITLE SHEET

SHEET C1.0

OF

8 SHEETS

GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS, THE LATEST VERSION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS), AWWA STANDARDS, ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL STANDARDS, TITLE 24 AND 2016 CALIFORNIA BUILDING CODE (CBC), CALIFORNIA ELECTRICAL CODE (CEC), AND CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC). ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE #2535, MONTEREY COUNTY EROSION CONTROL ORDINANCE #2806 AND THE PROJECT SOILS REPORT PREPARED BY HARO KASUNICH AND ASSOCIATES. DATED JUNE 2, 2017.
2. CONTRACTOR SHALL NOTIFY THE COUNTY 48 HOURS BEFORE STARTING ANY GRADING WORK.
3. ONSITE GRADING AND EARTHWORK SHALL BE TESTED BY THE GEOTECHNICAL ENGINEER DESIGNATED BY THE OWNER, TO VERIFY COMPLIANCE WITH THE RECOMMENDATIONS OF THE SOILS REPORT, THE PLANS AND THE SPECIFICATIONS. ALL GRADING AND EARTHWORK SHALL BE DONE TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER. ALL ROAD WORK ON SLOPES OVER 30% OR IN LANDSLIDE AREAS SHALL REQUIRE GEOTECHNICAL EVALUATIONS. THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED AT LEAST FOUR (4) WORKING DAYS IN ADVANCE OF COMMENCING WORK, INCLUDING SITE STRIPPING AND GRADING OPERATIONS. THIS WORK SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER.
4. GRADING AND COMPACTION SHALL BE TESTED BY THE GEOTECHNICAL ENGINEER AND/OR GEOTECHNICAL TESTING CONSULTANT, WHO WILL PROVIDE THE ENGINEER WITH COPIES OF ALL TEST RESULTS. THE CONTRACTOR SHALL SUBMIT TESTS AND REPORTS FROM GEOTECHNICAL ENGINEER TO THE COUNTY PRIOR TO SCHEDULING ANY INSPECTIONS.
5. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PLANS, DETAILS, AND SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND SHALL NOTIFY ENGINEER OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING SHOP DRAWINGS BEFORE PROCEEDING WITH FABRICATION (IF ANY).
6. 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.
7. 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.
8. ALL CONTRACTORS ARE RESPONSIBLE FOR VERIFICATION OF ALL EXISTING UTILITIES IN FIELD. CALL UNDERGROUND SERVICE ALERT (USA) 1-800-227-2600 BEFORE STARTING ANY EXCAVATIONS. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY EXISTENCE OF AND PROTECT ALL EXISTING UTILITIES. ANY DAMAGE TO AN EXISTING UTILITY WILL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR. EXCAVATION IS DEFINED AS BEING 18" OR MORE IN DEPTH BELOW EXISTING GRADE.
9. THE CONTRACTORS SHALL REMOVE ALL OBSTRUCTIONS, BOTH ABOVE GROUND AND UNDERGROUND, EXCEPT AS NOTED IN THE PLANS, AS NECESSARY FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. SHALL COORDINATE RELOCATION OF EXISTING UTILITIES WITH THE APPLICABLE UTILITY COMPANY WHERE RELOCATIONS ARE REQUIRED.
10. 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, SAN JOSE, CA. PHONE (408) 362-2120. 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, 6980 SANTA TERESA BLVD, #130, SAN JOSE CA 95119, PHONE (408) 362-2120, PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN A LIST OF PERSONNEL CERTIFIED TO BE RESPONSIBLE FOR TRENCH SAFETY.
11. EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE OR ADJACENT RIGHTS-OF-WAY THAT ARE DAMAGED OR DISPLACED SHALL BE REPLACED AS DIRECTED BY THE OWNER REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
12. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL, PEBBLE BEACH COMPANY HARMLESS FROM ANY AND ALL LIABILITY, REAL AND ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL OR PEBBLE BEACH COMPANY.
13. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE A FLAGGING AND TRAFFIC ROUTING PLAN TO THE PEBBLE BEACH COMPANY. CORRECTIONS, MODIFICATIONS, AND IMPROVEMENTS TO THE FLAGGING AND TRAFFIC ROUTING PLAN SHALL BE MADE AS NECESSARY AS THE JOB PROCEEDS. APPROVAL OF THE FLAGGING PLAN DOES NOT RELIEVE THE CONTRACTOR OF ANY LIABILITY AND RESPONSIBILITY THEREOF FOR THE SAFE AND LEAST DISRUPTIVE FLOW OF TRAFFIC THROUGH THE PROJECT AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FENCES, BARRICADES, SAFETY DEVICES, AND TRAFFIC CONTROL WITHIN THE CONSTRUCTION AREA.
14. CONTRACTOR SHALL POSSESS A VALID CLASS A – GENERAL ENGINEERING CONTRACTOR LICENSE, OR APPLICABLE CLASS C – SPECIALTY CONTRACTOR LICENSES, AT THE TIME THE CONTRACT IS AWARDED.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: CONCRETE, ASPHALT CONCRETE, STRIPPINGS, ANY AND ALL OTHER DEBRIS FROM THE SITE, EXCESS MATERIAL FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT BALLS, FENCING, BASEROCK, ETC.
16. CONCRETE, MASONRY, AND OTHER DELETERIOUS MATERIAL, SHALL BE DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE, UNLESS REUSE OF MATERIAL ON SITE IS APPROVED BY GEOTECHNICAL ENGINEER OR PEBBLE BEACH COMPANY REPRESENTATIVE.
17. IF, DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. THE MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY – PLANNING AND ARCHAEOLOGIST (I.E., AN ARCHAEOLOGIST REGISTERED WITH THE SOCIETY 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.
18. 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) WILL BE REQUIRED PRIOR TO GRADING, IF THE WORK IS WITHIN THE PUBLIC RIGHT-OF-WAY.
19. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE 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 DESIGN ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE CHANGE OR DEVIATION.
20. NO MODIFICATIONS SHALL BE MADE TO ANY OF OWNER'S FACILITIES WITHOUT PRIOR WRITTEN ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. ALL MODIFICATIONS SHALL BE WITNESSED BY THE OWNER'S REPRESENTATIVE.
21. THE CONTRACTOR SHALL SUBMIT TWO SETS EACH OF AS-BUILT PLANS TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF THE IMPROVEMENTS.

GENERAL NOTES (CONTINUED)

22. NO LAND CLEARING OR GRADING SHALL OCCUR ON THE SUBJECT PARCEL BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF THE MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY – BUILDING SERVICES DEPARTMENT. SEE PROJECT EROSION CONTROL PLAN AND SWPPP FOR STORM WATER RUNOFF AND EROSION CONTROL REQUIREMENTS.
23. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP PUBLIC STREETS AND ON-SITE PAVEMENT FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED ON-SITE/ADJACENT PAVEMENT, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
24. IF CONTRACTOR FINDS DISCREPANCIES BETWEEN CONSULTANT PLAN SETS, CONTRACTOR TO ASSUME AND INCLUDE PRICE FOR MOST EXPENSIVE OPTION AND TO REPORT TO THE DESIGN ENGINEER IMMEDIATELY. THE DESIGN ENGINEER WILL CLARIFY DISCREPANCIES OR OMISSIONS, IN WRITING, WITHIN A REASONABLE TIME. CONSULTANTS INCLUDE: LANDSCAPE, ARCHITECT, MECHANICAL AND CIVIL. CONTRACTOR TO DISCUSS FINAL INSTALLATION WITH PEBBLE BEACH REPRESENTATIVE.
25. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ANY EXISTING UTILITY BOXES. ANY CRACKED OR BROKEN BOXES SHALL BE REPLACED AT CONTRACTOR EXPENSE.
26. STRIPPINGS TO BE USED AS TOPSOIL AND SHALL BE STOCKPILED IN APPROVED AREAS FOR FUTURE USE IN LANDSCAPED AREAS.

GRADING NOTES

1. REFER TO GENERAL NOTES AND DETAILS AS SHOWN ON THESE PLANS.
2. ALL EARTHWORK SHALL BE CONSTRUCTED PER THE GRADING SPECIFICATIONS. ALL SOIL SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION, AS REQUIRED BY THE ASTM TEST DESIGNATIONS D1557, D1556, AND D2922 (LATEST EDITIONS) EXCEPT THE PAVEMENT SUB-GRADE. THE UPPER LEVEL OF SUB-GRADE SHALL BE COMPACTED TO 95% RELATIVE COMPACTION. THE EXACT DEPTH SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER.
3. BACKFILL FOR UNDERGROUND UTILITIES PLACED ON THE SITE SHALL CONSIST OF CLEAN, IMPORTED SAND MATERIAL (MINIMUM S.E. = 30) TO A MINIMUM OF 12 INCHES OVER THE CONDUIT, UNLESS SHOWN OTHERWISE ON THE PLAN. BACKFILL FOR UNDERGROUND UTILITIES PLACED IN EXISTING STREETS SHALL CONSIST OF CLEAN, IMPORTED SAND MATERIAL (MINIMUM S.E. = 30) FOR FULL TRENCH DEPTH TO THE PAVEMENT SUB-GRADE, UNLESS SHOWN OTHERWISE ON THE PLAN. A SAMPLE SHALL BE SUBMITTED FOUR (4) DAYS BEFORE INTENDED USE, FOR REVIEW BY THE GEOTECHNICAL ENGINEER. BACKFILL WITHIN THE UTILITY TRENCHES SHALL BE COMPACTED TO A MINIMUM OF RELATIVE COMPACTION OF 92% TO 95% AND BASED UPON THE ASTM TEST DESIGNATIONS D1557 AND D2922 (LATEST EDITIONS).
4. AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHEN SUBCONTRACTORS ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF AIRBORNE DUST NUISANCE BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE DONE BY THE DUST FROM HIS OR HER SUBCONTRACTOR'S ACTIVITIES IN PERFORMING THE WORK UNDER THIS CONTRACT. THE PRICES FOR THE VARIOUS ITEMS OF WORK SHALL COVER THIS DUST CONTROL.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS TO THE SATISFACTION OF THE SOIL ENGINEER AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY BY THE GEOTECHNICAL ENGINEER.
6. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUB GRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND REPLACED BY SELECT BACKFILL MATERIAL AS DIRECTED IN THE FIELD BY THE GEOTECHNICAL ENGINEER.
7. ALL CUT AND FILL SLOPE SHALL BE 2:1 OR FLATTER UNLESS OTHERWISE DIRECTED IN WRITING BY THE ENGINEER OR GEOTECHNICAL ENGINEER AND APPROVED BY THE COUNTY.
8. ELEVATION BENCHMARK – SEE GRADING SHEET
9. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.
10. ALL SLOPES TO BE A MINIMUM OF 5% AWAY FROM FOUNDATIONS FOR 10 FEET OR AS APPROVED BY THE COUNTY ENGINEER. THIS APPLIES TO UNPAVED AREAS ONLY.
11. CONTRACTOR TO REMOVE ALL TREES AND LARGE SHRUBS. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOTBALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 3" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL IN 6" LOOSE LIFTS AND COMPACTED TO 90% MINIMUM RELATIVE COMPACTION.
12. GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, TOPSOIL AND OTHER UNSUITABLE MATERIALS TO PROVIDE A BOND WITH THE NEW FILL, AND WHERE SLOPES ARE STEEPER THAN 6 TO 1, AND THE HEIGHT IS GREATER THAN 5 FT, BY BENCHING/KEYING INTO SOUND BEDROCK OR OTHER COMPETENT MATERIAL AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
13. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4" IN DEPTH. NO ROCK OVER 3" IN ITS MAXIMUM DIMENSION MAY BE USED IN A FILL.
14. PRIOR TO FINAL INSPECTION, THE GEOTECHNICAL CONSULTANT SHALL PROVIDE CERTIFICATION THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
15. 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.

GRADING & PAVING NOTES

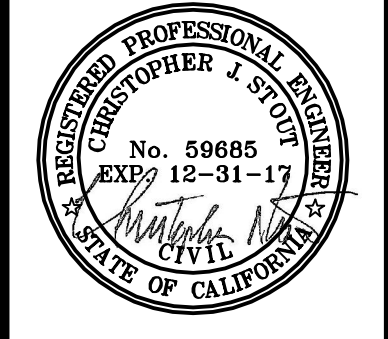
1. ALL AGGREGATE SUBBASE AND AGGREGATE BASE MATERIAL, AND THE HANDLING AND PLACEMENT THEREOF, SHALL BE IN CONFORMANCE WITH CALTRANS STANDARD SPECIFICATIONS EXCEPT THAT SOIL COMPACTION SHALL BE DETERMINED BASED UPON ASTM TEST DESIGNATIONS D 1557 AND D 2922 (LATEST EDITIONS). AGGREGATE BASE SHALL BE CLASS 2. COMPACT TO A MINIMUM OF 95% RELATIVE COMPACTION PRIOR TO THE PLACEMENT OF ASPHALT CONCRETE. IF REUSED DEMOLITION RUBBLE IS UTILIZED, IT SHALL MEET WITH GEOTECHNICAL APPROVAL.
2. ASPHALT CONCRETE SHALL CONSIST OF A MIXTURE OF SAND, MINERAL AGGREGATE, AND LIQUID ASPHALT, DESIGNATED AS CALTRANS STANDARD SPECIFICATIONS TYPE "B", 1/2" MAXIMUM, MEDIUM GRADING, MIXED IN SUCH PROPORTIONS THAT THE PERCENTAGE BY WEIGHT WILL BE WITHIN:
- | SIEVE SIZES | OPERATING RANGE
(% PASSING) | SIEVE SIZES | OPERATING RANGE
(% PASSING) |
|-------------|--------------------------------|-------------|--------------------------------|
| 3/4" | 100% | NUMBER 8 | 43-49% |
| 1/2" | 95-100% | NUMBER 30 | 22-27% |
| 3/8" | 80-95% | NUMBER 200 | 3-8% |
| NUMBER 4 | 59-66% | | |
- ASPHALT BINDER VISCOSITY GRADE AR4000 AT 5% TO 6.5% OF THE COMBINED DRY AGGREGATES. ACTUAL MIX DESIGN SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL AT LEAST 10 WORKING DAYS PRIOR TO STARTING ANY PAVING WORK.
3. PAINT BINDER (TACK COAT) OF ASPHALT EMULSION, GRADE CRS-1, CONFORMING TO CALTRANS STANDARD SPECIFICATIONS, SHALL BE APPLIED TO EXISTING ASPHALT CONCRETE SURFACES AND VERTICAL CONCRETE SURFACES TO RECEIVE ASPHALT CONCRETE. BETWEEN LIFTS OF ASPHALT CONCRETE, BINDER MAY BE OMITTED AT OWNER'S APPROVAL IF LESS THAN 24 HOURS HAS ELAPSED SINCE PREVIOUS LIFT AND SURFACE IS CLEAN OF ALL DUST AND DIRT.
4. MATERIALS AND INSTALLATION OF PORTLAND CEMENT CONCRETE CURB, GUTTER AND SIDEWALK SHALL CONFORM TO THE APPLICABLE SECTIONS OF CALTRANS STANDARD SPECIFICATIONS AND THE CITY STANDARD SPECIFICATIONS AND DETAILS.

GRADING & PAVING NOTES (CONTINUED)

5. EXISTING ASPHALT CONCRETE SURFACE SHALL BE SAW CUT TO A NEAT STRAIGHT LINE. EXPOSED EDGE SHALL BE TACKED WITH EMULSION PRIOR TO PAVING. WHEN TRENCHING THROUGH CURB, GUTTER AND SIDEWALK, A SAW CUT WILL BE USED. WHERE EXISTING PAVEMENT IS TRENCHED, REPLACE WITH EITHER ASPHALT CONCRETE AND 8" AGGREGATE BASE MINIMUM OR MATCH THE EXISTING PAVING SECTION, WHICHEVER IS GREATER. THE EXPOSED BASE MATERIAL SHALL BE GRADED, AND RECOMPACTED PRIOR TO REPAVING.
6. ALL VALVE BOXES, MANHOLES. ETC. TO BE SET FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE NOTED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ANY EXISTING UTILITY BOXES. ANY CRACKED OR BROKEN BOXES SHALL BE REPLACED AT CONTRACTOR EXPENSE.
7. PAVEMENT MARKINGS AND LEGENDS (WARNING LEGENDS, TURN ARROWS, AND SUCH OTHER MARKINGS SHOWN ON THE DRAWINGS) SHALL BE INSTALLED WITH THE USE OF STENCILS. PRE-CUT PAVEMENT MARKINGS WHICH ARE HEAT APPLIED MAY BE USED IF APPROVED, OTHERWISE ALL MARKINGS TO BE ACRYLIC LATEX TRAFFIC PAINT, APPLIED WITH A MINIMUM OF TWO COATS.
8. PAVEMENT MARKERS FOR OFF SITE, IF ANY, CONSTRUCTION SHALL CONFORM TO SECTION 85 OF THE CALTRANS STANDARD SPECIFICATIONS AND THE SUPPLEMENTARY CONDITIONS.
9. CONTRACTOR SHALL PROVIDE LABORATORY REPORTS FROM AN ENGINEERING TESTING LABORATORY CERTIFYING THAT THE VARIOUS MATERIALS COMPLY WITH THE SPECIFICATIONS AT LEAST 10 DAYS PRIOR TO STARTING WORK ON THAT PARTICULAR ITEM OF WORK.
10. ALL CONCRETE USED FOR CURB, GUTTER, AND SIDEWALK MUST BE PER COUNTY STANDARD SPECIFICATIONS.
11. ABRUPT CHANGES IN LEVEL EXCEEDING 4 INCHES (102MM) IN A VERTICAL DIMENSION BETWEEN WALKS, SIDEWALKS OR OTHER PEDESTRIAN WAYS AND ADJACENT SURFACES OR FEATURES SHALL BE IDENTIFIED BY WARNING CURBS AT LEAST 6 INCHES (152MM) IN HEIGHT ABOVE THE WALK OR SIDEWALK SURFACE. EXCEPTIONS: 1. A WARNING CURB IS NOT REQUIRED BETWEEN A WALK OR SIDEWALK AND AN ADJACENT STREET OR DRIVEWAY. 2. A WARNING CURB IS NOT REQUIRED WHEN A GUARD OR HANDRAIL IS PROVIDED WITH A GUIDE RAIL CENTERED 2 INCHES (51MM) MINIMUM AND 4 INCHES (102MM) MAXIMUM ABOVE THE SURFACE OF THE WALK OR SIDEWALK. CBC 11B-303.5
12. WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT VERTICAL CHANGES IN LEVEL. CHANGES IN LEVEL OF 1/4 INCH (6.4MM) HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL AND WITHOUT EDGE TREATMENT. CHANGES IN LEVEL BETWEEN 1/4 INCH (6.4MM) HIGH MINIMUM AND 1/2 INCH (12.7MM) HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. CBC 11B-303.2, 11B-303.3
13. ALL WORK RELATED TO ACCESS, ROUTES OF TRAVEL, PARKING, ETC. TO CONFORM TO THE PROVISIONS OF THE CALIFORNIA BUILDING CODE OF REGULATIONS, TITLE 24, OF THE LATEST REVISION FOR NON RESIDENTIAL APPLICATIONS.
14. ALL SLOPES REFERENCING ACCESSIBILITY INSTALLATIONS MUST NOT EXCEED THE MAXIMUMS PER REGULATIONS. IF CONSTRUCTION CANNOT MAINTAIN THESE SLOPES OVER THE ENTIRE SLOPE, CONTRACTOR SHALL FLATTEN SLOPE SO AT WORSE CASE THE MAXIMUM IS NOT EXCEEDED. ALL FORMS TO BE VERIFIED WITH A CALIBRATED SMART (DIGITAL) LEVEL FOR COMPLIANCE. ALL CROSS SLOPES ON PATHS TO BE 2% MAXIMUM.
15. CURB RAMPS TO BE FLUSH AND FREE OF ABRUPT CHANGES AND WITHOUT A BEVELED LIP.

DEMOLITION NOTES

1. ALL ITEMS MARKED FOR REMOVAL SHALL BE REMOVED WITHOUT DAMAGING REMAINING IMPROVEMENTS. ALL ITEMS TO BE SAWCUT OR REMOVED TO THE NEAREST EXPANSION JOINT. ALL SAWCUT TO BE NEAT AND FOR CONCRETE THE EDGE TO BE GROUND AT A BEVEL TO SIMULATE A TOOLED OR CONTROL JOINT. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY IMPROVEMENTS NOT SPECIFICALLY IDENTIFIED FOR REMOVAL.



DRAWN BY: PIM
DESIGNED BY: JL
DATE: 6-15-17
SCALE: AS SHOWN
JOB NUMBER: 17-001
LAST REVISED:
REVISED BY:

PEBBLE BEACH LODGE
LOWER POST OFFICE PARKING

CONSTRUCTION NOTES



I&S ENGINEERING AND SURVEYING, INC.
2460 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
LandSengineers.com

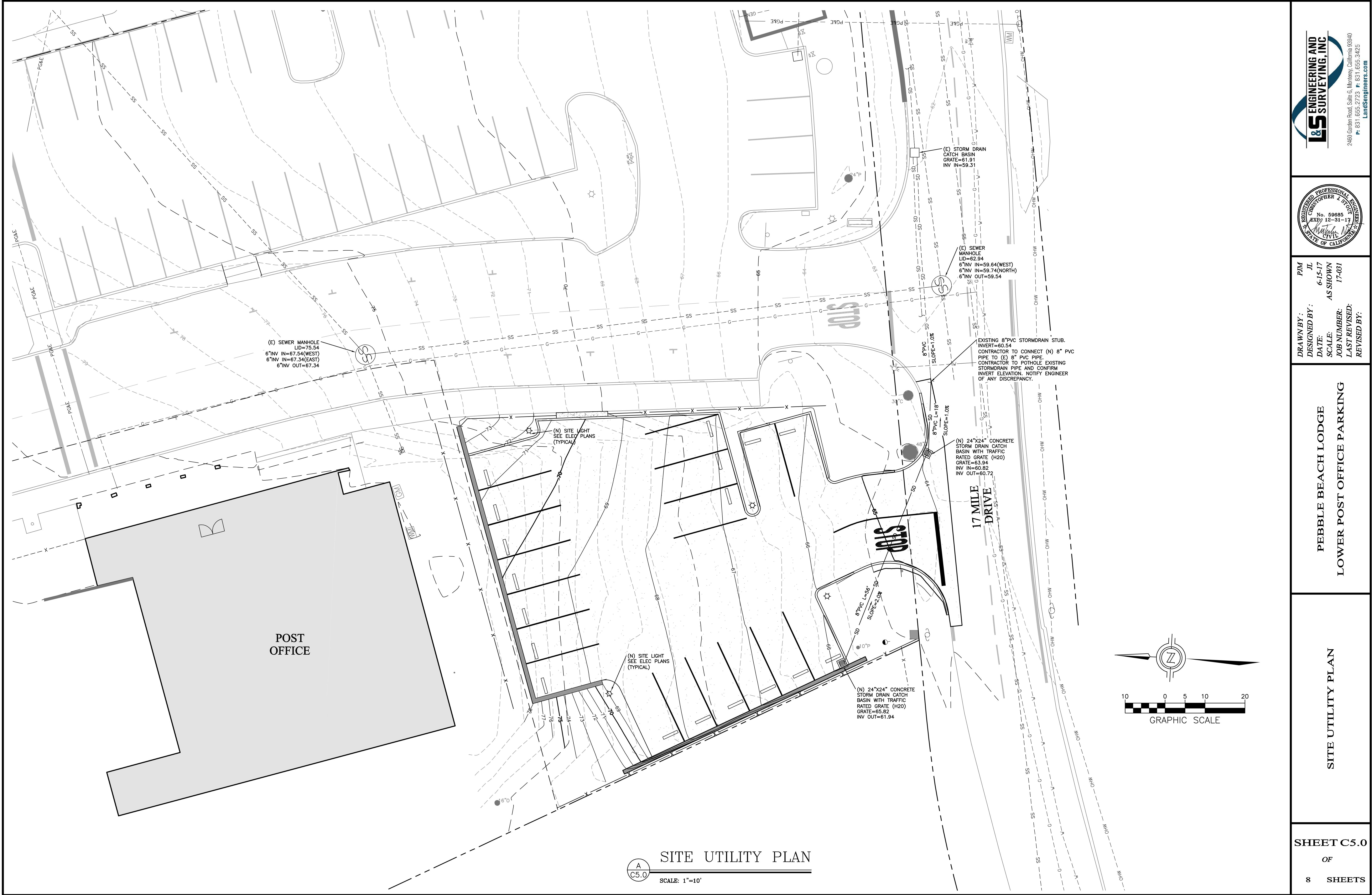
REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER J. LAND
No. 59885
EXPIRES 12-31-17
STATE OF CALIFORNIA

DRAWN BY: PIM
DESIGNED BY: JL
DATE: 6-15-17
SCALE: AS SHOWN
JOB NUMBER: 17-001
LAST REVISED: 17-001
REVISED BY:

PEBBLE BEACH LODGE
LOWER POST OFFICE PARKING

SITE GRADING PLAN

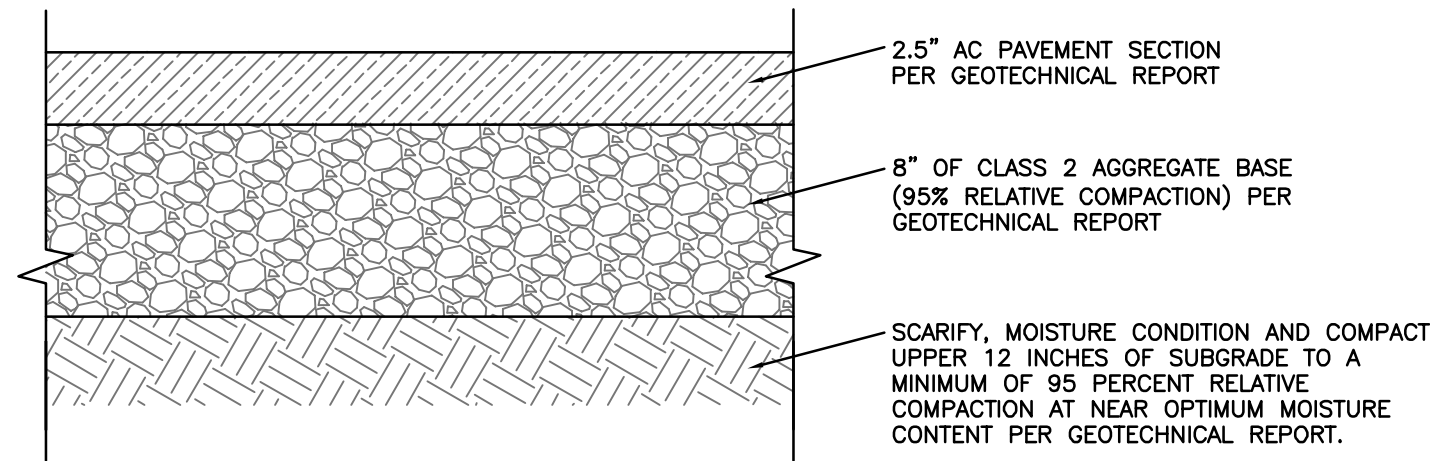
SHEET C4.0
OF
8 SHEETS



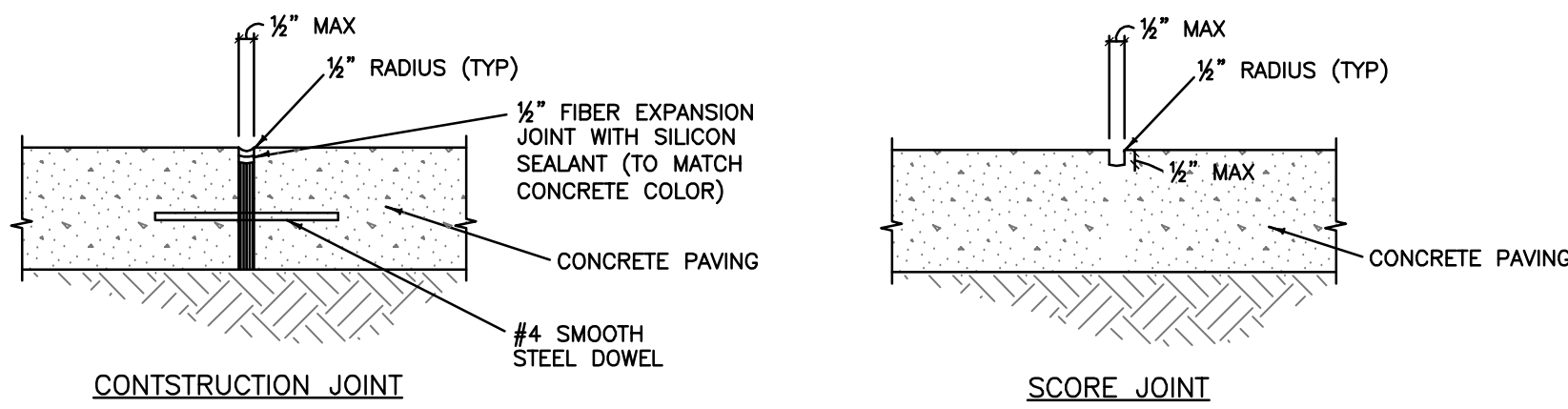
DRAWN BY: PIM
DESIGNED BY: JL
DATE: 6-15-17
SCALE: AS SHOWN
JOB NUMBER: 17-031
LAST REVISED: 17-031
REVISED BY:

PEBBLE BEACH LODGE
LOWER POST OFFICE PARKING

SITE UTILITY PLAN

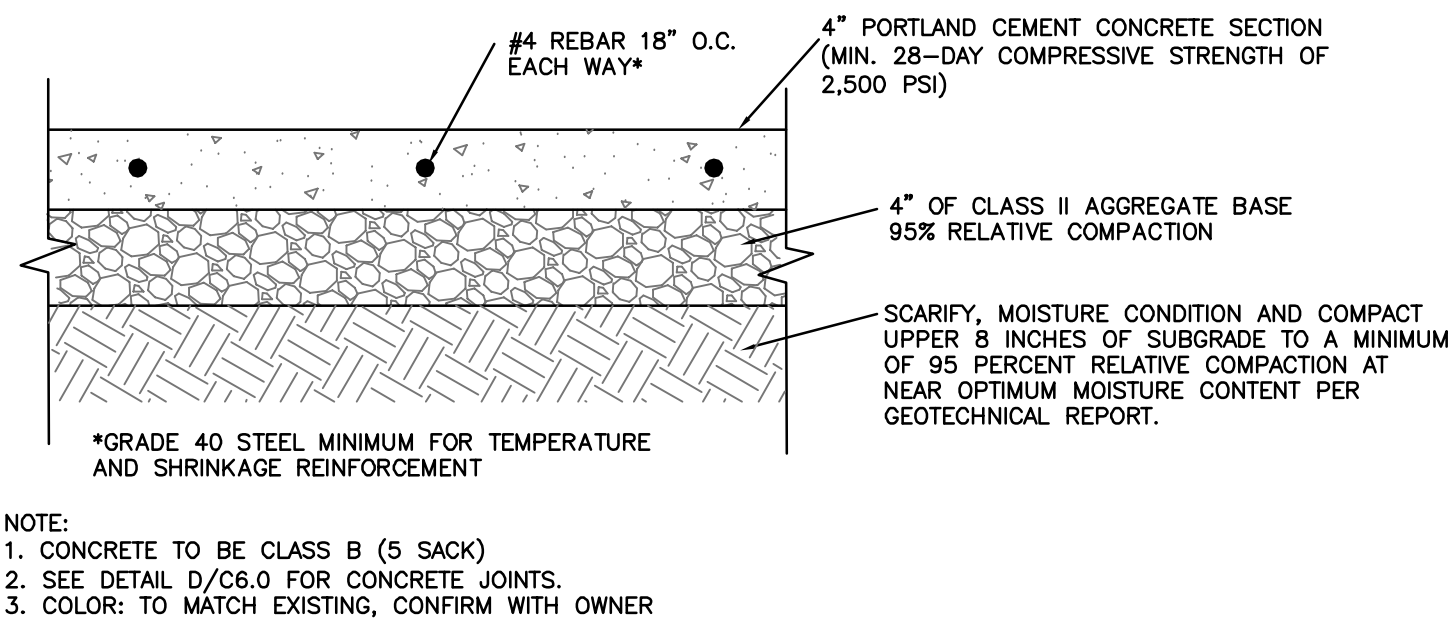
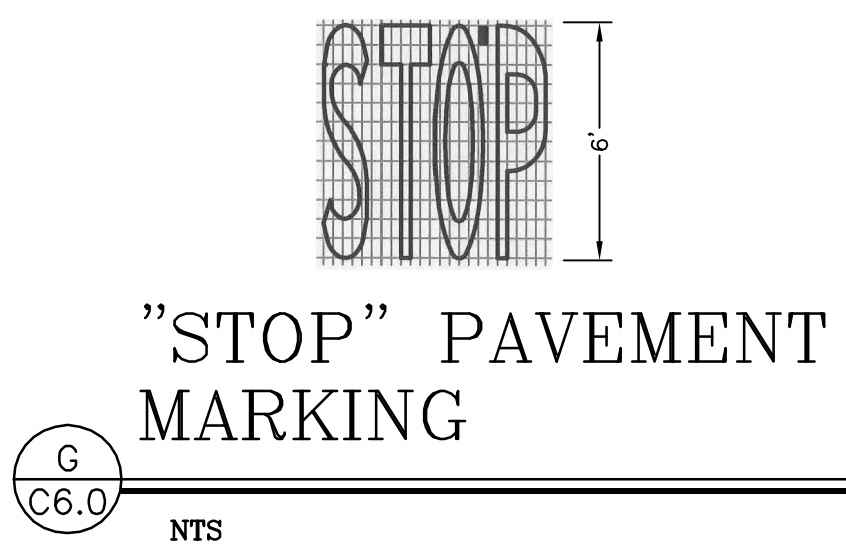


A
C6.0
NTS
AC PAVEMENT SECTION



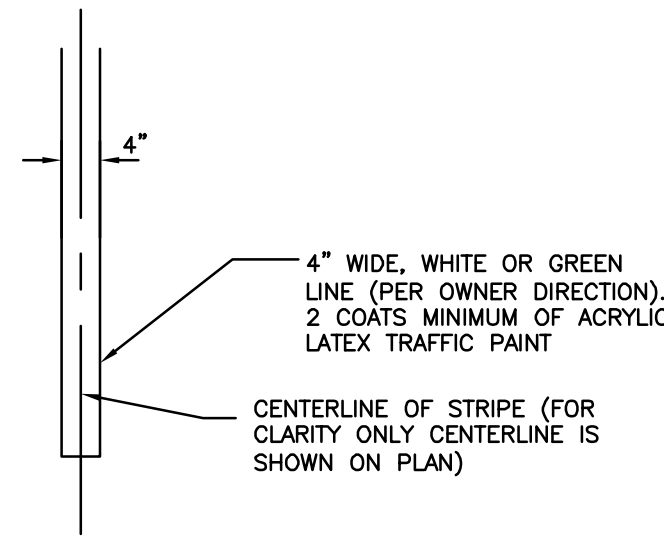
NOTES:
1. PROVIDE CONSTRUCTION JOINTS AT 20' INTERVALS ALONG WALKWAYS AND AT CURVES, TANGENTS, CORNERS, AND WHERE ADJOINS BUILDING. ENTRY AREAS SHOULD HAVE CONSTRUCTION JOINTS WITH SQUARE FOOTAGES LESS THAN 250 SFT.
2. SCORE JOINTS ALONG WALKWAYS SHALL BE PROVIDED AT INTERVALS EQUAL TO THE WIDTH OF THE WALKWAY AND SPACED UNIFORMLY BETWEEN CONSTRUCTION JOINTS.
3. ALL COLD JOINTS AND EXPANSION JOINTS (CONSTRUCTION JOINT) SHOULD BE CONSTRUCTED WITH #4 1/2"x12" REBAR DOWELS. DOWELS SHOULD BE SPACED AT A MAXIMUM SPACING OF 18 INCHES AND HAVE 6" EMBEDMENT ON EITHER SIDE OF JOINT

D
C6.0
NTS
CONCRETE JOINTS

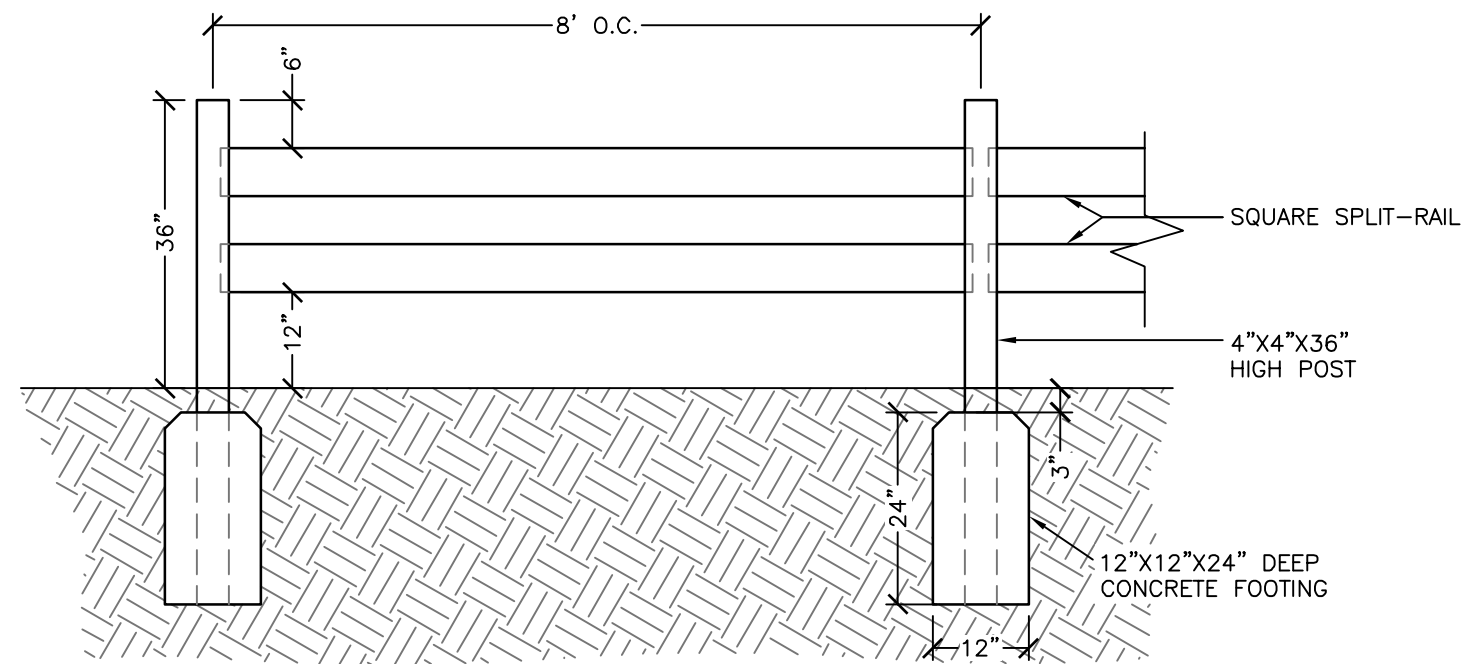


NOTE:
1. CONCRETE TO BE CLASS B (5 SACK)
2. SEE DETAIL D/C6.0 FOR CONCRETE JOINTS.
3. COLOR: TO MATCH EXISTING, CONFIRM WITH OWNER

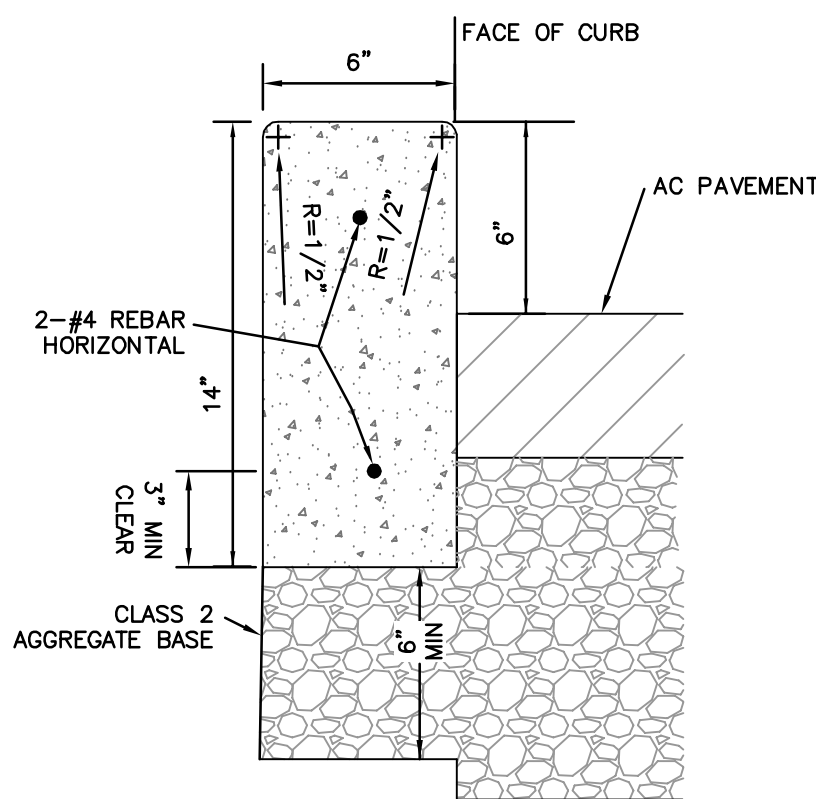
B
C6.0
NTS
CONCRETE SECTION-PEDESTRIAN WALKWAY



E
C6.0
NTS
PARKING STRIPING

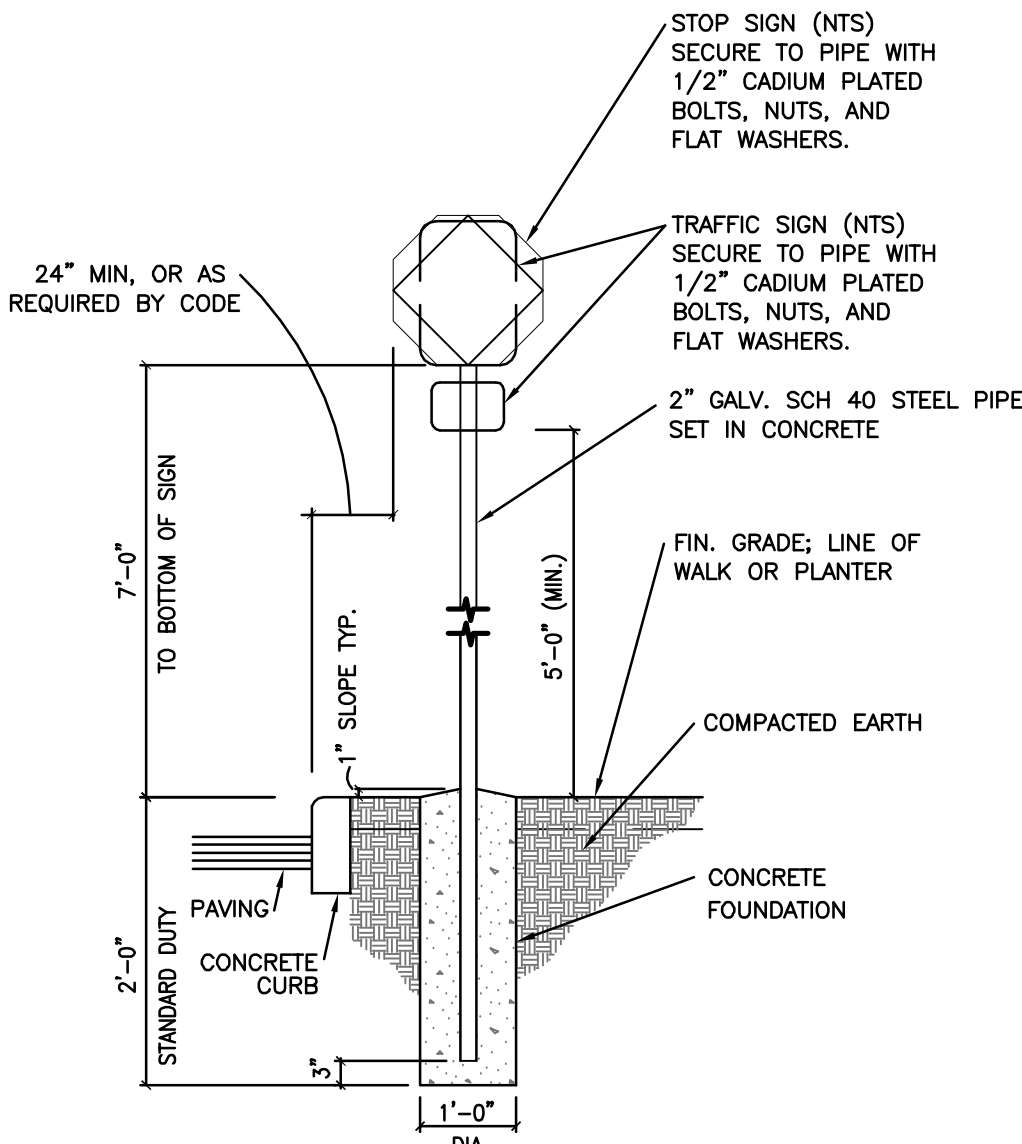


H
C6.0
SCALE: 1"=2'
SQUARE SPLIT RAIL WOOD FENCE



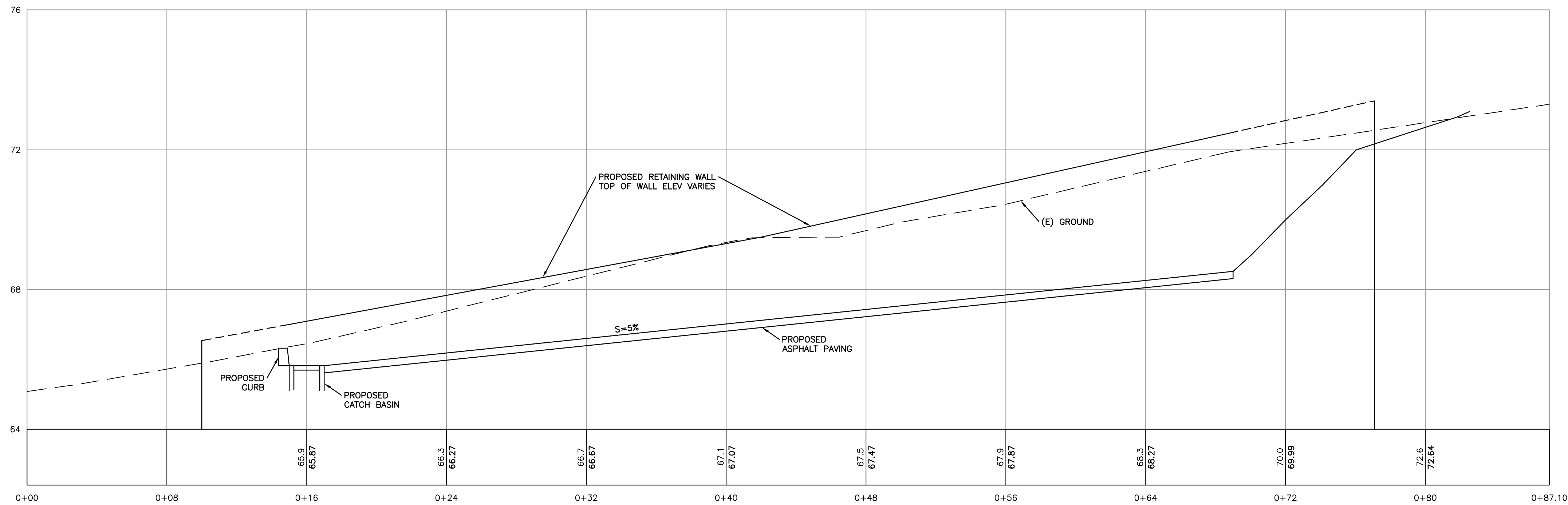
NOTES:
1. CONCRETE TO BE 5 SACK CONCRETE TO MATCH EXISTING
2. AGGREGATE BASE OR SUBBASE TO EXTEND UNDER CURB.
3. COLOR: TO MATCH EXISTING, CONFIRM WITH OWNER

C
C6.0
NTS
CONCRETE CURB DETAIL



NOTE:
1. TRAFFIC SIGNS TO BE HIGHWAY STANDARD AND TO CONFORM TO CURRENT STATE AND LOCAL CODES AND REGULATIONS

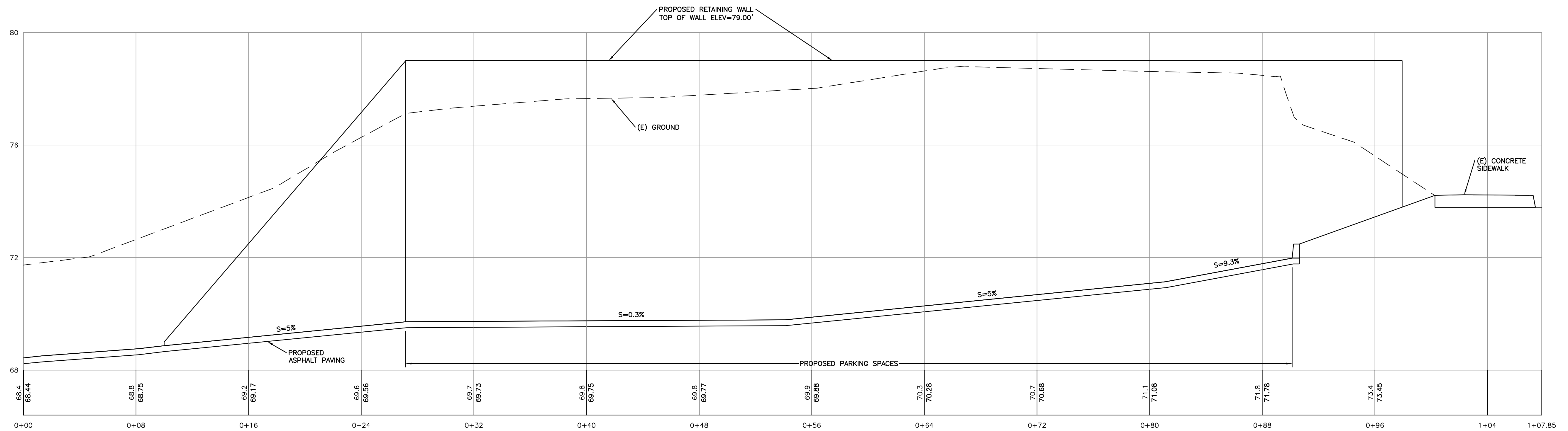
F
C6.0
NTS
SIGN INSTALLATION DETAIL



A
C7.0

WEST WALL PROFILE

SCALE: VERTICAL: 1"=2' HORIZONTAL: 1"=4'



B
C7.0

NORTH WALL PROFILE

SCALE: VERTICAL: 1"=2' HORIZONTAL: 1"=4'



DRAWN BY: PIM
DESIGNED BY: JL
DATE: 6-15-17
SCALE: AS SHOWN
JOB NUMBER: 17-031
LAST REVISED: 17-031
REVISED BY:

PEBBLE BEACH LODGE
LOWER POST OFFICE PARKING

WALL PROFILES

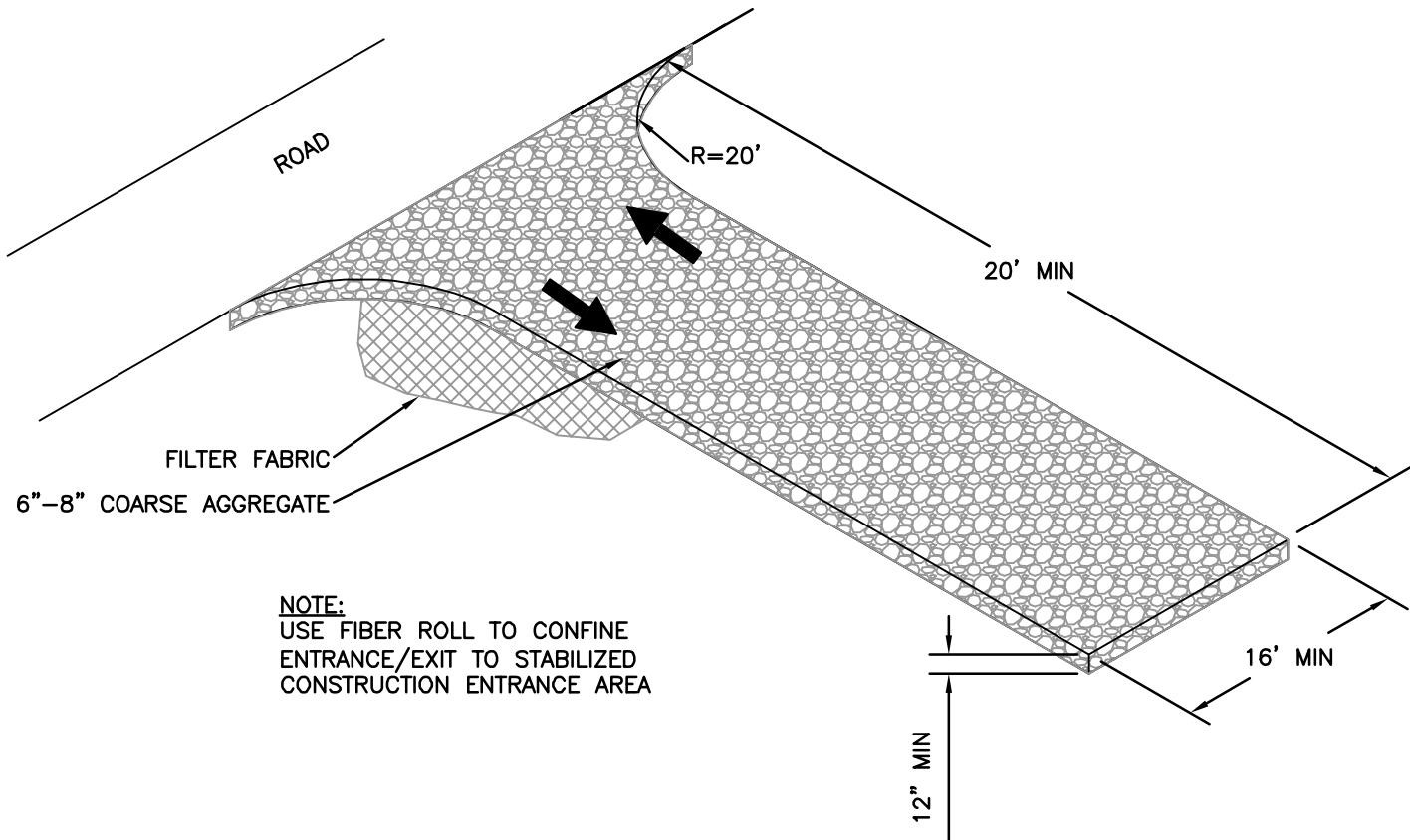
EROSION AND SEDIMENT CONTROL MEASURES

- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED BY OCTOBER 1st AND MAINTAINED THROUGH APRIL 30th, OR AS DIRECTED BY THE COUNTY INSPECTOR.
- PERSON RESPONSIBLE FOR IMPLEMENTATION OF EROSION CONTROL AND SEDIMENT PLAN:
NAME:
ADDRESS:

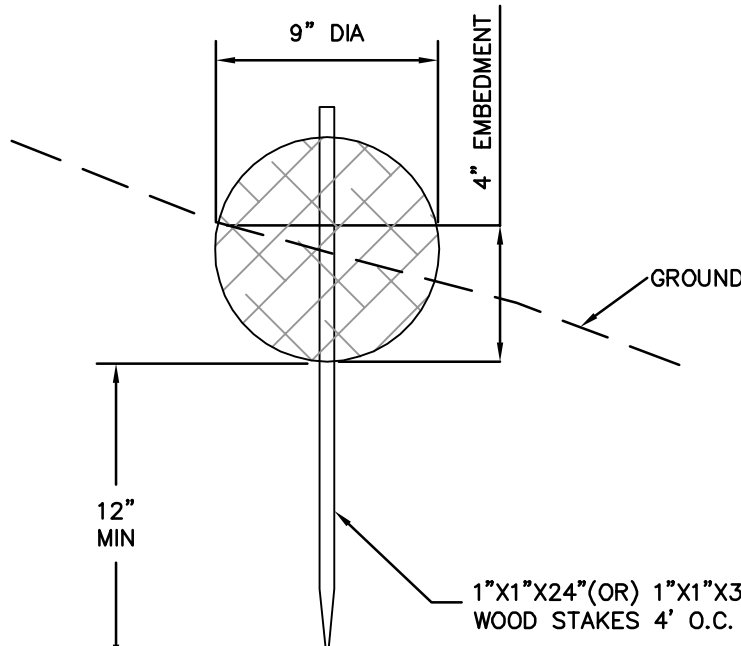
PHONE:
- THIS EROSION AND SEDIMENT CONTROL PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING. INTERIM PLANS ARE TO BE RESUBMITTED FOR COUNTY APPROVAL PRIOR TO SEPTEMBER 1ST OF EACH SUBSEQUENT YEAR, UNTIL THE SITE IMPROVEMENTS ARE ACCEPTED BY THE COUNTY.
- WINTER GRADING OPERATIONS, OCTOBER 1ST THROUGH APRIL 30TH
WHEN WINTER GRADING OPERATIONS TAKE PLACE, THE FOLLOWING MEASURES ARE REQUIRED MUST BE TAKEN TO MITIGATE ACCELERATED EROSION:
 - VEGETATION REMOVAL BETWEEN OCTOBER 1ST AND APRIL 30TH SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE.
 - BETWEEN OCTOBER 1ST AND APRIL 30TH, DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
 - 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 DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
 - EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
 - THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
- NOT USED
- ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE COUNTY.
- DURING RAINY SEASON ALL PAVED AREAS SHALL BE KEPT CLEAR OF THE EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM. STRAW BALE SILT TRAPS SHALL BE INSTALLED AT PLACES ANTICIPATING SEDIMENT-LADEN RUNOFF TO A PAVED INLET.
- ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.
- THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO ANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THIS PLAN IN THE FIELD, SUBJECT TO THE APPROVAL OF THE DIRECTOR OF BUILDING, COUNTY OF MONTEREY.
- THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY.
- ALL SLOPES SHOWN TO BE HYDROSEEDDED ON THE EROSION CONTROL PLAN SHEETS SHALL BE HYDROSEEDDED WITH AN APPROVED HYDROSEED MIXTURE.
- ALSO SEE THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THIS PROJECT FOR ADDITIONAL MONITORING AND INSPECTION REQUIREMENTS.
- WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY OR MORE OFTEN AS NEEDED TO PREVENT DUST FROM BECOMING AIRBORNE AND LEAVING THE SITE.
- COVER ALL TRUCKS HAULING SOIL, SAND AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET OF FREEBOARD.
- PAVE, APPLY WATER THREE TIMES DAILY, OR APPLY (NON-TOXIC) SOIL STABILIZERS ON ALL UNPAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES.
- SWEEP DAILY (WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES.
- SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS.
- HYDROSEED OR APPLY (NON-TOXIC) SOIL STABILIZERS TO INACTIVE CONSTRUCTION AREAS (BUILDING PADS AND STREETS MAY BE EXCLUDED)
- ENCLOSE, COVER, WATER TWICE DAILY OR APPLY (NON-TOXIC) SOIL BINDERS TO EXPOSED STOCKPILES (DIRT, SAND, ETC.)
- LIMIT TRAFFIC SPEEDS ON UNPAVED ROADS TO 15 MILES PER HOUR.
- RE-VEGETATE IN DISTURBED AREAS AS QUICKLY AS POSSIBLE.

INLET PROTECTION WITH GRAVEL BAG BARRIER

- IF GRAVEL BAGS BECOME CLOGGED WITH SEDIMENT, THEY MUST BE CAREFULLY REMOVED AND REPLACED WITH COMPETENT GRAVEL BAGS.
- THE INLET PROTECTION SHOULD BE REMOVED 30 DAYS AFTER THE UPSLOPE AREA HAS BEEN FULLY STABILIZED. ANY SEDIMENT AROUND THE INLET MUST BE CAREFULLY REMOVED AND PROPERLY DISPOSED.



C
C8.0 NTS
STABILIZED CONSTRUCTION ENTRANCE



TO BE USED ALONG THE FACE OF EXPOSED AND ERODIBLE SLOPES TO SHORTEN SLOPE LENGTH, AT GRADE BREAKS WHERE SLOPES TRANSITION TO A STEEPER SLOPE, IN DRAINAGE SWALES TO SLOW FLOWS, AND ALONG STREAM BANKS TO ASSIST STABILIZATION AND REVEGETATION.

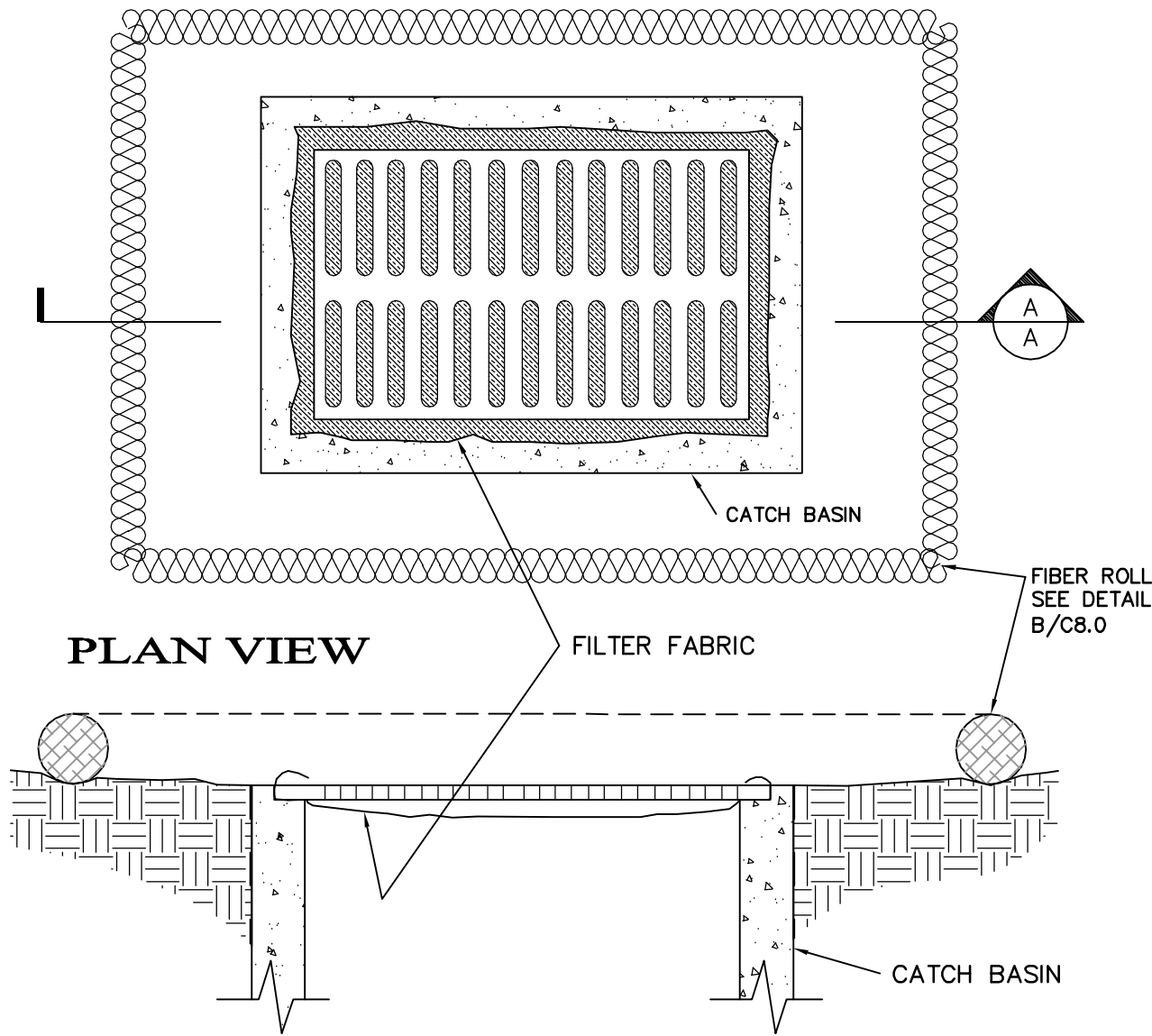
INSTALLATION
1. USE 1"x1"x2' OR 1"x1"x3' WOOD STAKES, DEPENDING ON THE SOIL AND SLOPE CONDITIONS. USE LONGER STAKES IN LOOSE SOIL, SHORTER STAKES IN DENSER SOILS.

2. POSITION FIBER ROLLS END-TO-END, TYING THE BUTTED ENDS TOGETHER WITH STRONG TWINE TO ENSURE A GOOD CONNECTION.

3. PLACE FIBER ROLLS SECURELY IN A TRENCH SO THAT SILT LADEN RUN-OFF PASSES OVER OR THROUGH, NOT UNDER THE FIBER ROLL.

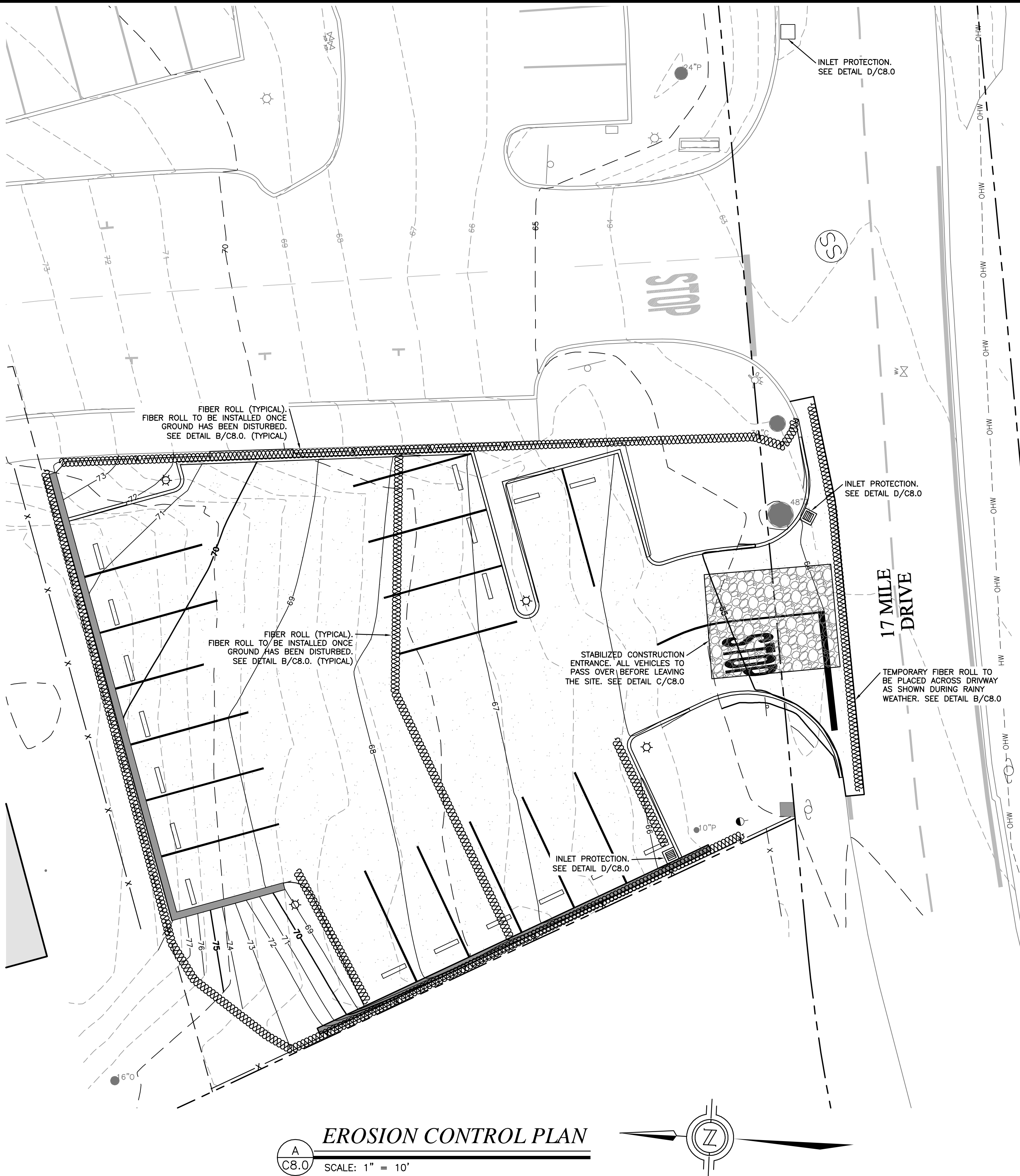
4. FIBER ROLLS TO BE PLACED AT THE TOPS AND BOTTOMS OF ALL EXPOSED SLOPES. FOR SLOPES GREATER THAN 10' HORIZONTALLY FIBER ROLLS SHALL BE PLACED AT INTERVALS OF 10' DOWN SLOPE FROM EACH OTHER.

B
C8.0 NTS
FIBER ROLL



SECTION A-A

D
C8.0 NTS
INLET PROTECTION



A
C8.0
EROSION CONTROL PLAN
SCALE: 1" = 10'

AREA OF DISTURBANCE
0.17 ACRES

NOTE:
NO PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15 THROUGH APRIL 15).