

Exhibit A

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

In the matter of the application of:

MATTHEWS PATRICK H TR (PLN190180)

RESOLUTION NO. 20 -

Resolution by the Monterey County Zoning
Administrator:

1. Finding that the project, as a demolition and reconstruction of a single-family dwelling, qualifies as a Class 2 Categorical Exemption pursuant to Section 15302 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
2. Approving a Combined Development Permit consisting of:
 - a. Coastal Administrative Permit and Design Approval to allow the demolition of a 3,673 square foot two-story single family dwelling, inclusive of a 450 square foot attached garage, and construction of a 8,233 square foot two-story single family dwelling with a 1,070 square foot attached three-car garage;
 - b. Coastal Development Permit to allow development on slopes exceeding 30 percent;
 - c. Coastal Development Permit to allow removal of 3 trees (Coast Live oak); and
 - d. Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

1484 Bonifacio Road, Pebble Beach, Del Monte
Forest Land Use Plan, Coastal Zone (APN: 008-341-
009-000)]

The MATTHEWS application (PLN190180) came on for a public hearing before the Monterey County Zoning Administrator on June 11, 2020. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The proposed project and/or use, as conditioned, is consistent with the policies of the Monterey County 1982 General Plan, Del Monte Forest Land Use Plan, Del Monte Forest Coastal Implementation Plan – Part 5, Monterey County Zoning Ordinance - Coastal (Title 20), and other County health, safety, and welfare ordinances related to land use development.

- EVIDENCE:**
- a) The proposed project involves the demolition of a 3,673 square foot two-story single family dwelling, inclusive of a 450 square foot attached garage, and construction of a 8,233 square foot two-story single family dwelling with a 1,070 square foot attached three-car garage. The project also involves approximately 1,060 square feet of development on slopes exceeding 30 percent, removal of 3 native trees (Coast Live oak), and development within 750 feet of known archaeological resources.
 - b) The project has been reviewed for consistency with the text, policies, and regulations in the:
 - 1982 Monterey County General Plan;
 - Del Monte Forest Land Use Plan (DMF LUP);
 - Del Monte Forest Coastal Implementation Plan, Part 5 (DMF CIP); and
 - Monterey County Zoning Ordinance - Coastal (Title 20).
 - c) 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/or regulations of the applicable Monterey County Code (MCC). The subject property is located within the Coastal Zone; therefore, the 2010 Monterey County General Plan does not apply.
 - d) Allowed Use. The property is located at 1484 Bonifacio Road, Pebble Beach (Assessor's Parcel Number 008-341-009-000), Del Monte Forest (DMF) Land Use Plan (LUP), Coastal Zone. The parcel is zoned Low Density Residential, 1.5 acres per unit, with a Design Control zoning overlay (Coastal Zone) [LDR/1.5-D (CZ)]. The project involves the re-development of the site with a single-family dwelling and attached garage. Pursuant to MCC Section 20.14.040.A and F, LDR zoning allows main dwelling units and accessory structures as principle uses subject to the granting of a Coastal Administrative Permit. Therefore, the proposed development is an allowed use for this site.

Pursuant to MCC Sections 20.64.230, 20.147.050, and 20.147.080, development on slopes exceeding 30 percent, tree removal, and development within 750 feet of known archaeological resources may be allowed subject to the making of applicable findings and granting of coastal development permits (see also Finding No. 1, Evidence i; and Finding Nos. 6 and 7, and supporting evidence). The Design Control zoning overlay requires the granting of a Design Approval for the proposed development (see also Evidence f below).

- e) Lot Legality. The subject 1.65-acre property (Assessor's Parcel Number 008-341-009-000) is identified in its current configuration and under separate ownership as Parcel 6, within Block 134 of the El Pescadero Rancho, in both the 1964 (Volume 1) and 1972 (Volume 3) Assessor's Map Book 8, Page 34. Therefore, the County recognizes the subject property as a legal lot of record.
- f) Design. Pursuant to MCC Chapter 20.44, the project site and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure

the protection of the public viewshed and neighborhood character. The primary exterior colors and materials proposed for the residence and attached garage include the following: natural wood, and cream stone and stucco veneer walls; copper framed exterior doors and windows; glass railing; and copper metal roofing (see also the attached plans).

The dwellings within this vicinity have a variety of architectural styles and the proposed exterior colors and finishes blend with the surrounding environment, are consistent with the surrounding residential neighborhood character, and are consistent with other dwellings in the neighborhood. As proposed, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

- g) Review of Development Standards. As proposed, the project meets all required development standards. The development standards for the LDR zoning district are identified in MCC Section 20.14.060. Required setbacks for main structures in the LDR district are 30 feet (front), 20 feet (rear), and 20 feet (sides).

The proposed single-family dwelling would have a front setback of 30.83 feet, side setbacks of 36.75 and 57.25 feet, and a rear setback of 280.75 feet. The maximum allowed height in the Del Monte Forest (Coastal Zone) LDR district is 30 feet for main structures. The maximum height of the proposed residence is 30 feet. Condition No. 9, Height Verification, is applied to ensure the height of the finished structure conforms to the plans and the maximum allowed height limit.

In the LDR/1.5 district, the allowed building site coverage maximum is 15 percent and floor area ratio (FAR) maximum is 17.5 percent. The building site is approximately 1.65 acres (71,710 square feet), which would allow structural site coverage of 10,757 square feet and floor area of 12,549 square feet. As proposed, the project would result in building coverage of 5,417 square feet (7.55 percent) and floor area of 9,303 square feet (12.97 percent). The project also includes approximately 3,541 square feet of impervious surfaces (terrace, pool, stairs, etc.), for a total of 8,958 square feet of site structural and impervious surface coverage.

As summarized above, the project conforms with the applicable development standards for the zoning district.

- h) Pescadero Watershed. The project site is also located within the Pescadero Watershed, as shown on the DMF LUP Figure 2b; therefore, site structural and impervious surface coverage is limited to 9,000 square feet per Policy 77 of the DMF LUP. As proposed, the project would result in site coverage, including impervious surfaces, of 8,958 square feet, below the maximum allowed of 9,000 square feet. Therefore, the project is consistent with the DMF LUP policy regarding development within the Pescadero Watershed.

- i) Cultural Resources. The project site is in an area identified in County records as having a moderate archaeological sensitivity, and the area of proposed development has been disturbed by previous structural and hardscape development, as well as extensive landscaping. Per DMF CIP Section 20.147.080.B, an archaeological report (Monterey County RMA-Planning Library No. LIB190154) was prepared for the site and submitted to the County. The report concluded that there is no surface evidence of potentially significant archaeological resources, and that potential impacts to archaeological resources are not anticipated from the proposed project. The report also identified that the nearest recorded prehistoric site is approximately 250 feet away from the subject property. The archaeologist did not recommend any mitigation measures, and the siting and design of the project would not have any potential impacts to known archaeological resources. Therefore, there is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited and will be controlled by application of the County's standard project condition (Condition No. 3) which requires the contractor to stop work if previously unidentified resources are discovered during construction.
- j) Public Access. See Finding No. 5 and supporting evidence.
- k) Tree Removal. See Finding No. 6 and supporting evidence.
- l) Development on Slope Exceeding 30 Percent. See Finding No. 7 and supporting evidence.
- m) Visual Resources and Public Viewshed. The subject property is located in an area where the Local Coastal Program may require visual public access (Figure 3, Visual Resources, Del Monte Forest Land Use Plan). Based on review of the application materials, as well as a site visit on September 19, 2019, the development proposal would not interfere with visual access along 17-Mile Drive and minimizes development within the public viewshed. Due to distance, topography, and easterly location, the property is not visible from 17-Mile Drive. Existing trees also add to screening of potential visual impacts from 17-Mile Drive. Also, as described above in Evidence g, the proposed single-family dwelling would conform to all required development standards for this zoning district. The proposed development is also located in a residential neighborhood, and surrounding lots have been developed with similar residential development.

The project site is also located within the Point Lobos viewshed and may be visible from public vantage points. However, as proposed, the project would not adversely affect public views based on the proposed design, existing setting, and distance from Point Lobos (approximately 3.51 miles or 18,540 feet). The proposed residence would be screened by existing landscaping and trees, and would consist of materials and colors that blend well with the surrounding natural environment and neighborhood character.

The existing residence appears as a one-story dwelling when viewed from the access road, and is situated downslope from the access road.

Although the size and mass of the proposed residence would increase, the residence would still appear as a one-story, downslope structure from the access road. The other three sides are not currently visible, and would not be visible, due to topography and vegetation. The design incorporates the slope, windows, and decks to minimize the bulk and mass of the new structure.

Additionally, due to its location east of 17-Mile Drive, the proposed development is consistent with Del Monte Forest Land Use Plan Policies 123 and 137, and will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity. The design and siting of the proposed development will not increase the visual impacts over the existing baseline. Therefore, as proposed, the project is consistent with the DMF LUP policies regarding Scenic and Visual Resources, and will not result in adverse visual impacts. See also Finding No. 5, Evidence d, below.

- n) The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project involves a Design Approval subject to review by the Zoning Administrator. The LUAC reviewed the project at a duly-noticed public meeting on September 5, 2019, at which all persons had the opportunity to be heard, and voted 4 – 0 to support the project as proposed. No members of the public commented on the project, and the LUAC raised no concerns regarding the project.
- o) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN190180.

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

- EVIDENCE:**
- a) The project involves reconstruction of a single-family dwelling, on a parcel with an established residential use and in a residential neighborhood.
 - b) The project was reviewed for site suitability by the following departments and agencies: RMA-Planning, RMA-Public Works, RMA-Environmental Services, Pebble Beach Community Services District and the Environmental Health Bureau. County staff reviewed the application materials and plans, as well as the County’s GIS database, to verify that the proposed project on the subject site conforms to the applicable plans and regulations, and that the site is suitable for the proposed development. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - c) The following technical reports have been prepared for the proposed project:

- Revised Preliminary Cultural Resources Reconnaissance (LIB190154) prepared by Susan Morley, Registered Professional Archaeologist, Marina, California, March 2019;
 - Tree Assessment/Forest Management Plan (LIB190155) prepared by Frank Ono, Certified Arborist and Registered Forester, Pacific Grove, California, May 28, 2019;
 - Historical Assessment (LIB190225) prepared by Anthony Kirk, Los Gatos, California, June 13, 2019;
 - Soil Engineering Investigation (LIB190226) prepared by LandSet Engineers, Inc., Salinas, California, June 27, 2019; and
 - Biological Report (LIB190227) prepared by Jeffrey Froke, Consulting Wildlife Ecologist/Califauna, Pebble Beach, California, August 1, 2019.
- d) County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. All development shall be in accordance with these reports.
- e) The project planner conducted a site inspection on September 19, 2019, to verify that the site is suitable for the proposed use.
- f) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN190180.

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 RMA-Planning, RMA-Public Works, RMA-Environmental Services, Pebble Beach Community Services District and the Environmental Health Bureau. Conditions have been recommended, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public facilities are available. The existing single-family dwelling has public water and sewer connections provided by the California American Water Company and the Pebble Beach Community Services District/Carmel Area Wastewater District, respectively, and will continue to use these same connections.

c) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in RMA-Planning File No. PLN190180.

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 RMA-Building Services records and is not aware of any violations existing on the subject property.
- b) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN190180.

5. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:** a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.130 of the Monterey County Coastal Implementation Plan – Part 5 can be demonstrated.
- b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
- c) The subject property is not described as an area where the Local Coastal Program requires physical public access (Figure 8, Major Public Access and Recreational Facilities, in the Del Monte Forest Land Use Plan).
- d) The subject property is identified as an area where the Local Coastal Program may require visual public access (Figure 3, Visual Resources, in the Del Monte Forest Land Use Plan). See Evidence e below.
- e) Based on the project location, and its topographical relationship to visual public access points in the area, the development proposal will not interfere with visual access along 17-Mile Drive or from Point Lobos.

Due to distance, topography, and easterly location, the property is not visible from 17-Mile Drive. Existing trees also add to screening of potential visual impacts from 17-Mile Drive. Additionally, due to the location east of 17-Mile Drive, the proposed development is consistent with Del Monte Forest Land Use Plan Policies 123 and 137, and will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity. The design and siting of the proposed single-family dwelling will not significantly increase the visual impacts over the existing baseline.

The project site is also located within the Point Lobos viewshed and may be visible from public vantage points. However, the project would not adversely affect public views from Point Lobos given the proposed design and distance from Point Lobos. Also, based on the setting, the proposed re-development of the site will be screened by existing topography and trees.

As proposed, the project would not result in any adverse visual impacts, and is consistent with the applicable visual resource and public access policies of the Del Monte Forest Land Use Plan.

- f) The project planner completed a site inspection on September 19, 2019, to verify that the proposed project would not impact public access.
- g) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN190180.

6. **FINDING:** **TREE REMOVAL – COASTAL** – The tree removal is the minimum required under the circumstances, and the removal will not involve a risk of adverse environmental impacts.

- EVIDENCE:**
- a) The project includes application for the removal of three (3) Coast Live oak trees. In accordance with the applicable policies and regulations, a coastal development permit is required and the criteria to grant said permit have been met.
 - b) A Tree Assessment (LIB190155; Frank Ono) prepared for the site pursuant to DMF CIP Section 20.147.050.B, identifies the condition of the three (3) oak trees proposed for removal as either fair or poor. Also, Tree Assessment identifies the 27-inch tree proposed for removal as hazardous due to evidence of internal decay. Additionally, the Tree Assessment determined that the proposed development would not adversely impact the long-term health of the forest habitat on the property.
 - c) The project has been sited and designed to minimize tree removal, and no other protected trees would be removed due to the proposed development. Per the Tree Assessment prepared for the project, the tree removal has been limited to that required for the overall health and long-term maintenance of the forest resources on the property.
 - d) The Tree Assessment recommended tree replanting at a 1:1 ratio for trees less than 24 inches, and a 2:1 ratio for the tree larger than 24 inches, resulting in the replanting of four (4) five gallon or larger oak trees (Condition No. 10). DMF LUP Policy 35 directs the replacement of native trees on the site in accordance with the recommendations of the arborist, except where it is demonstrated that replacement of trees would result in an overcrowded, unhealthy environment.
 - e) As proposed, the project minimizes tree removal in accordance with the applicable goals, policies, and regulations of the DMF LUP (Forest Resources) and the associated DMF CIP.
 - f) The project planner conducted a site inspection on September 19, 2019, to verify that the tree removal is the minimum necessary for the project and to identify any potential adverse environmental impacts related to the proposed tree removal.
 - g) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in RMA-Planning File No. PLN190180.

7. **FINDING:** **DEVELOPMENT ON SLOPE** – There is no feasible alternative which better meets the objectives of the applicable land use plan, and would allow development to occur on slopes of less than 30 percent.

- EVIDENCE:**
- a) Pursuant to Policy 78 of the Del Monte Forest Land Use Plan, development on slopes that exceed 30 percent is prohibited unless the proposed development better achieves the goals, policies and objectives of the Monterey County General Plan and applicable land use plan than other development alternatives.
 - b) In accordance with applicable policies of the DMF LUP, DMF CIP, and Title 20, a coastal development permit is required and the authority to grant said permit has been met.
 - c) The project includes application for approximately 1,060 square feet of development on slopes exceeding 30 percent to allow adjustments to the access driveway and turnaround area for emergency response vehicles to meet current fire code requirements. The existing main residence was built on slopes exceeding 30 percent, and there is no alternative building site on the subject property that better meets the goals, policies and objectives of the Monterey County General Plan and applicable land use plan. The proposed main dwelling unit would be located on the same approximate hardscape and landscape footprint as the current structure, an area previously disturbed by structural development, retaining walls, terraces, landscaping, and other miscellaneous site improvements.
 - d) The project planner conducted a site inspection on September 19, 2019, to verify the proposed project minimizes development on slopes exceeding 30 percent in accordance with the applicable goals and policies of the applicable land use plan and zoning codes.
 - e) A Soil Engineering Investigation (LIB190226; LandSet Engineers, Inc.) prepared for the project identifies that the site is suitable for the proposed development.
 - f) The site slopes from Bonifacio Road to Riata Road, and the steep topography of the parcel significantly limits available building area without encroaching into slope exceeding 30 percent. The County has reviewed the project plans and visited the site to analyze possible development alternatives. Based on site topography and existing development, the proposed project adheres to required development standards and better meets the goals and objectives of the DMF LUP.
 - g) Conditions of approval and changes in the development are required as deemed necessary to assure compliance with MCC Section 20.64.230.E.2 and to assure stability of the development; therefore, the following conditions have been applied: Condition No. 12 – Stormwater Control Plan. The following will be required and/or applied during the construction permit review process: winter grading restrictions, grading plan, erosion control plan, and geotechnical certification.
 - h) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in RMA-Planning File No. PLN190180.

8. **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 15302 categorically exempts the replacement or reconstruction of

existing structures where the new structure(s) will be located on the same site as the structure(s) replaced and will have substantially the same purpose and capacity as the structure(s) replaced.

- b) The proposed project involves the demolition of a single-family dwelling, and construction of a single-family dwelling on a residentially-zoned parcel within a developed neighborhood. As designed, the proposed single-family dwelling uses existing hardscaped and landscaped areas to accommodate the square footage increase to the dwelling unit. Therefore, the proposed development qualifies as a Class 2 categorical exemption pursuant to Section 15302 of the CEQA Guidelines.
- c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource (see Finding 2, Evidence c), a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. Additionally, there is no substantial evidence of an unusual circumstance because there is no feature or condition of the project that distinguishes the project from the exempt class.
- d) No adverse environmental effects were identified during staff review of the development application, nor during a site inspection on September 19, 2019.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN190180.

9. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

- EVIDENCE:**
- 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) 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 (Highway 1), and development that is permitted in the underlying zone as a conditional use (i.e., development within 750 feet of known archaeological resources). The project site is not located within 300 feet of the inland extent of any beach or of the mean high tide line of the sea, or located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, stream or within 300 feet of the top of the seaward face of any coastal bluff.

DECISION

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

1. Find that the project qualifies as a Class 2 Categorical Exemption pursuant to Section 15302 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
2. Approve a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow the demolition of a 3,673 square foot two-story single family dwelling, inclusive of a 450 square foot attached garage, and construction of a 8,233 square foot two-story single family dwelling with a 1,070 square foot attached three-car garage; a Coastal Development Permit to allow development on slopes exceeding 30 percent; a Coastal Development Permit to allow removal of 3 trees (Coast Live oak); and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources; in general conformance with the attached plans and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 11th day of June, 2020.

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 offices in Salinas.

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

Monterey County RMA Planning

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

PLN190180

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (RMA-Planning File No. PLN190180) allows the following: demolition of the existing single-family dwelling, and construction of an 8,233 square foot single-family dwelling with a 1,070 square foot attached garage; development on slopes exceeding 30 percent; removal of 3 trees (Coast Live oak); and development within 750 feet of known archaeological resources. The property is located at 1484 Bonifacio Road, Pebble Beach (Assessor's Parcel Number 008-341-009-000), Del Monte Forest Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the RMA Chief of Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA-Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A Combined Development Permit (Resolution Number 20 -) was approved by the Zoning Administrator for Assessor's Parcel Number 008-341-009-000 on June 11, 2020. The permit was granted subject to twelve (12) conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA-Planning."

Proof of recordation of this notice shall be furnished to 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. (RMA-Planning)

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

5. PD011(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.

6. PD022(C) - EASEMENT-CONSERVATION AND SCENIC (COASTAL)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: A conservation and scenic easement shall be conveyed to the County over those portions of the property where environmentally sensitive habitats, remnant native sand dune habitats, habitats of rare, endangered and sensitive native plants and animals, and visually prominent areas exist in accordance with the procedures in Monterey County Code § 20.64.280.A. A Subordination Agreement shall be required, where necessary. The easement shall be developed in consultation with certified professional. An easement deed shall be submitted to RMA-Planning for review prior to issuance of grading and/or building permits. The easement deed shall be approved by the RMA Chief of Planning and the Executive Director of the California Coastal Commission, and accepted by the Board of Supervisors prior to final of building permits. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant/Certified Professional shall submit a draft conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to RMA-Planning for review.

Prior to final of building permits, the Owner/Applicant shall submit a signed and notarized Subordination Agreement, if required, to RMA-Planning for review and approval.

Prior to final of building permits, the Board of Supervisors shall accept the deed and map showing the approved conservation and scenic easement.

7. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of three (3) years, to expire on June 11, 2023, 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 Chief of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

8. PD035 - UTILITIES UNDERGROUND

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All new utility and distribution lines shall be placed underground. (RMA-Planning and RMA-Public Works)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall install and maintain utility and distribution lines underground.

9. PD041 - HEIGHT VERIFICATION

Responsible Department: RMA-Planning

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

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

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

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

10. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to final of the construction permit, the applicant shall replace and or relocate each tree approved for removal per the replacement ratio recommended by the arborist. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to final of the construction permit, 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.

11. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to RMA-Planning and RMA-Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.

CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for 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. (RMA-Public Works)

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 RMA-Planning and RMA-Public Works for review and approval.

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

12. STORMWATER CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide a stormwater control plan to mitigate on-site and off-site impacts from impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by RMA-Environmental Services. (RMA-Environmental Services)

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

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MATTHEWS RESIDENCE

1484 Bonifacio Road
Pebble Beach, CA 93953

REVISION

No.

CONSULTANT:

ARCHITECT

TITLE SHEET

JOB NAME:
Matthews Residence
1484 Bonifacio Road
Pebble Beach, CA 93953
A.P.N.: 008-341-009

DATE:

9/12/19

SCALE:

N.T.S.

DRAWN:

CJH

JOB NUMBER:

18.16

A-0.1

SHEET OF

PROJECT DATA

UTILITIES:

1. WATER : CALIFORNIA AMERICAN WATER CO.
2. ELECTRICAL AND GAS : PACIFIC GAS & ELECTRIC
3. SANITARY SEWER SYSTEM :
PEBBLE BEACH COMMUNITY SERVICES DISTRICT

GRADING QUANTITIES:

CUT/FILL :
CUT: 280 C.Y./ FILL: 2315 C.Y. = NET: 2,085 C.Y. FILL

TREE REMOVAL:

1. THREE COASTAL LIVE OAK TREES TO BE REMOVED:
ONE - 18", ONE - DOUBLE 11" AND 19", AND ONE - 21"

LOT DATA :

LOT SIZE : 71,710 SQ. FT.
A.P.N. : 008-341-009-000
ZONING : LDR/1.5-D(CZ)

ZONING	LDR/1.5-D(CZ)
FLOOR AREA RATIO :	17.5%
MAXIMUM AREA ALLOWED :	12,549 SQ. FT.
BUILDING SITE COVERAGE:	15.0%
MAX. SITE COV. ALLOWED :	9,000 SQ. FT.

SETBACKS

LDR/1.5-D(CZ)	REQUIRED	PROPOSED
FRONT	30'-0"	30'-10"
EAST SIDE	20'-0"	36'-4"
WEST SIDE	20'-0"	57'-3"
REAR	20'-0"	280'-4"
BUILDING HEIGHT	30 FT. MAX.	30.0 FT.

EXISTING FLOOR AREA:

GROUND FLOOR:	2,054 S.F.	
BASEMENT:	1,164 S.F.	
GARAGE:	450 S.F.	
EXISTING FLOOR AREA RATIO :	3,678 S.F.	5.12%

PROPOSED FLOOR AREA:

FIRST FLOOR:	3,310 S.F.	
SECOND FLOOR:	3,881 S.F.	
GARAGE:	1,070 S.F.	
PROPOSED FLOOR AREA:	8,261 S.F.	
MECHANICAL:	1,036 S.F.	
PROPOSED FLOOR AREA RATIO :	9,303 S.F.	13.0%

BUILDING SITE COVERAGE:

FIRST FLOOR:		
1ST FLOOR	71 S.F.	
GARAGE	1,070 S.F.	
SECOND FLOOR	3,881 S.F.	

TOTAL PROPOSED BUILDING SITE COVERAGE: 5,028 S.F. 1.0%

PROPOSED SITE COVERAGE:

BUILDING SITE COVERAGE	5,028 S.F.	
TRELLIS AREAS	384 S.F.	
DECK, POOL AND STAIRS	2,642 S.F.	
PAVING - ENTRY, TRASH AND BACK YARD	466 S.F.	
RETAINING WALLS	433 S.F.	

TOTAL PROPOSED SITE COVERAGE : 8,950 S.F. 12.5%

DRIVEWAY - PERVIOUS 4,265 S.F.

TOTAL BUILDING AREA:

FIRST FLOOR:		
INTERIOR - 1ST FLOOR:	3,310 S.F.	
MECHANICAL/UTILITY:	1,036 S.F.	
TOTAL FIRST FLOOR:	4,346 S.F.	

SECOND FLOOR:

INTERIOR - 2ND FLOOR:	3,881 S.F.	
GARAGE:	1,070 S.F.	
EXTERIOR COVERED PATIO:	191 S.F.	
TRELLIS AREAS:	384 S.F.	
TOTAL 2ND FLOOR:	5,489 S.F.	

TOTAL PROPOSED BUILDABLE AREA: 14,857 S.F.

PROJECT INFORMATION

OWNER: MR. & MRS. PATRICK AND TAMARA MATTHEWS
3202 N MARCH LANE, SUITE A
STOCKTON, CA 95219

ADDRESS: 1484 BONIFACIO ROAD
PEBBLE BEACH, CA 93955

ARCHITECT: ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE
MONTEREY, CA 93940
PH: 831-372-0410

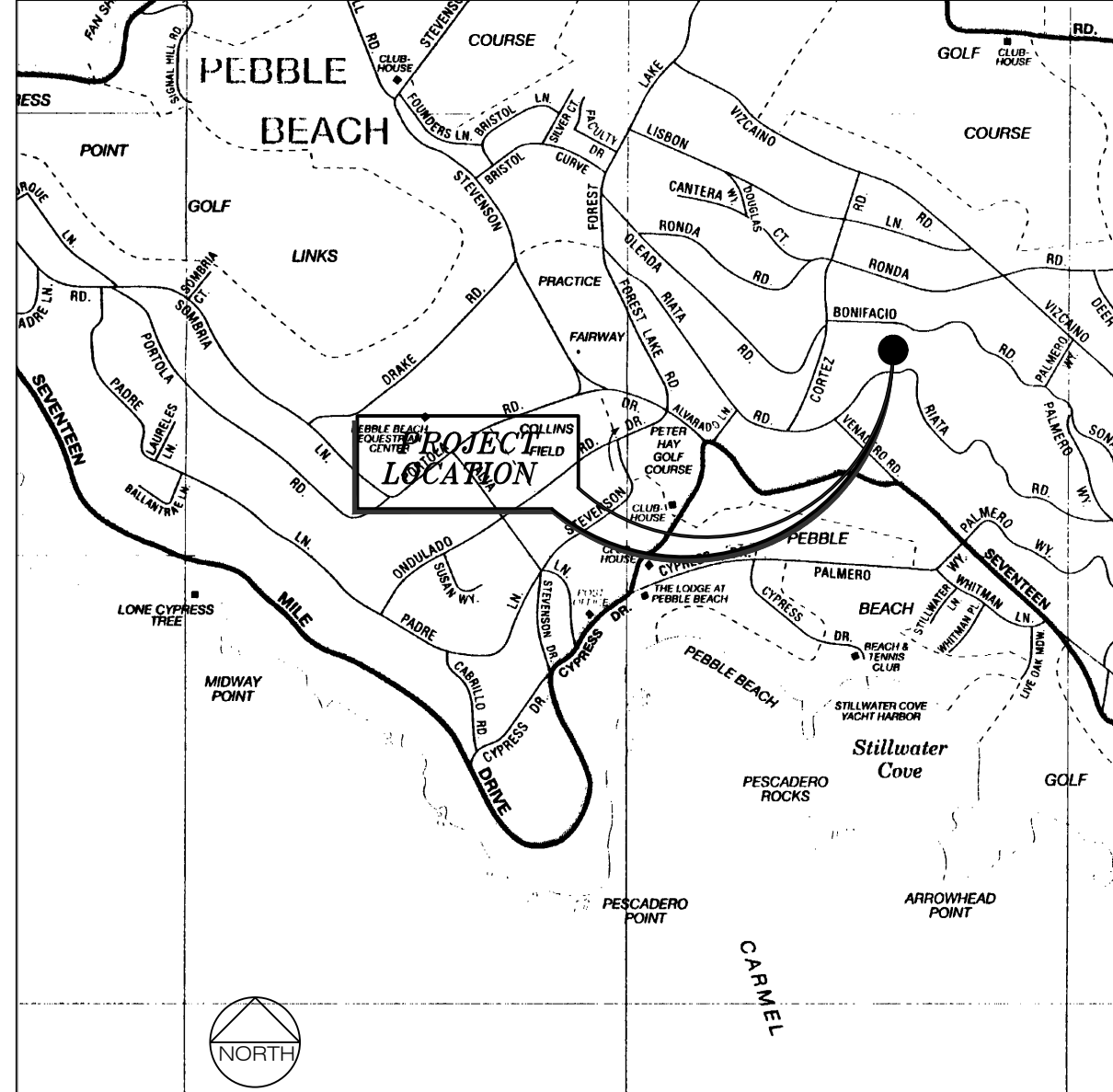
LAND SURVEYOR: L & S ENGINEERS, INC.
2460 GARDEN ROAD, SUITE 6
MONTEREY, CA 93940
PH: 831-655-2123

CIVIL ENGINEER: L & S ENGINEERS, INC.
CONTACT: MARK STERNER
2460 GARDEN ROAD, SUITE 6
MONTEREY, CA 93940
PH: 831-655-2123

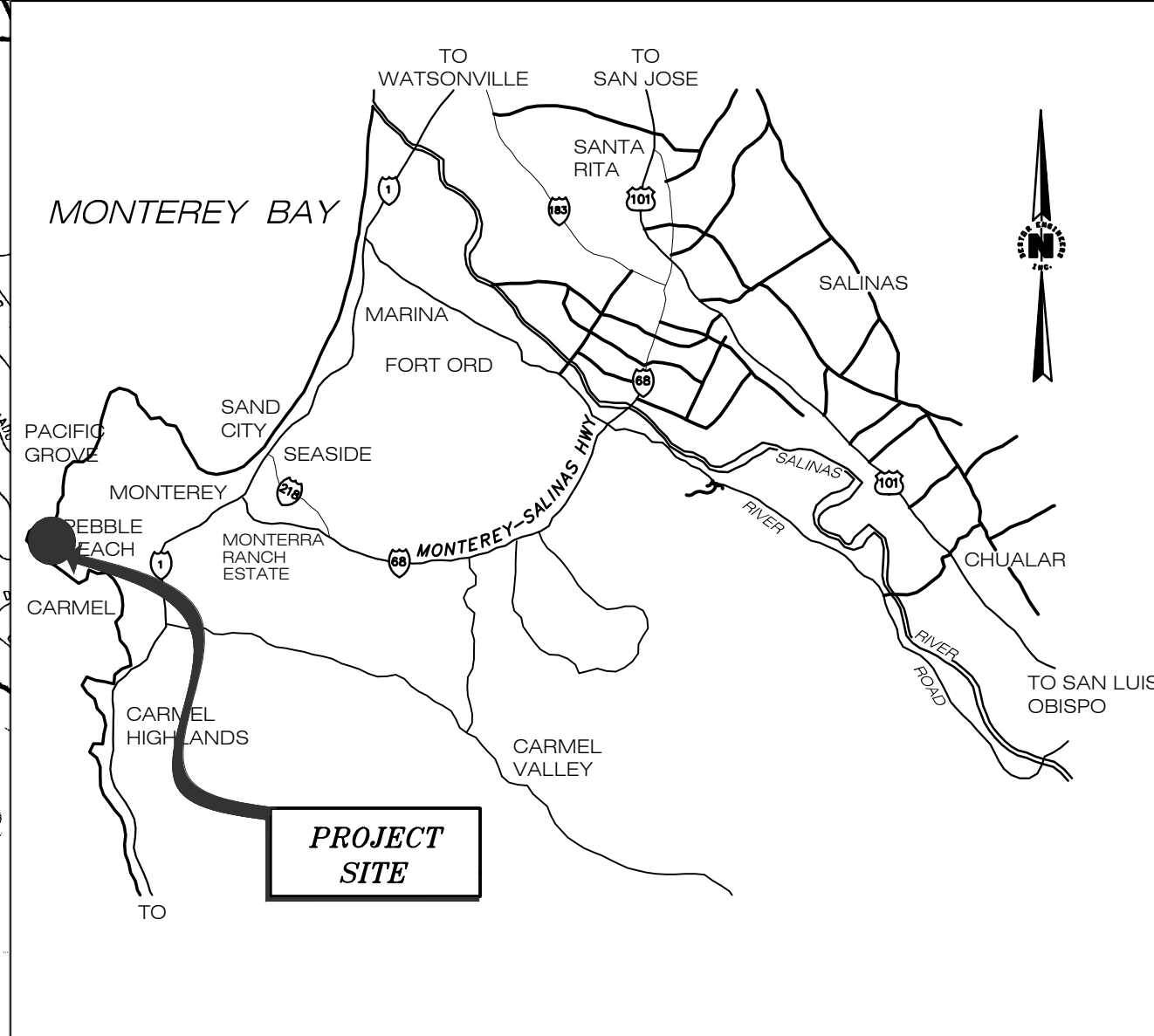
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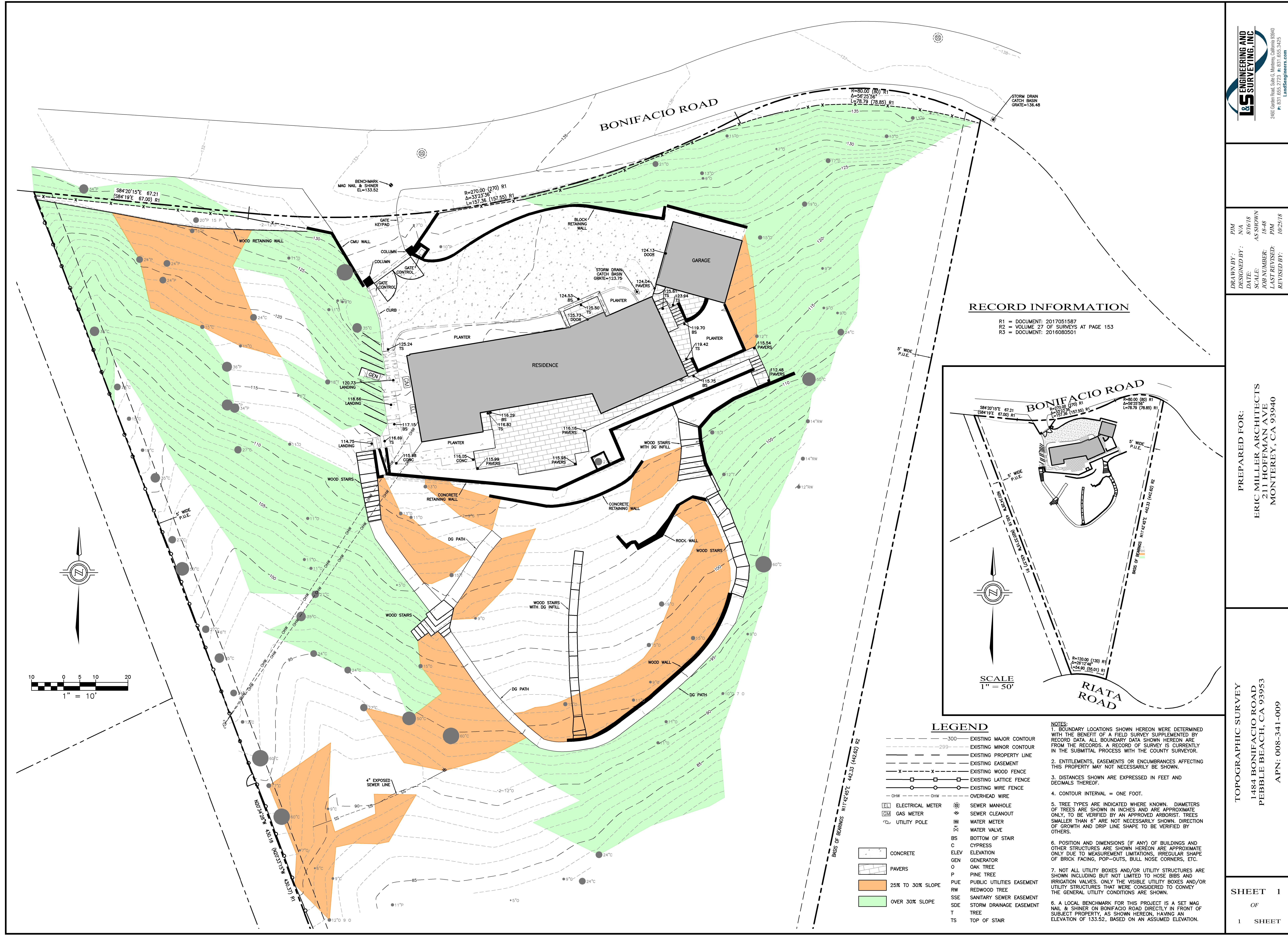
PROPOSE DEMOLITION OF EXISTING 3,223 S.F. SFD AND DETACHED 450 S.F. GARAGE.
PROPOSE NEW SINGLE FAMILY DWELLING HAVING 4 BEDROOMS, 6 BATHS, AND 1 HALF BATH. A 3-CAR ATTACHED GARAGE, TRELLIS, POOL, SPA, FIRE PIT, AND RETAINING WALLS

LOCATION MAP



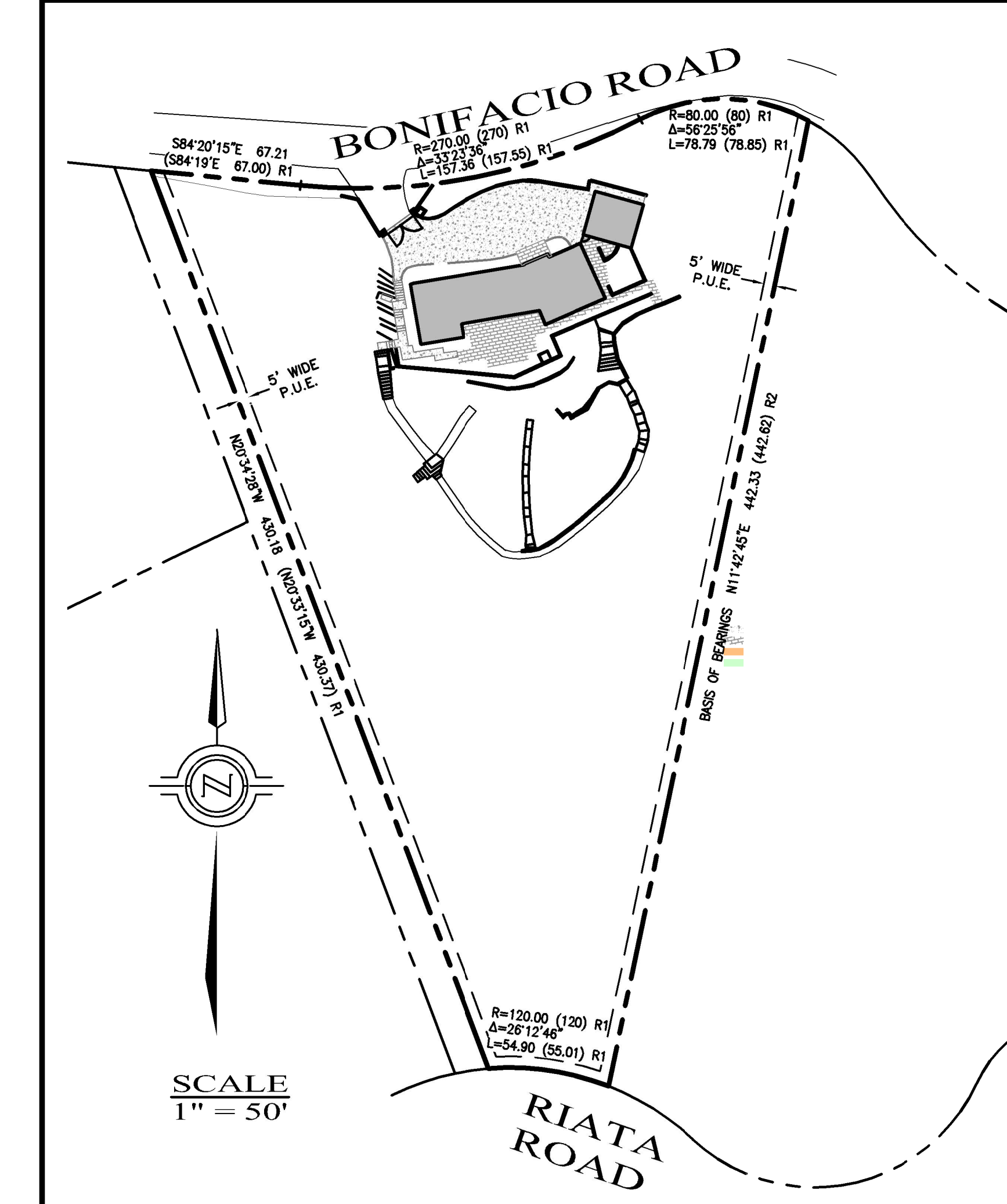
VICINITY MAP





RECORD INFORMATION

R1 = DOCUMENT: 2017051587
R2 = VOLUME 27 OF SURVEYS AT PAGE 153
R3 = DOCUMENT: 2016080501



LEGEND

- 300--- EXISTING MAJOR CONTOUR
- 299--- EXISTING MINOR CONTOUR
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- x-x-x- EXISTING WOOD FENCE
- o-o-o- EXISTING LATTICE FENCE
- o-o-o- EXISTING WIRE FENCE
- OHW- OVERHEAD WIRE
- EL ELECTRICAL METER
- GM GAS METER
- U UTILITY POLE
- SEWER MANHOLE
- SEWER CLEANOUT
- WATER METER
- WATER VALVE
- BS BOTTOM OF STAIR
- C CYPRESS
- ELEV ELEVATION
- GEN GENERATOR
- O OAK TREE
- P PINE TREE
- PUE PUBLIC UTILITIES EASEMENT
- RW REDWOOD TREE
- SSE SANITARY SEWER EASEMENT
- SDE STORM DRAINAGE EASEMENT
- T TREE
- TS TOP OF STAIR
- CONCRETE
- PAVERS
- 25% TO 30% SLOPE
- OVER 30% SLOPE

NOTES:
1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS. A RECORD OF SURVEY IS CURRENTLY IN THE SUBMITTAL PROCESS WITH THE COUNTY SURVEYOR.
2. ENTITLEMENTS, EASEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
3. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST. TREES SMALLER THAN 6" ARE NOT NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
6. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON ARE APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS. IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC.
7. NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
8. A LOCAL BENCHMARK FOR THIS PROJECT IS A SET MAG NAIL & SHINER ON BONIFACIO ROAD DIRECTLY IN FRONT OF SUBJECT PROPERTY, AS SHOWN HEREON, HAVING AN ELEVATION OF 133.52, BASED ON AN ASSUMED ELEVATION.

ENGINEERING AND SURVEYING, INC.
2480 Garden Road, Suite G, Monterey, California 93940
P: (831) 655-5723 F: (831) 655-5425
Email: info@esands.com

DRAWN BY: P/M
DESIGNED BY: N/A
DATE: 8/16/18
SCALE: AS SHOWN
JOB NUMBER: 18-48
LAST REVISED: P/M
REVISED BY: 10/25/18

PREPARED FOR:
ERIC MILLER ARCHITECTS
211 HOFFMAN AVE
MONTEREY, CA 93940

TOPOGRAPHIC SURVEY
1484 BONIFACIO ROAD
PEBBLE BEACH, CA 93953
APN: 008-341-009

SHEET 1
OF
1 SHEET

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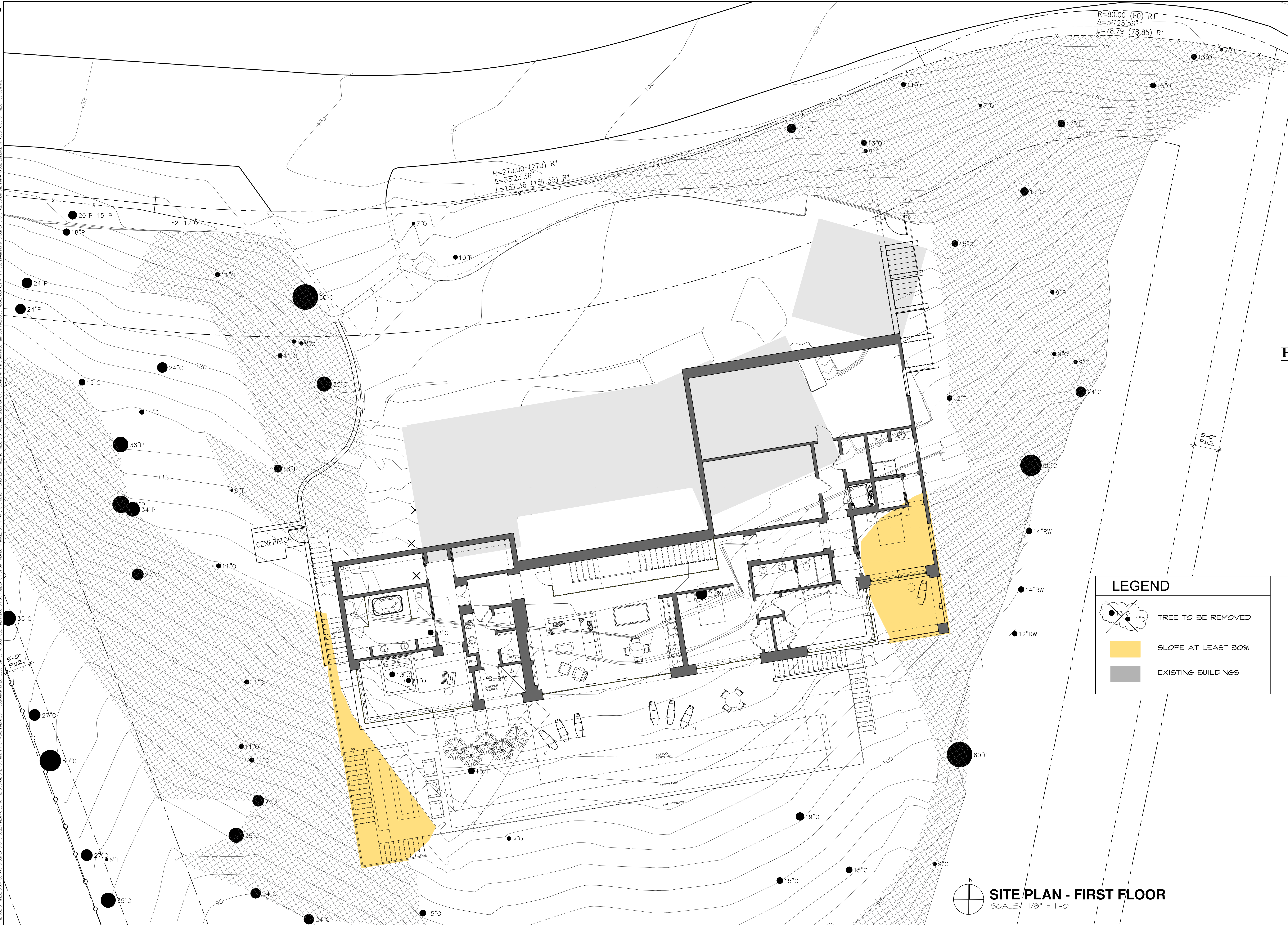
LEGEND

- TREE TO BE REMOVED
- SLOPE AT LEAST 30%
- EXISTING BUILDINGS

SITE PLAN - SECOND FLOOR
SCALE: 1/8" = 1'-0"

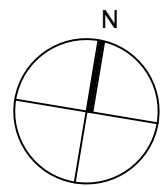
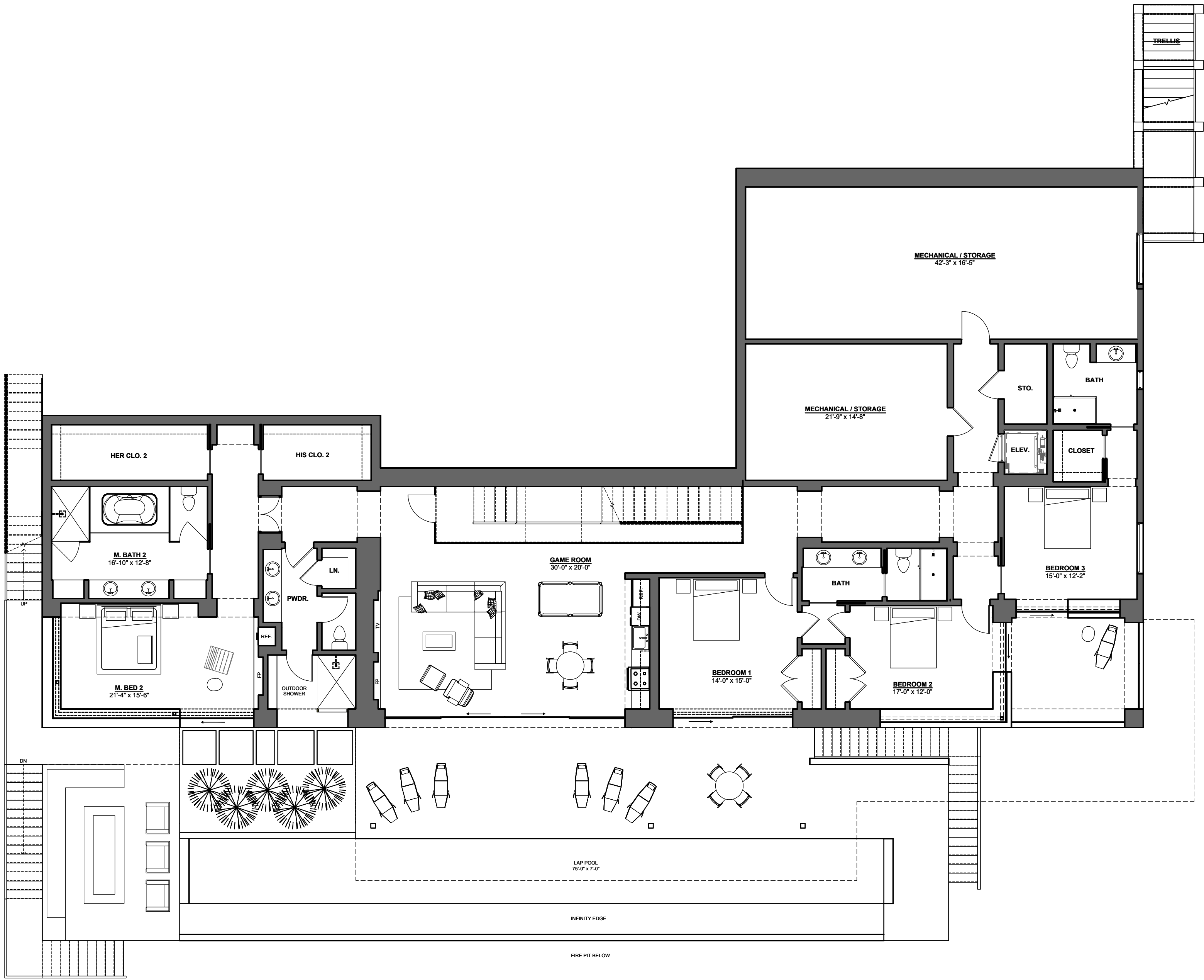
REVISION		No.
CONSULTANT:		
ARCHITECT		
ERIC MILLER ARCHITECTS, INC.		
211 HOFFMAN AVENUE, MONTEREY, CA 93940		
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com		
SITE PLAN		
JOB NAME: Matthews Residence		
1484 Bonifacio Road		
Pebble Beach, CA 93959		
A.P.N.: 008-341-004		
DATE: 9/12/19		
SCALE: 1/8" = 1'-0"		
DRAWN: HRM		
JOB NUMBER: 18.16		
A-1.1		
SHEET OF		

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REVISION		No.
CONSULTANT:		
ARCHITECT		
	ERIC MILLER ARCHITECTS, INC. 211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com	
LOWER SITE PLAN	Matthews Residence 1484 Bonifacio Road Pebble Beach, CA 93959 A.P.N.: 009-341-004	
	DATE: 9/12/19 SCALE: 1/8" = 1'-0" DRAWN: HRM JOB NUMBER: 18.16	
A-1.2		SHEET OF

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FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

F.A. = 3310 S.F.

CONSULTANT:

ARCHITECT

ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

FIRST FLOOR PLAN

JOB NAME:
Matthews Residence
1404 Bonifacio Road
Pebble Beach, CA 93959
A.P.N.: 008-341-009

DATE: 9/12/19

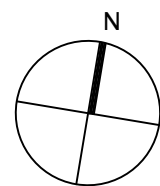
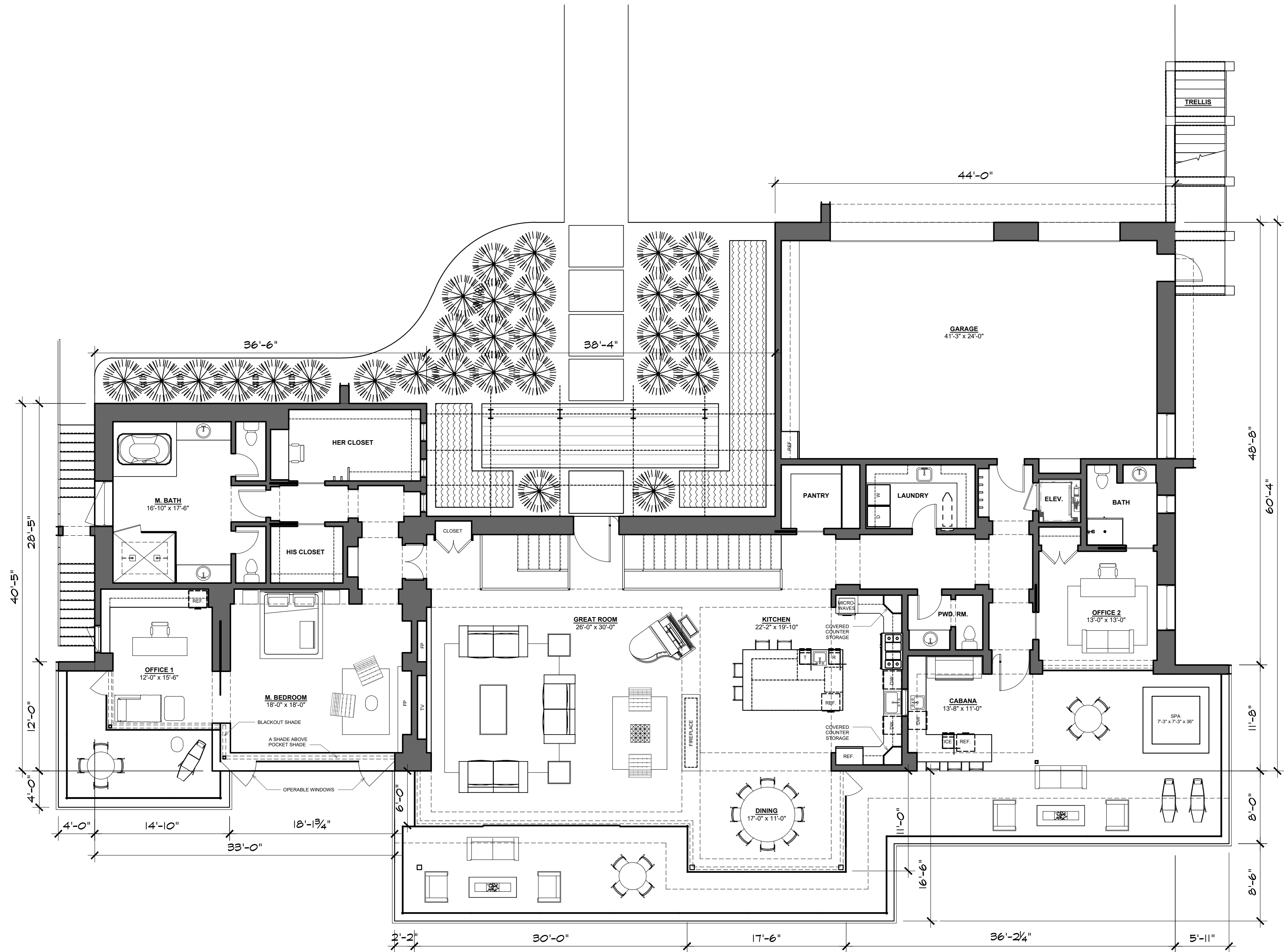
SCALE: 1/8" = 1'-0"

DRAWN: HRM

JOB NUMBER: 18.16

A-2.1
SHEET OF

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SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

F.A. = 3,887 S.F.
GARAGE = 1,070 S.F.

CONSULTANT:

ARCHITECT

ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

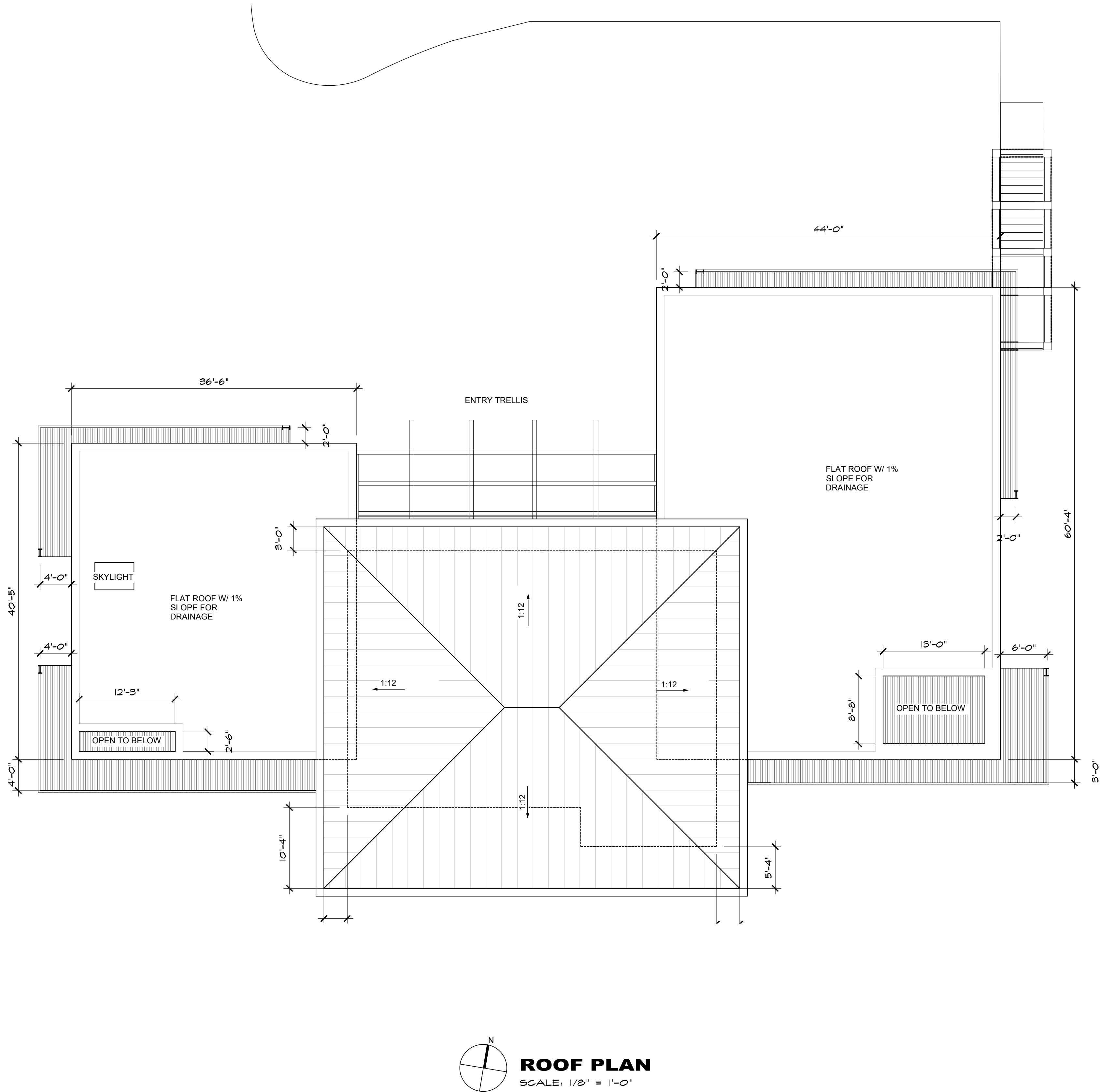
SECOND FLOOR PLAN

JOB NAME:
Matthews Residence
1404 Bonifacio Road
Pebble Beach, CA 93959
A.P.N.: 008-341-009

DATE: 9/12/19
SCALE: 1/8" = 1'-0"
DRAWN: HRM
JOB NUMBER: 18.16

A-2.2
SHEET OF

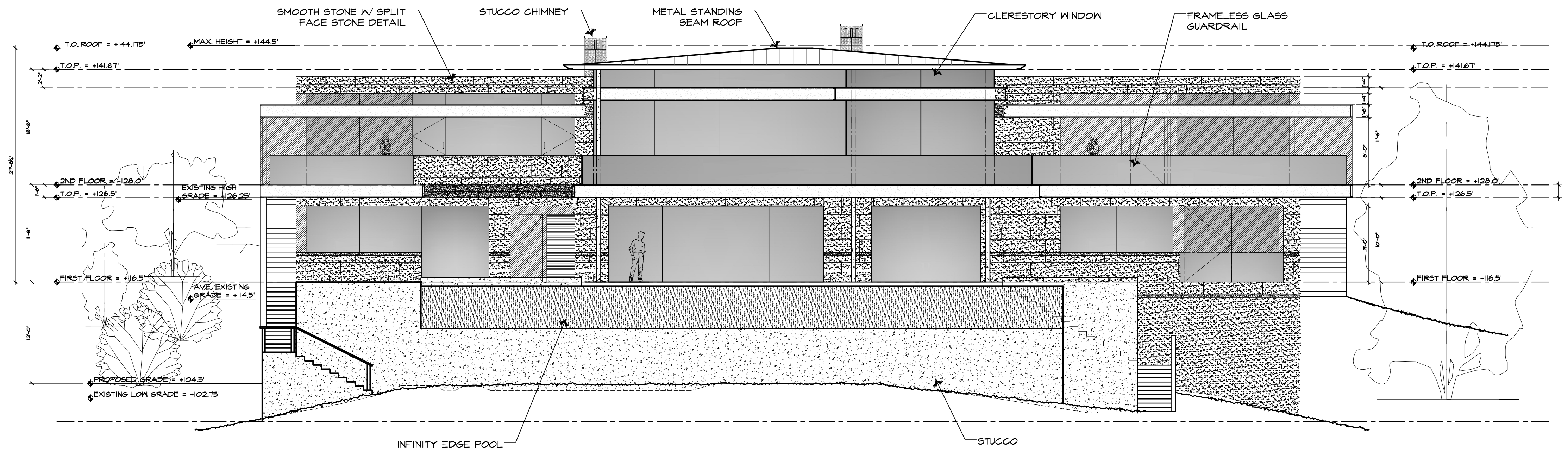
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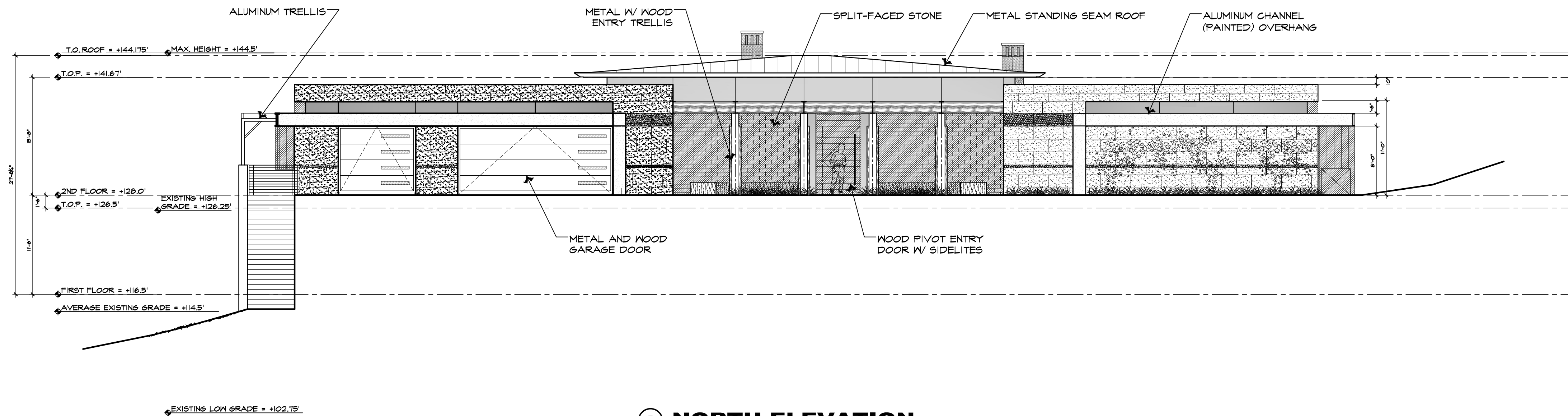
ROOF PLAN
SCALE: 1/8" = 1'-0"

REVISION		No.
CONSULTANT:		
ARCHITECT ERIC MILLER ARCHITECTS, INC. 211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com		
ROOF PLAN		JOB NAME: Matthews Residence 1404 Bonifacio Road Pebble Beach, CA 93959 A.P.N.: 008-341-009
DATE:		9/12/19
SCALE:		1/8" = 1'-0"
DRAWN:		HRM
JOB NUMBER:		18.16
A-2.3 SHEET OF		

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① SOUTH ELEVATION



② NORTH ELEVATION

REVISION	No.

CONSULTANT:

ARCHITECT

ERIC MILLER ARCHITECTS, INC.

211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

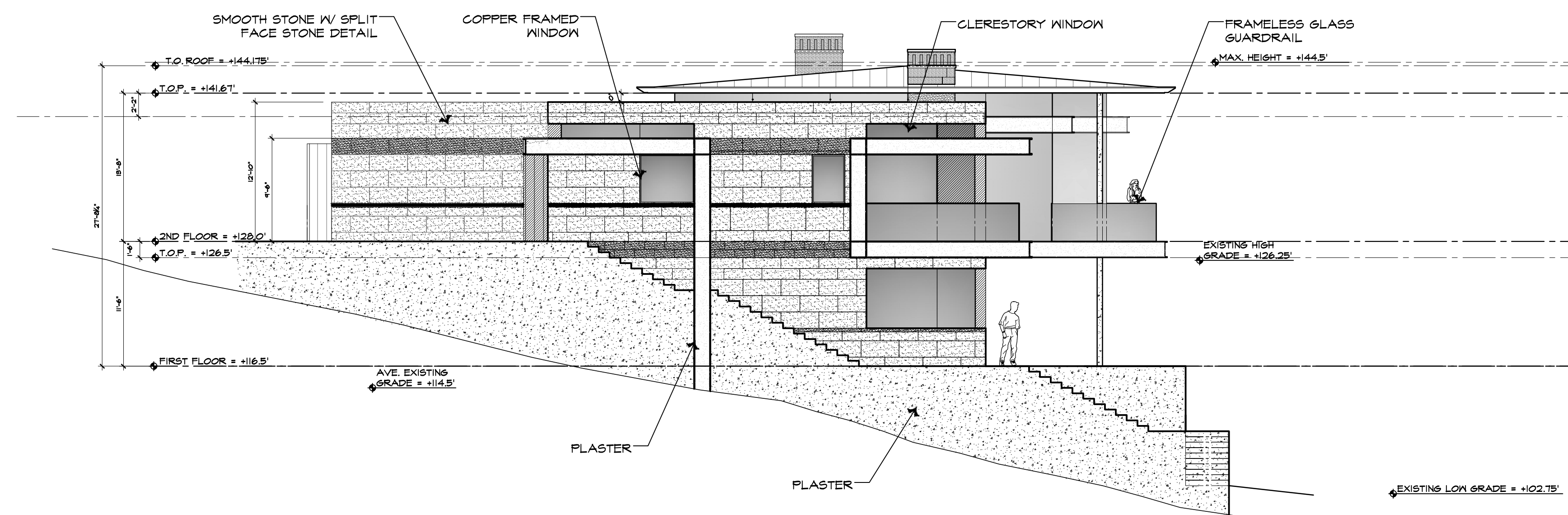
N & S ELEVATIONS

JOB NAME: Matthews Residence
1484 Bonifacio Road
Pebble Beach, CA 93959
A.F.N.: 008-341-009

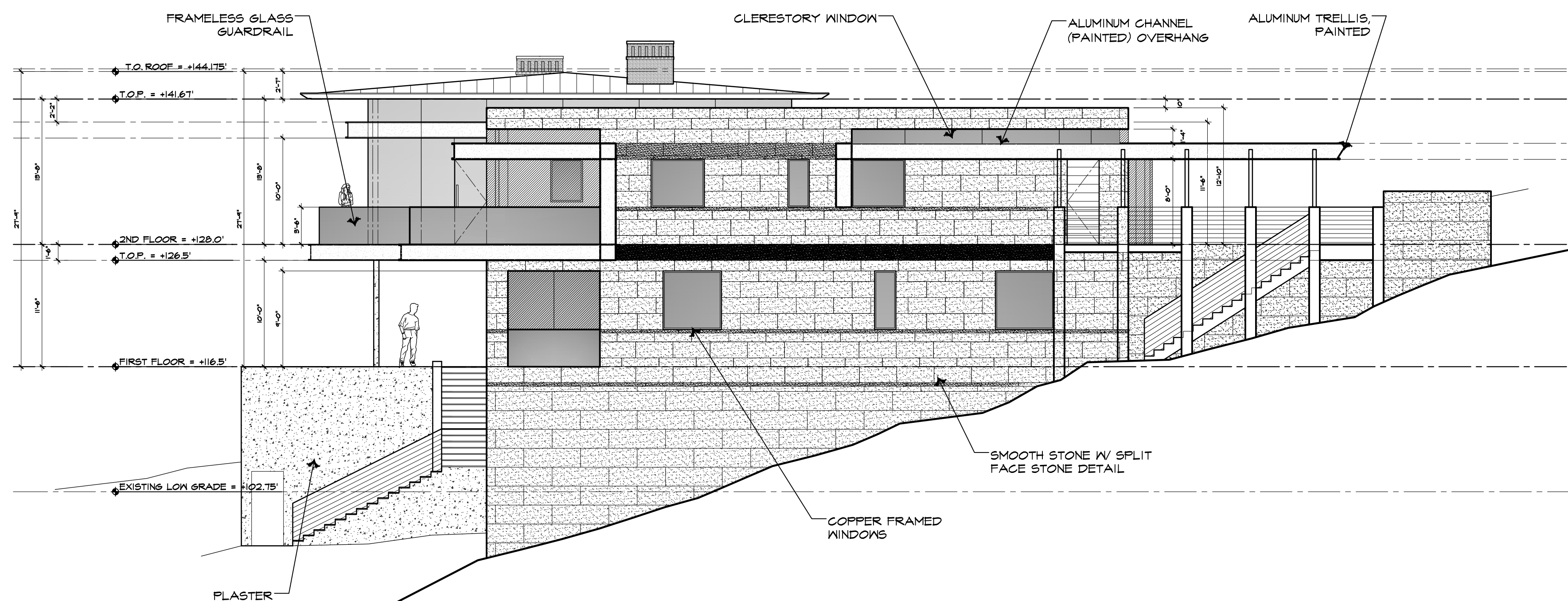
DATE: 9/12/19
SCALE: 1/8" = 1'-0"
DRAWN: HRM
JOB NUMBER: 18.16

A-3.1
SHEET OF

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③ WEST ELEVATION



④ EAST ELEVATION

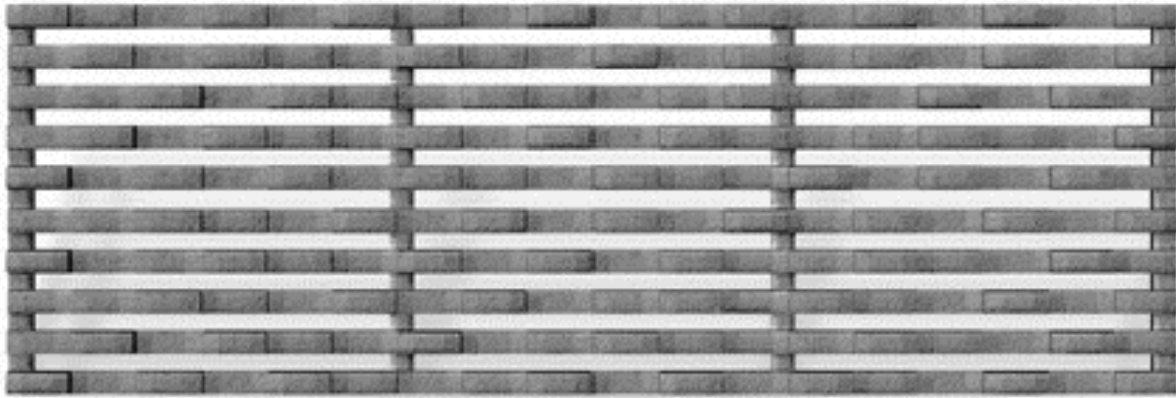
	REVISION	No.
CONSULTANT:		
ARCHITECT ERIC MILLER ARCHITECTS, INC. 211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com		
E & W ELEVATIONS		JOB NAME: Matthews Residence 1484 Bonifacio Road Pebble Beach, CA 93959 A.P.N.: 00B-S41-009
DATE:		9/12/19
SCALE:		1/8" = 1'-0"
DRAWN:		HRM
JOB NUMBER:		18.16
A-3.2 SHEET OF		

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PERMEABLE PAVERS
BY: PACIFIC HYDRO-FLO
COLOR: TAN/BROWN

10 DRIVEWAY PAVERS



11 TRENCH GRATES
DRAIN COVER



COPPER FRAME EXTERIOR DOORS & WINDOWS

7 FRAMED DOORS & WINDOWS



8 DECK & STAIRS GLASS
RAILING and GUARDRAIL



9 WOOD VENEER WALL

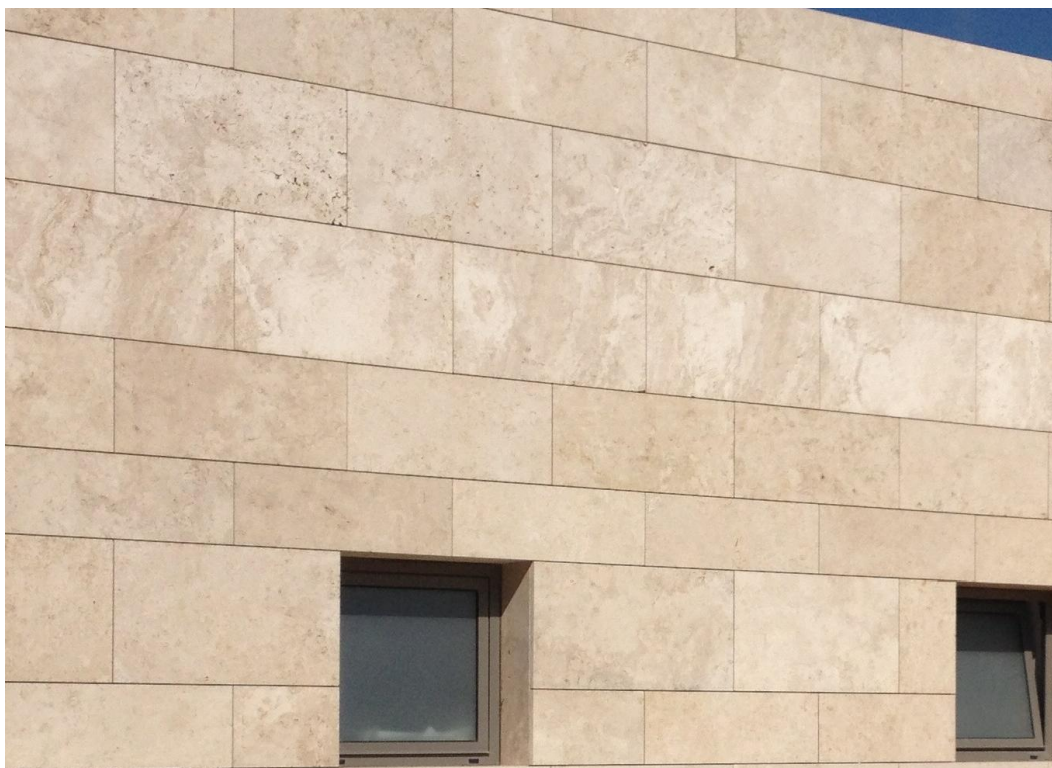


4 FRAMELESS GLASS



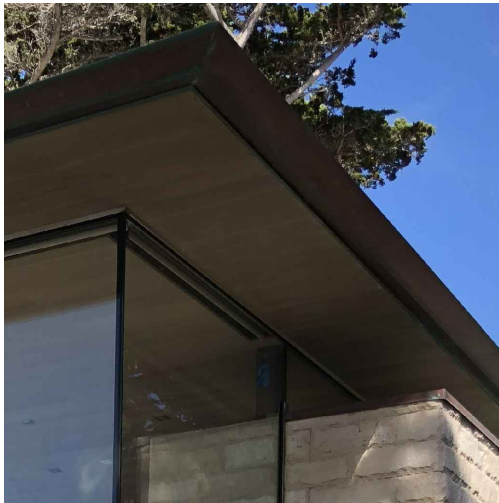
DECOR. WOOD AND METAL OVERHEAD GARAGE DOOR

5 GARAGE / MAIN DOOR



SMOOTH FACE THIN-VENEER
(LIGHT CREAM COLOR)

6 STONE VENEER WALL



COLOR: WEATHERED COPPER OR SIMILAR
BY: CUSTOM-BILT METALS

1 COPPER ROOFING
and GUTTER



DECK PAVING

2 STONE PAVING



3 STUCCO WALL FINISH

REVISION		No.
CONSULTANT:		
ARCHITECT		
ERIC MILLER ARCHITECTS, INC.		
211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com		
MATERIAL SAMPLE		
JOB NAME: Matthews Residence 1484 Bonifacio Road Pebble Beach, CA 93959 A.P.N.: 008-341-009		
DATE:		9/12/19
SCALE:		N.T.S.
DRAWN:		HRM
JOB NUMBER:		10.16
A-7.1		
SHEET OF		

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EXTERIOR SOUTH PERSPECTIVE

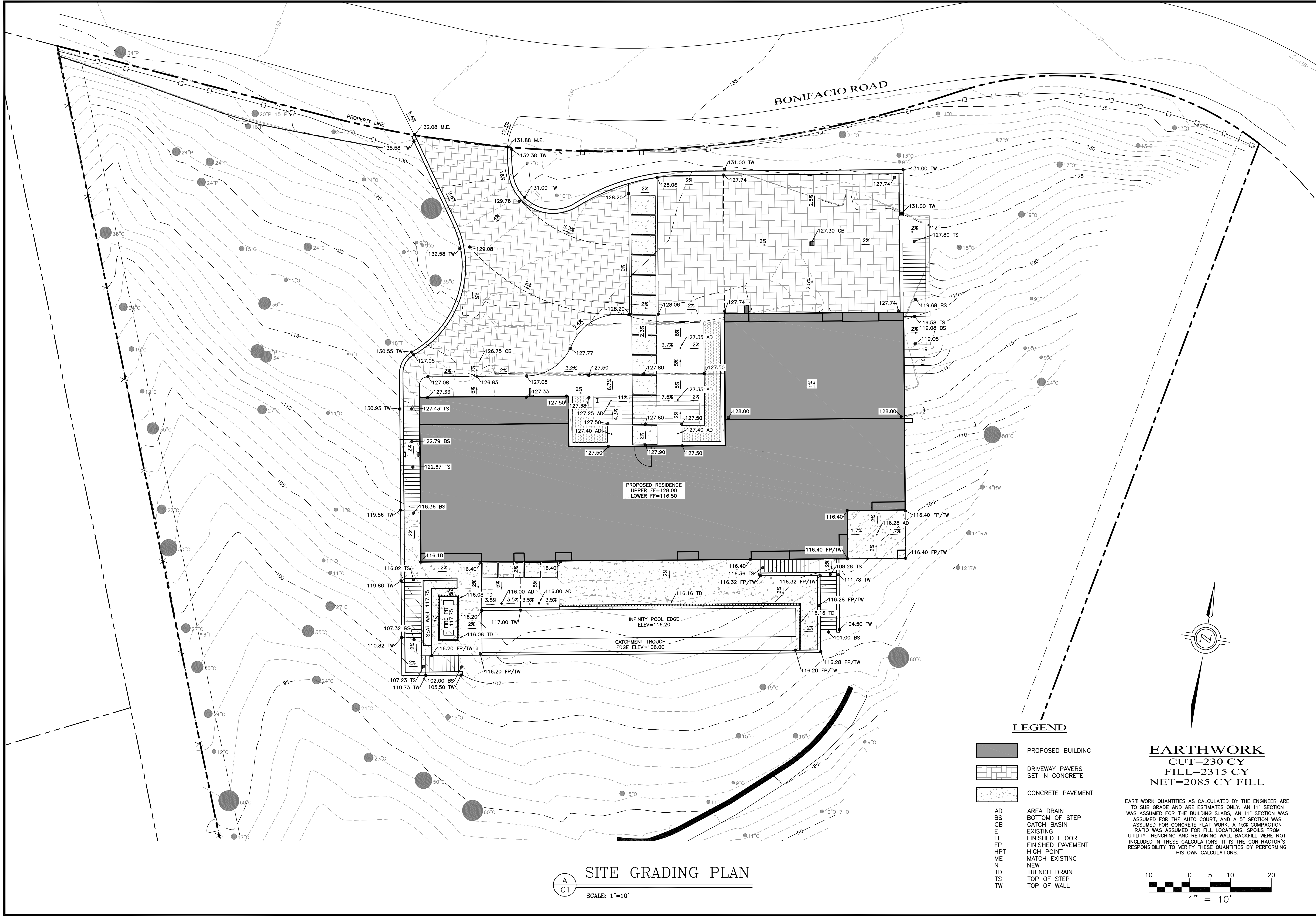
REVISION		No.
CONSULTANT:		
ARCHITECT	<div>ERIC MILLER ARCHITECTS, INC.<div><div><div></div><div></div><div></div><div></div></div><div>211 HOFFMAN AVENUE MONTEREY, CA 93940</div><div>PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com</div></div></div>	
RENDERING	<div>JOB NAME: Matthews Residence</div> <div>1484 Bonifacio Road</div> <div>Pebble Beach, CA 93959</div> <div>A.P.N.: 008-341-009</div>	
DATE:		9/12/19
SCALE:		N.T.S.
DRAWN:		HRM
JOB NUMBER:		10.16
A-7.2		
SHEET		OF

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EXTERIOR NORTH PERSPECTIVE

[illegible]



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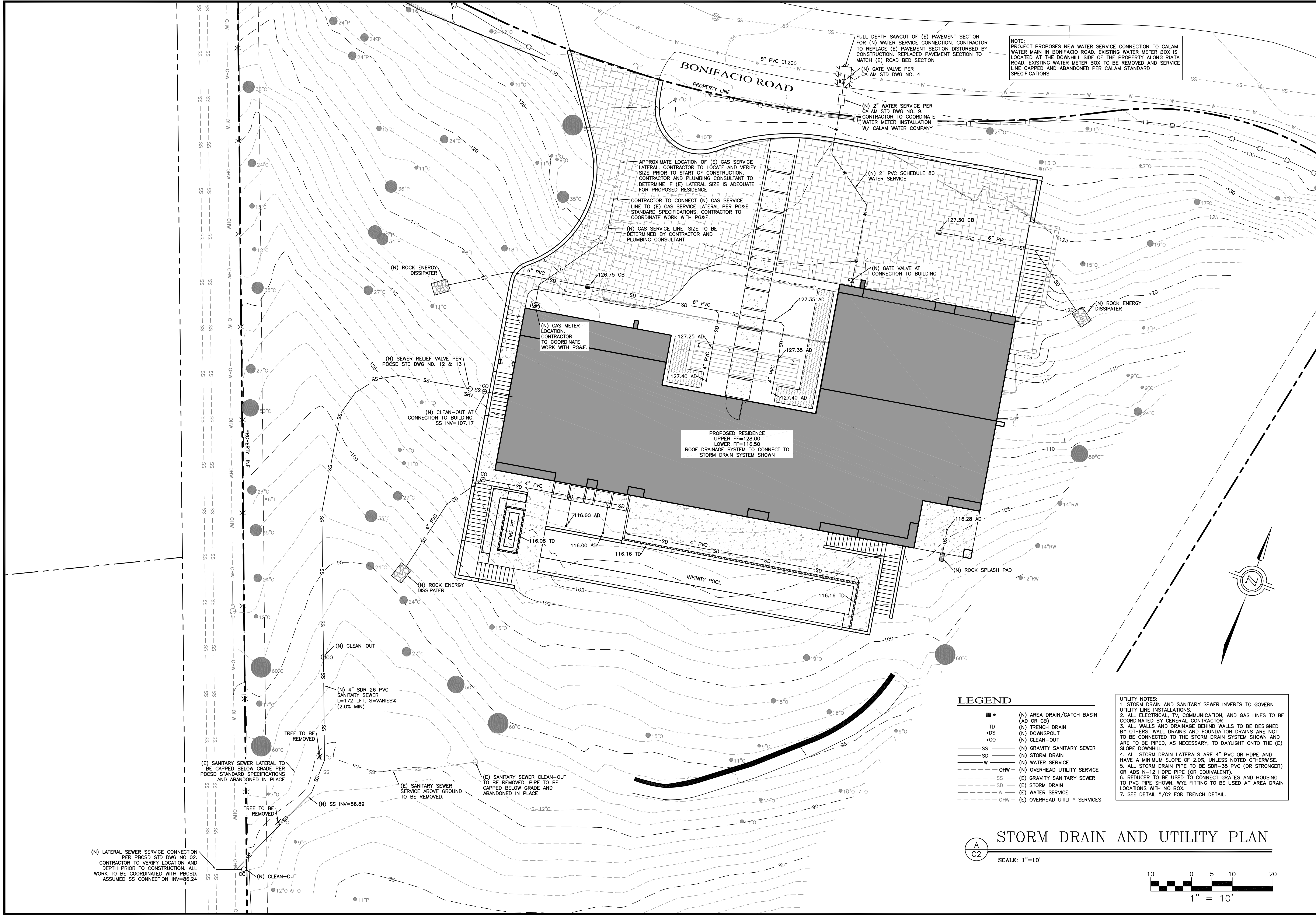
REGISTERED PROFESSIONAL ENGINEER
MARK R. STEINER
No. 69930
EXP. 9-30-20
CIVIL
STATE OF CALIFORNIA

DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 7-19-19
SCALE: AS SHOWN
JOB NUMBER: 19-05
LAST REVISED: N/A
REVISED BY: N/A

SITE GRADING PLAN

MATTHEWS RESIDENCE
1484 BONIFACIO ROAD
PEBBLE BEACH, CA 93959
APN 008-342-009

SHEET C1
OF
4 SHEETS



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JOB NUMBER: 19-05
LAST REVISED: N/A
REVISED BY: N/A

STORM DRAIN
AND UTILITY PLAN

MATTHEWS RESIDENCE
1484 BONIFACIO ROAD
PEBBLE BEACH, CA 93959
APN 008-342-009

SHEET C2

OF

4 SHEETS

EROSION/DUST CONTROL NOTES

1. VEGETATION REMOVAL BETWEEN OCTOBER 15th AND APRIL 15th SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE.
2. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
A) 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) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT.
(MONTEREY COUNTY GRADING/EROSION ORD. 2806-16.12.090)
3. 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.
4. ALL CUT AND FILL SLOPES EXPOSED DURING THE COURSE OF CONSTRUCTION SHALL BE COVERED, SEEDED, OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING SUBJECT TO THE APPROVAL OF THE DIRECTOR OF RMA-PLANNING AND RMA-BUILDING SERVICES. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY MONTEREY COUNTY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
5. 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.
6. THE DIRECTOR OF THE BUILDING INSPECTION DEPARTMENT MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
7. 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.
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.
8. CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MANNER AS TO PRECLUDE WIND BLOWN DIRT, DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES. CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT OR DESIGNATED REPRESENTATIVE, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
9. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MINIMIZE EROSION AND PREVENT SEDIMENT LADEN RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM. ACCEPTABLE MEASURES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: INSTALLATION OF SILT FENCES, FIBER ROLLS, FIBER FILLS, STORM DRAIN INLET PROTECTION, AND INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCES. AT THE CONTRACTOR'S DISCRETION, ANY ONE OR A COMBINATION OF THESE MEASURES MAY BE USED ABOVE AND BEYOND WHAT IS SHOWN ON THE PLANS.
10. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
11. DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AS WELL AS, TO, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
12. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

- STORM DRAIN INLET PROTECTION**
1. STORM DRAIN INLET PROTECTION SHALL BE INSTALLED AROUND EXISTING AND NEW STORM DRAIN INLETS AS REQUIRED TO PREVENT ANY SEDIMENT LADEN RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM.
 2. INSTALL STORM DRAIN INLET PROTECTION AS SHOWN ON DETAIL B/C3.
 3. STORM DRAIN INLET PROTECTION SHALL BE INSPECTED MONTHLY DURING DRY PERIODS AND IMMEDIATELY AFTER EACH RAINFALL. REPAIRS SHALL BE MADE IMMEDIATELY TO ANY DAMAGED PORTION OF THE BARRIER. SEDIMENT AND DEBRIS SHOULD BE REMOVED FROM THE PERIMETER OF THE BARRIER.
- FIBER ROLL**
1. FIBER ROLLS WILL BE INSTALLED AT LOCATIONS SHOWN ON THIS PLAN AND PER DETAIL D/C3. CONTRACTOR MAY USE SILT FENCE AS AN ALTERNATE/SUPPLEMENTAL EROSION CONTROL/SEDIMENT BARRIER.
- TYPICAL CONSTRUCTION ENTRANCE**
1. CONSTRUCTION ENTRANCE SHALL BE INSTALLED PER DETAIL C/C3 AT THE LOCATION SHOWN ON THE PLANS.
 2. RUN-OFF FROM CONSTRUCTION ENTRANCE SHALL BE DIVERTED SO AS TO PREVENT SEDIMENT LADEN RUN-OFF FROM ENTERING DIRECTLY INTO THE STORM DRAINAGE SYSTEM.
 3. ALL VEHICLES LEAVING THE PROJECT SITE SHOULD PASS OVER THE CONSTRUCTION ENTRANCE AND BE CLEARED OF DIRT, MUD, OR ANY DEBRIS BEFORE ENTERING THE MAIN ROAD.
 4. ANY DIRT, MUD, OR DEBRIS DEPOSITED IN THE MAIN ROAD ADJACENT TO THE CONSTRUCTION SITE SHOULD BE CLEANED IMMEDIATELY.
 5. THE CONSTRUCTION ENTRANCE SHOULD BE INSPECTED AND MAINTAINED PERIODICALLY TO ENSURE PROPER FUNCTION.
 6. THE CONSTRUCTION ENTRANCE MAY BE FIELD MODIFIED TO MEET SITE CONDITIONS.
- CONCRETE WASHOUT**
1. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED A MINIMUM OF 50 FT FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. EACH FACILITY SHOULD BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING.
 2. A SIGN SHOULD BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
 3. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED ABOVE GRADE OR BELOW GRADE AT THE OPTION OF THE CONTRACTOR. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
 4. TEMPORARY WASHOUT FACILITIES SHOULD HAVE A TEMPORARY PIT OR BERMED AREAS OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND WASTE CONCRETE MATERIALS GENERATED DURING WASHOUT PROCEDURES.
 5. WASHOUT OF CONCRETE TRUCKS SHOULD BE PERFORMED IN DESIGNATED AREAS ONLY.
 6. ONLY CONCRETE FROM MIXER TRUCK CHUTES SHOULD BE WASHED INTO CONCRETE WASHOUT.
 7. CONCRETE WASHOUT FROM CONCRETE PUMPER BINS CAN BE WASHED INTO CONCRETE PUMPER TRUCKS AND DISCHARGED INTO DESIGNATED WASHOUT AREA OR PROPERLY DISPOSED OF OFFSITE.
 8. ONCE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREA AND ALLOWED TO HARDEN, THE CONCRETE SHOULD BE BROKEN UP, REMOVED, AND DISPOSED OF PER PROPER WASTE MANAGEMENT PROCEDURES. DISPOSE OF HARDENED CONCRETE ON A REGULAR BASIS.

- MATERIAL DELIVERY AND STORAGE**
1. LIQUIDS, PETROLEUM PRODUCTS, AND SUBSTANCES LISTED IN 40 CFR PARTS 110, 117, OR 302 SHOULD BE STORED IN APPROVED CONTAINERS AND DRUMS AND SHOULD NOT BE OVERFILLED. CONTAINERS AND DRUMS SHOULD BE PLACED IN TEMPORARY CONTAINMENT FACILITIES FOR STORAGE.
 2. TEMPORARY CONTAINMENT FACILITY SHOULD PROVIDE FOR A SPILL CONTAINMENT VOLUME ABLE TO CONTAIN PRECIPITATION FROM A 25 YEAR STORM EVENT, PLUS THE AGGREGATE VOLUME OF ALL CONTAINERS OR 100% OF THE CAPACITY OF THE LARGEST CONTAINER WITHIN ITS BOUNDARY, WHICHEVER IS GREATER.
 3. A TEMPORARY CONTAINMENT FACILITY SHOULD BE IMPERVIOUS TO THE MATERIALS STORED THEREIN FOR A MINIMUM CONTACT TIME OF 72 HOURS.
 4. A TEMPORARY CONTAINMENT FACILITY SHOULD BE MAINTAINED FREE OF ACCUMULATED RAINWATER AND SPILLS. IN THE EVENT OF SPILLS OR LEAKS, ACCUMULATED RAINWATER SHOULD BE COLLECTED AND PLACED INTO DRUMS. THESE LIQUID MUST BE HANDLED AS A HAZARDOUS WASTE UNLESS TESTING DETERMINES THEM TO BE NON-HAZARDOUS. ALL COLLECTED LIQUIDS OR NON-HAZARDOUS LIQUIDS SHOULD BE SENT TO AN APPROVED DISPOSAL SITE.
 5. SUFFICIENT SEPARATION SHOULD BE PROVIDED BETWEEN STORED CONTAINERS TO ALLOW FOR SPILL CLEANUP AND EMERGENCY RESPONSE ACCESS.
 6. INCOMPATIBLE MATERIALS, SUCH AS CHLORINE AND AMMONIA, SHOULD NOT BE STORED IN THE SAME TEMPORARY CONTAINMENT FACILITY.
 7. THROUGHOUT THE RAINY SEASON, EACH TEMPORARY CONTAINMENT FACILITY SHOULD BE COVERED DURING NON-WORKING DAYS, PRIOR TO, AND DURING RAIN EVENTS.
 8. MATERIALS SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS AND THE ORIGINAL PRODUCT LABELS SHOULD BE MAINTAINED IN PLACE IN A LEGIBLE CONDITION. DAMAGED OR OTHERWISE ILLEGIBLE LABELS SHOULD BE REPLACED IMMEDIATELY.
 9. BAGGED AND BOXED MATERIALS SHOULD BE STORED ON PALLETS AND SHOULD NOT BE ALLOWED TO ACCUMULATE ON THE GROUND. TO PROVIDE PROTECTION FROM WIND AND RAIN THROUGHOUT THE RAINY SEASON, BAGGED AND BOXED MATERIALS SHOULD BE COVERED DURING NON-WORKING DAYS AND PRIOR TO AND DURING RAIN EVENTS.
 10. STOCKPILES SHOULD BE PROTECTED IN ACCORDANCE WITH CALIFORNIA STORM WATER QUALITY HANDBOOK CONSTRUCTION PRACTICES WM-3, STOCKPILE MANAGEMENT.
 11. MATERIALS SHOULD BE STORED INDOORS WITHIN EXISTING STRUCTURES OR SHEDS WHEN AVAILABLE.
 12. PROPER STORAGE INSTRUCTIONS SHOULD BE POSTED AT ALL TIMES IN AN OPEN AND CONSPICUOUS LOCATIONS.
 13. AN AMPLE SUPPLY OF APPROPRIATE SPILL CLEAN MATERIAL SHOULD BE KEPT NEAR STORAGE AREAS.
 14. KEEP AN ACCURATE, UP-TO-DATE INVENTORY OF MATERIAL DELIVERED AND STORED ONSITE.
 15. ARRANGE FOR EMPLOYEES TRAINED IN EMERGENCY SPILL CLEANUP PROCEDURES TO BE PRESENT WHEN DANGEROUS MATERIALS OR LIQUID CHEMICALS ARE UNLOADED.

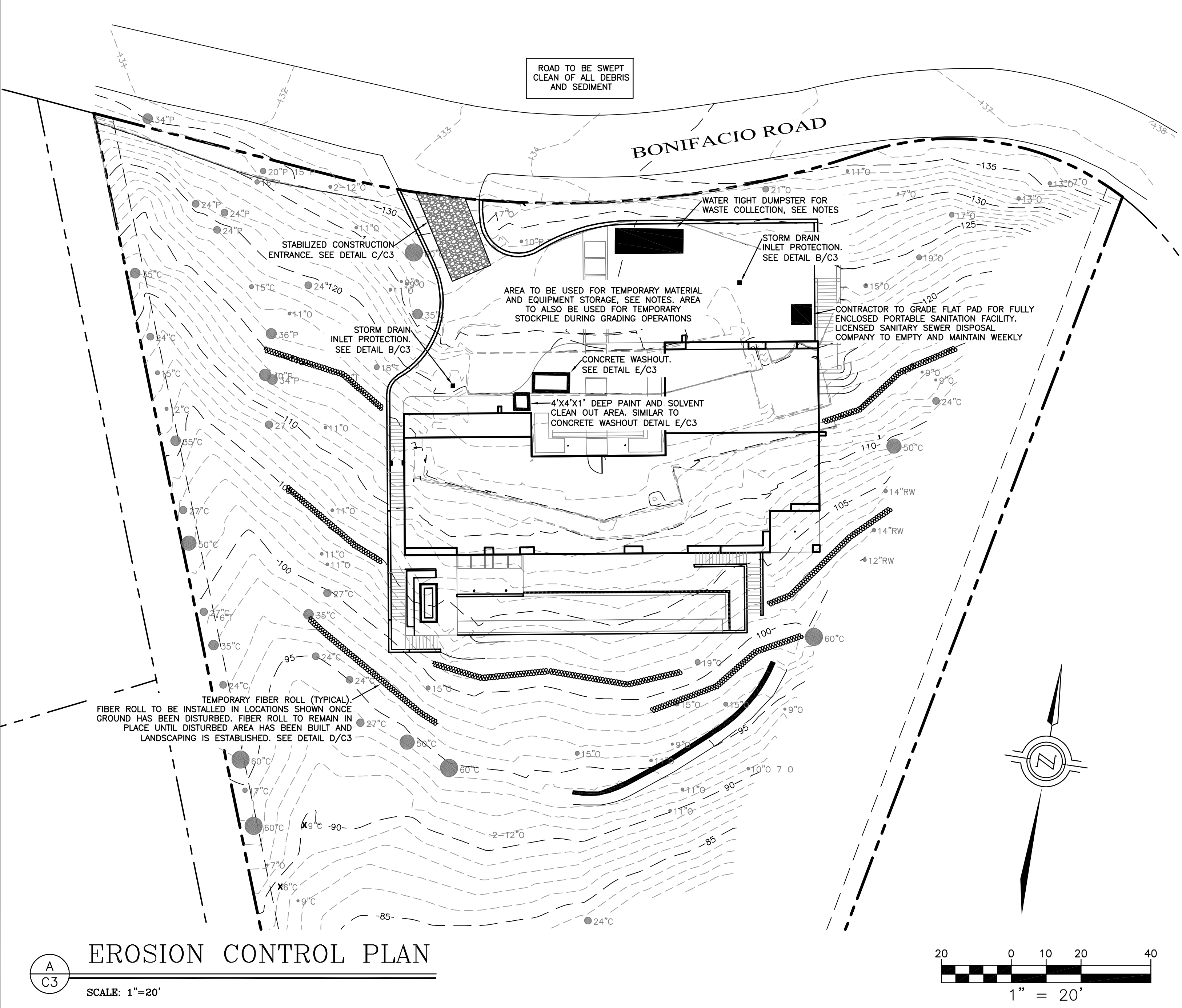
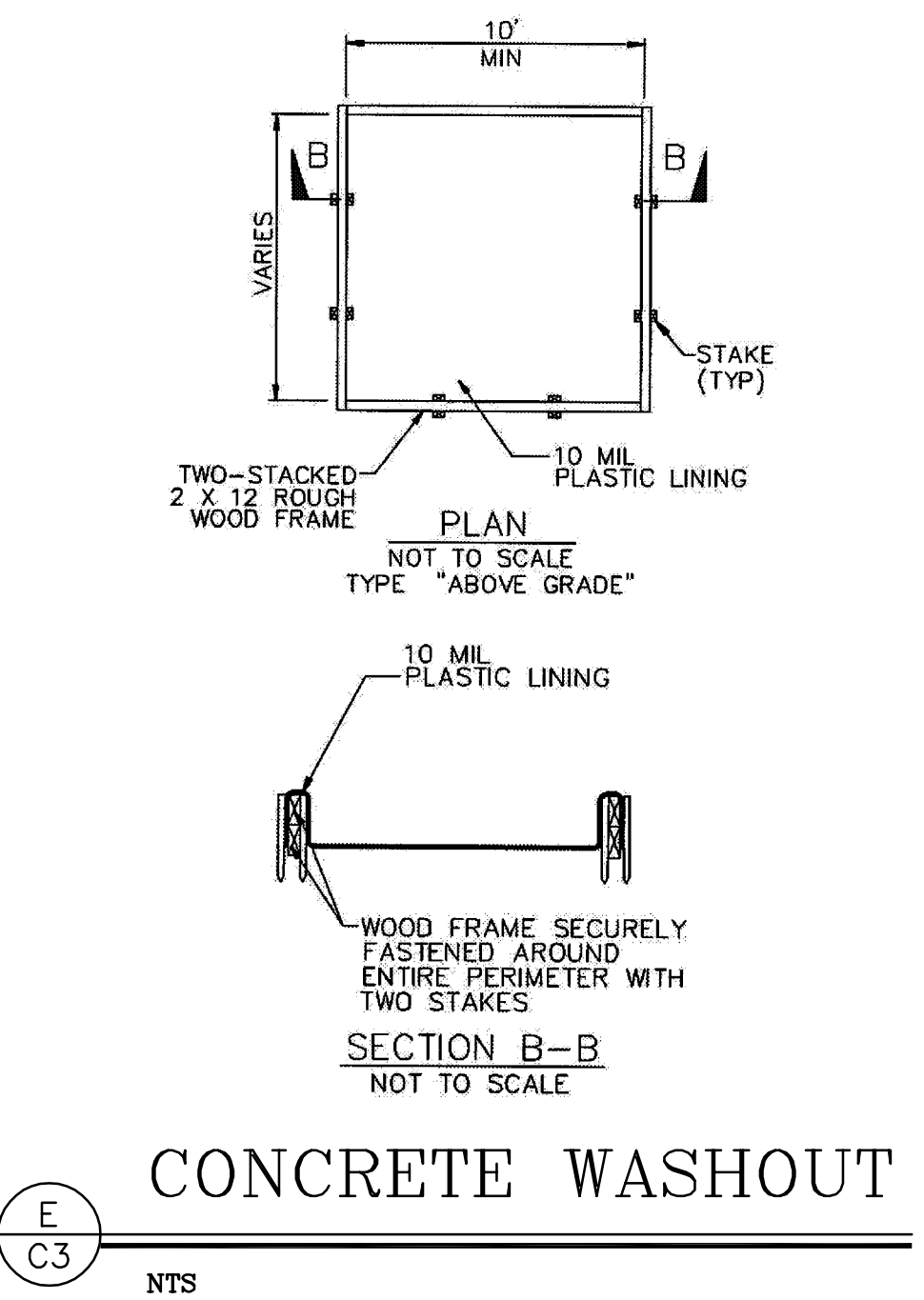
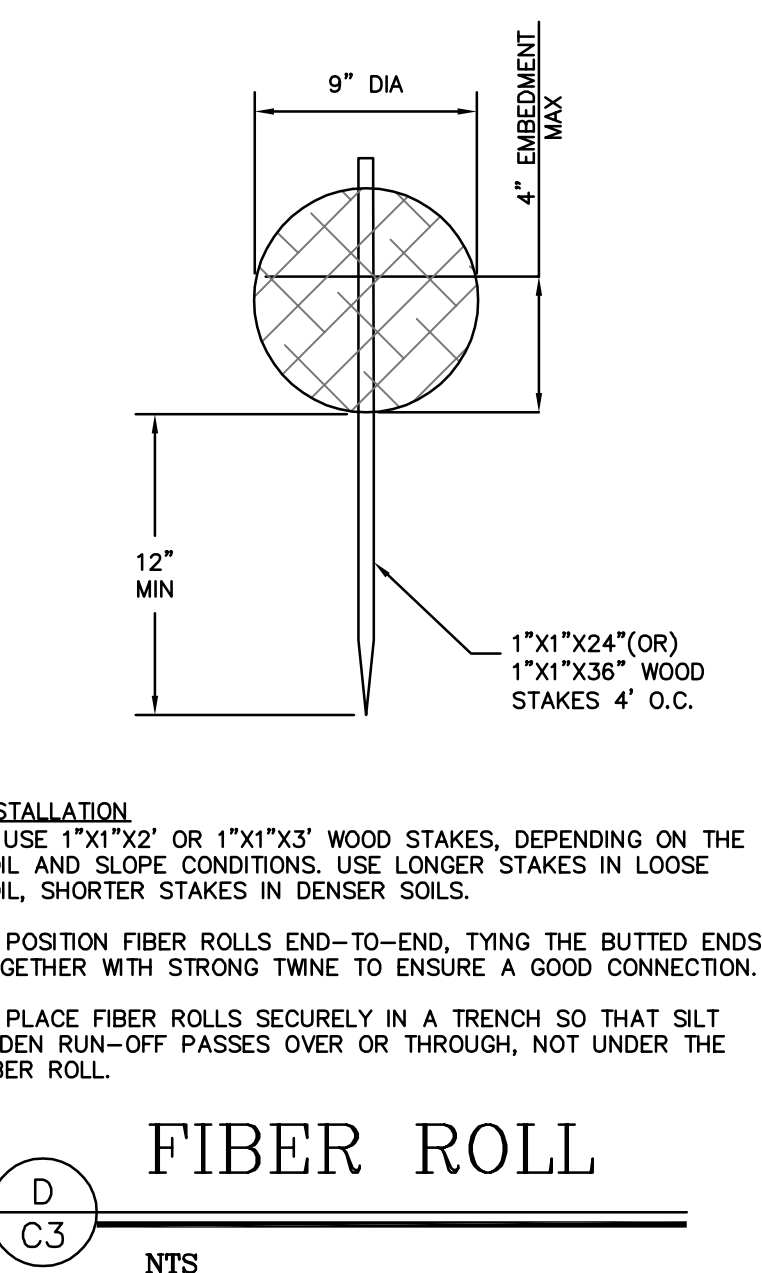
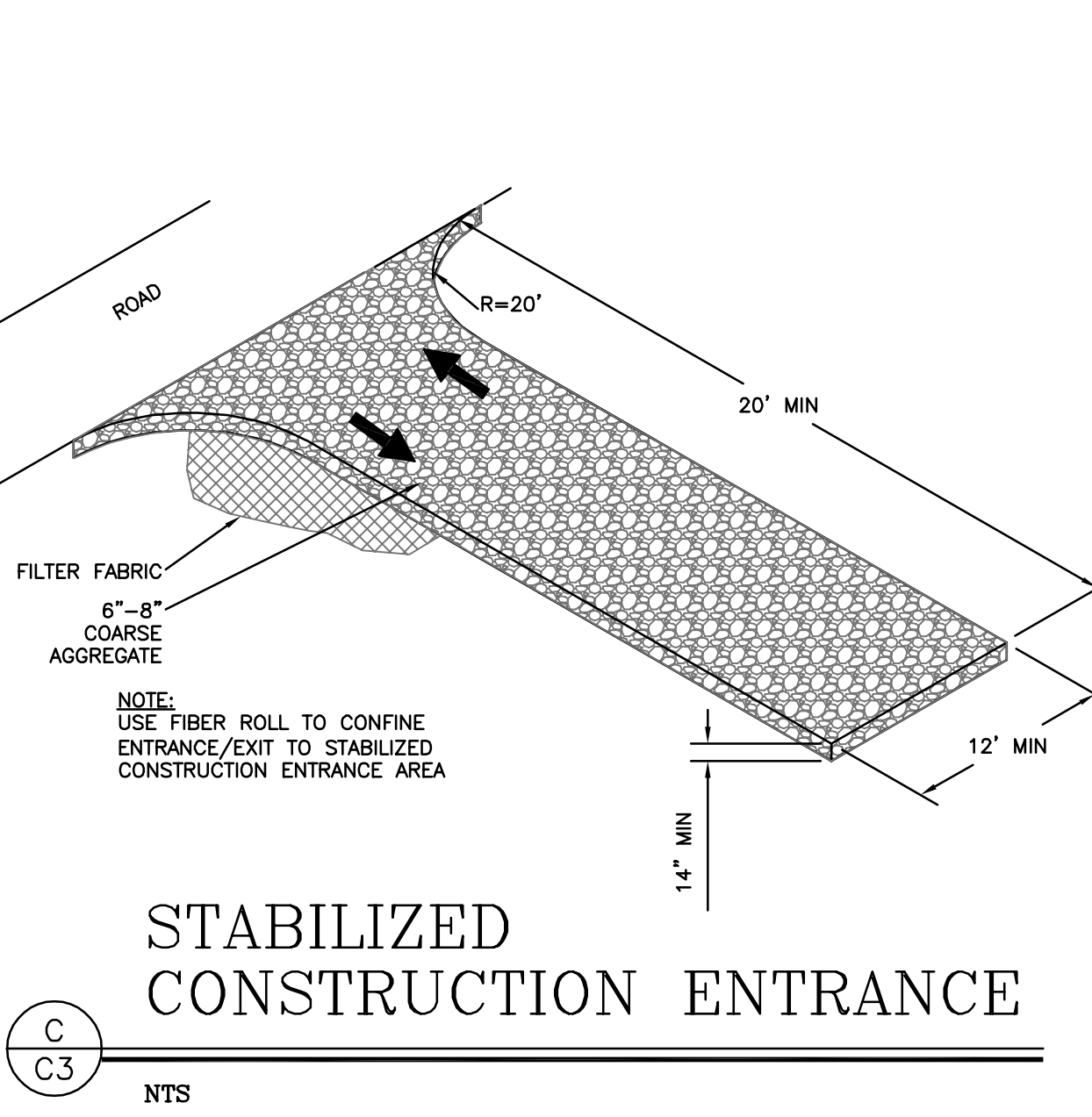
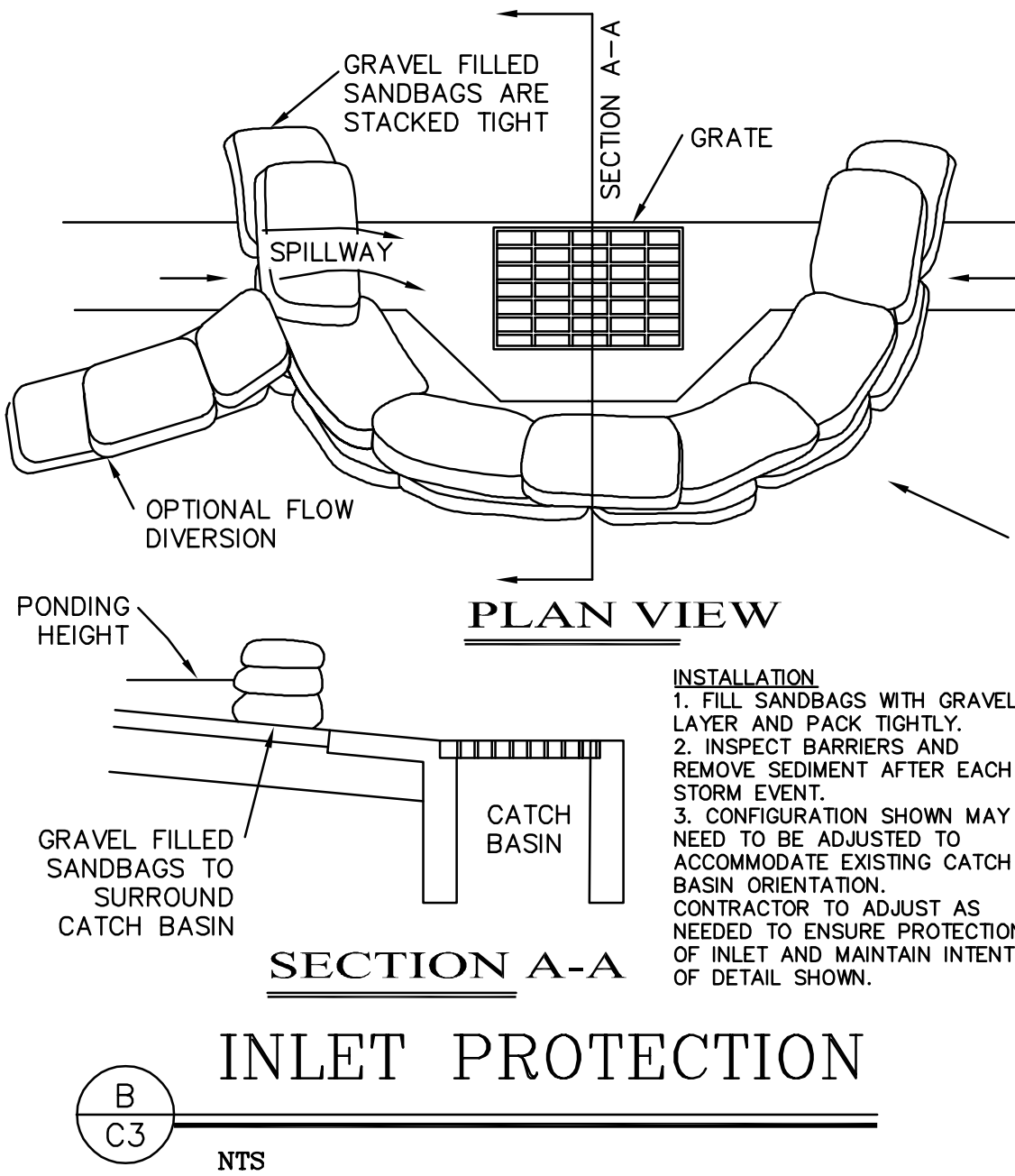
- WASTE COLLECTION AREA**
1. WATER TIGHT DUMPSTERS OF SUFFICIENT SIZE AND NUMBER SHALL BE PROVIDED TO CONTAIN THE SOLID WASTE GENERATED BY THE PROJECT AND SHALL BE PROPERLY SERVICED.
 2. LITTERING ON THE PROJECT SITE SHALL BE PROHIBITED.
 3. TRASH RECEPTACLES SHALL BE PROVIDED IN FIELD TRAILER AREAS AND IN LOCATIONS WERE WORKERS CONGREGATE FOR LUNCH AND BREAK PERIODS.
 4. CONSTRUCTION DEBRIS AND LITTER FROM WORK AREAS WITHIN THE CONSTRUCTION LIMITS OF THE PROJECT SITE SHALL BE COLLECTED AND PLACED IN WATER TIGHT DUMPSTERS AT LEAST WEEKLY. COLLECTED LITTER OR DEBRIS SHALL NOT BE PLACED IN OR NEXT TO DRAIN INLETS, STORM WATER DRAINAGE SYSTEMS OR WATERCOURSES.
 5. FULL DUMPSTERS SHALL BE REMOVED FROM THE PROJECT SITE AND THE CONTENTS SHALL BE DISPOSED OF AT A LEGALLY APPROVED LAND FILL LOCATION.
 6. ALL DUMPSTERS SHALL BE HANDLED AND DISPOSED OF BY TRASH HAULING CONTRACTOR.
 7. CONSTRUCTION DEBRIS AND WASTE SHALL BE REMOVED FROM THE SITE EVERY TWO WEEKS OR SOONER IF NEEDED.
 8. STORM WATER RUN ON SHALL BE PREVENTED FROM CONTACTING STOCKPILED SOLID WASTE THROUGH THE USE OF BERMS OR OTHER TEMPORARY DIVERSION STRUCTURES OR THROUGH THE USE OF MEASURES TO ELEVATE WASTE FROM SURFACE.
 9. WASTE STORED IN STOCKPILES SHALL BE SECURELY COVERED FROM WIND AND THE CONTENTS SHALL BE DISPOSED OF AT A LEGALLY APPROVED LAND FILL LOCATION.
 10. SEGREGATE HAZARDOUS WASTE FROM NON-HAZARDOUS WASTE. FOR DISPOSAL OF HAZARDOUS WASTE SEE BMP WM-6. HAVE HAZARDOUS WASTE HAULED TO AN APPROPRIATE DISPOSAL FACILITY IMMEDIATELY AFTER DEMOLITION OR USE.
 11. MAKE SURE THAT TOXIC LIQUID WASTES AND CHEMICALS ARE NOT DISPOSED OF IN DUMPSTERS BUT ARE REMOVED OFF SITE APPROPRIATELY.

- TREE PROTECTION**
1. AROUND EACH TREE OR GROUP OF TREES TO BE PRESERVED ADJACENT TO CONSTRUCTION SITES, A BOUNDARY OF ORANGE FENCING SUPPORTED BY WOOD OR METAL STAKES OR FUNCTIONAL EQUIVALENT WILL BE ERECTED ALONG THE APPROXIMATE DRIP LINES OF SUCH PROTECTED TREES OR CLOSER WHERE SPECIFICALLY APPROVED BY A QUALIFIED FORESTER, ARBORIST, OR THE COUNTY OF MONTEREY. WHERE GUIDANCE OF A TREE PROFESSIONAL IS USED, ENCROACHMENT INTO THE DRIP LINE OF RETAINED TREES MAY OCCUR IN ORDER TO MINIMIZE TREE REMOVALS.
 2. NO EXCAVATION, STORAGE OF EXCAVATED FILL, EQUIPMENT, OR CONSTRUCTION MATERIALS, NOR PARKING OF VEHICLES WILL BE PERMITTED WITHIN THE DRIP LINES OF THESE FENCE PROTECTED TREES.
 3. NO SOIL MAY BE REMOVED FROM WITHIN THE DRIP LINE OF ANY TREE AND NO FILL OF ADDITIONAL SOIL WILL EXCEED TWO INCHES WITHIN THE DRIP LINES OF TREES, UNLESS IT IS PART OF APPROVED CONSTRUCTION AND IS REVIEWED BY A QUALIFIED FORESTER.
 4. BARK INJURY TO ANY TREE FROM EQUIPMENT OR MATERIALS WILL BE PREVENTED BY FAITHFULLY RESPECTING THE TREE PROTECTION FENCING REQUIRED ABOVE.
 5. ROOTS EXPOSED BY EXCAVATION WILL BE PRUNED TO PROMOTE CALLUSING, CLOSURE, AND REGROWTH, AND WILL BE RECOVERED AS SOON AS POSSIBLE IF TREE HEALTH IS TO BE REASONABLY MAINTAINED.

NOTE:
ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15 THROUGH APRIL 15).

TOTAL AREA OF DISTURBANCE=0.36 AC

MAINTAIN ALL EROSION CONTROL MEASURES UNTIL LANDSCAPING IS ESTABLISHED



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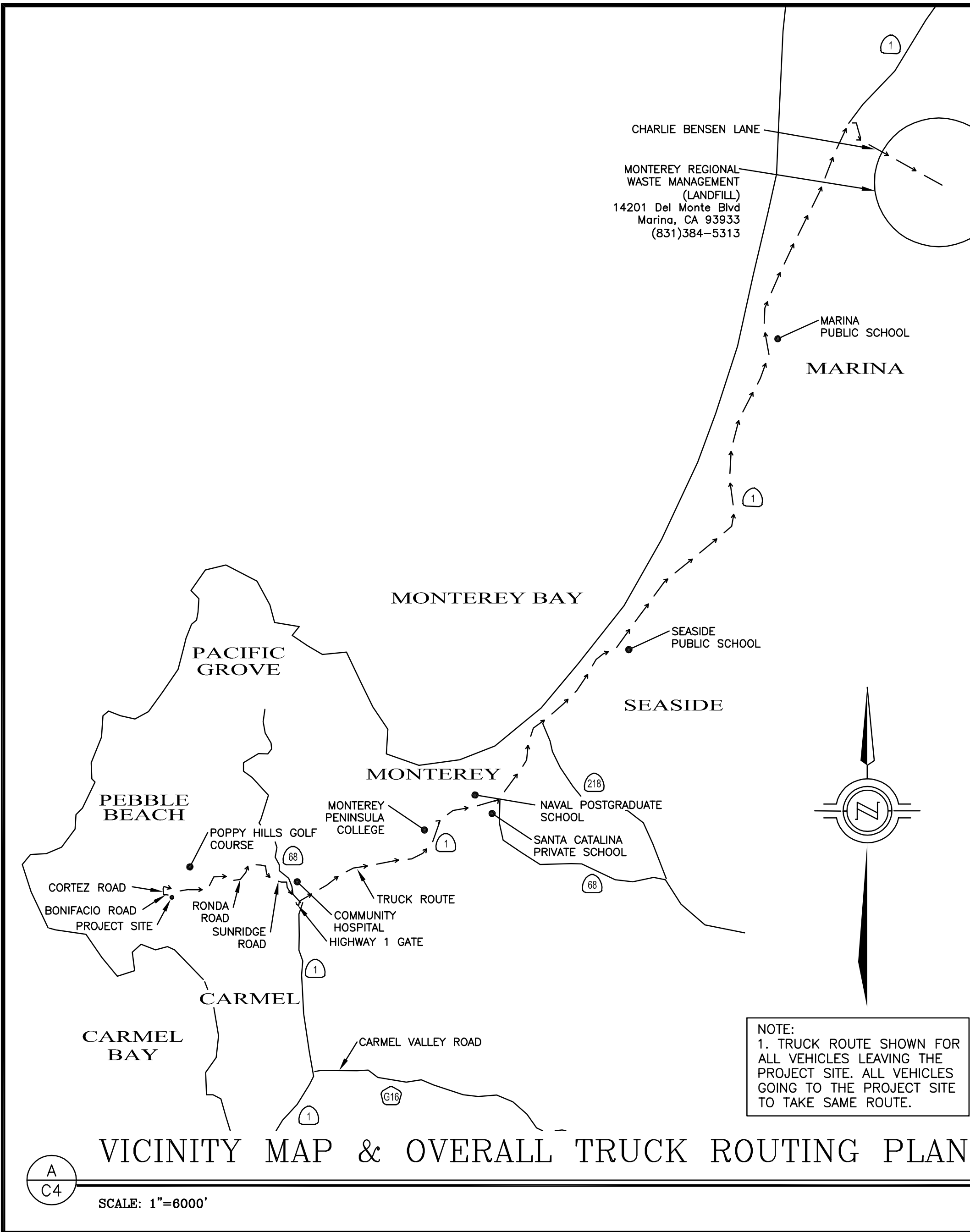
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EROSION CONTROL PLAN

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1484 BONIFACIO ROAD
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APN 008-342-009

SHEET C3
OF
4 SHEETS



GRADING STAGING:
SEE GRADING PLANS FOR GRADING AND EROSION CONTROL DURING CONSTRUCTION.

STEP 1: DEMOLISH EXISTING HOUSE, DRIVEWAY, AND TREES IN THEIR ENTIRETY INCLUDING ROOT BALLS AS SHOWN ON THE DEMOLITION PLAN. ALL DEBRIS TO BE REMOVED OFF SITE TO THE MONTEREY REGIONAL WASTE MANAGEMENT LANDFILL VIA HAUL ROUTE SHOWN IN A/C4. USE AREA 1 FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA.

STEP 2: CLEAR AND GRUB SITE. ALL DEBRIS TO BE REMOVED OFF SITE TO THE MONTEREY REGIONAL WASTE MANAGEMENT LANDFILL VIA HAUL ROUTE SHOWN IN A/C4. USE AREA 1 FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA. SEE EROSION CONTROL PLAN FOR NECESSARY BMPs DURING GRADING OPERATIONS.

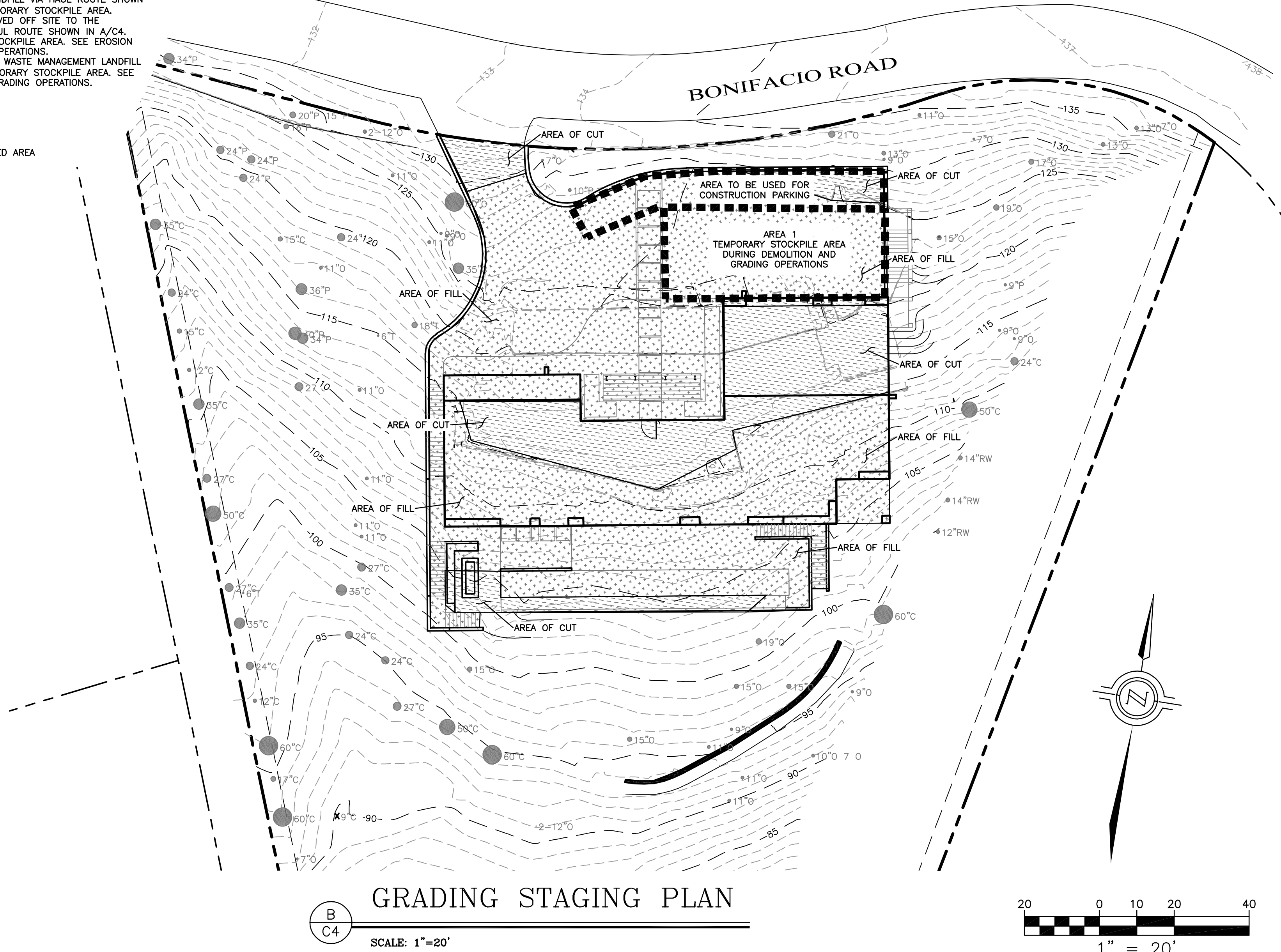
STEP 3: IMPORT FILL MATERIAL FROM MONTEREY REGIONAL WASTE MANAGEMENT LANDFILL VIA HAUL ROUTE SHOWN IN A/C4. USE AREA 1 FOR TEMPORARY STOCKPILE AREA. SEE EROSION CONTROL PLAN FOR NECESSARY BMPs DURING GRADING OPERATIONS.

EARTHWORK QUANTITIES:
230 CY CUT
2315 CY FILL
2085 CY FILL NET

CONSTRUCTION PARKING WILL BE ON SITE WITHIN PROPOSED AREA

DAY*	TRUCK TRIPS PER DAY	MATERIAL CY	TOTAL IMPORT CY
1	10	100	100
2	10	200	200
3	10	100	300
4	10	100	400
5	10	100	500
6	10	600	600
7	10	100	700
8	10	100	800
9	10	100	900
10	10	100	1000
11	10	100	1100
12	10	100	1200
13	10	100	1300
14	10	100	1400
15	10	100	1500
16	10	100	1600
17	10	100	1700
18	10	100	1800
19	10	100	1900
20	10	100	2000
21	9	85	2085

*NOT CONSECUTIVE DAYS



CONSTRUCTION NOTES

1. ALL WORK SHALL TAKE PLACE DURING DAYLIGHT HOURS, MONDAY – SATURDAY, 8AM TO 6PM (EXCLUDING NATIONAL HOLIDAYS)
2. THE SIGNED PERMITS AND THE APPROVED CONSTRUCTION PLANS SHALL BE MAINTAINED IN A CONSPICUOUS LOCATION AT THE CONSTRUCTION JOB SITE AT ALL TIMES, AND THAT SUCH COPIES ARE AVAILABLE FOR AGENCY REVIEW ON REQUEST. ALL PERSONS INVOLVED WITH THE CONSTRUCTION SHALL BE BRIEFED ON THE CONTENT AND MEANING OF THE PERMITS AND THE APPROVED CONSTRUCTION PLANS, AND THE PUBLIC REVIEW REQUIREMENTS APPLICABLE TO THEM, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. 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 RMA – PLANNING DEPARTMENT AND A QUALIFIED 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.
4. EQUIPMENT WASHING, REFUELING AND SERVICING SHALL TAKE PLACE ONLY ON-SITE. APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE USED TO ENSURE THAT NO SPILLS OF PETROLEUM PRODUCTS OR OTHER CHEMICALS TAKE PLACE DURING THESE ACTIVITIES.
5. THE CONSTRUCTION SITE SHALL MAINTAIN GOOD CONSTRUCTION SITE HOUSEKEEPING CONTROLS AND PROCEDURES (E.G. CLEANUP ALL LEAKS, DRIPS, AND OTHER SPILLS IMMEDIATELY; KEEP MATERIALS COVERED AND OUT OF THE RAIN, INCLUDING COVERING EXPOSED PILES OF SOIL AND WASTES; DISPOSE OF ALL WASTES PROPERLY, PLACE TRASH RECEPTACLES ON SITE FOR THAT PURPOSE, AND COVER OPEN TRASH RECEPTACLES DURING WET WEATHER).
6. ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AS WELL AS AT THE END OF EACH WORKDAY. AT A MINIMUM, SILT FENCES, OR EQUIVALENT APPARATUS, SHALL BE INSTALLED AT THE PERIMETER OF THE CONSTRUCTION SITE TO PREVENT CONSTRUCTION-RELATED RUNOFF AND/OR SEDIMENT FROM LEAVING THE SITE.
7. THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING MEASURES TO CONTROL FUGITIVE DUST EMISSIONS DURING CONSTRUCTION (MM AQ C1 – DUST CONTROL):
 1. WATER ALL ACTIVE CONSTRUCTION SITES PRIOR TO USE BY CONSTRUCTION EQUIPMENT (N/A).
 2. PROHIBIT ALL GRADING ACTIVITIES DURING PERIODS OF HIGH WIND MORE THAN 15 MILES PER HOUR.
 3. APPLY CHEMICAL SOIL STABILIZERS ON INACTIVE CONSTRUCTION AREAS SUCH AS DISTURBED LANDS WITHIN CONSTRUCTION PROJECTS THAT ARE UNUSED FOR AT LEAST FOUR CONSECUTIVE DAYS.
 4. APPLY NON-TOXIC BINDERS LIKE LATEX ACRYLIC COPOLYMER TO EXPOSED AREAS AFTER CUT AND FILL OPERATIONS AND HYDROSEED AREA.
 5. MAINTAIN AT LEAST 2 FEET OF FREEBOARD ON HAUL TRUCKS.
 6. COVER ALL TRUCKS HAULING DIRT SAND OR LOOSE MATERIALS.
 7. PLANT TREE WINDBREAKS ON THE WINDWARD PERIMETER OF CONSTRUCTION PROJECTS IF ADJACENT TO OPEN LAND, PRIOR TO CONSTRUCTION (N/A).
 8. PLANT VEGETATIVE GROUND COVER IN DISTURBED AREAS AS SOON AS POSSIBLE.
 9. COVER INACTIVE STORAGE PILES.
 10. INSTALL WHEEL WASHERS AT THE ENTRANCE TO CONSTRUCTION SITES FOR ALL EXITING TRUCKS.
 11. PAVE ALL ROADS ON CONSTRUCTION SITES PRIOR TO USE BY CONSTRUCTION EQUIPMENT (N/A).
 12. SWEEP STREETS IF VISIBLE SOIL MATERIAL IS CARRIED OUT FROM THE CONSTRUCTION SITE AND CHECK AT LEAST ONCE DAILY.
 13. POST A PUBLICLY VISIBLE SIGN THAT SPECIFIES THE TELEPHONE NUMBER AND PERSON TO CONTACT REGARDING DUST COMPLAINTS. THIS PERSON WILL RESPOND TO COMPLAINTS AND TAKE CORRECTIVE ACTION WITHIN 48 HOURS. THE PHONE NUMBER OF THE MBAPCD WILL BE VISIBLE TO ENSURE COMPLIANCE WITH RULE 402 NUISANCE.
 14. LIMIT THE AREA UNDER CONSTRUCTION AT ANY ONE TIME.
8. THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING MEASURES TO CONTROL CONSTRUCTION RELATED EXHAUST EMISSIONS FROM HEAVY DUTY OFF ROAD DIESEL POWERED CONSTRUCTION EQUIPMENT DURING CONSTRUCTION (MM AQ C2 – EMISSION CONTROL):
 1. LIMIT USE OF EQUIPMENT.
 2. REPLACE DIESEL POWERED EQUIPMENT WITH GASOLINE POWERED EQUIPMENT.
 3. MODIFY ENGINE WITH ARB VERIFIED RETROFIT.
 4. REPOWER WITH CURRENT STANDARD DIESEL TECHNOLOGY.
 5. REPOWER WITH COMPRESSED NATURAL GAS AND OR LIQUID NATURAL GAS TECHNOLOGY.
 6. THE APPLICANT WILL ENSURE THAT THE CONSTRUCTION SPECIFICATIONS REQUIRE CONSTRUCTION CONTRACTORS TO RETROFIT AND INSTALL DIESEL PARTICULATE FILTERS CAPABLE OF ACHIEVING AN 85 PERCENT REDUCTION IN PM10 EXHAUST EMISSIONS LEVEL 3 ON ALL OFF ROAD CONSTRUCTION EQUIPMENT AND DIESEL OXIDATION CATALYSTS AND LEVEL 3 DPFS ON ALL ON ROAD SOIL HAULING.
9. THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING 8 TREE PROTECTION MEASURES DURING CONSTRUCTION:
 1. AROUND EACH TREE OR GROUP OF TREES TO BE PRESERVED ADJACENT TO CONSTRUCTION SITES, A BOUNDARY OF ORANGE FENCING SUPPORTED BY WOOD OR METAL STAKES OR FUNCTIONAL EQUIVALENT WILL BE ERECTED ALONG THE APPROXIMATE DRIP LINES OF SUCH PROTECTED TREES OR CLOSER WHERE SPECIFICALLY APPROVED BY A QUALIFIED FORESTER, ARBORIST, OR THE COUNTY OF MONTEREY, WHERE GUIDANCE OF A TREE PROFESSIONAL IS USED, ENCRoACHMENT INTO THE DRIP LINE OF RETAINED TREES MAY OCCUR IN ORDER TO MINIMIZE TREE REMOVALS.

2. NO EXCAVATION, STORAGE OF EXCAVATED FILL, EQUIPMENT, OR CONSTRUCTION MATERIALS, NOR PARKING OF VEHICLES WILL BE PERMITTED WITHIN THE DRIP LINES OF THESE FENCE PROTECTED TREES.
3. NO SOIL MAY BE REMOVED FROM WITHIN THE DRIP LINE OF ANY TREE AND NO FILL OF ADDITIONAL SOIL WILL EXCEED TWO INCHES WITHIN THE DRIP LINES OF TREES, UNLESS IT IS PART OF APPROVED CONSTRUCTION, IS REVIEWED BY A QUALIFIED FORESTER OR CERTIFIED ARBORIST, AND IS APPROVED BY ARCHITECTURAL REVIEW STAFF.
4. BARK INJURY TO ANY TREE FROM EQUIPMENT OR MATERIALS WILL BE PREVENTED BY FAITHFULLY RESPECTING THE TREE PROTECTION FENCING REQUIRED ABOVE.
5. ROOTS EXPOSED BY EXCAVATION WILL BE PRUNED TO PROMOTE CALLUSING, CLOSURE, AND REGROWTH, AND WILL BE RECOVERED AS SOON AS POSSIBLE IF TREE HEALTH IS TO BE REASONABLY MAINTAINED.
6. ALL TREE WORK WILL BE MONITORED BY A QUALIFIED FORESTER OR CERTIFIED ARBORIST AND COMPLETED BY QUALIFIED TREE SERVICE PERSONNEL.
7. SITE SPECIFIC AND INDIVIDUAL TREE RECOMMENDATIONS PER INDIVIDUAL RESIDENTIAL LOT WILL BE ADDRESSED ON EACH INDIVIDUAL LOT AS SPECIFIC SITE PLANS FOR CONSTRUCTION ARE DEVELOPED.
8. DISEASED TREES ESPECIALLY PITCH CANKER INFECTED TREES FROM WHICH DISEASE MIGHT SPREAD TO NEARBY FORESTED AREAS AS VERIFIED IN WRITING BY A QUALIFIED PROFESSIONAL FORESTER SELECTED FROM THE COUNTY'S LIST OF CONSULTING FORESTERS WILL BE REMOVED.
10. THE CONTRACTOR SHALL INCLUDE THE FOLLOWING THREE BEST MANAGEMENT PRACTICES DURING CONSTRUCTION, TO THE EXTENT FEASIBLE, TO REDUCE CONSTRUCTION RELATED GHG EMISSIONS:
 1. USE ALTERNATIVE FUELED LIKE BIO DIESEL AND ELECTRIC CONSTRUCTION VEHICLES AND EQUIPMENT FOR AT LEAST 15 PERCENT OF THE FLEET.
 2. USE LOCAL BUILDING MATERIALS WHERE REASONABLY AVAILABLE WITHIN THE GENERAL MONTEREY BAY AREA DEFINED AS MONTEREY COUNTY, SANTA CRUZ COUNTY, AND SAN BENITO COUNTY.
 3. RECYCLE AT LEAST 50 PERCENT OF CONSTRUCTION WASTE OR DEMOLITION MATERIALS.
11. PRIOR TO THE INITIATION OF ANY SITE PREPARATION AND OR START OF CONSTRUCTION, ALL CONSTRUCTION FOREPERSONS AND FIELD SUPERVISORS, WHO WILL BE INVOLVED IN GRADING AND OTHER GROUND-DISTURBING ACTIVITIES, WILL RECEIVE TRAINING OVERSEEN BY ARCHAEOLOGICAL CONSULTING, GARY BRESSCHIN, A QUALIFIED PROFESSIONAL ARCHAEOLOGIST AND PALEONTOLOGIST AS DEFINED BY SOCIETY OF VERTEBRATE PALEONTOLOGY'S CONFORMABLE IMPACT MITIGATION GUIDELINES COMMITTEE AND WHO IS EXPERIENCED IN TEACHING NON-SPECIALISTS, TO ENSURE THAT FOREPERSONS AND FIELD SUPERVISORS CAN RECOGNIZE ARCHAEOLOGICAL AND PALEONTOLOGICAL RESOURCES SUCH AS AREAS OF SHELLFISH REMAINS, CHIPPED STONE OR GROUNDSTONE, HISTORIC DEBRIS, BUILDING FOUNDATIONS, HUMAN BONE, FOSSIL MATERIALS IN THE EVENT THAT ANY ARE DISCOVERED DURING CONSTRUCTION. TRAINING WILL ALSO BE PROVIDED TO ALL OTHER CONSTRUCTION WORKERS WHO WILL BE INVOLVED IN GRADING AND OTHER GROUND-DISTURBING ACTIVITIES, BUT THE TRAINING MAY INCLUDE VIDEOTAPE OF THE INITIAL TRAINING AND OR THE USE OF WRITTEN MATERIALS RATHER THAN IN-PERSON TRAINING. TRAINING WILL IDENTIFY PORTIONS OF THE PROPOSED PROJECT THAT POSSESS A HIGH SENSITIVITY FOR PALEONTOLOGICAL RESOURCES INCLUDING AREAS UNDERLAIN BY PLEISTOCENE TERRACE DEPOSITS AND MIOCENE TO PALEOCENE MARINE SEDIMENTARY FORMATIONS.
12. IF, DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL SURFACE OR SUBSURFACE RESOURCES ARE UNCOVERED AT THE SITE, WORK WILL BE HALTED IMMEDIATELY WITHIN 165 FEET OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. RESOURCES MAY INCLUDE SHELLFISH REMAINS, CHIPPED STONE OR GROUNDSTONE, HISTORIC DEBRIS, BUILDING FOUNDATIONS, AND BONE. THE PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST REGISTERED WITH THE SOCIETY OF PROFESSIONAL ARCHAEOLOGISTS SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE AND WILL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR THE DISCOVERY. IF BURIED REMAINS IN THE FORM OF BONES OR HUMAN REMAINS ARE ACCIDENTALLY DISCOVERED, THERE WILL BE NO FURTHER EXCAVATION OR DISTURBANCE OF THE SITE OR ANY NEARBY AREA REASONABLY SUSPECTED TO OVERLIE ADJACENT HUMAN REMAINS UNTIL THE COUNTY CORONER IS CONTACTED TO DETERMINE THAT NO INVESTIGATION OF THE CAUSE OF DEATH IS REQUIRED. IF THE CORONER DETERMINES THE REMAINS TO BE NATIVE AMERICAN, THE CORONER WILL CONTACT THE NATIVE AMERICAN HERITAGE COMMISSION NABC AND THE PLANNING DEPARTMENT WITHIN 24 HOURS. THE NABC WILL IDENTIFY THE PERSON OR PERSONS FROM A RECOGNIZED LOCAL TRIBE TO BE THE MOST LIKELY DESCENDANT WHO 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.
13. IF ANY INDICATION OF A PALEONTOLOGICAL RESOURCE SUCH AS VERTEBRATE FOSSIL MATERIALS IS DISCOVERED DURING ANY PROJECT ACTIVITY, ALL GROUND DISTURBING WORK WITHIN 50 FEET OF THE FIND WILL STOP IMMEDIATELY UNTIL A QUALIFIED PALEONTOLOGIST CAN ASSESS THE NATURE AND IMPORTANCE OF THE FIND IN A TIMELY MANNER AND RECOMMEND APPROPRIATE TREATMENT. RECOMMENDATIONS COULD INCLUDE MODIFICATIONS TO THE STOP-WORK RADIUS BASED ON THE NATURE OF THE FIND, SITE GEOLOGY, AND THE ACTIVITIES OCCURRING ON THE SITE, AND COULD INCLUDE CONTINUED MONITORING, PALEONTOLOGIST MONITORING, IF REQUIRED, WILL CONSIST OF PERIODICALLY INSPECTING DISTURBED, GRADED, AND EXCAVATED SURFACES. THE MONITOR WILL HAVE AUTHORITY TO DIVERT GRADING OR EXCAVATION AWAY FROM EXPOSED SURFACES TEMPORARILY IN ORDER TO EXAMINE DISTURBED AREAS MORE CLOSELY, AND OR RECOVER FOSSILS. THE MONITOR WILL COORDINATE WITH THE CONSTRUCTION MANAGER TO ENSURE THAT MONITORING IS THOROUGH BUT DOES NOT RESULT IN UNNECESSARY DELAYS. PALEONTOLOGIST RECOMMENDATIONS FOR ANY REQUIRED TREATMENT WILL BE CONSISTENT WITH SOCIETY OF VERTEBRATE PALEONTOLOGY GUIDELINES AND CURRENTLY ACCEPTED SCIENTIFIC PRACTICE. IF REQUIRED, TREATMENT FOR FOSSIL REMAINS MAY INCLUDE PREPARATION AND RECOVERY OF FOSSIL MATERIALS SO THAT THEY CAN BE HOUSED IN AN APPROPRIATE MUSEUM OR UNIVERSITY COLLECTION, AND MAY ALSO INCLUDE PREPARATION OF A REPORT FOR PUBLICATION DESCRIBING THE FINDS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ENSURING THAT TREATMENT IS IMPLEMENTED AND THAT INFORMATION ON THE NATURE, LOCATION, AND DEPTH OF ALL FINDS IS READILY AVAILABLE TO THE SCIENTIFIC COMMUNITY THROUGH UNIVERSITY CURATION OR OTHER APPROPRIATE MEANS.

14. THE CONTRACTOR WILL ENSURE THAT ALL STATIONARY NOISE GENERATING EQUIPMENT, SUCH AS PUMPS AND GENERATORS ARE LOCATED AS FAR AS POSSIBLE FROM NEARBY NOISE SENSITIVE RECEPTORS AS PRACTICABLE. WHERE POSSIBLE, NOISE GENERATING EQUIPMENT WILL BE SHIELDED FROM NEARBY NOISE SENSITIVE RECEPTORS BY NOISE ATTENUATING BUFFERS SUCH AS STRUCTURES OR HAUL TRUCK TRAILERS. STATIONARY NOISE SOURCES LOCATED CLOSER THAN 500 FEET FROM NOISE SENSITIVE RECEPTORS WILL BE EQUIPPED WITH NOISE REDUCING ENGINE HOUSINGS. PORTABLE ACOUSTIC BARRIERS WILL BE PLACED AROUND NOISE GENERATING EQUIPMENT LOCATED WITHIN 200 FEET OF RESIDENCES. WATER TANKS AND EQUIPMENT STORAGE, STAGING, AND WARM-UP AREAS WILL BE LOCATED AS FAR FROM NOISE SENSITIVE RECEPTORS AS POSSIBLE.
15. THE CONTRACTOR WILL ENSURE ALL CONSTRUCTION EQUIPMENT POWERED BY GASOLINE OR DIESEL ENGINES HAS SOUND CONTROL DEVICES AT LEAST AS EFFECTIVE AS THOSE ORIGINALLY PROVIDED BY THE MANUFACTURER. NO EQUIPMENT WILL BE PERMITTED TO HAVE AN UNMUFFLED EXHAUST.
16. THE APPLICANT WILL ENSURE THE CONSTRUCTION SPECIFICATIONS SPECIFY THAT ANY IMPACT TOOLS USED DURING DEMOLITION OF EXISTING INFRASTRUCTURE ARE SHROUDED OR SHIELDED. THESE REQUIREMENTS WILL BE INCLUDED IN ALL RELEVANT CONSTRUCTION CONTRACTS AND SHOWN ON CONSTRUCTION PLANS.
17. THE APPLICANT WILL ENSURE THE CONSTRUCTION SPECIFICATIONS SPECIFY THAT ANY MOBILE NOISE-GENERATING EQUIPMENT OR MACHINERY IS SHUT OFF WHEN NOT IN USE. THESE REQUIREMENTS WILL BE INCLUDED IN ALL RELEVANT CONSTRUCTION CONTRACTS AND SHOWN ON CONSTRUCTION PLANS, AND WILL BE IMPLEMENTED DURING CONSTRUCTION.
18. THE CONTRACTOR TO ENSURE THAT CONSTRUCTION VEHICLES ACCESSING THE SITE USE THE SHORTEST POSSIBLE ROUTE TO AND FROM LOCAL FREEWAYS, PROVIDED THE ROUTES DO NOT EXPOSE ADDITIONAL RECEPTORS TO NOISE. SEE APPROVED CONSTRUCTION MANAGEMENT PLAN.
19. THE APPLICANT AND THE CONTRACTOR WILL ENSURE THAT RESIDENTS WITHIN 500 FEET OF THE CONSTRUCTION AREA ARE NOTIFIED OF THE CONSTRUCTION SCHEDULE IN WRITING BEFORE CONSTRUCTION BEGINS. THE PROJECT APPLICANT AND CONTRACTOR WILL DESIGNATE A NOISE DISTURBANCE COORDINATOR WHO IS RESPONSIBLE FOR RESPONDING TO COMPLAINTS REGARDING CONSTRUCTION NOISE. THE COORDINATOR WILL DETERMINE THE CAUSE OF ANY COMPLAINT AND ENSURE THAT REASONABLE MEASURES ARE IMPLEMENTED TO CORRECT THE PROBLEM. A CONTACT TELEPHONE NUMBER FOR THE NOISE DISTURBANCE COORDINATOR WILL BE POSTED CONSPICUOUSLY ON CONSTRUCTION SITE FENCES AND WILL BE INCLUDED IN THE WRITTEN NOTIFICATION OF THE CONSTRUCTION SCHEDULE SENT TO NEARBY RESIDENTS.
20. THROUGHOUT THE CONSTRUCTION PERIOD, THE CONTRACTOR WILL IMPLEMENT ADDITIONAL NOISE MITIGATION MEASURES AT THE REQUEST OF THE COUNTY AS NEEDED SUCH THAT CONSTRUCTION NOISE LEVELS DO NOT EXCEED 85 DBA AT THE NEAREST OUTDOOR ACTIVITY AREA OF A NOISE-SENSITIVE LAND USE. ADDITIONAL MEASURES MIGHT INCLUDE CHANGING THE LOCATION OF STATIONARY NOISE GENERATING EQUIPMENT, SHUTTING OFF IDLING EQUIPMENT, RESCHEDULING CONSTRUCTION ACTIVITY, INSTALLING ACOUSTIC BARRIERS AROUND STATIONARY SOURCES OF CONSTRUCTION NOISE, TEMPORARILY RELOCATING RESIDENTS WHERE PRACTICABLE, USING ALTERNATIVE EQUIPMENT OR CONSTRUCTION METHODS THAT PRODUCE LESS NOISE, AND OTHER SITE-SPECIFIC MEASURES AS APPROPRIATE.
21. A TRAFFIC CONTROL PLAN, INCLUDING A COMPREHENSIVE SET OF TRAFFIC CONTROL MEASURES, WILL BE PREPARED BY THE CONSTRUCTION CONTRACTOR, SUBMITTED TO MONTEREY COUNTY FOR REVIEW AND APPROVAL, BEFORE ISSUANCE OF ANY PERMITS OR BUILDING PERMITS. THE PLAN WILL INCLUDE PROCEDURES FOR SCHEDULING MAJOR TRUCK TRIPS AND DELIVERIES TO AVOID SPECIAL EVENT ACTIVITY IN DEL MONTE FOREST AND MINIMIZE PEAK HOUR ACTIVITY ON ROADS OPERATING BELOW LOS SIGNIFICANCE THRESHOLDS. LANE CLOSURE PROCEDURES, INCLUDING SIGN, CONES, AND OTHER WARNING DEVICES FOR DRIVERS, WILL BE IDENTIFIED AS APPROPRIATE. USE OF STEEL PLATES TO MAINTAIN THROUGH TRAFFIC ON ROADS WILL BE CONSIDERED, AND CONSTRUCTION ACCESS ROUTES WILL BE IDENTIFIED. CONSTRUCTION STAGING IS ANTICIPATED TO OCCUR ON-SITE FOR ALL PROJECT COMPONENTS AND WILL BE VERIFIED BY THE COUNTY. ON-SITE PARKING WILL BE PROVIDED FOR ALL CONSTRUCTION WORKERS TO MINIMIZE THE IMPACT ON AREA ROADS, WHEN ON-SITE PARKING CANNOT BE PROVIDED, ALTERNATIVE PARKING AND SHUTTLE SYSTEMS WILL BE DEVELOPED AND VERIFIED BY THE COUNTY.