

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

In the matter of the application of:

HIRSCHFIELD, SCOTT E AND MOLLY (PLN170076)

RESOLUTION NO. 18-011

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding that the project is a remodel and addition to an existing single family residence in a residential zone which qualifies as a Class 3 Categorical Exemption per Section 15303 (a) of the CEQA Guidelines; and tree removal which do not involve the removal of healthy, mature, scenic trees which qualifies as a Class 4 Categorical Exemption per Section 15304. and does not meet any exceptions under Section 15300.2; and
- 2) Approving Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval for partial demolition and rebuilding of an existing 3,126 square foot single family dwelling, including the demolition of 339 square feet, and the addition of 3,291 square feet, for a finished total of 6,078 square feet; and 2) a Coastal Development Permit for the removal of two Monterey Pine trees (14" and 16" in diameter).

[PLN170076, 1268 Cantera Court, Pebble Beach (APN: 008-234-011-000), Del Monte Forest Land Use Plan]

The Combined Development Permit application (PLN170076) had a public hearing before the Monterey County Zoning Administrator on March 8, 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.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan;
 - Del Monte Forest Land Use Plan
 - Monterey County Coastal Implementation Plan Part 5;
 - Monterey County Zoning Ordinance (Title 20);

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents

- b) The property is located at 1268 Cantera Court, Pebble Beach (Assessor's Parcel Number 008-234-011-000), Del Monte Forest Land Use Plan. The parcel is zoned "LDR/1.5-D (CZ)" [Low Density Residential/1.5 units per acre, Design Control District (Coastal Zone)], which allows for residential development. The proposed project includes partial demolition and rebuild of an existing 3,126 square foot single family dwelling to include demolition of approximately 350 square feet and an addition of approximately 3,300 square feet. Under the Low Density Residential Zoning District allowable lot coverage is 15%, proposed is 11.4%. There is also an allowable floor area ratio, which is 17.5%; the project proposes 12.5%. All other site development standards (i.e., setbacks, height) within the LDR zoning district have been met. Therefore, the project is an allowed land use for this site.
- c) Coastal Administrative Permit. Pursuant to Section 20.70.120 (MCC), on property located between the sea and the first public road paralleling the sea (Pebble Beach), improvements that would result in an increase of 10% or more of internal floor area of an existing structure, requires a Coastal Administrative Permit. The proposed project includes additions that are over 10% of the existing floor area.
- d) Design Approval The Project is located within a Design Control District, pursuant to Chapter 20.44, Design Control Zoning Districts. This zoning requires design review of structures to assure protection of the public viewshed, neighborhood character, and to assure visual integrity. The existing single family home consists of an older ranch style home with cream colored stucco and brown slate roofing materials. New colors and materials consist of beige stucco, standing seam charcoal metal roofing materials, and brownish red/truffle brown wood windows. The colors and materials are consistent with the character of the neighborhood for this area as they will blend into the site and surrounding areas.
- e) Tree Removal The proposal includes the removal of 2 Monterey Pine trees (14" and 16" in diameter), which are protected, and, therefore, requires a Coastal Development Permit pursuant to 20.147.050.A of the Del Monte Forest Coastal Implementation Plan. No landmark trees are proposed for removal, and none of the trees proposed for removal constitute environmentally sensitive habitat within the Del Monte Forest Land Use Plan. The applicant took into consideration the health condition of the trees with respect to the integrity of the project design. A licensed arborist confirmed these trees are considered to be in fair and poor condition both structurally and in health. Proposed improvements considered preserving trees to the greatest extent feasible, maintaining the viewshed and general aesthetic quality of the area while complying with Monterey County Code.
- f) The project planner conducted a site inspection on March 1, 2018 to verify that the project on the subject parcel conforms to the plans listed above.
- g) The proposed project does not include any development on slopes exceeding 30%, there is no Environmentally Sensitive Habitat Areas

(ESHA) located on the site and the parcel is not located within a viewshed. An archaeological report, prepared by Archaeological Consulting, concluded that the project area does not contain surface or subsurface evidence of potentially significant cultural resources; therefore, a standard condition for negative reports has been added as a condition of approval (Condition #3). The proposed project is consistent with site development standards of Section 20.14.060 regarding parking, setbacks and building height requirements.

- h) On November 2, 2017, the Del Monte Forest Land Use Advisory Committee unanimously recommended approval of the project, as presented (5-0 vote).
- i) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development are found in Project File PLN170076.

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 Department, Pebble Beach Community Services District, RMA - Environmental Services, 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) The following reports have been prepared for the proposal:
 - “Preliminary Archaeological Assessment” (LIB170342) prepared by Archaeological Consulting, Salinas CA, dated March 3, 2017;
 - “Tree Resource Assessment” (LIB170343) prepared by Frank Ono, Urban Forester, Pacific Grove CA, dated July 13, 2017;
 - “Geotechnical Report” (LIB170344) prepared by Grice Engineering, Salinas, CA, dated May, 2016.

The above-mentioned technical reports state that there are no physical or environmental constraints that the site is not suitable for the use and development proposed. County staff has independently reviewed these reports and concurs with their conclusions.

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 Department, Pebble Beach Community Services District, RMA -Public Works, RMA - Environmental Services, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

- b) Necessary facilities will be provided by Cal Am for water service and the Pebble Beach Community Services District for sewer service.
 - c) See Preceding Findings #1 and #2, and supporting evidences regarding consistency and suitability of the project.

- 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 Department and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on March 1, 2018 and researched County records to assess if any violation exists on the subject property. No violations were discovered.

- 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(a), categorically exempts the construction and location of limited numbers of new small structures, such as one single-family residence, or second dwelling unit in a residential zone (a) and accessory structures including garages (e).
 - b) The project proposes a partial demolition and a rebuild of an existing 3,126 square foot single family dwelling to include demolition of approximately 350 square feet and an addition of approximately 3,300 square feet. Although the remodel and additions are substantial, the end result will only be one single family dwelling. There are no adverse environmental resources that would be affected by the rebuilding of this existing single family home.
 - c) California Environmental Quality Act (CEQA) Guidelines Section 15303, categorically exempts minor public or private alterations in the condition of land, water, and/or vegetation which does not involve removal of healthy, mature, scenic trees. The Del Monte Forest Land Use Plan states when reviewing requests for tree removal, land clearing, and other development, preservation of scenic resources shall be a primary objective, such as along Highway 68, 17 Mile Drive, and publicly accessible shoreline areas. This parcel is not located within any of these areas, and removal is the minimum necessary for the proposed development. Therefore, it was determined the removal of two trees (14" and 16" in diameter) did not warrant an Initial Study.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not contain any historical resources, is not located within a scenic highway, is not located near any hazardous waste sites and will not have any cumulative impacts. The Forest Management Plan confirms that the trees located on site have negative attributes such as considerable leans, stem defects and pockets of decay.
 - e) See Preceding Findings #1, #2, #3, and #4, and supporting evidence for CEQA determination.


- 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 PLN170076.
6. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 16 in the Del Monte Forest Land Use Plan).
 - c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission
- EVIDENCE:**
- a) Section 20.86.030 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.
 - b) Section 20.86.080.A.3 of the Monterey County Zoning Ordinance states that the proposed project is subject to appeal by/to the Coastal Commission because the project includes conditional uses in the underlying zone (Coastal Development Permits), such as tree removal.

DECISION

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

1. Find that the project is a remodel and addition to an existing single family residence in a residential zone which qualifies as a Class 3 Categorical Exemption per Section 15303 (a) of the CEQA Guidelines; and tree removal which do not involve the removal of healthy, mature, scenic trees which qualifies as a Class 4 Categorical Exemption per Section 15304. and does not meet any exceptions under Section 15300.2; and
2. Approve a Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval for partial demolition and rebuilding of an existing 3,126 square foot single family dwelling, including the demolition of 339 square feet, and the addition of 3,291 square feet, for a finished total of 6,078 square feet; and 2) a Coastal Development Permit for the removal of two Monterey Pine trees (14" and 16" in diameter), in general conformance with the attached site plan and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 8th day of March, 2018:



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON MAR 09 2018.

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 MAR 19 2018.

(Coastal Projects)

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 the Monterey County Planning Department and 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. 11-06-2013

Monterey County RMA Planning

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

PLN170076

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval for partial demolition and rebuilding of an existing 3,126 square foot single family dwelling, including the demolition of 339 square feet, and the addition of 3,291 square feet, for a finished total of 6,078 square feet; and 2) a Coastal Development Permit for the removal of two Monterey Pine trees (14" and 16" in diameter). The property is located at 1268 Cantera Court, Pebble Beach (Assessor's Parcel Number 008-234-011-000), Del Monte Forest Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the 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 (Resolution Number 18-011) was approved by the Zoning Administrator for Assessor's Parcel Number 008-234-011-000 on March 8, 2018. The permit was granted subject to 16 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. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County 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
Monitoring
Action to be Performed:**

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

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County 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. 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:1:1
- Replacement ratio recommended by arborist:1:1

Existing trees to be removed: One 14" diameter and one 16" diameter Monterey pine. Replacement trees to be similar diameter Monterey pines. Replacement tree(s) shall be located within the same general location as the trees 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.

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. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

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

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

8. PD049 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to beginning any tree removal, trees which are located close to trees approved for removal shall be protected from inadvertent damage from equipment or tree removal activity by fencing off the canopy drip-lines and/or critical root zones (whichever is greater) with protective materials. Any tree protection measures recommended by a County-approved tree consultant, in addition to the standard condition, shall be implemented. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to construction or tree removal, the Owner/Applicant/Tree Removal Contractor submit evidence of tree protection to RMA-Planning for review and approval.

After construction or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit photos of the trees on the property to RMA-Planning to document that the tree protection has been successful or if follow-up remediation measures or additional permits are required.

9. 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.

10. 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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. Drainage improvements shall be constructed in accordance with plans approved by 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 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.

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.

GENERAL CONDITIONS

- ## ABBREVIATIONS AND SYMBOLS

VICINITY MAP

SHEET INDEX

CAL GREEN NOTES

- ## PLANNING CONDITIONS

PD014 (A) - LIGHTING - EXTERIOR LIGHTING PLAN

All exterior lighting shall be unobstructive, 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)

PROJECT DIRECTORY

BUILDING DEPARTMENT NOTES

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PROJECT INFORMATION

■ FLOOR AREA CALC'S:		ALLOWED 17.5% = 9,757 SF			
	EXISTING	DEMO	ADDITIONS	TOTAL	

■	LOT COVERAGE CALC'S:	ALLOWED 15% = 8,363.5 SF			
		EXISTING	DEMO	ADDITIONS	TOTAL
BIDC FOOTPRINT		3.645	.339	1.554	4.860

■ PESCADERO WATERSHED CALCS:					
	EXISTING	DEMO	ADDITIONS	TOTAL	ALLOWED
STRUCTURAL COVERAGE	4 179	873	3 078	6 384	

■	REMODEL AREA:	2301 SF
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DEFERRED APPROVALS / SPECIAL INSPECTIONS
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A0.1

FIRE DEPARTMENT NOTES

DRIVEWAYS

Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/t is used, the top of the "T" shall be a minimum of 60 feet in length.

PRIVACY GATES - All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. Electric gates shall be provided with a keyed switch meeting fire department specifications. manual gates shall be provided with fire department padlocks meeting fire department specifications. Unobstructed vertical clearance shall not be less than 15'.

ADDRESSES FOR BUILDINGS

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 the background color of the sign, and shall be arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be visible and legible 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 at a single driveway, they shall be mounted on a single sign. Where a roadway provides 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.

SETBACKS

All parcels 1 acre and larger shall provide a minimum 30-foot setback for new buildings and accessory buildings from all property lines and/or the center of the road. For parcels less than 1 acre, alternate fuel modification standards or other requirements may be imposed by the local fire jurisdiction to provide the same practical effect.

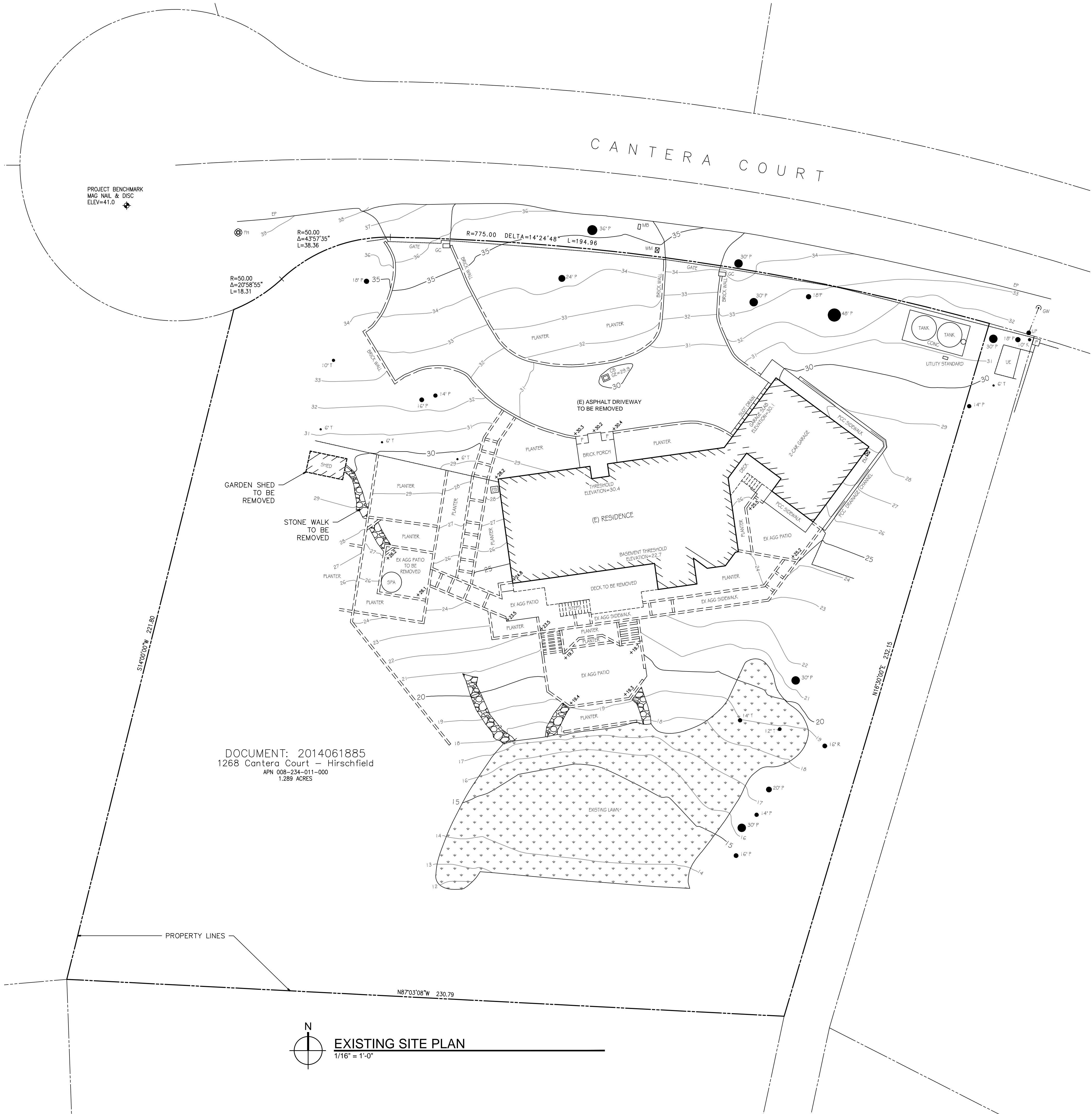
DISPOSAL OF VEGETATION AND FUELS

Disposal, including chipping, burying, or removal to a landfill site approved by the local jurisdiction, of vegetation and debris caused by site development and construction, road and driveway construction, and fuel modification shall be completed prior to final clearance of the related permit.

DEFENSIBLE SPACE REQUIREMENTS

Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate 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.

ROOFING CLASS "A" REQUIRED - Roof construction shall be class "a", as defined by uniform building code standard 15-2. this requirement shall apply to all new construction and when 50 percent or more of an existing roof is replaced within a one-year period.



PROJECT NAME:

HIRSCHFIELD
RESIDENCE

1268 CANTERA COURT
PEBBLE BEACH, CA
93953

APN: 008-234-011

Moore Design

MOORE DESIGN

RESIDENTIAL PLANNING &
CONSTRUCTION ADMINISTRATION

225 CANNERY ROW, SUITE 1
MONTEREY CA. 93940
831.642.9732 FAX 831.401.3292
john@mooredesign.org

PROJECT BUILDING ARCHITECT:

STOCKER
HOESTEREY
MONTENEGRO

4514 TRAVIS, SUITE 302
DALLAS, TEXAS 75205
214.252.3830 F 214.252.3840

DRAWING RECORD

DESCRIPTION	ISSUED
MO. COUNTY PLN SUBMIT	9/14/2017
PEBBLE BEACH PLN SUBMIT	9/18/2017

PRINT DATE: 9/14/2017

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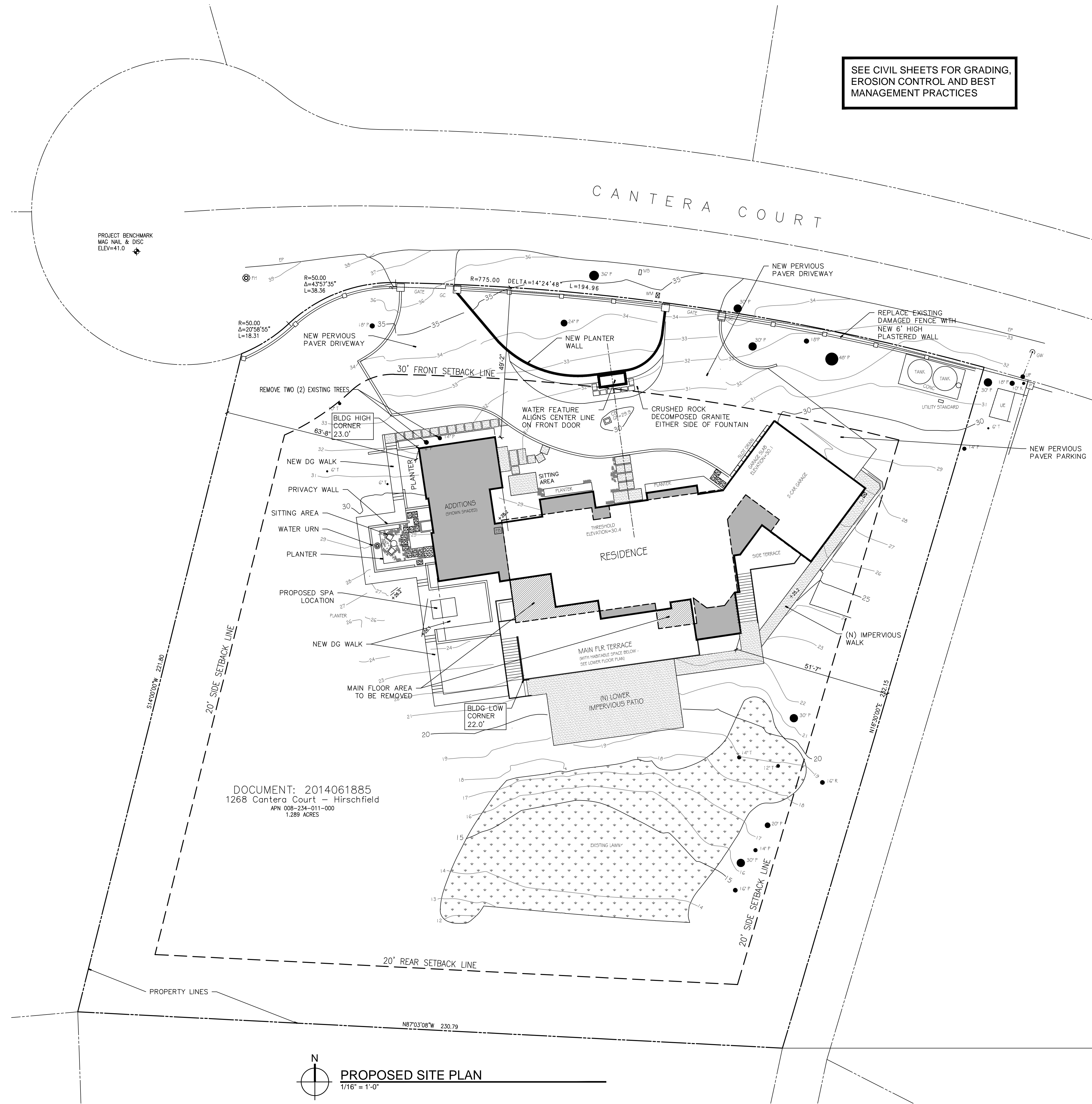
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SHEET TITLE:

EXISTING SITE
PLAN

SHEET NUMBER:

A1.1



PROJECT NAME:

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CONSTRUCTION ADMINISTRATION

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MONTEREY CA. 93940
831.642.9732 FAX 831.401.3292
john@mooredesign.org

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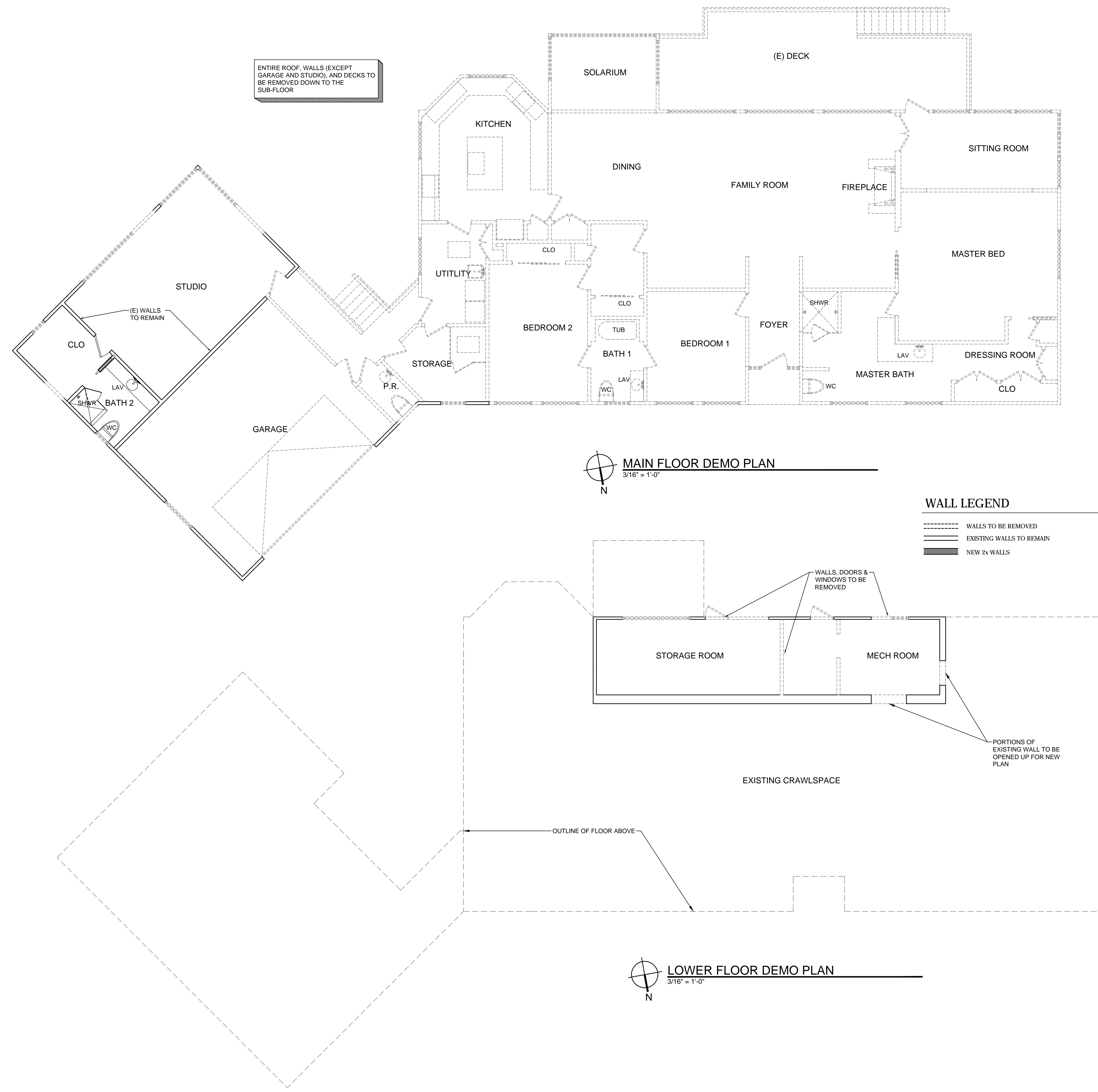
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SHEET TITLE:

**PROPOSED
SITE PLAN**

SHEET NUMBER:

A1.2



PROJECT NAME:
**HIRSCHFIELD
RESIDENCE**

1268 CANTERA COURT
PEBBLE BEACH, CA
93953

APN: 008-234-011

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CONSTRUCTION ADMINISTRATION

225 CANNERY ROW, SUITE 1
MONTEREY CA. 93940
831.642.9732 FAX 831.401.3292
john@mooredesign.org

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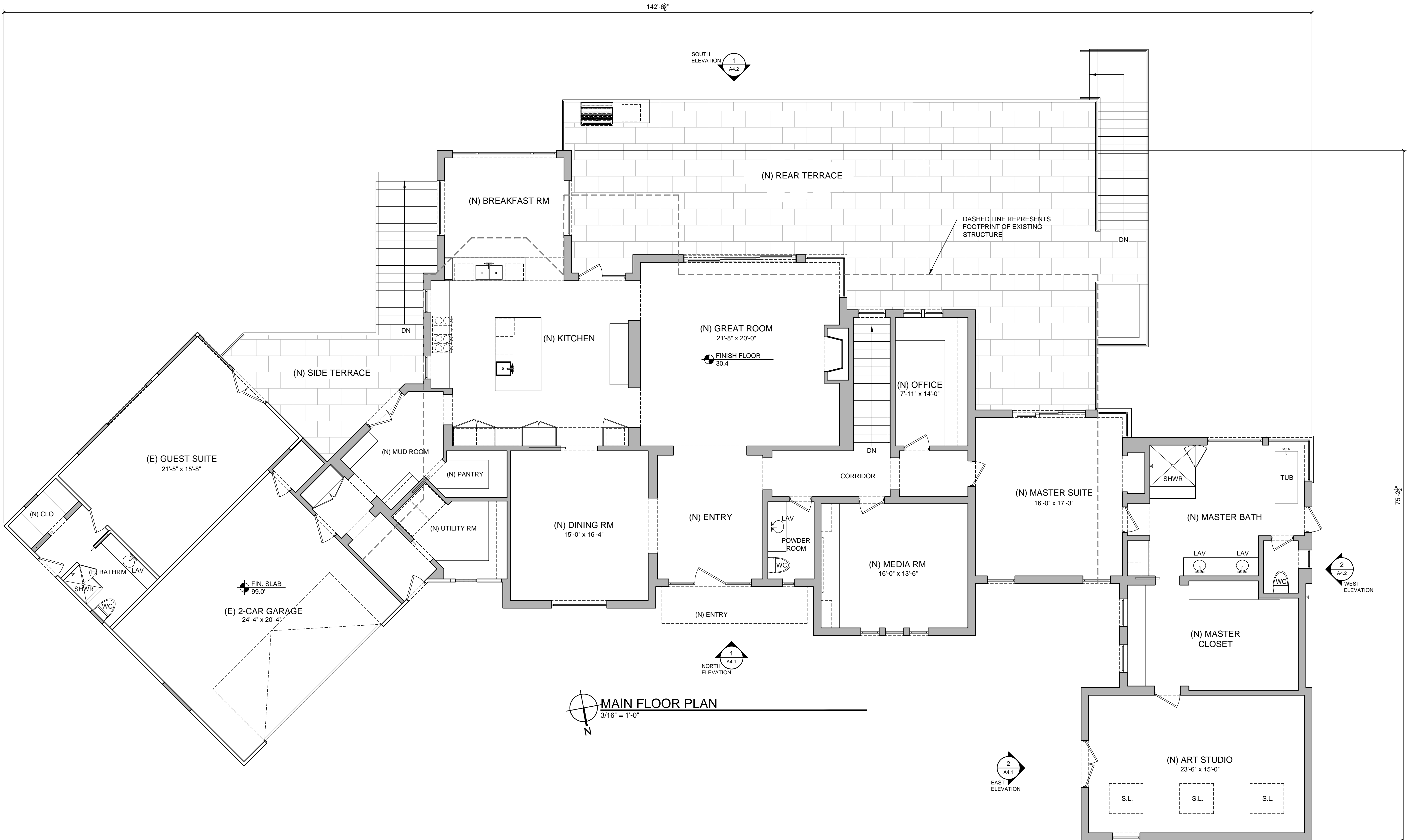
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SHEET TITLE:
**EXISTING
DEMOLITION
PLANS**

SHEET NUMBER:
A2.0



WALL LEGEND

- WALLS TO BE REMOVED
- ===== EXISTING WALLS TO REMAIN
- ===== NEW 2x WALLS

PROJECT NAME:

HIRSCHFIELD
RESIDENCE

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CONSTRUCTION ADMINISTRATION

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MONTEREY CA. 93940
831.642.9732 FAX 831.401.3292
john@mooredesign.org

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SHEET TITLE:

PROPOSED
MAIN FLOOR
PLAN

SHEET NUMBER:

A2.1



LOWER FLOOR PLAN
3/16" = 1'-0"

WALL LEGEND

- WALLS TO BE REMOVED
- EXISTING WALLS TO REMAIN
- NEW 2x WALLS

PROJECT NAME:

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APN: 008-234-011


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RESIDENTIAL PLANNING &
CONSTRUCTION ADMINISTRATION
225 CANNERY ROW, SUITE 1
MONTEREY CA. 93940
831.642.9732 FAX 831.401.3292
john@mooredesign.org

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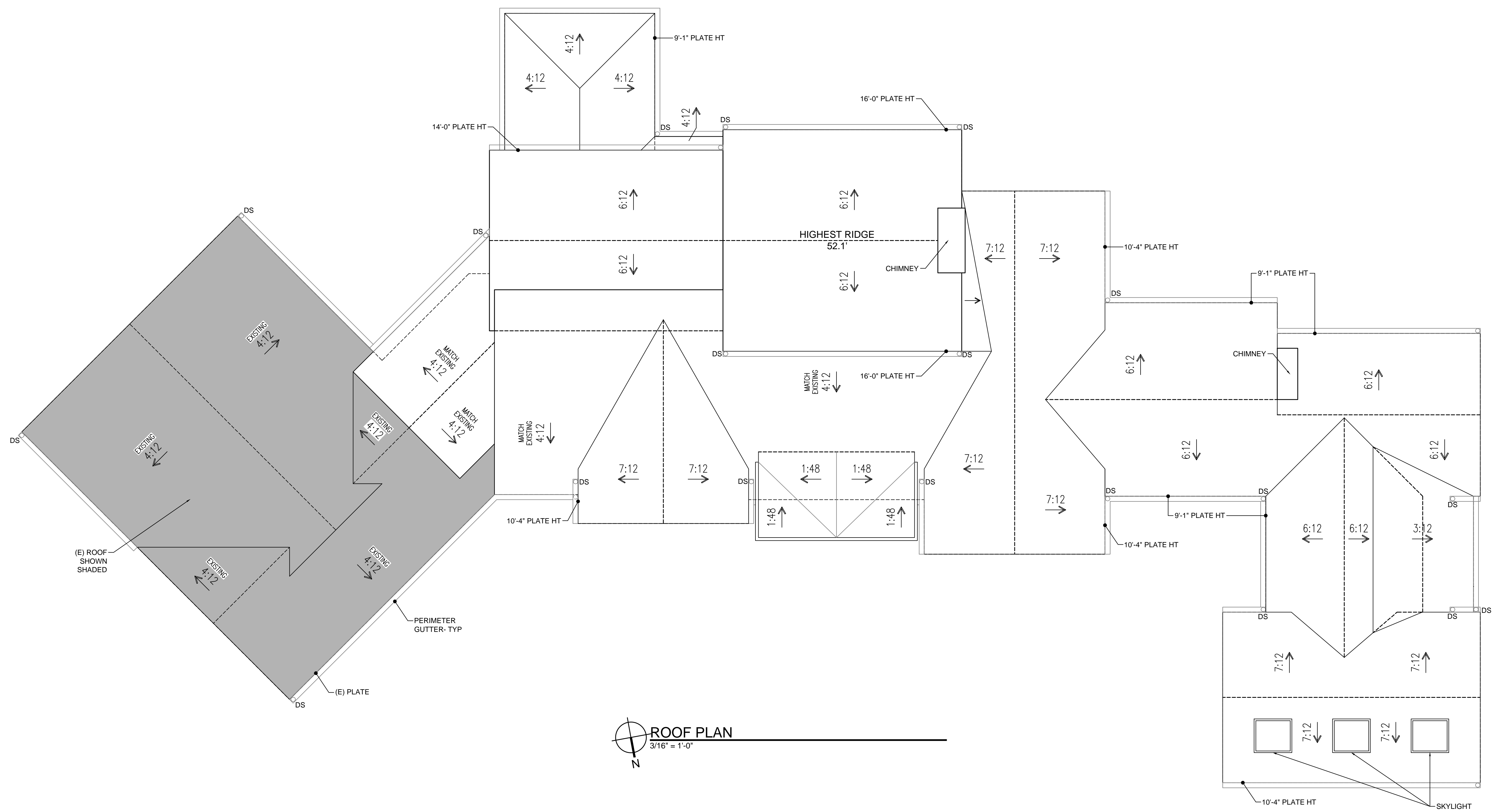
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SHEET TITLE:

PROPOSED
LOWER FLOOR
PLAN

SHEET NUMBER:

A2.2



PROJECT NAME:
**HIRSCHFIELD
RESIDENCE**

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PEBBLE BEACH, CA
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APN: 008-234-011

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MONTEREY CA. 93940
831.642.9732 FAX 831.401.3292
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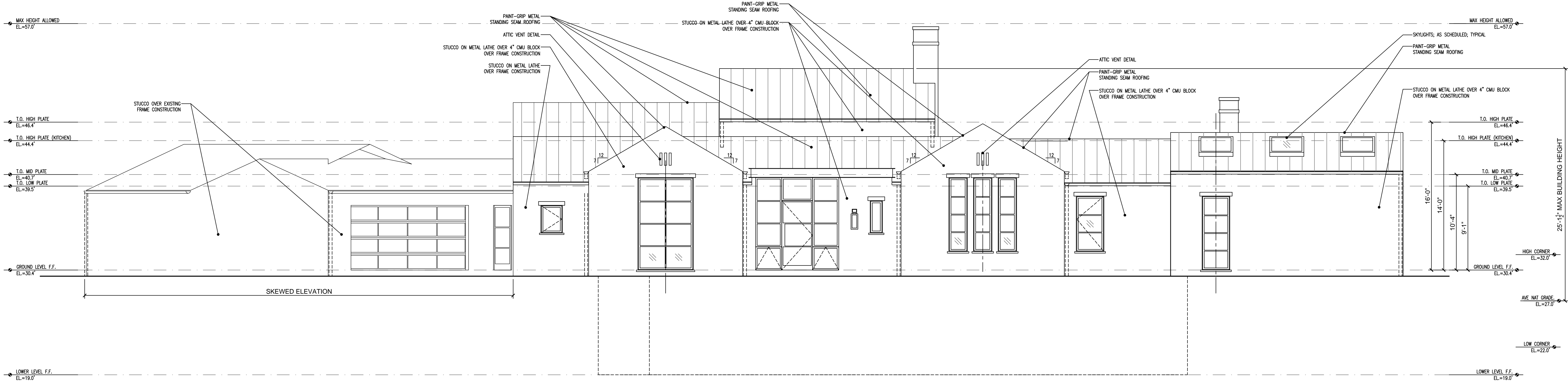
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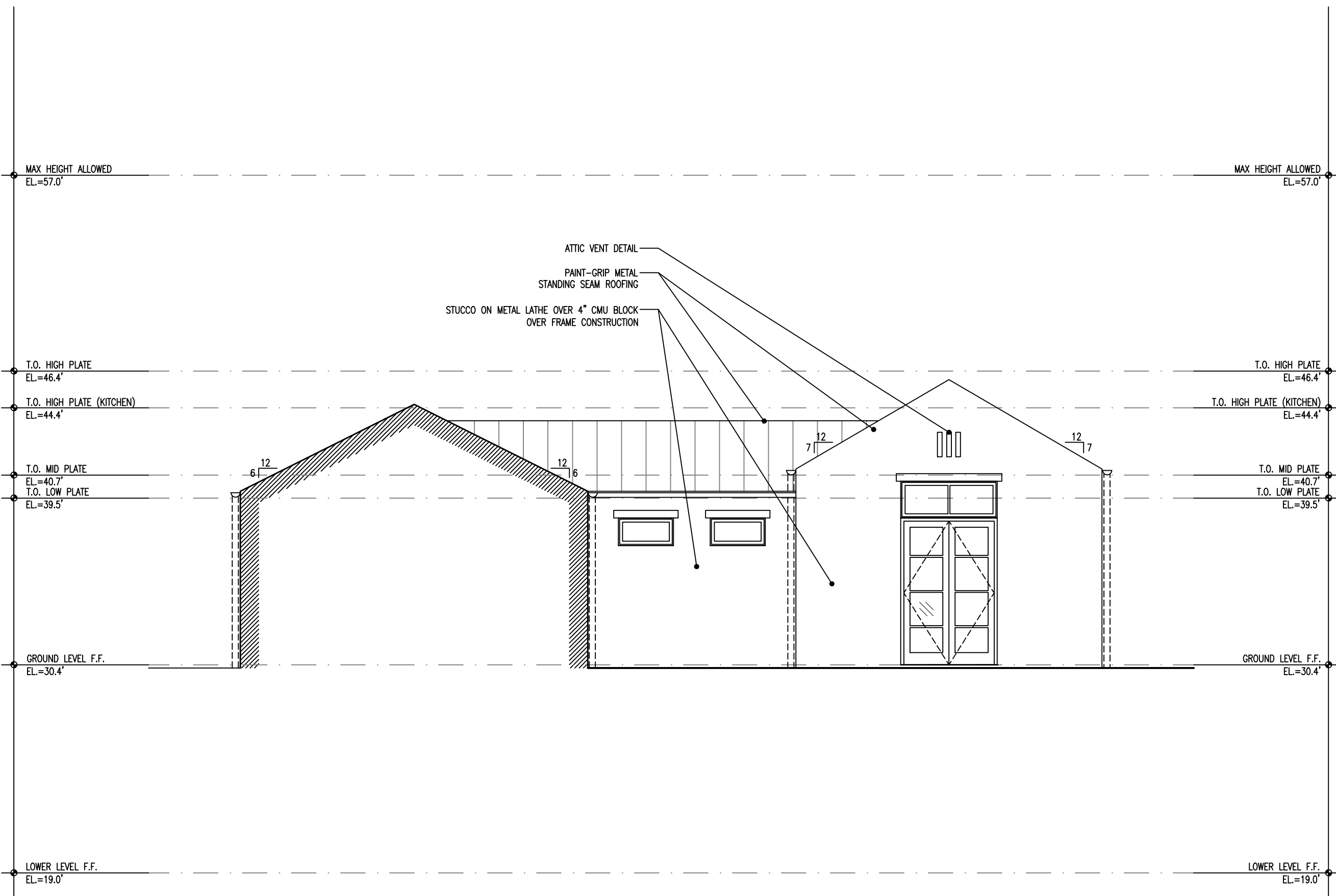
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SHEET TITLE:
ROOF PLAN

SHEET NUMBER:
A2.3



1 NORTH ELEVATION
3/16" = 1'-0"



2 EAST ELEVATION OF ART STUDIO
3/16" = 1'-0"

PROJECT NAME:

HIRSCHFIELD
RESIDENCE

1268 CANTERA COURT
PEBBLE BEACH, CA
93953

APN: 008-234-011


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MONTEREY CA. 93940
831.642.9732 FAX 831.401.3292
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SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A4.1

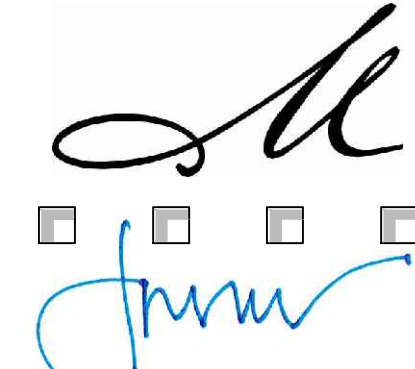


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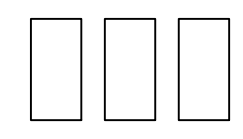


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john@mooredesign.org

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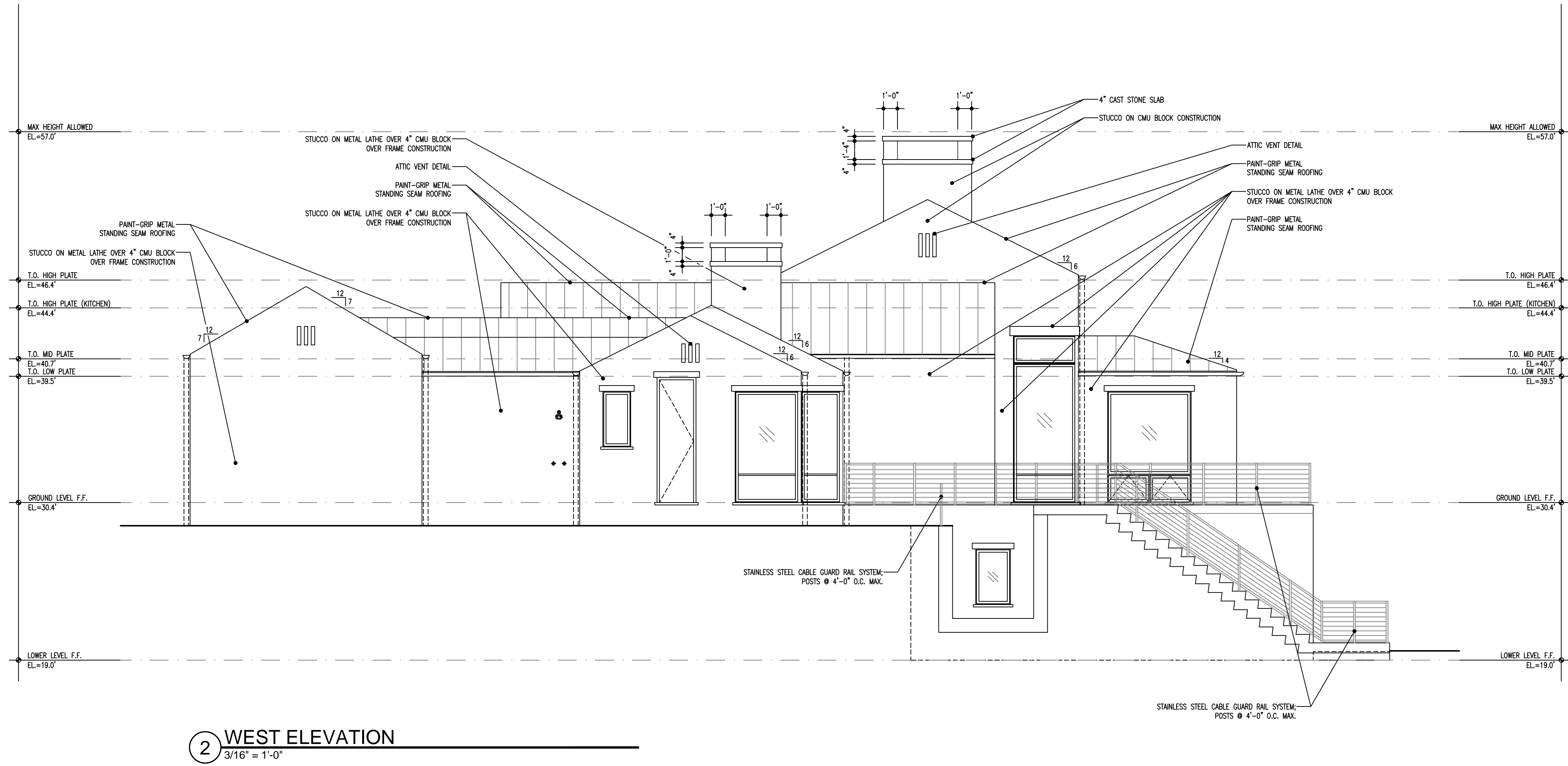
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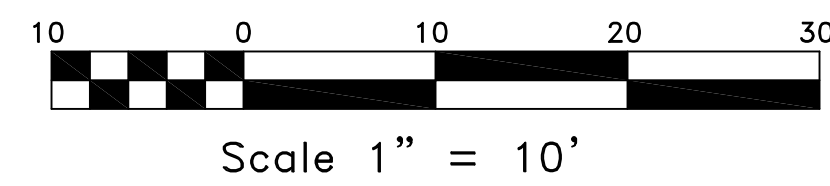
ELEVATIONS

SHEET NUMBER:

A4.2

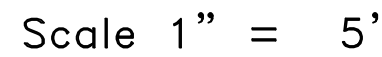


Drawing file: Z:\Projects\117159_Moore - Hirschfeld\DWG\117159_XBase.dwg
Plotted: Sep 12, 2017 - 3:07pm



GRADING & DRAINAGE											
HIRSCHFIELD RESIDENCE											
APN# 008-234-011-000											
<i>Project Location: 1268 CANTERA COURT: PEBBLE BEACH, CA 93953</i>											
<i>PREPARED FOR: HIRSCHFELD</i>											
SCALE: AS NOTED											
DATE: 09/05/2017											
DESIGN BY: FJC											
DRAWN BY: ECH											
CHECKED BY: FJC											
SHEET NUMBER:											
C2											
OF 4 SHEETS											
PROJECT# 117-159											

Drawing file: Z:\Projects\117159_Moore - Hirschfeld\Dwg\117159_XBase.dwg
Plotted: Sep 12, 2017 - 3:09pm



Project Location: 1268 CANTERA COURT: PEBBLE BEACH, CA 93953
PREPARED FOR: HIRSCHFIELD

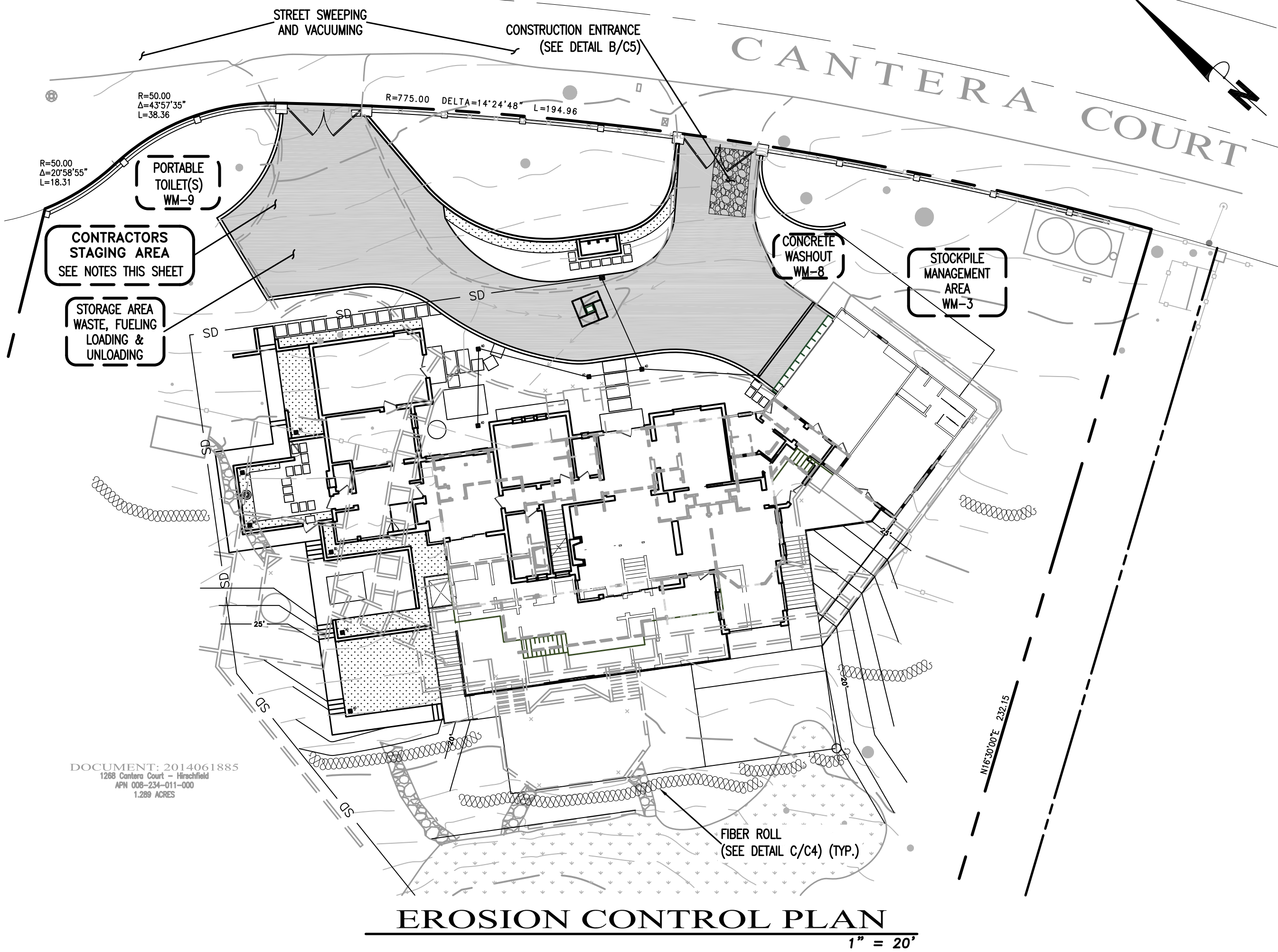
Civil Engineering Land Development
Stormwater Control

126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3Engineering.net

[illegible]

MADE IN THE USA

Drawing file: Z:\Projects\177159 Moore - Hirschfeld\Draw\177159 XBase.dwg
Plotted: Sep 12, 2017 - 3:09pm



EROSION CONTROL PLAN

EROSION CONTROL NOTES

- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE. THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE CITY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
- ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDING OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL RE-VEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE CITY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
- DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
A) VEGETATION REMOVAL 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. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
C) 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.
D) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
(GRADING/EROSION ORD. 2806-16.12.090)
E) THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
- IF VEGETATION REMOVAL TAKES PLACE PRIOR TO A GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN 30 DAYS FROM THE DATE OF REMOVAL, THEN THAT AREA SHALL BE PLANTED UNDER THE PROVISION OF SECTION 16.08.340 TO CONTROL EROSION. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.
- ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY ARE CONTROLLED;
- ALL NON-STORM WATER DISCHARGES ARE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED;
- SITE BMPs ARE TO BE EFFECTIVE AND RESULT IN THE REDUCTION OR ELIMINATION OF POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY
- STABILIZATION BMPs INSTALLED TO REDUCE OR ELIMINATE POLLUTANTS AFTER CONSTRUCTION IS COMPLETED.
- BEST MANAGEMENT PRACTICES (BMPs) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY. FACT SHEETS, AND DETAILS FOR THE BMPs SELECTED FOR THIS PROJECT, CAN BE FOUND IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

STORMWATER MANAGEMENT

- THE FOLLOWING STANDARD BMPs SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE MONTEREY REGIONAL STORMWATER MANAGEMENT PROGRAM:
- PAINTING:
- MINIMIZE USE OF OIL-BASED PAINTS
 - STORE SOLVENTS AND PAINTS IN ORIGINAL CONTAINERS OR OTHER FIRE MARSHAL APPROVED CONTAINER.
 - SPENT SOLVENTS ARE HAZARDOUS WASTES. STORE SPENT SOLVENTS IN APPROVED CONTAINERS. REUSE SOLVENTS AS MUCH AS POSSIBLE AND USE PAINTS AS MUCH AS POSSIBLE RATHER THAN DISPOSING OF THEM. DISPOSE OF SPENT SOLVENTS AND UNUSABLE PAINT AS A HAZARDOUS WASTE.
 - NEVER CLEAN PAINT EQUIPMENT WHERE SOLVENTS, PAINT OR CONTAMINATED RINSE WATER CAN ENTER THE STORM DRAIN SYSTEM.
- PLASTERING/STUCCO/TILING/SITE-MIXED CONCRETE:
- STORE PLASTER AND CEMENT IN COVERED AREAS AND KEEP THEM OUT OF THE WIND.
 - CONSERVE MATERIALS. DON'T MIX MORE PRODUCT THAN CAN BE USED BEFORE IT HARDENS.
 - IF THERE IS LEFT OVER PRODUCT, PLACE THE EXCESS IN AN EARTHEN DEPRESSION. LET THE PRODUCT CURE AND DISPOSE OF AS REGULAR REFUSE.
 - ALL RINSE WATER IS TO BE PLACED IN AN EARTHEN DEPRESSION CAPABLE OF HOLDING THE RINSE WATER AS WELL AS ANY RAIN WATER THAT WOULD FALL/RUN INTO THE DEPRESSION.
- READY-MIXED CONCRETE:
- HAVE AN EARTHEN DEPRESSION DUG PRIOR TO THE ARRIVAL OF THE READY-MIX TRUCK.
 - IF A PUMP IS USED, PLACE THE ENTIRE PUMP PRIMING FLUID AND REJECT CONCRETE IN THE DEPRESSION.
 - PLACE ALL SPILLED CONCRETE AND CHUTE WASH WATER IN THE DEPRESSION.
 - ALL TRUCK AND PUMP RINSE WATER IS TO BE TAKEN BACK TO THE READY-MIX BATCH PLANT FOR TREATMENT/RECYCLING.
 - BEFORE CREATING AN EXPOSED AGGREGATE FINISH, CAREFULLY PLAN AND PREPARE TO PREVENT THE SLURRY THAT IS WASHED OFF FROM ENTERING THE STORM DRAIN SYSTEM AND GUTTERS.
- EARTH MOVING/GRADING:
- REMOVE EXISTING VEGETATION ONLY WHEN NECESSARY.
 - PLANT TEMPORARY VEGETATION WHEN SLOPE HAVE BEEN DISTURBED BUT CONSTRUCTION IS STILL ONGOING DURING PERIODS OF RAIN
 - PROTECT DOWN SLOPE DRAINAGE COURSES BY RECOGNIZED METHODS SUCH AS THOSE IN THE CASQA HANDBOOK.
 - USE CHECK DAMS OR DITCHES TO DIVERT WATER AROUND EXCAVATIONS.
 - COVER STOCKPILES OF EXCAVATED SOIL WITH TARPS.
 - SCHEDULE GRADING ACTIVITIES DURING DRY PERIODS.
- REFER TO THE CASQA BMP HANDBOOK FOR BMP FACT SHEETS.
- NOTE:
CONTRACTORS STAGING AREA DESIGNATED FOR FOLLOWING STORM WATER BEST MANAGEMENT PRACTICES: SCHEDULING, WATER CONSERVATION PRACTICES, VEHICLE & EQUIPMENT CLEANING, VEHICLE & EQUIPMENT MAINTENANCE, MATERIAL DELIVERY & STORAGE, STOCKPILE MANAGEMENT, SPILL PREVENTION & CONTROL, SOLID WASTE MANAGEMENT, HAZARDOUS WASTE MANAGEMENT, CONCRETE WASTE MANAGEMENT, SANITARY WASTE MANAGEMENT.

LEGEND

INLET PROTECTION (SEE DETAIL A/C4)

PROPOSED DRAINAGE FLOW

BMP'S

EROSION CONTROL:
EC-1 SCHEDULING
EC-2 PRESERVATION OF EXISTING VEGETATION
EC-3 HYDRAULIC MULCH
EC-4 HYDROSEEDING
EC-8 WOOD MULCHING
EC-16 NON-VEGETATIVE STABILIZATION

SEDIMENT CONTROL:
SE-1 SILT FENCE
SE-2 SEDIMENT BASINS
SE-3 SEDIMENT TRAP
SE-5 FIBER ROLL
SE-6 GRAVEL BAG BERM
SE-7 STREET SWEEPING AND VACUUMING
SE-8 SANDBAG BARRIER
SE-9 STRAW BALE BARRIER
SE-10 STORM DRAIN INLET PROTECTION
SE-13 COMPOST SOCKS AND BERMS
SE-14 BIOFILTER BAGS

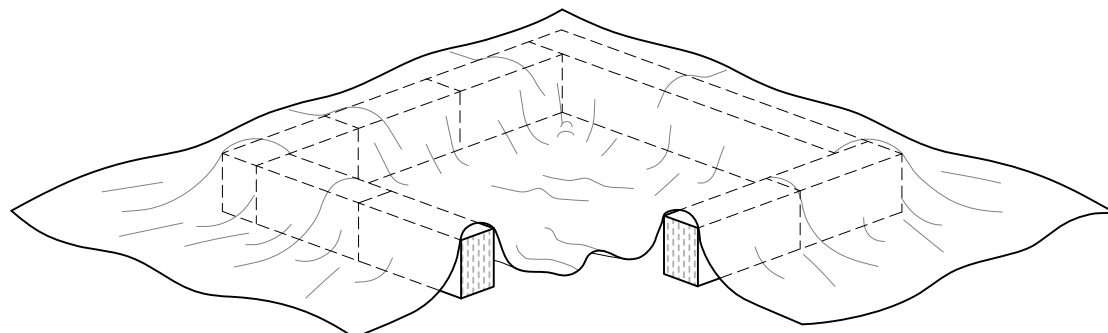
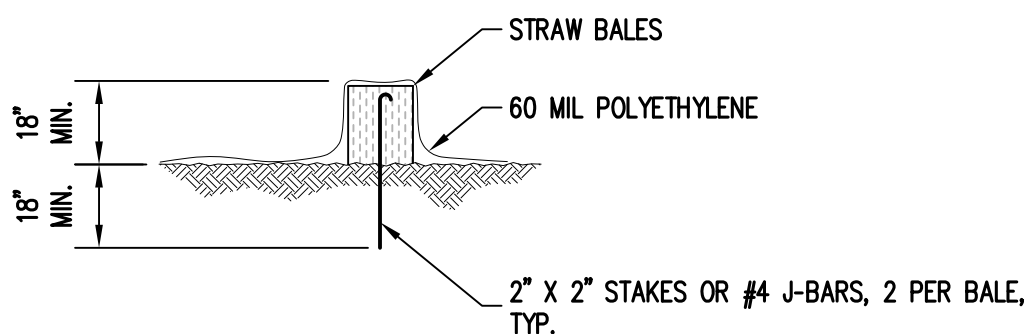
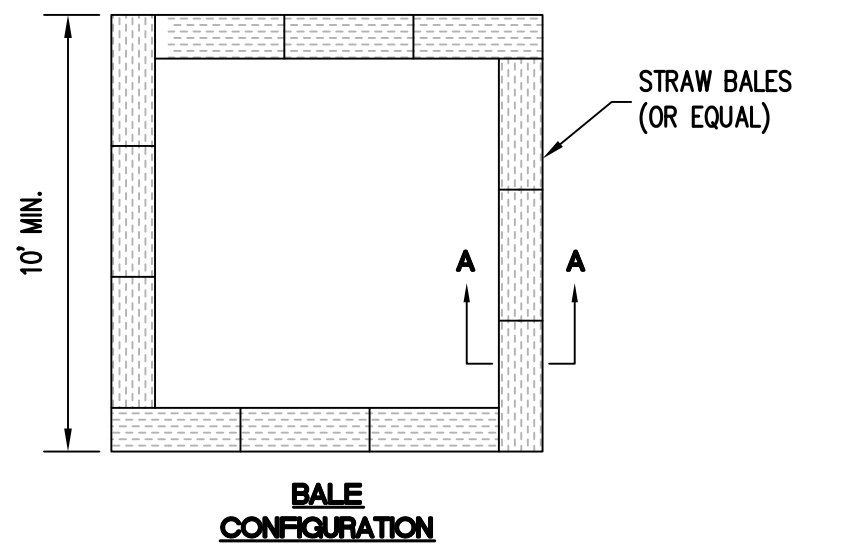
TRACKING CONTROL:
TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT
TC-3 ENTRANCE/OUTLET TIRE WASH

WIND EROSION CONTROL:
WE-1 WIND EROSION CONTROL

NON-STORM WATER MANAGEMENT:
NS-1 WATER CONSERVATION PRACTICES
NS-2 DEWATERING OPERATIONS
NS-3 PAVING AND GRINDING OPERATIONS
NS-6 ILLICIT CONNECTION/DISCHARGE
NS-7 POTABLE WATER/IRRIGATION
NS-8 VEHICLE AND EQUIPMENT CLEANING
NS-9 VEHICLE AND EQUIPMENT FUELING
NS-10 VEHICLE AND EQUIPMENT MAINTENANCE
NS-12 CONCRETE CURING
NS-13 CONCRETE FINISHING
NS-14 MATERIAL AND EQUIPMENT USE

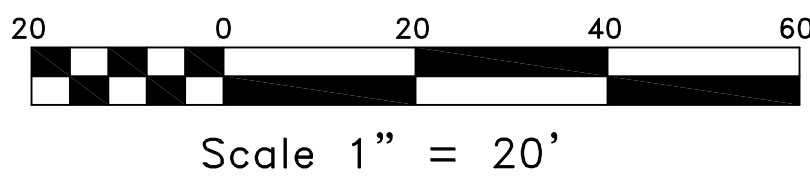
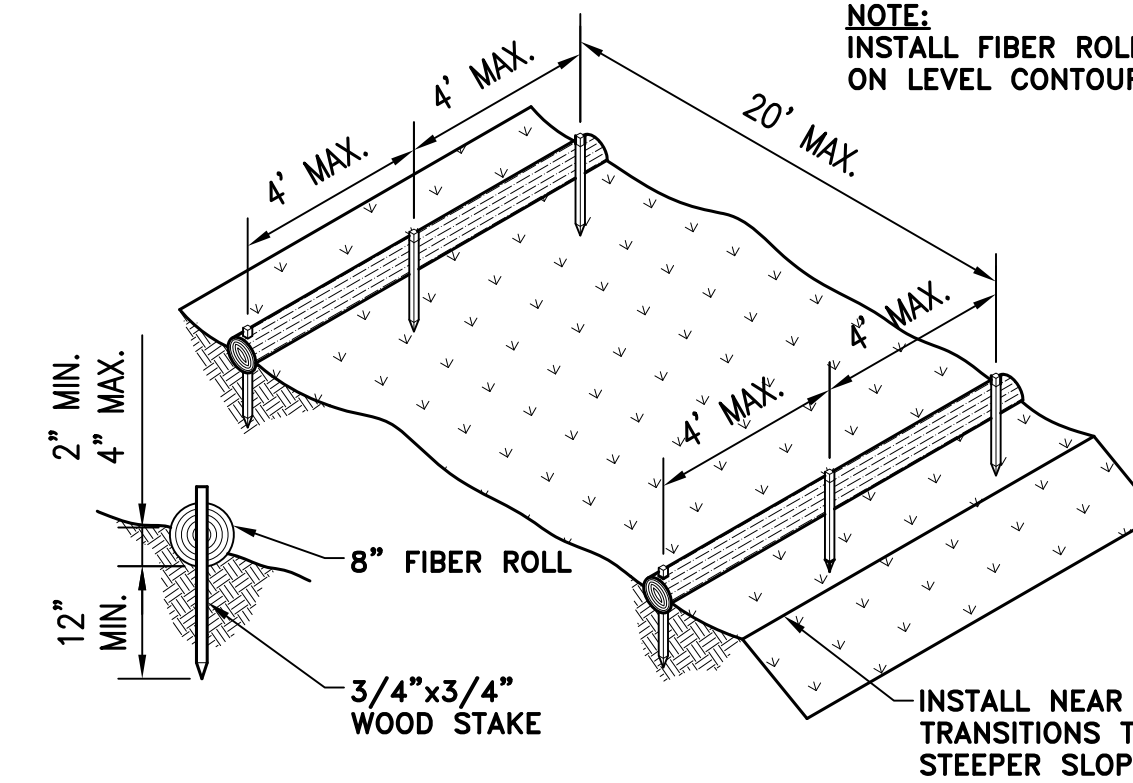
WASTE MANAGEMENT AND MATERIAL POLLUTION CONTROL:
WM-1 MATERIAL DELIVERY AND STORAGE
WM-2 MATERIAL USED
WM-3 STOCKPILE MANAGEMENT
WM-4 SPILL PREVENTION AND CONTROL
WM-5 SOLID WASTE MANAGEMENT
WM-6 HAZARDOUS WASTE MANAGEMENT
WM-7 CONTAMINATED SOIL MANAGEMENT
WM-8 CONCRETE WASTE MANAGEMENT
WM-9 SANITARY/SEPTIC WASTE MANAGEMENT
WM-10 LIQUID WASTE MANAGEMENT

REFER TO THE CASQA BMP HANDBOOK FOR BMP FACT SHEETS.

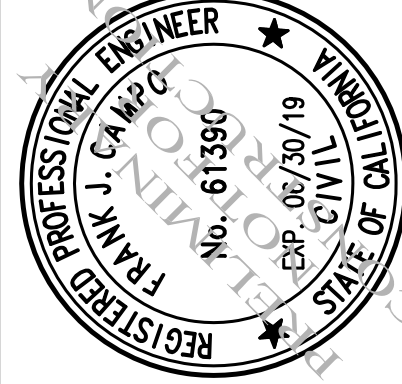


THIS SECTION REMOVED FOR GRAPHICAL REPRESENTATION ONLY. STRAW BALE PERIMETER SHALL BE CONTINUOUS.

- NOTES:
- FACE SIGN TOWARD NEAREST STREET OR ACCESS POINT
 - CONCRETE WASHOUT SHALL BE LOCATED BEHIND CURB AND 50 FT. MINIMUM FROM DRAINAGE INLETS OR WATERCOURSES



AC3 ENGINEERING INCORPORATED



EROSION CONTROL PLAN

HIRSCHFELD RESIDENCE

APN# 008-234-011-000

Project Location: 1268 CANTERA COURT, PEBBLE BEACH, CA 93953

PREPARED FOR: HIRSCHFELD

SCALE: AS NOTED

DATE: 09/05/2017

DESIGN BY: FJC

DRAWN BY: ECH

CHECKED BY: FJC

SHEET NUMBER:

C4

OF 4 SHEETS

PROJECT# 117-159