

Exhibit A

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DRAFT RESOLUTION

Before the Housing and Community Development Chief of Planning in and for the County of Monterey, State of California

In the matter of the application of:

ALVAREZ SERGIO S & MARGARET J CO-TRS (PLN240122)

RESOLUTION NO. 24--

Resolution by the Monterey County HCD Chief of Planning:

- 1) Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to section 15300.2; and
- 2) Approving a Coastal Administrative Permit and Design Approval to allow construction of a 636-square-foot addition to an existing single-family dwelling and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

[PLN240122, Alvarez Sergio S & Margaret J Co-Trs., 3215 Macomber Dr, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-162-015-000)]

The ALVAREZ SERGIO S & MARGARET J CO-TRS application (PLN240122) came on for an administrative decision before the County of Monterey HCD Chief of Planning on November 6, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County HCD Chief of Planning finds and decides as follows:

FINDINGS

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

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the 1982 Monterey County General Plan;
- Del Monte Forest Land Use Plan (DMF LUP);
- Monterey County Coastal Implementation Plan, Part 5 (Del Monte Forest CIP); and
- 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) Allowed Use. The property is located at 3215 Macomber Dr, Pebble Beach, Del Monte Forest Land Use Plan (Assessor's Parcel Number [APN]: 008-162-015-000)]. The parcel is zoned Low Density Residential, with Building Site 8 and Design Control overlays in the Coastal Zone, or "LDR/B-8-D(CZ), which allows for the establishment of the first single-family dwelling as a principal use, subject to the granting of a Coastal Administrative Permit. The Design Control overlay requires the granting of a Design Approval for all structures. The project involves the construction of a 636 square foot addition to an existing single-family dwelling consisting of a 568 square foot kitchen and breakfast nook addition and a 68 square foot main-level vestibule and elevator addition. The Applicant/Owner also proposes an interior remodel. Pursuant to Title 20 section 20.70.120, single family dwelling additions less than 1,000 square feet are exempt from Coastal Development Permits unless development involves non-exempt development or a potential adverse environmental impact, such as development within 750 feet of known archaeological resources. In this case, the proposed development is within 750 feet of known archaeological resource and thus requires the granting of a Coastal Administrative Permit pursuant to Title 20 section 20.14.040.A. Therefore, the project is an allowed land use for this site.
- c) Lot Legality. The subject property (129,837.4 square feet, 2.98 acres in size), APN: 008-162-015-000, is identified in its current configuration as Lot 14 of Tract 1206 on a Final Map entitled "Macomber Estates (A Private Subdivision)", recorded in February 1994 (Volume 18, Cities & Towns, Page 31). Therefore, the County recognizes the subject property as a legal lot of record.
- d) Design/Neighborhood and Community Character. Pursuant to Title 20, Chapter 20.44, the project site and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which is intended to regulate the location, size, configuration, materials, and colors of structures to assure the protection of the public viewshed and neighborhood character. The design of the proposed additions will match the architectural style and colors and materials of the existing single-family dwelling, which includes a Spanish Clay tile roof cap and pan, copper gutters and downspouts, painted yellow-beige exterior stucco, and natural colored stone veneer. The existing exterior colors and materials are compatible with the surrounding environment and are consistent with the surrounding residential neighborhood character. The homes within surrounding area and greater Pebble Beach residential community are eclectic in architecture, ranging from modern to California-ranch and Spanish style homes. Condition No. 6 has been applied to require the installation of down-lit unobtrusive exterior lighting. As described in subsequent evidence "e", the project site is not visible from a common public viewing area. Therefore, as proposed and conditioned, the project is compatible with the surrounding environment, consistent with the surrounding residential neighborhood character, and assures protection of the public viewshed and visual integrity.

- e) Visual Resources. The project is consistent with the DMF LUP policies for the protection of scenic and visual resources. As depicted on DMF LUP Figure 3, the subject property is located within the viewshed from Point Lobos. Staking and flagging was installed pursuant to the DMF CIP section 20.147.070.A.1. Staff conducted a site visit on 09/16/24 and confirmed that the subject property and staking and flagging were not visible from Point Lobos, Highway 1, or any other public common viewing areas due to topography, distance, and existing mature vegetation.
- f) Review of Development Standards. The development standards for the LDR zoning district and B overlay district are identified in Title 20 sections 20.14.60 and 20.42.030. Pursuant to Title 20 section 20.14.060.C, development within this district shall meet the required setbacks unless otherwise indicated on a recorded Final Map. For the subject property, the recorded Final Map identifies a building envelope that consists of a front setback of 50 feet, 30 feet for the side setbacks, and a 1.29-acre Scenic Easement on the rear of the property. As proposed, the project is entirely within the building envelope. The proposed project will include a new kitchen and breakfast nook addition that will have a height of 9 feet above average natural grade (ANG) and a new vestibule and elevator addition that will match the existing height of the main house (28 feet 2 inches above ANG), which is below the maximum allowed height for main structures within LDR zoning district (30 feet). The allowed maximum site coverage and floor area ratio (FAR) is 15% and 20%, respectively. The subject property is 129,837.4 square feet and allows a site coverage and FAR of 25,967.48 square feet and 19,475.61 square feet, respectively. The project will result in structural site coverage of 7,632 square feet (5.88%) and floor area of 9,878 square feet (7.6%). Therefore, the project meets all required development standards.
- g) Cultural Resources. DMF CIP Section 20.147.080.B.1 states that an archaeological survey report shall be required for all development within a known or potential archaeological resource area. According to the Monterey County Geographic Informational System (GIS), the subject property has a high archaeological sensitivity and is within 750 feet of a known archaeological resource. The Archaeological report (Monterey County Library No. LIB240209) prepared for the subject property concluded that there is no indicator of a prehistoric site or a historic site in the soils of the project parcel. The potential for inadvertent impacts to cultural resources is limited and will be controlled by use of the County's standard condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.
- h) Combined Structural and Impervious Surface Coverage. The subject property is located within the Pescadero Watershed, a designated watershed as shown on Figure 2b of the DMF LUP. Accordingly, site structural and impervious surface coverage are limited to 9,000 square feet per DMF LUP Policy 77. The project results in an impervious

surface coverage of 7,632 square feet and is therefore consistent with Policy 77.

- i) Forest Resources. The project site does contain numerous protected Monterey cypress Monterey pine trees, some of which are in close proximity to the proposed development. Per the prepared Geotechnical report (Monterey County Library No. LIB 240210), over-excavation of at least 5 feet is recommended. Although no trees are proposed for removal, to ensure that construction of the project does not impact these trees, Condition No. 5 (Tree and Root Protection) has been applied.
- j) Public Access. As proposed, the development is consistent with applicable public access policies of the DMF LUP. See Finding No. 6 and supporting evidence.
- k) Land Use Advisory Committee (LUAC) Review. The project was not referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review because it does not involve a public hearing Design Approval, a Lot Line Adjustment, preparation of an Initial study, or a Variance.
- l) The project planner conducted a site inspection on 09/16/24 to verify that the project on the subject parcel conforms to the plans listed above.
- m) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240122.

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

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach Community Services District (CSD). County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

- b) The following reports have been prepared:
 - “Geotechnical Report (Monterey County Library No. LIB240210) prepared by Grice Engineering, Salinas, CA, July 31, 2024.
 - “Preliminary Cultural Resources Reconnaissance” (Monterey County Library No. LIB240209) prepared by Susan Morley, Marina, CA, August, 2020.

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. All development shall be in accordance with these reports.

- c) Staff conducted a site inspection on 09/16/24 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240122.

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 HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach CSD. 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) The Pebble Beach CSD currently provides sewer service to the existing single family dwelling, California American Water currently provides potable water. All necessary public facilities will continue provided to the proposed addition.
 - c) Staff conducted a site inspection on 09/16/24 to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240122.
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 HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on 09/16/24 and researched County records to assess if any violation exists on the subject property.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240122.
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 15301 categorically exempts minor alterations of existing private structures involving negligible or no expansion of the existing use, such as additions that will not result in an increase of more than 50 percent of the existing floor area or 2,500 square feet, whichever is less.
 - b) As proposed, the project involves the construction of a 636 square foot addition to an existing single-family dwelling. With implementation of the project, the single-family dwelling will continue to be used for residential purposes. Further, the proposed addition is less than 2,500 square feet and 50% of the existing floor area ratio (5,470 square feet) and therefore meets the Class 1 Categorical Exemption requirements.

- c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. No trees are proposed for removal and the proposed development is not visible from any scenic corridor or scenic highway. There is no cumulative impact without any prior successive projects of the same type in the same place, over time and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. No known historical or archaeological resources are present.
- d) No adverse environmental effects were identified during staff review of the development application during a site visit on 09/16/24.
- e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240122.

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 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 DMF CIP, Section 20.147.130 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 visual or physical public access (Figure 3, Visual Resources, and Figure 8, Major Public Access and Recreational Facilities, in the DMF LUP).
 - d) County staff conducted a site inspection on November 27, 2023, to verify that the proposed project will not impact public access.
 - e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240122.

7. 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 Title 20 section 20.86.030, 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 Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development between the sea and first through public road paralleling the sea (i.e., State Route/Highway 1 and Pescadero Road) and involves a conditionally allowed use (i.e., development within 750 of known archaeological resources).

DECISION

NOW, THEREFORE, based on the above findings and evidence, the HCD Chief of Planning does hereby:

- 1) Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to section 15300.2; and
- 2) Approve a Coastal Administrative Permit and Design Approval to allow construction of a 636-square-foot addition to an existing single-family dwelling and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 6th day of November, 2024.

Melanie Beretti, AICP
HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK 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 HCD-Planning and HCD-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. 1-27-2021

County of Monterey HCD Planning

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

PLN240122

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: These Coastal Administrative Permits and Design Approval (PLN240122) allows construction of an addition to an existing single-family dwelling consisting of a 568 square foot kitchen and breakfast nook, a 68 square foot main-level vestibule and elevator, and a 35 square foot upper-level vestibule within 750 feet of known archaeological resources. The property is located at 3215 Macomber Dr, Pebble Beach (Assessor's Parcel Number 008-162-015-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - 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. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"Two Coastal Administrative Permits and a Design Approval (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Number 008-162-015-000 on November 6, 2024. The permit was granted subject to 6 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

Responsible Department: 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 HCD - 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.
(HCD - 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 HCD - 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. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services 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. (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 the HCD-Planning and HCD- Engineering Services 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.

5. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

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

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

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

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

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

Responsible Department: Planning

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

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

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

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

FUEL MANAGEMENT PLAN NOTES:

ALL NEW PLANT MATERIAL ON PROPERTY WILL BE IRRIGATED WITH DRIP IRRIGATION. ONLY EXISTING VEGETATION ON SITE ARE MATURE TREES. ALL TREES ON SITE TO BE KEPT FREE OF DEAD WOOD.

GREEN ZONE: 0'-30' AWAY FROM HOUSE.

- GUIDELINES AS FOLLOWS:**
- ALL DRY AND DEAD GRASS KEPT TO A HEIGHT OF 4"
 - MAINTAIN THE ROOF AND GUTTERS OF STRUCTURE FREE OF LEAVES, NEEDLES, OR OTHER DEAD VEGETATIVE GROWTH
 - MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD WOOD
 - TRIM TREE LIMBS THAT EXTEND WITHIN 10' OF THE OUTLET OF A CHIMNEY
 - TRIM DEAD PORTIONS OF TREE LIMBS WITHIN 10' FROM THE GROUND
 - REMOVE ALL DEAD FALLEN MATERIAL UNLESS IT IS EMBEDDED IN THE SOIL
 - REMOVE ALL CUT MATERIAL FROM THE AREA
 - MAINTAIN SCREEN OVER CHIMNEY OUTLET

MANAGEMENT ZONE: 30' - 100' AWAY FROM HOUSE.

- GUIDELINES AS FOLLOWS:**
- KEEP ANY NON IRRIGATED VEGETATION LOW TO THE GROUND

EMERGENCY VEHICLE ACCESS:
VEHICLE ACCESS FROM MACOMBER DRIVE.

PLANNING INFO.

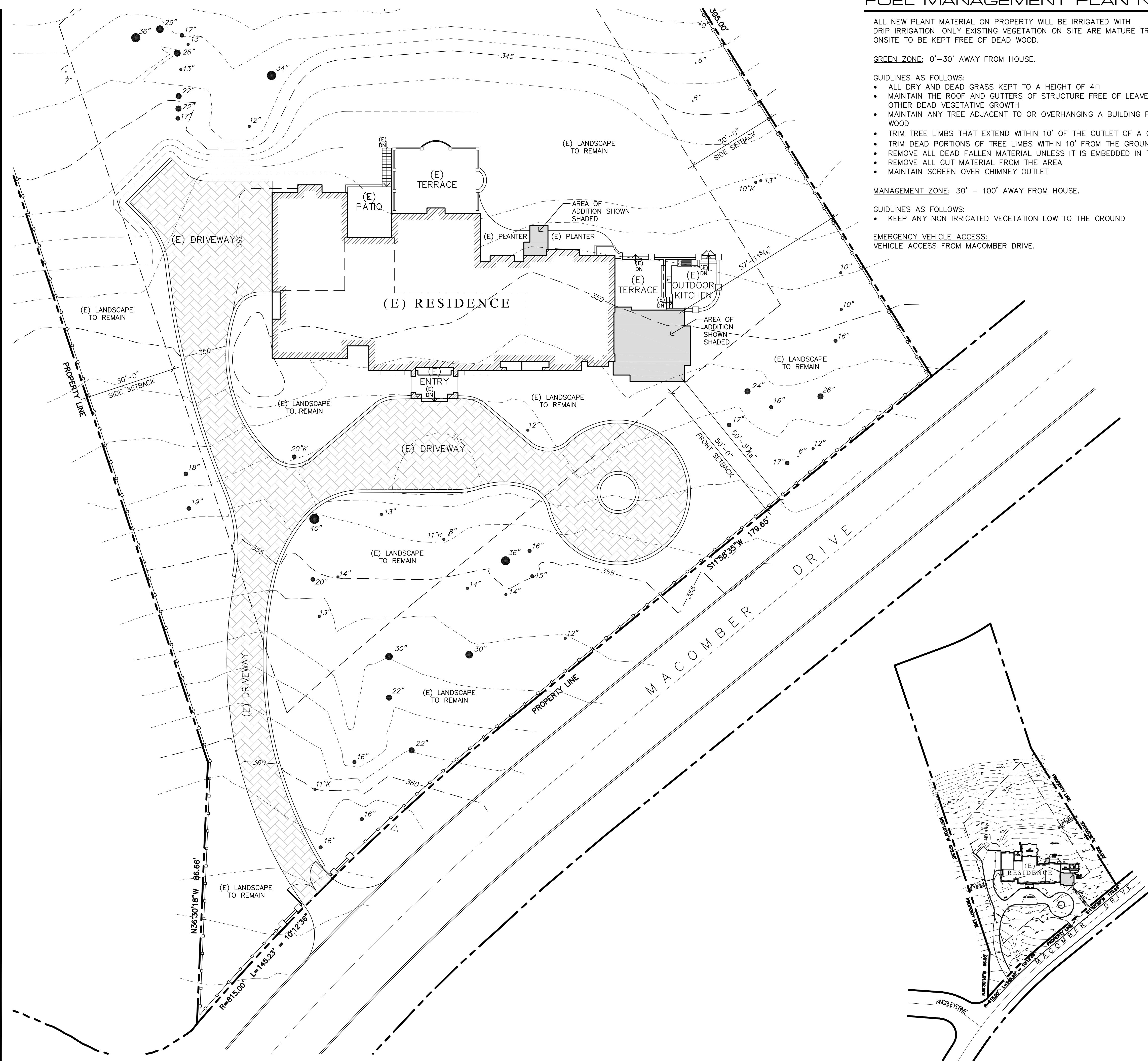
- **PROPERTY OWNER:**
SERGIO ALVAREZ
444 VIA LIDO NORD
NEWPORT BEACH, CA 92663
PH. (949) 752-8074
- **PROJECT ADDRESS:**
3215 MACOMBER DRIVE,
PEBBLE BEACH, CA 93953
- **PROJECT SCOPE:**
 - NEW 568 S.F. KITCHEN AND BREAKFAST NOOK ADDITION
 - NEW 68 S.F. MAIN LEVEL VESTIBULE WITH ELEVATOR ADDITION
 - NEW 35 S.F. UPPER LEVEL VESTIBULE ADDITION WITH 68 S.F. INTERIOR REMODEL TO EXISTING MASTER SUITE SITTING ROOM.
 - NEW LOWER LEVEL VESTIBULE WITH STORAGE (SUBTERRANEAN)
- **OCCUPANCY:** R-3, U
- **CONST. TYPE:** V-B
- **APN:** 008-162-015
- **LEGAL DESC.:** LOT: BLOCK:
- **ZONE:** RC-D(cz) | LDR/B-8-D(cz)
- **STORIES:** THREE
- **MAX BLDG. HT.:** 30 FT
- **GRADING:** 85 CY CUT, SEE CIVIL PLANS
- **TREE REMOVAL:** NONE
- **TOPOGRAPHY:** GENTLY SLOPING
- **PROJECT CODE COMPLIANCE:**
2022 CBC, CMC, CPC, CEC, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN BUILDING CODE & 2022 CALIFORNIA ENERGY CODE
- **LOT AREA:** 129,837.4 S.F. (2.98 Ac.)
- **LOT COVERAGE CALCULATIONS:**

	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
BUILDING	5367	636	0	6003
LIGHTWELLS	103	0	0	103
TERRACE/PATIOS	1623	0	-97	1526
TOTAL	7093	636	-97	7632

- **LOT COVERAGE ALLOWED:** 19,475.61 SF (15%)
- **LOT COVERAGE PROPOSED:** 7,632 SF (5.88%)
- **PESCADERO COVERAGE LIMITATIONS:** 9,000 SF
- **F.A.R. CALCULATIONS:**

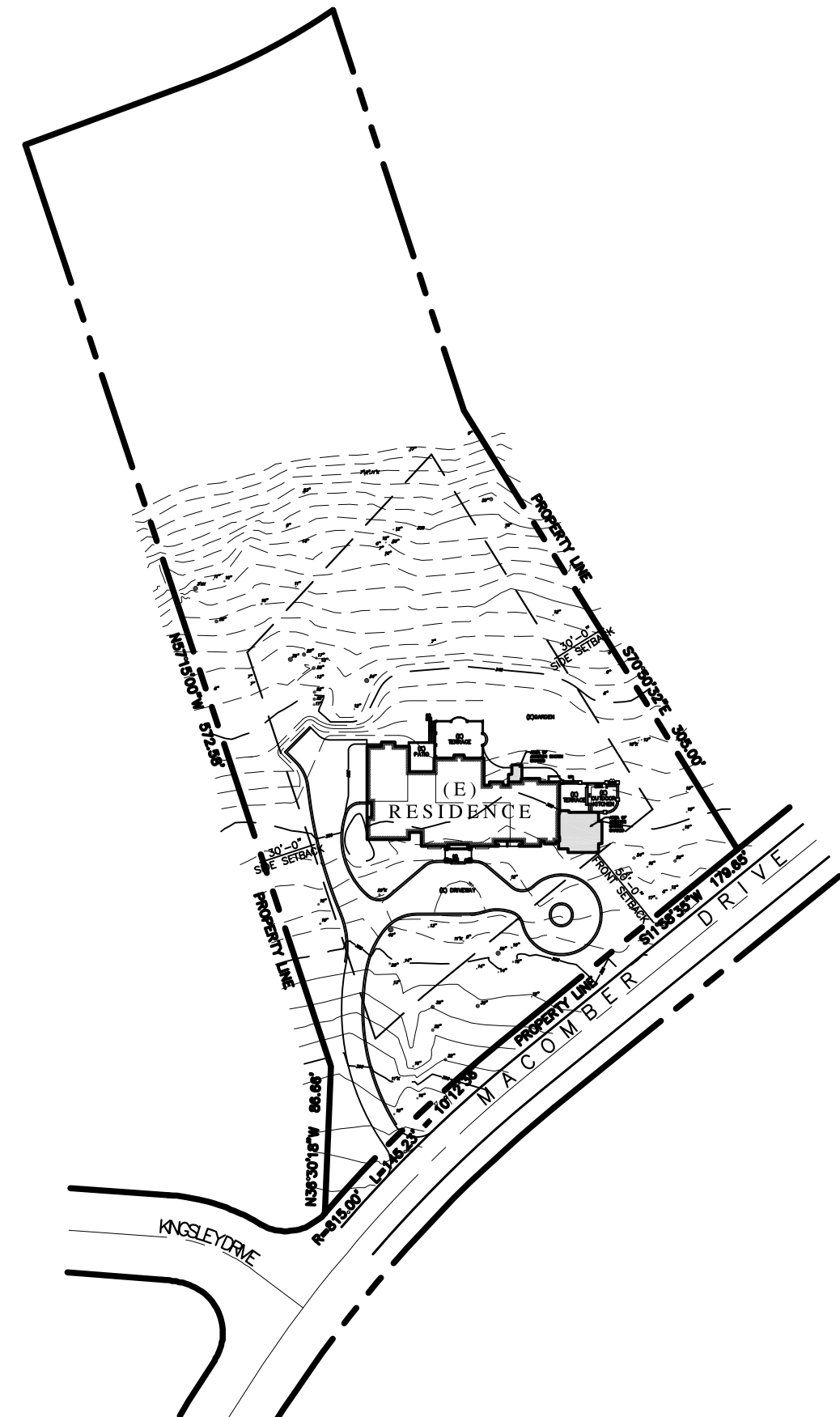
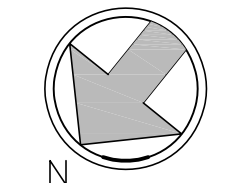
	EXISTING	PROPOSED ADDITION	PROPOSED TOTAL
MAIN HOUSE			
LOWER FLOOR	504	0	504
MAIN FLOOR	4162	636	4798
UPPER FLOOR	3702	35	3737
GARAGE	839	0	839
TOTAL	9207	671	9878

- NOTE:**
- * 1,707 SF SUBTERRANEAN - NOT INCLUDED IN LOWER LEVEL TOTAL F.A.R. CALCULATION
- **F.A.R. PROPOSED:** 9,878 SF (7.6%)



SITE PLAN

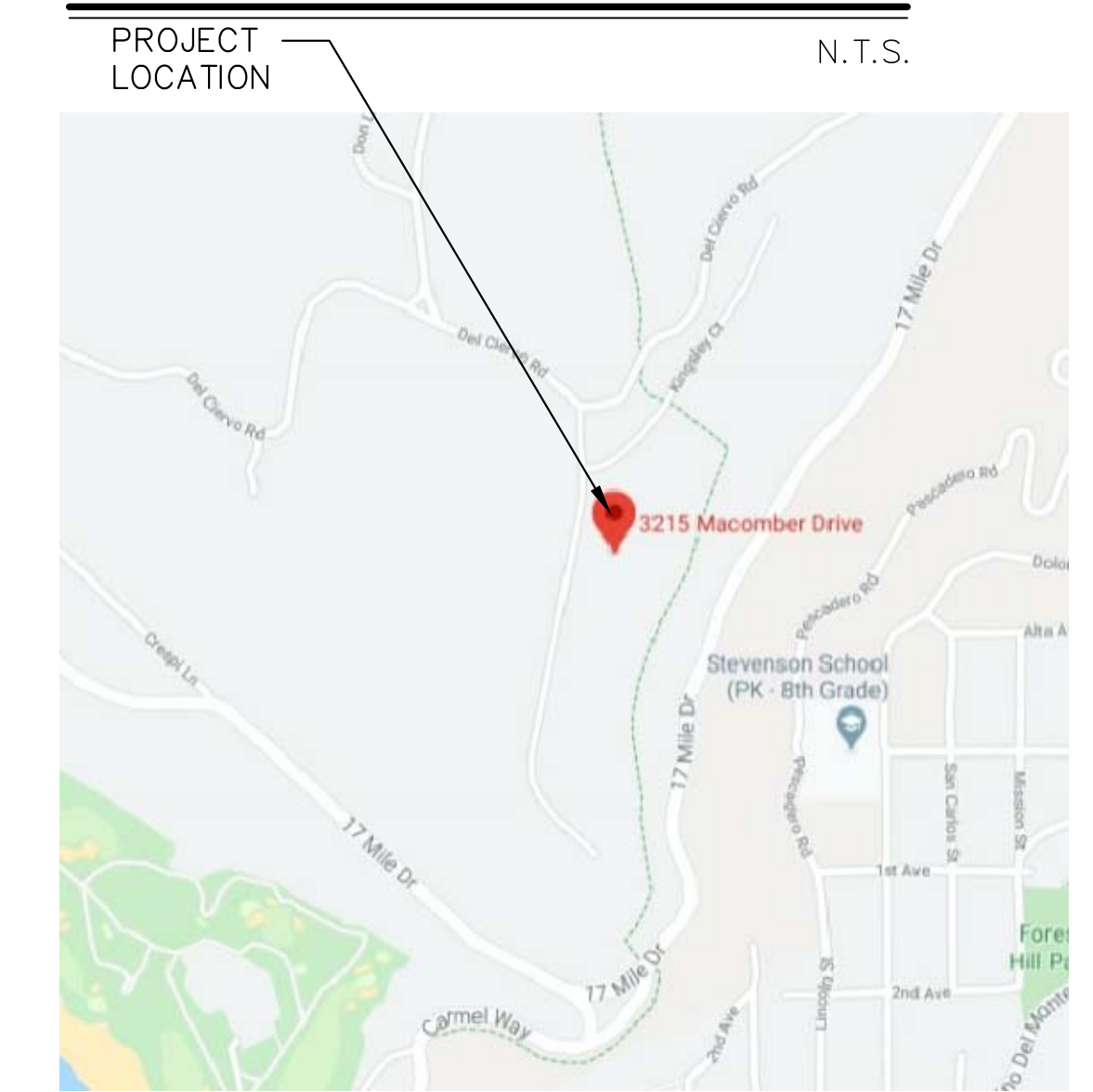
1/16"=1'-0"



PLOT PLAN

N.T.S.

VICINITY MAP



PROJECT LOCATION N.T.S.

JUN A. SILLANO, AIA

IDG

ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA, 93950

PH ■ (831) 646-1261
FAX ■ (831) 646-1290
EMAIL ■ idg@idg-inc.net
WEB ■ idg-inc.net

DISCLAIMER:
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STAMPS:

PROJECT/CLIENT:
SERGIO ALVAREZ

PROJECT ADDRESS:
**3215 MACOMBER DRIVE
PEBBLE BEACH, CA 93953**
APN: 008-162-015

- DATE: APRIL 25, 2024
APPLICATION REQUEST
- REVISIONS:
- △ JUNE 5, 2024
FB ARB SUBMITTAL
 - △ AUGUST 8, 2024
PLANNING SUBMITTAL
 - △
 - △
 - △
 - △

SITE PLAN

SHEET NO.
A1.0

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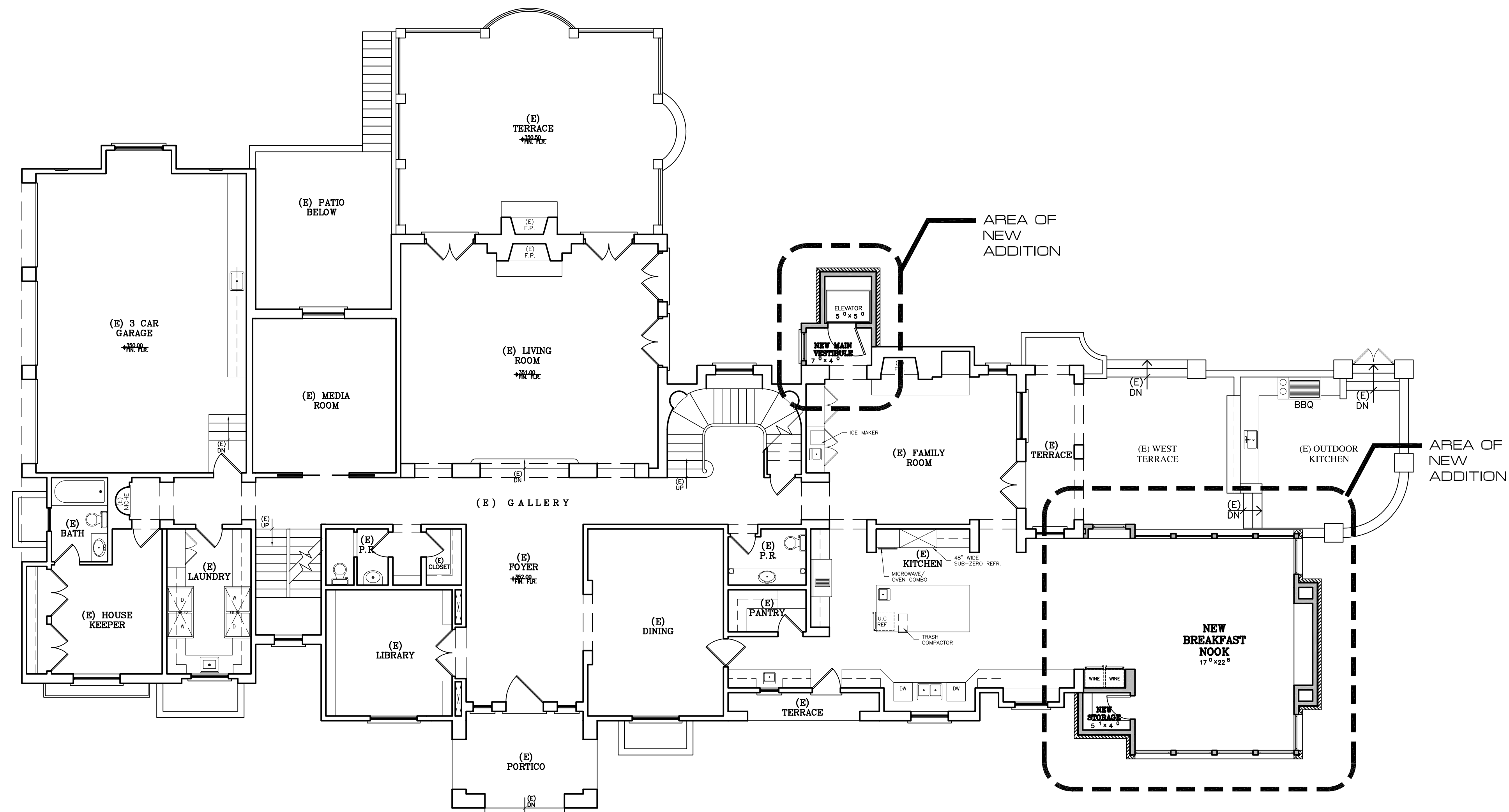
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- △ _____
- △ _____

**MAIN LEVEL
PLAN**

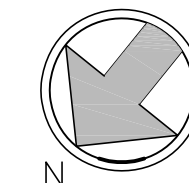
SHEET NO.

A2.0



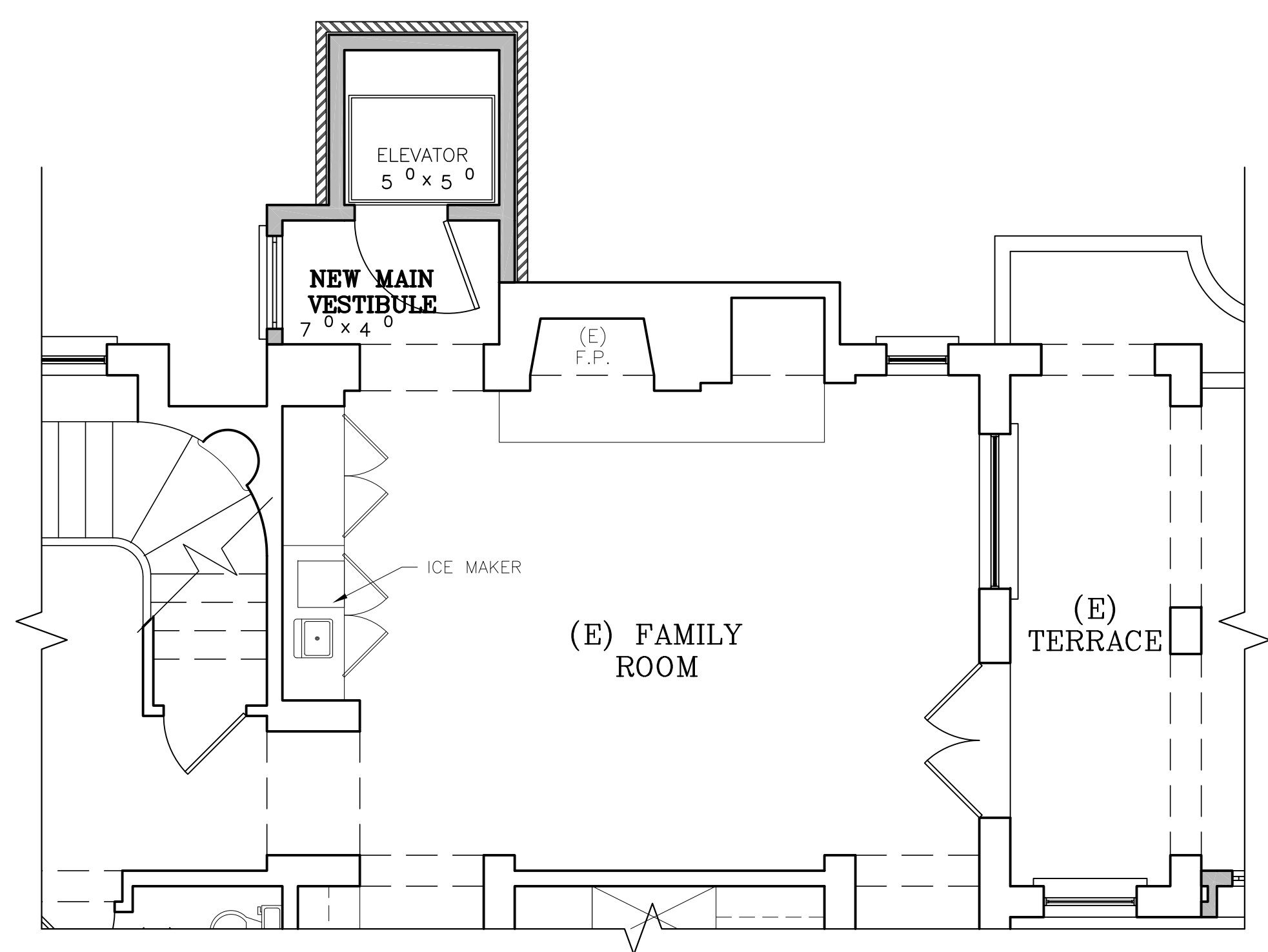
MAIN LEVEL PLAN - REFERENCE

1/8" = 1'-0"



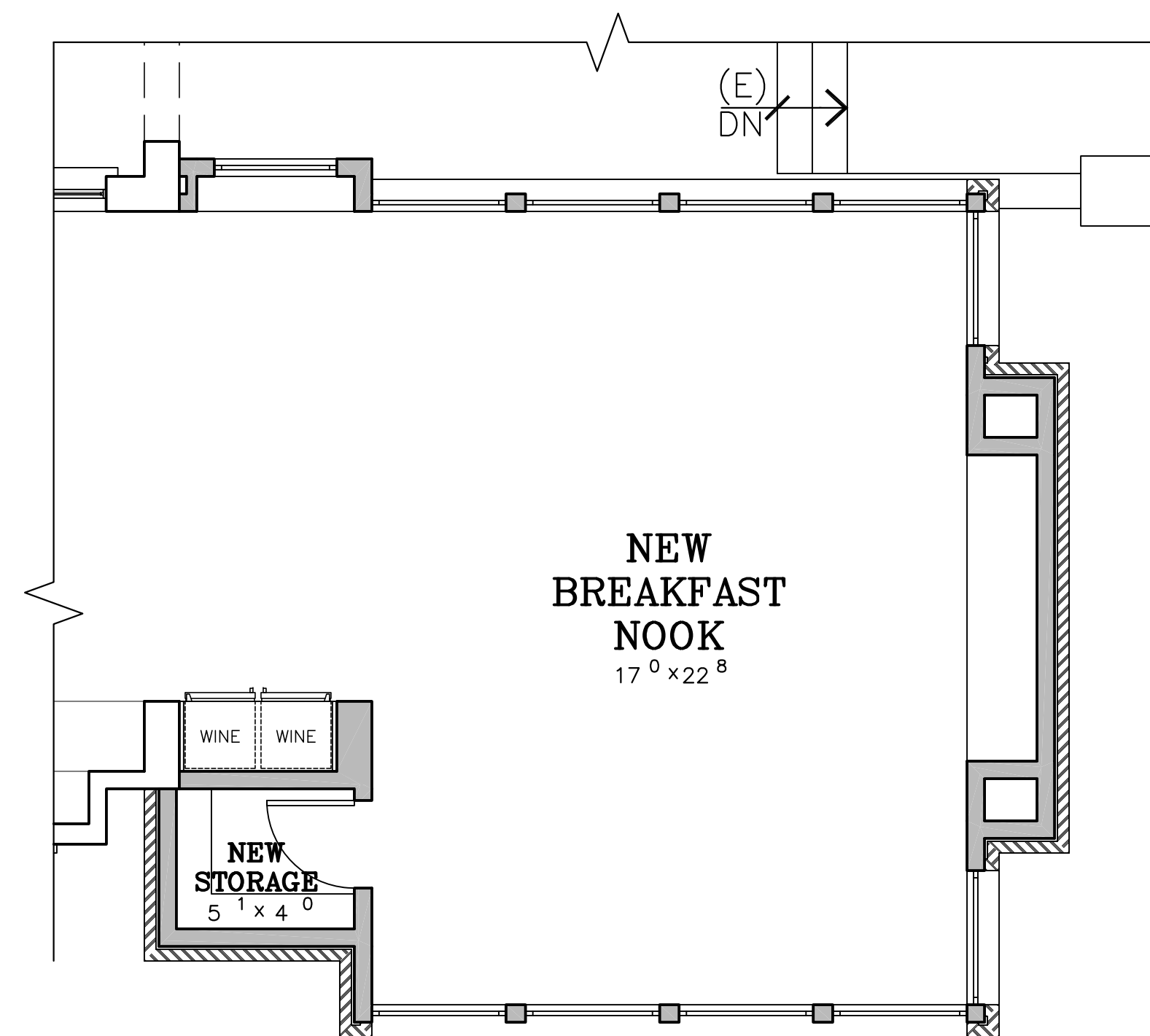
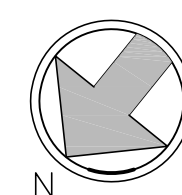
WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.



MAIN LEVEL PARTIAL PLAN - (N) ELEVATOR

1/4" = 1'-0"



MAIN LEVEL PARTIAL PLAN - (N) KITCHEN & NOOK EXPANSION

1/4" = 1'-0"

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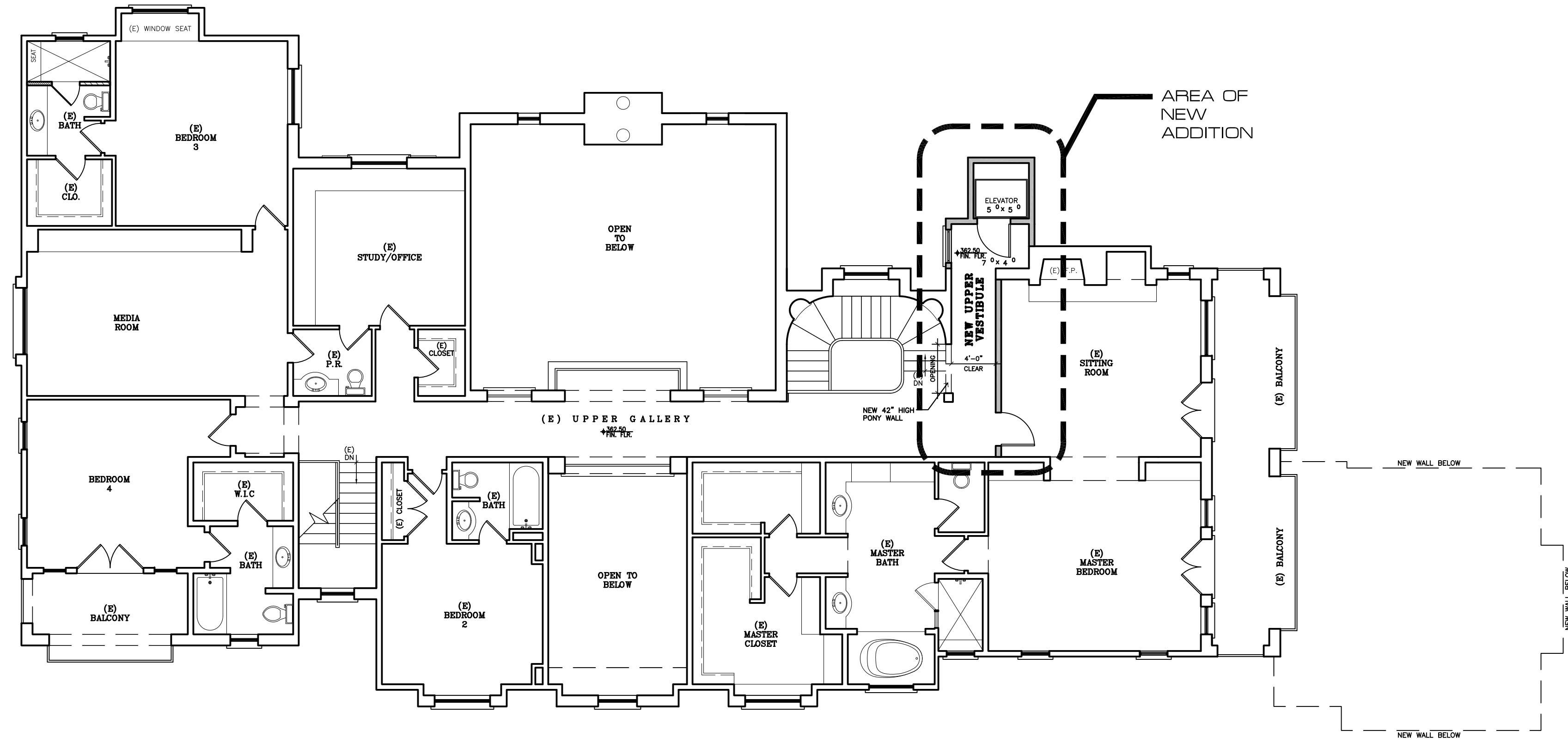
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- △ _____
- △ _____
- △ _____

**UPPER
LEVEL PLAN**

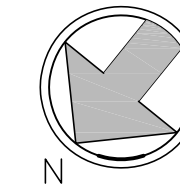
SHEET NO.

A3.0



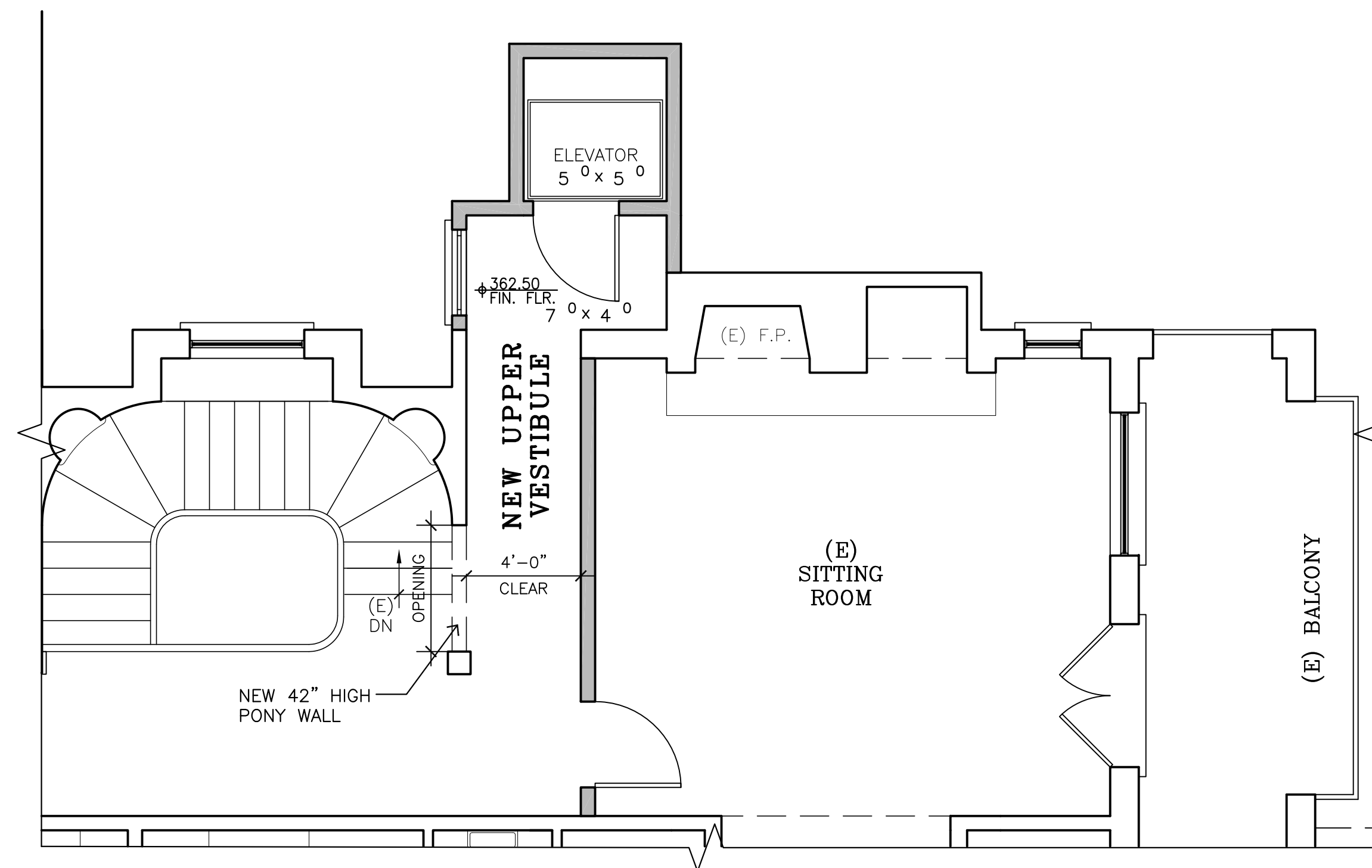
UPPER LEVEL PLAN - REFERENCE

1/8"=1'-0"



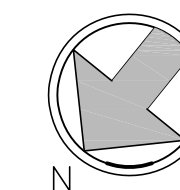
WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- ▬ 2X6 EXTERIOR STUD FRAMED WALL
- ▬ 2X4 INTERIOR STUD FRAMED WALL, U.O.N.



UPPER LEVEL PARTIAL PLAN - (N) ELEVATOR

1/4"=1'-0"



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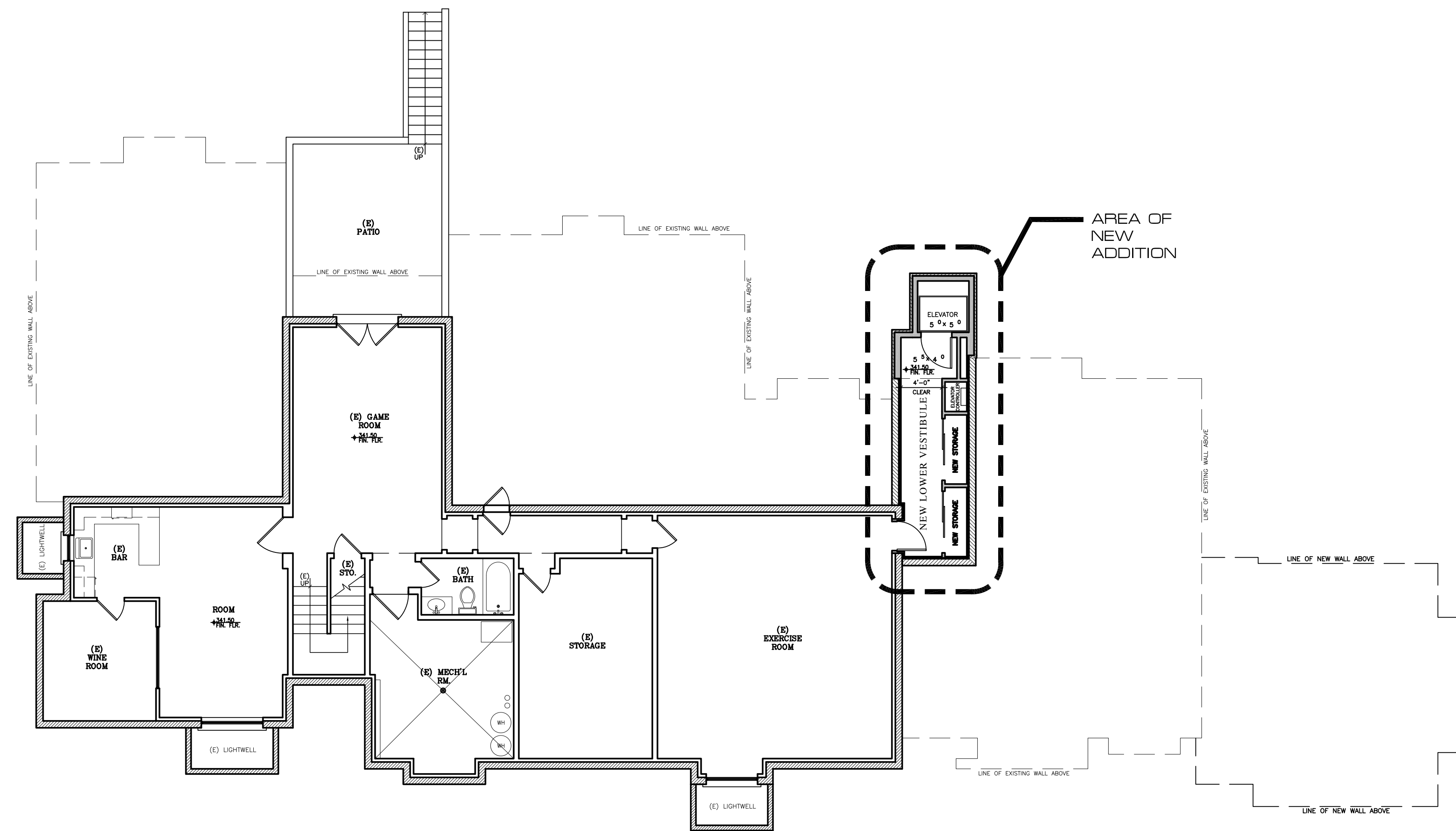
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- △ _____

**LOWER LEVEL
PLAN**

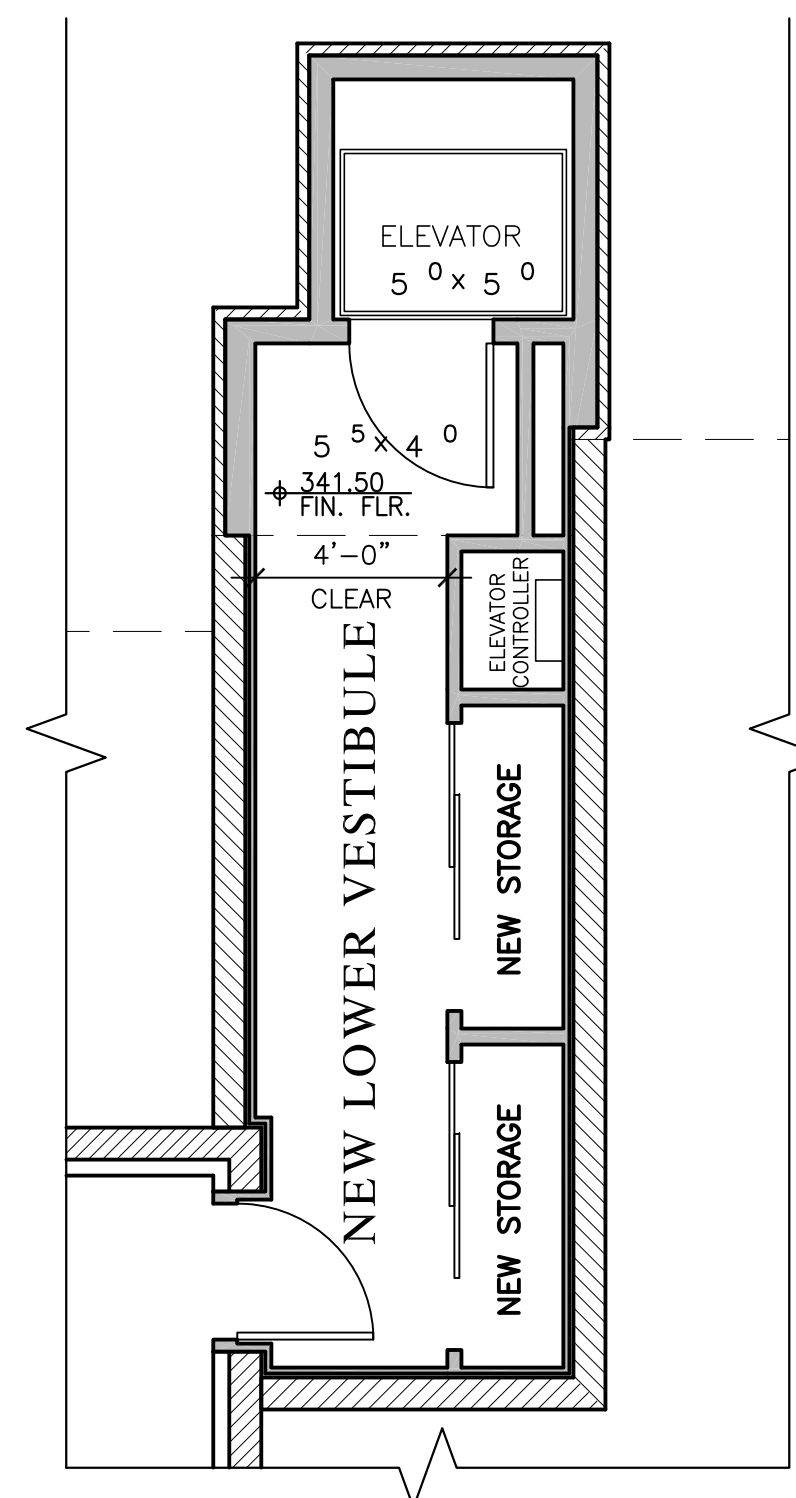
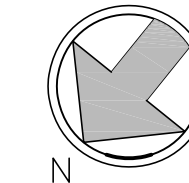
SHEET NO.

A4.0



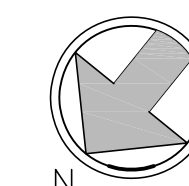
LOWER LEVEL PLAN - REFERENCE

1/8"=1'-0"



LOWER LEVEL PARTIAL PLAN - (N) ELEVATOR

1/4"=1'-0"



WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.



721 LIGHTHOUSE AVE
PACIFIC GROVE CA
93950

PH ■ (831) 646-1261
FAX ■ (831) 646-1290
EMAIL ■ idg@idg-inc.net
WEB ■ idg-inc.net

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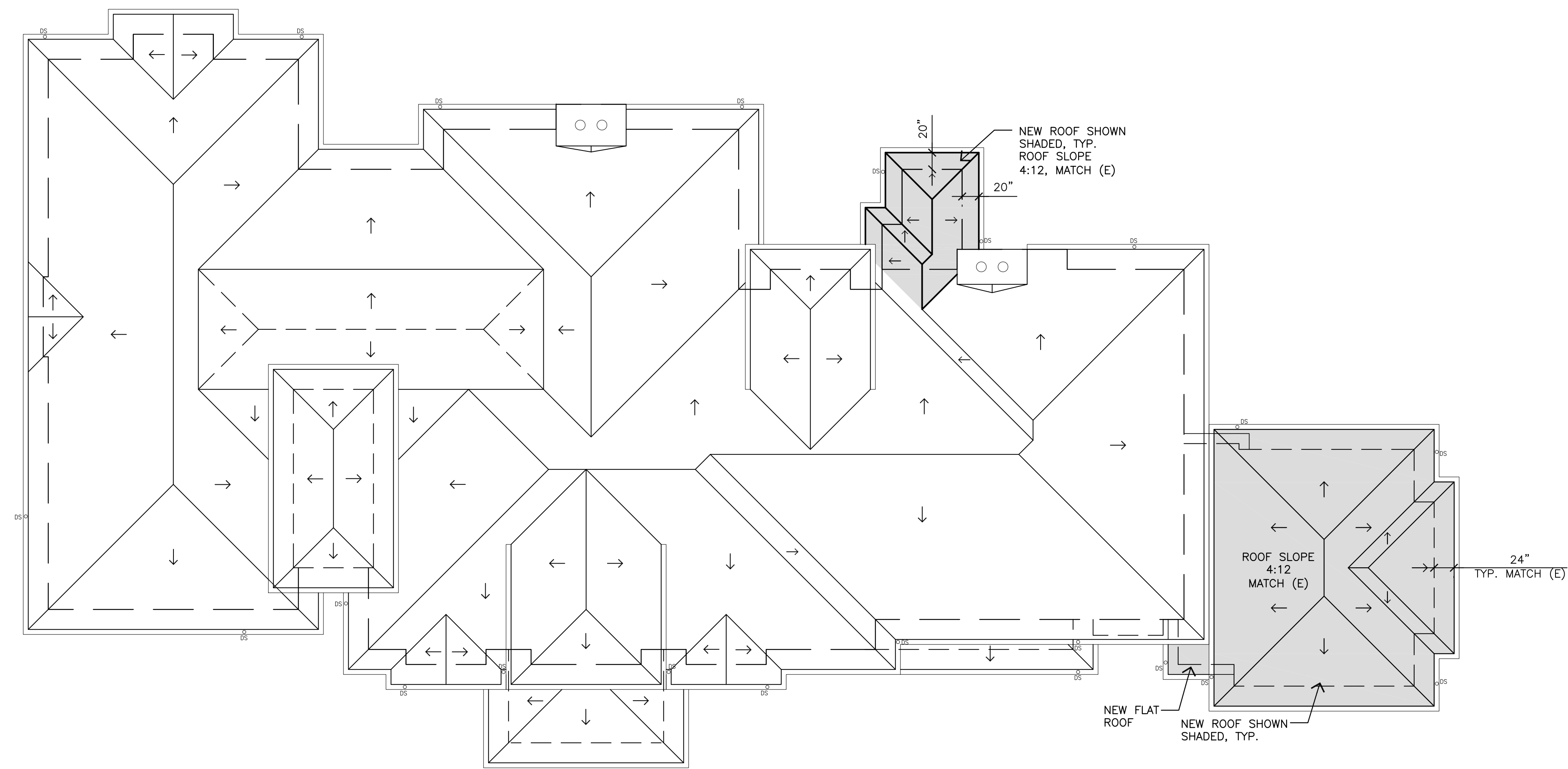
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**ROOF
PLAN**

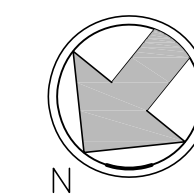
SHEET NO.

A5.0



ROOF PLAN

1/8" = 1'-0"



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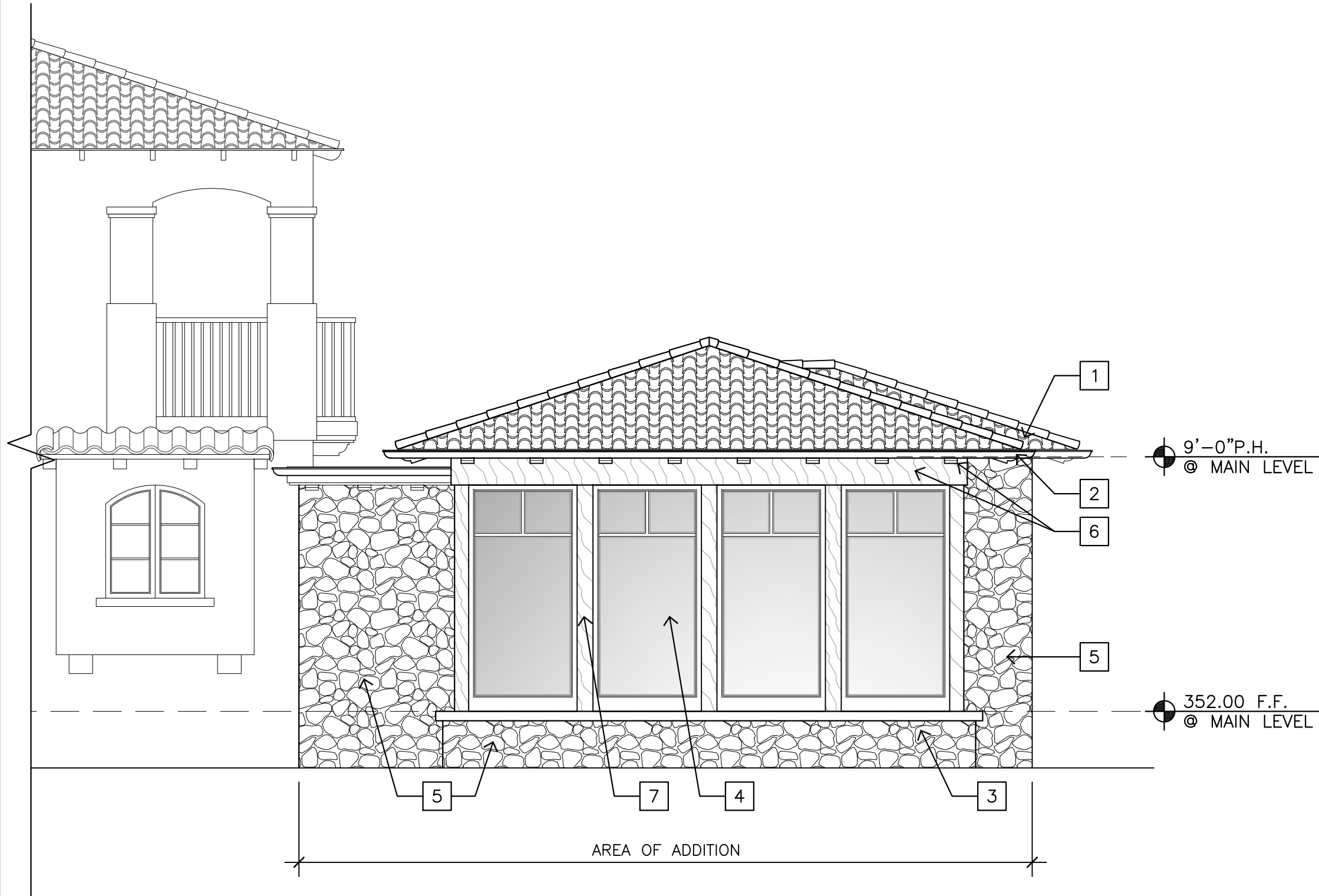
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ELEVATIONS

SHEET NO.

A6.0



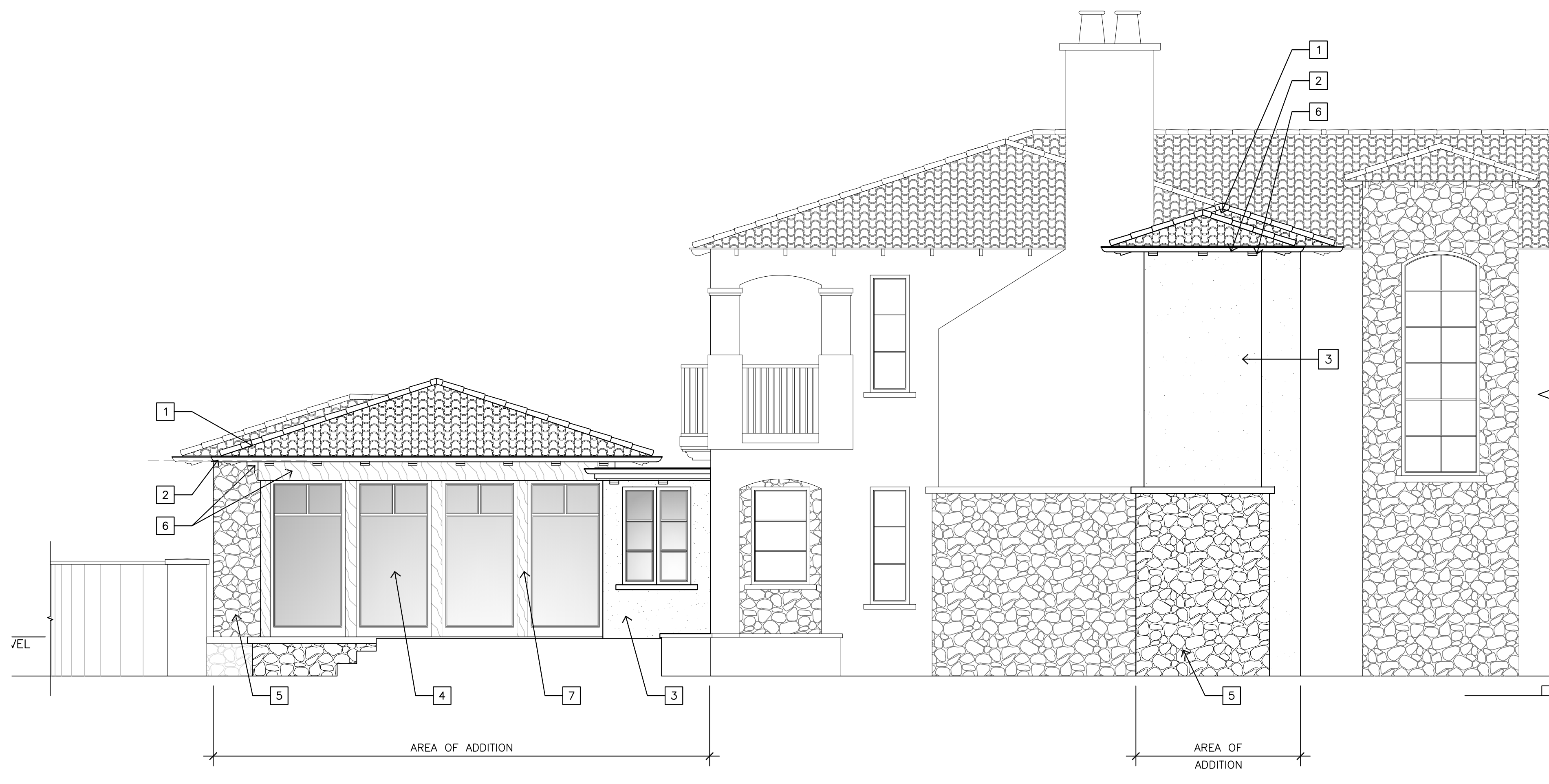
WEST ELEVATION - PARTIAL

1/4"=1'-0"



SOUTH ELEVATION - PARTIAL

1/4"=1'-0"



EAST ELEVATION

1/4"=1'-0"

EXTERIOR FINISH LEGEND

- 1 CLASS 'A' SPANISH CLAY TILE ROOF CAP & PAN - TO MATCH EXISTING
- 2 COPPER GUTTERS AND DOWNSPOUTS - TO MATCH EXISTING
- 3 PAINTED EXTERIOR STUCCO - TO MATCH EXISTING
- 4 EXTERIOR WOOD DOORS AND WINDOWS, KOLBE OR EQUAL - TO MATCH EXISTING
- 5 STONE VENEER - TO MATCH EXISTING
- 6 REDWOOD SILLS, HEADERS AND RAFTERS - TO MATCH EXISTING
- 7 6X REDWOOD POST - MATCH EXISTING

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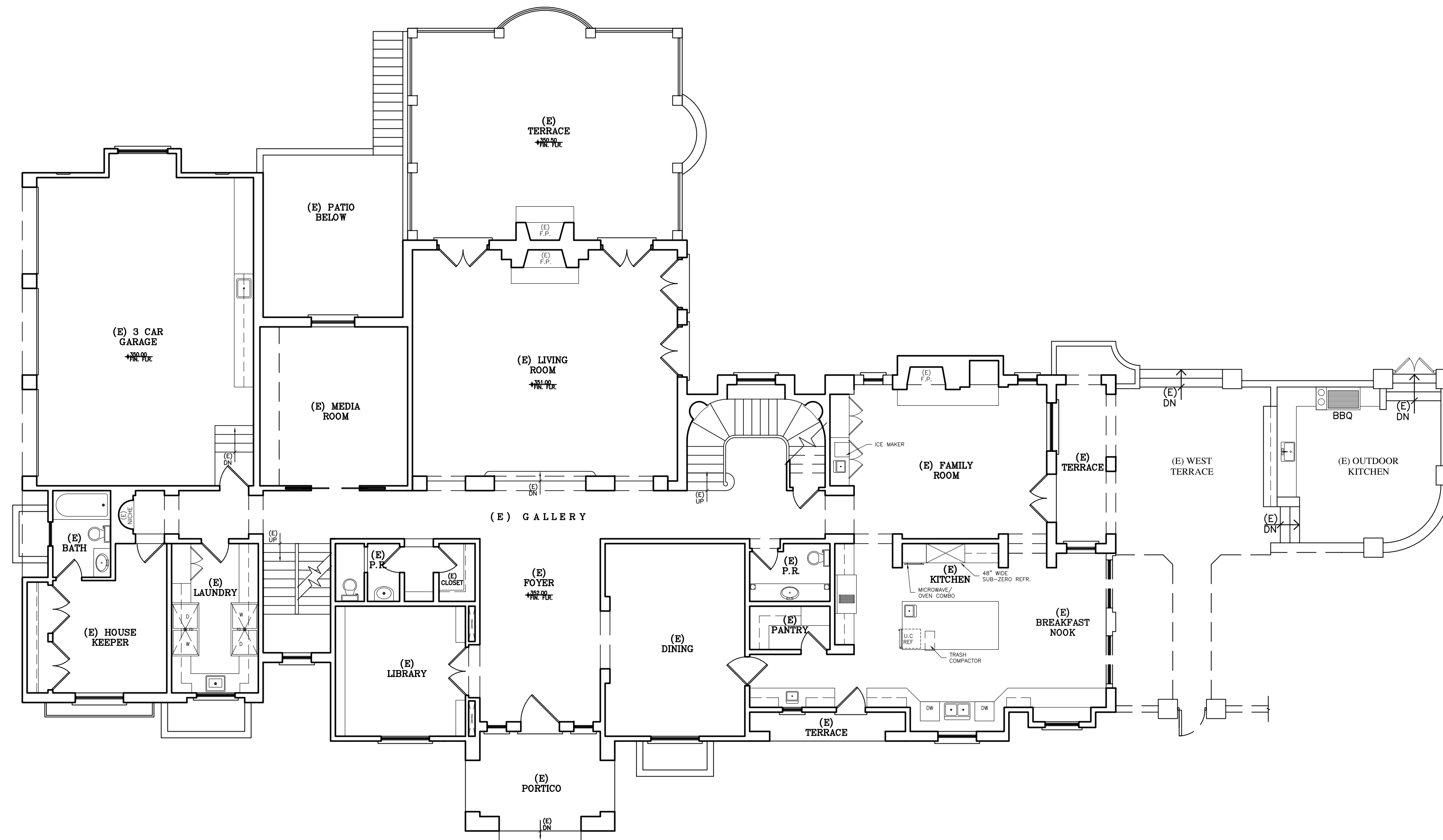
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**EXIST / DEMO
PLAN**

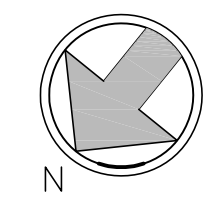
SHEET NO.

D1.0



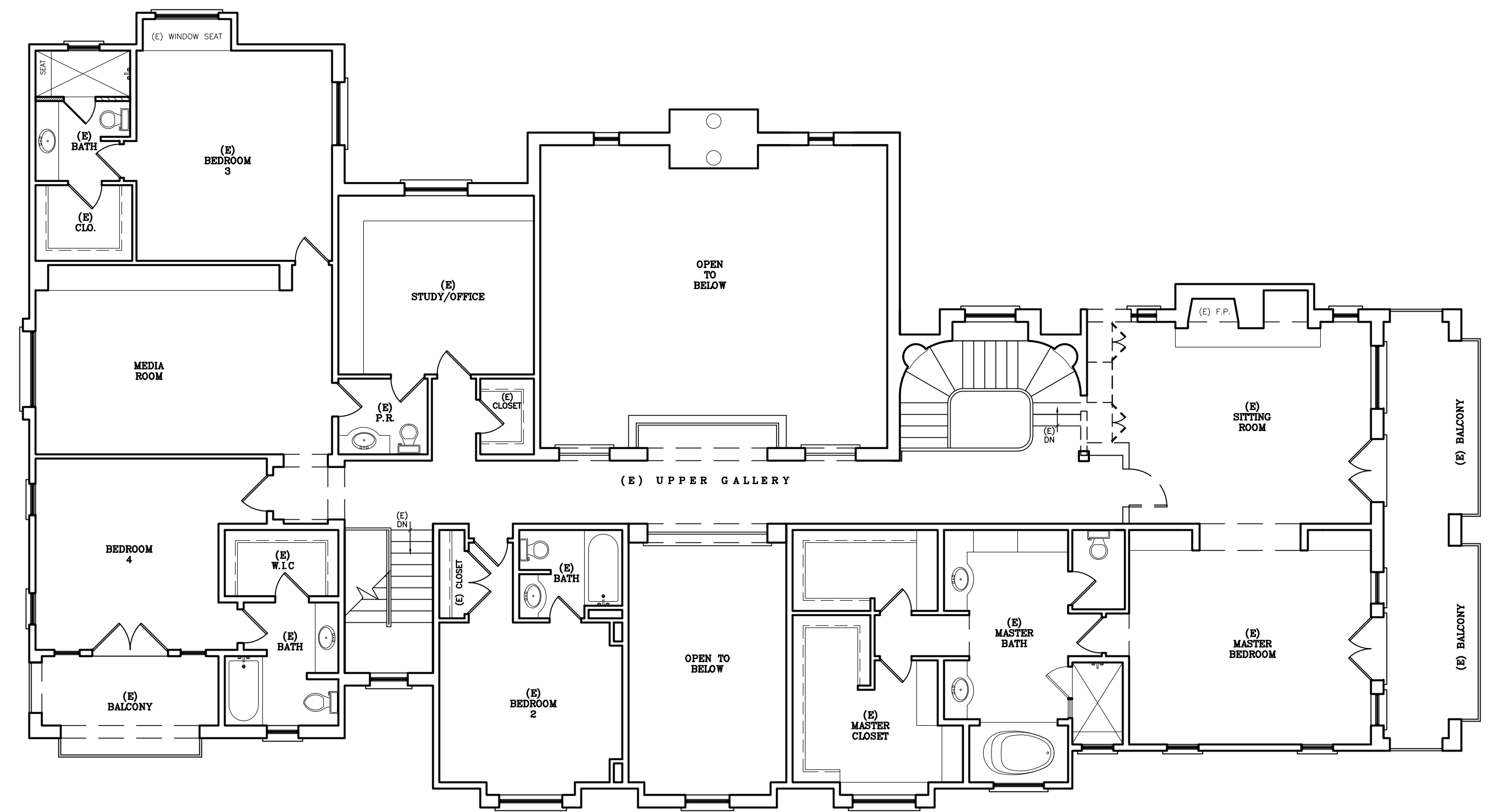
MAIN LEVEL DEMO PLAN

1/8"=1'-0"



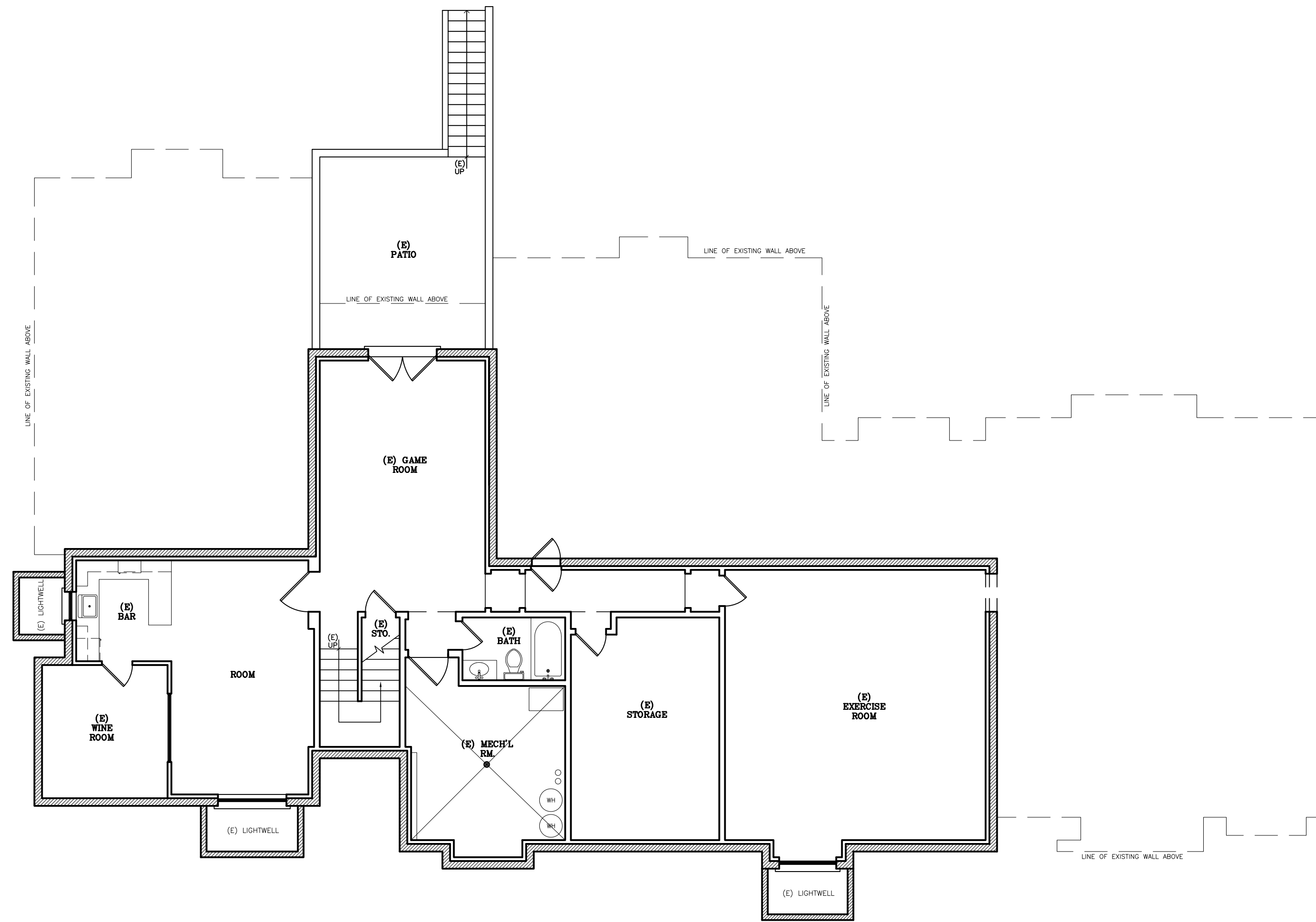
WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- - - (E) DOOR OR WINDOW TO BE REMOVED
- - - - 2X EXISTING WALL TO BE REMOVED



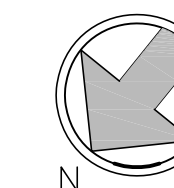
UPPER LEVEL DEMO PLAN

1/8"=1'-0"



LOWER LEVEL DEMO PLAN

1/8" = 1'-0"



WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED



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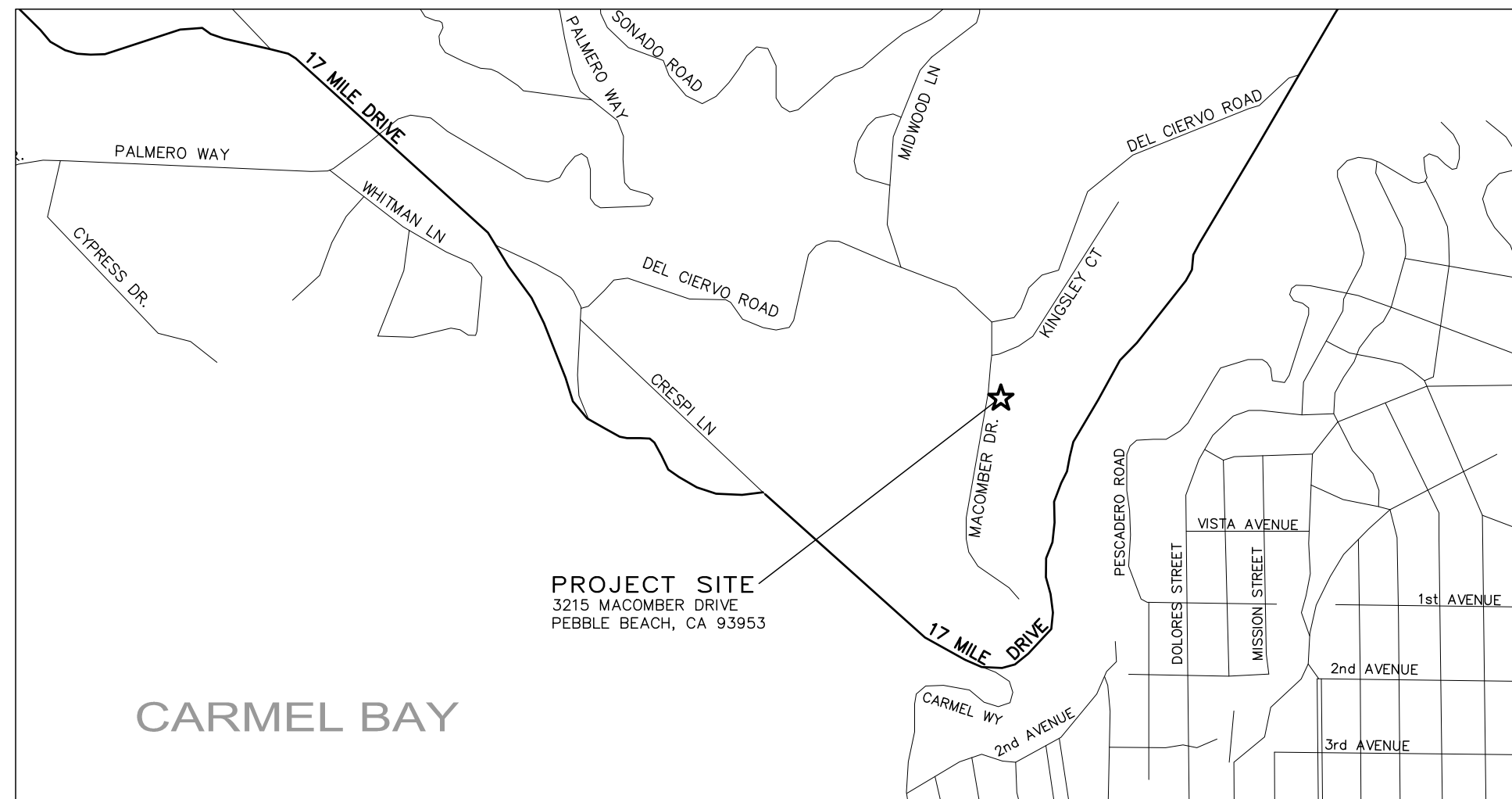
**EXIST / DEMO
PLAN**

SHEET NO.

D1.1

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF
ALVAREZ RESIDENCE
APN: 008-162-015
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA



VICINITY MAP
NOT TO SCALE



LOT OVERVIEW
SCALE: 1"=40'

LEGEND:

- EXISTING**
- PROPERTY LINE
 - - - MAJOR CONTOUR LINE (5' INTERVAL)
 - - - MINOR CONTOUR LINE (1' INTERVAL)
 - BUILDING SETBACK LINE
 - [Hatched Box] EXISTING MAIN FLOOR HOUSE FOOTPRINT
 - [Cross-hatched Box] CONCRETE PAVERS SURFACE
- NEW:**
- [Hatched Box] MAIN FLOOR HOUSE FOOTPRINT ADDITION
 - [Cross-hatched Box] LOWER FLOOR HOUSE FOOTPRINT ADDITION
 - RAIN-WATER LEADER (RWL)
 - ROOF DOWNSPOUT/SPLASH BLOCK

NOTE: PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL PROVIDE CERTIFICATION FROM THE PROJECT GEOTECHNICAL ENGINEER THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE PROJECT SOIL ENGINEERING INVESTIGATION.

GEOTECHNICAL INSPECTION SCHEDULE

Inspection Item:	Who will conduct the inspection:	When the Inspection is to be completed:	Inspection completed by:	Date completed:
Site stripping and clearing	LandSet Engineers, inc.	Beginning of Project		
Subexcavation, fill placement, and compaction	LandSet Engineers, inc.	Throughout grading operations		
Foundation Excavations	LandSet Engineers, inc.	Prior to placement of forms and reinforcing steel		
Surface and subsurface drainage improvements	LandSet Engineers, inc.	Prior to trench backfill		
Utility trench compaction	LandSet Engineers, inc.	During backfill operations		
Retaining wall backfill compaction	LandSet Engineers, inc.	During backfill operations		
Base rock subgrade compaction	LandSet Engineers, inc.	Prior to pavement installation		

TOTAL IMPERVIOUS AREA TO CREATE OR REPLACE = 769 SQ.FT.
TOTAL AREA OF DISTURBANCE = 820 SQ.FT.

GRADING QUANTITIES:
CUT = 85 C.Y.
FILL = 0 C.Y.
NET = 85 C.Y. EXPORT

STORM WATER CONTROL NOTES:

- 1) ALL WORK SHALL BE IN COMPLIANCE WITH THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION, CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, RESOLUTION NO. R3-2013-0032, ATTACHMENT 1.
- 3) THIS PROJECT WILL CREATE AND/OR REPLACE 769 SQ.FT. OF IMPERVIOUS SURFACES (COLLECTIVELY OVER THE ENTIRE PROJECT) AND PER POST-CONSTRUCTION REQUIREMENTS RESOLUTION R3-2013-0032, CHAPTER B, THIS PROJECT IS OUT OF THE REGULATED PROJECTS (CREATE OR REPLACE LESS THAN 2,500 SQ.FT. OF IMPERVIOUS AREA).
- 3) ALTHOUGH THE PROJECT IS NOT A REGULATED PROJECT, SOME DESIGN STRATEGIES ARE BEING IMPLEMENTED, MINIMIZE COMPACTION OF HIGHLY PERMEABLE SOILS, LIMIT CLEARING AND GRADING OF NATIVE VEGETATION, AND MINIMIZE STORM WATER RUNOFF BY DIRECTING ROOF RUNOFF ONTO VEGETATED AREAS AND/OR PERVIOUS PAVERS.

INDEX TO SHEETS

SHEET C1	COVER SHEET
SHEET C2	TOPOGRAPHIC MAP/EXISTING CONDITIONS
SHEET C3	GRADING, DRAINAGE & UTILITY PLAN-GRADING SECTIONS
SHEET C4	EROSION & SEDIMENT CONTROL PLAN
SHEET C5	CONSTRUCTION MANAGEMENT PLAN

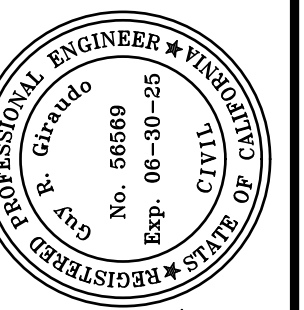
GENERAL NOTES:

- 1) PROJECT DESIGN BASED ON INFORMATION PROVIDED AND SHOWN ON THE SITE PLAN FOR THE ALVAREZ RESIDENCE A1.0 PREPARED BY INTERNATIONAL DESIGN GROUP, DATED 07/22/20, AND THE BASE TOPOGRAPHIC INFORMATION PREPARED BY OTHERS.
- 2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED, ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITH THE PROJECT AREA, PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- 3) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.
- 4) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

GRADING & DRAINAGE NOTES:

- 1) ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE AND EROSION CONTROL ORDINANCE, THE RECOMMENDATIONS FOUND IN THE PROJECT SOIL'S ENGINEERING INVESTIGATION, THE LATEST VERSION OF THE CALTRANS SPECIFICATIONS, THE GOVERNING PUBLIC AGENCIES, THE 2016 CALIFORNIA BUILDING CODE (CBC) AND THESE PLANS.
- 2) SURFACE ORGANICS SHALL BE STRIPPED AND STOCKPILED FOR LATER USE AS TOPSOIL MATERIAL ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.
- 3) NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4" IN DEPTH.
- 4) THERE ARE APPROXIMATELY 85 C.Y. OF CUT AND 0 C.Y. OF FILL WITH A SURPLUS OF 85 C.Y. EXCAVATION SHALL BE USED FOR EMBANKMENT CONSTRUCTION, LANDSCAPE PURPOSES AND/OR HAULED OFF-SITE ON A LEGAL MANNER. ADDITIONAL ON-SITE SPOILS GENERATED FROM FOUNDATIONS, UTILITY TRENCHES, SEPTIC CONSTRUCTION, ETC. IS NOT INCLUDED IN THE ABOVE REFERENCED QUANTITIES. IMPORT MATERIAL SHALL MEET THE REQUIREMENTS OF SELECT STRUCTURAL FILL AS NOTED IN THE SOIL'S REPORT AND BE APPROVED BY THE SOILS ENGINEER PRIOR TO PLACEMENT.
- 5) EMBANKMENT MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS, MOISTURE CONDITIONED, AND COMPACTED TO 90% MIN. REL. COMPACTION. ALL BASEROCK AND THE UPPER 12" OF SUBGRADE SHALL BE COMPACTED TO 95% MIN. REL. COMPACTION.
- 6) ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER. STEEPER SLOPES MAY BE ALLOWED ONLY WITH THE PERMISSION OF THE SOIL'S ENGINEER.
- 7) PAD ELEVATIONS SHALL BE CERTIFIED TO 0.10', PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- 8) DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. CONTRACTOR SHALL PROVIDE ADEQUATE WATER TO CONTROL DUST DURING AND FOR GRADING OPERATIONS.
- 9) A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY OF MONTEREY PLANNING AND BUILDING INSPECTION DEPARTMENT AT SCHEDULED INSPECTIONS.
- 10) THE GROUND IMMEDIATELY ADJACENT TO FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AT 5% FOR A MINIMUM DISTANCE OF 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FOOT OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED AT A MINIMUM OF 1% WHERE LOCATED WITHIN 5 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE BUILDING.
- 11) ROOF DRAINAGE SHALL BE CONTROLLED BY GUTTER AND DOWN SPOUTS AND CONNECTED INTO RAIN WATER LEADERS WHICH OUTLET INTO EXISTING CATCH BASINS AND DISCHARGED TO EXISTING BUBBLE-UP GRATES LOCATED ON LANDSCAPE AREAS. RAIN WATER LEADERS SHALL BE 4" PVC-SDR 35 PIPE, HAVE A MINIMUM SLOPE OF 1% AND A MINIMUM COVER OF 12". THE RAIN WATER LEADER TRENCHES SHOULD HAVE THEIR BEARING SURFACES FOUNDED BELOW AN IMAGINARY 1:1 (HORIZONTAL TO VERTICAL) LANE PROJECTED UPWARD FROM THE BOTTOM EDGE OF THE BUILDING FOOTINGS.
- 12) STORM WATER (SURFACE RUNOFF) SHALL BE NOT MODIFIED WITH THIS ADDITION.
- 13) THE STORM DRAIN FACILITIES SHALL BE AS SHOWN ON THE PLANS. NO NEW CATCH BASINS. THE STORM DRAIN PIPE SHALL BE P.V.C. MIN. SDR 35.
- 14) ALL NEW UTILITY AND DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND.

- 15) UTILITY TRENCHES WITHIN THE BUILDING PAD OR ANY NEW PAVED AREAS SHALL BE BACKFILLED WITH CLEAN, IMPORTED SAND AND THE TRENCH BACKFILL SHALL BE COMPACTED TO 95% MIN. RELATIVE COMPACTION. THE TOP 8" OF TRENCH SHALL BE CAPPED WITH NATIVE SOIL. IN NON-PAVED AREAS NATIVE BACKFILL SHALL BE USED AND COMPACTED TO 90% MIN. RELATIVE COMPACTION.
- 16) ALL WORK IS SUBJECT TO APPROVAL BY THE PUBLIC WORKS SUPERINTENDENT INSPECTION AND ACCEPTANCE.
- 17) NO LAND DISTURBING OR GRADING SHALL OCCUR ON THE SUBJECT PARCEL BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF RMA - BUILDING SERVICES.
- 18) SPECIAL INSPECTIONS, BY A SPECIAL INSPECTOR, ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
- 19) THE LOCATION, HEIGHT AND THE PLATE HEIGHTS OF THE NEW STRUCTURE MUST BE CERTIFIED BY A SURVEYOR TO BE IN CONFORMANCE WITH THE APPROVED PLANS.
- 20) 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 DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST 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.



APPROVED BY:
GUY R. GIRARDO
Professional Engineer



GRADING, DRAINAGE & EROSION CONTROL PLAN

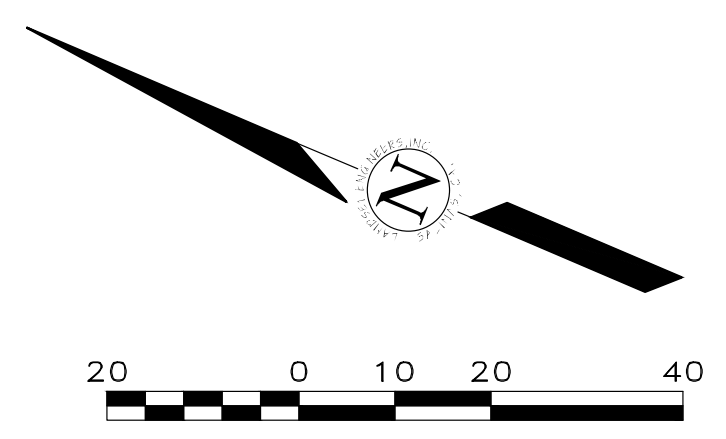
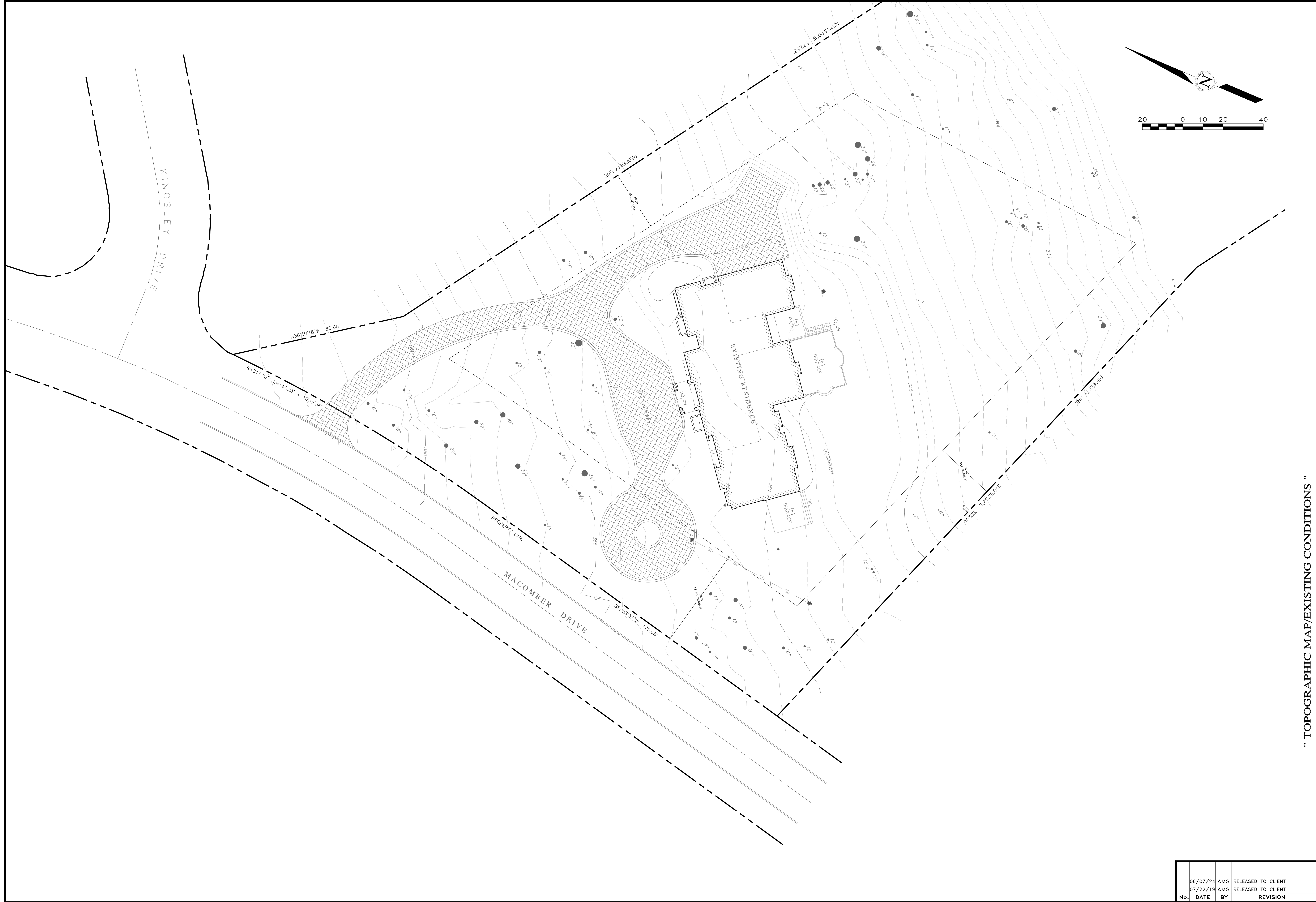
" COVER SHEET "

ALVAREZ RESIDENCE
OF
A.P.N.: 008-162-015
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
FOR
MR. SERGIO ALVAREZ

SCALE: AS SHOWN
DATE: AUGUST 2020
JOB NO. 2157-01

SHEET **C1**
OF 5 SHEETS

No.	DATE	BY	REVISION
06/07/24	AMS		RELEASED TO CLIENT
07/22/19	AMS		RELEASED TO CLIENT

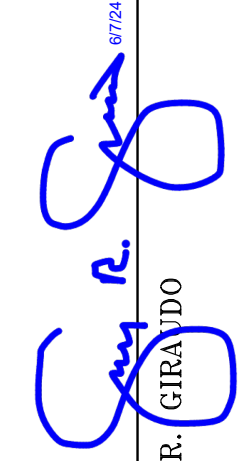


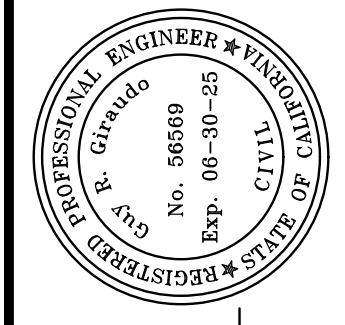
1" TOPOGRAPHIC MAP/EXISTING CONDITIONS "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF
ALVAREZ RESIDENCE
 A.P.N.: 008-162-015
 PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
 FOR
 MR. SERGIO ALVAREZ



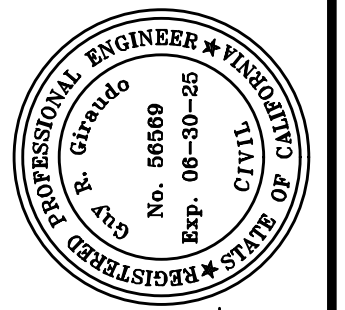
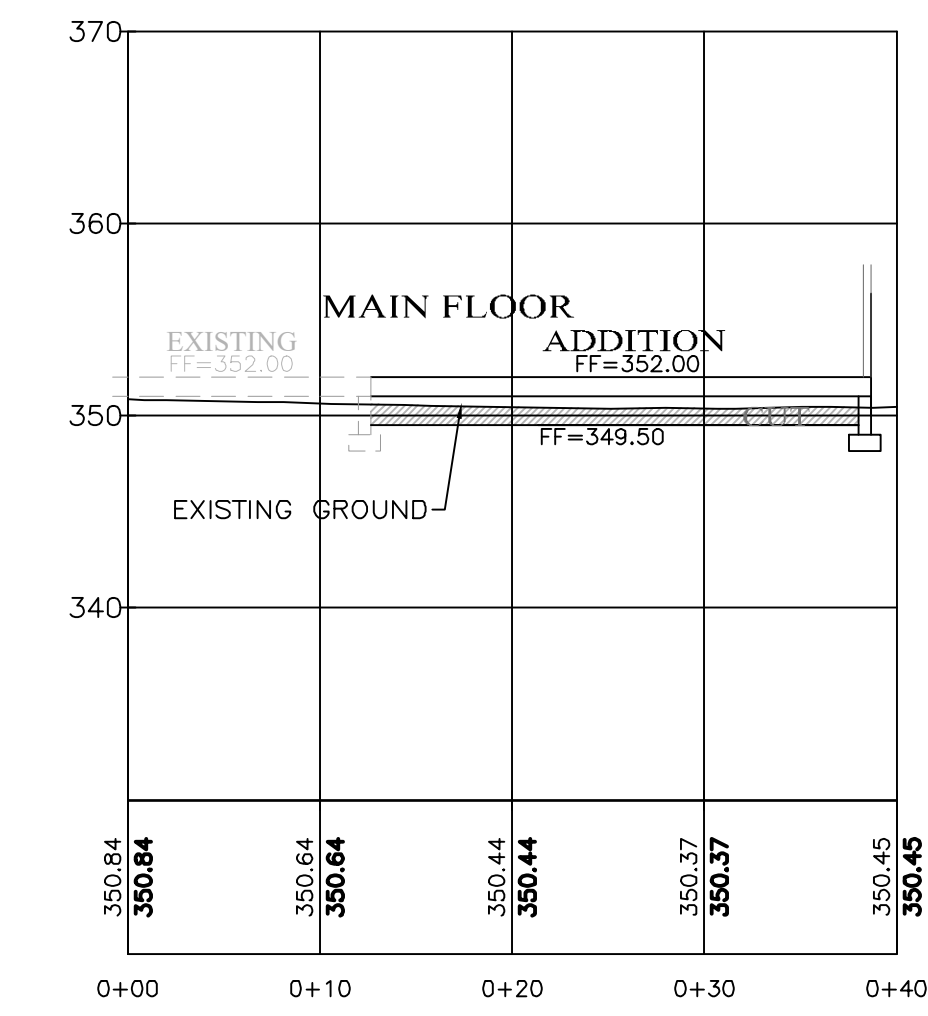
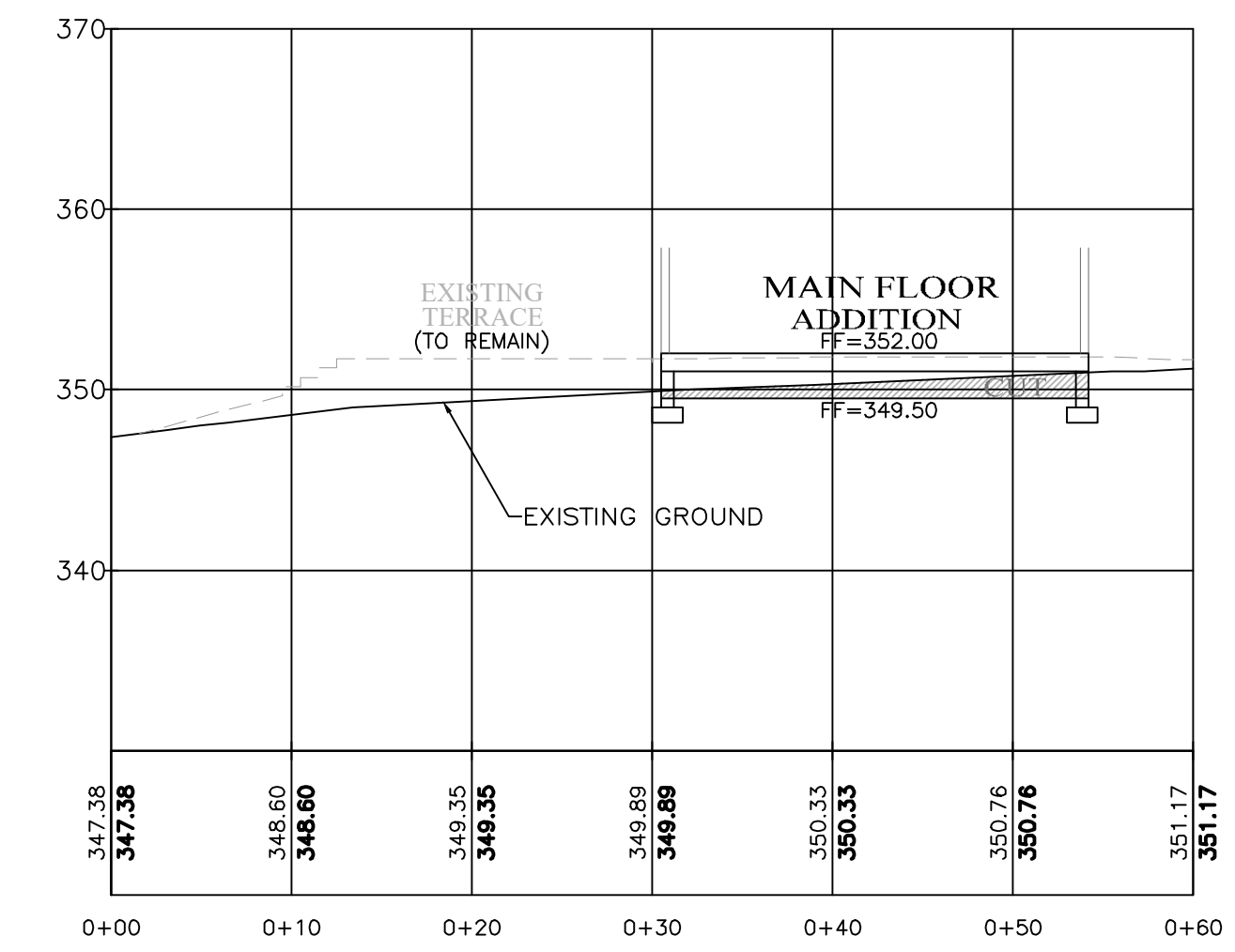
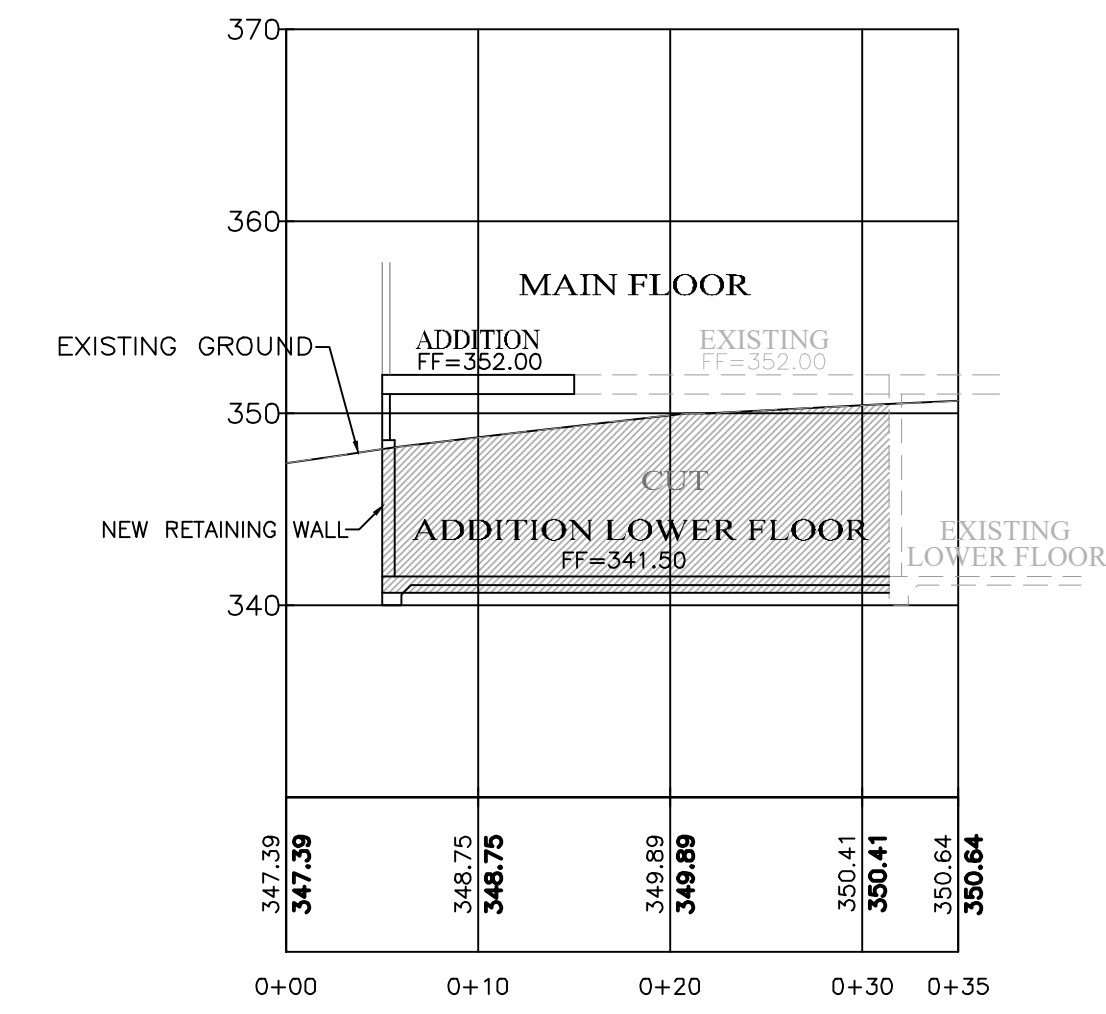
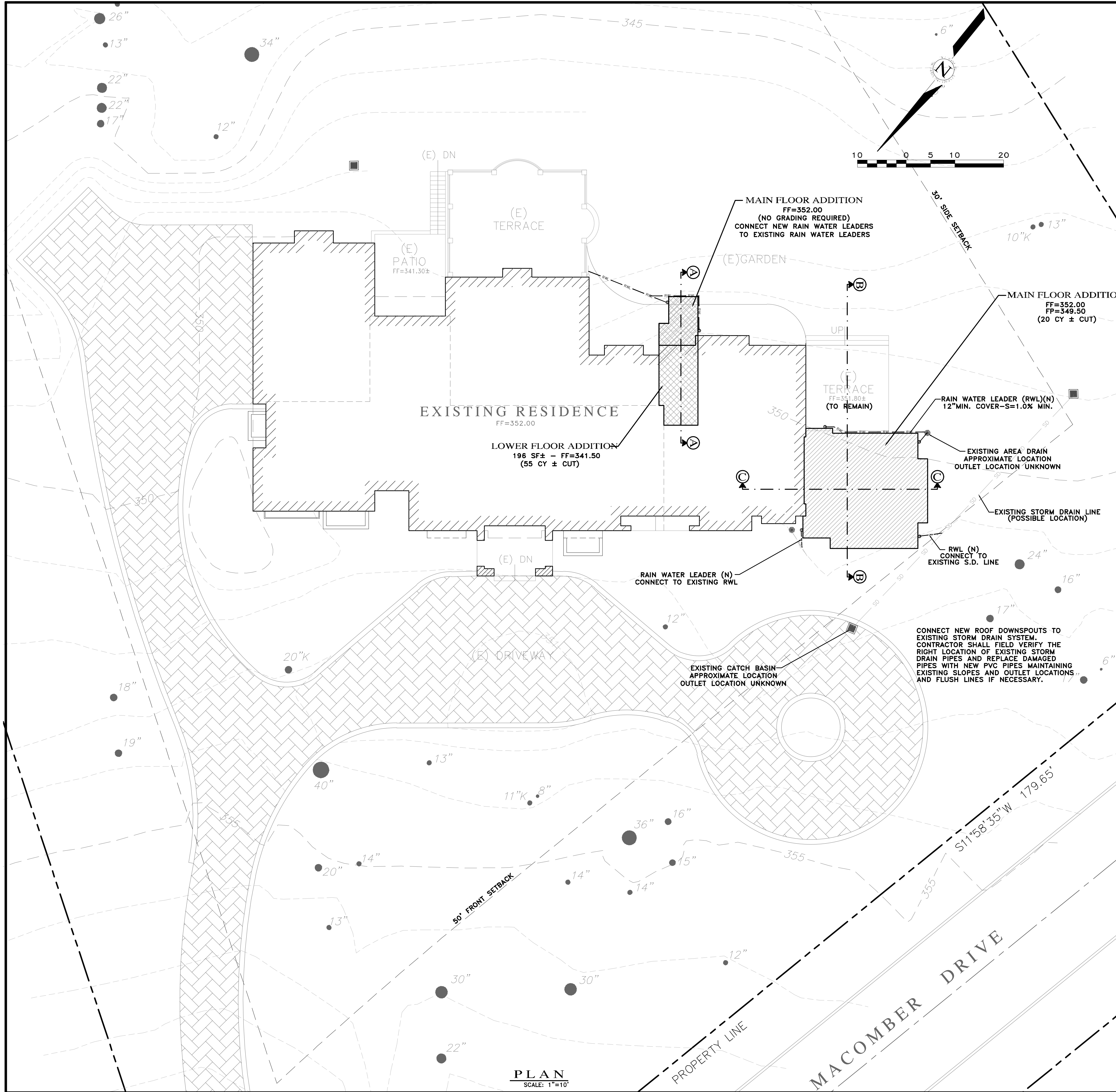
APPROVED BY:

 GUY R. GIRA, P.E.
 CIVIL ENGINEER



SCALE: 1"=10'
 DATE: AUGUST 2020
 JOB NO. 2157-01

No.	DATE	BY	REVISION
	06/07/24	AMS	RELEASED TO CLIENT
	07/22/19	AMS	RELEASED TO CLIENT

SHEET **C2**
 OF 5 SHEETS



APPROVED BY:
GUY R. GIRARDO
Professional Engineer & Surveyor
No. 56589
Exp. 06-30-25
C.T. 111



GRADING, DRAINAGE & UTILITY PLAN - GRADING SECTIONS "

GRADING, DRAINAGE & EROSION CONTROL PLAN

ALVAREZ RESIDENCE
A.P.N.: 008-162-015
FOR MR. SERGIO ALVAREZ
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA

SCALE: AS SHOWN
DATE: AUGUST 2020
JOB NO. 2157-01

No.	DATE	BY	REVISION
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	07/22/19	AMS	RELEASED TO CLIENT

SHEET **C3**
OF 5 SHEETS

C:\P\2157-ALVAREZ\DWG\2157-GDEC.P.DWG\24-36 C3

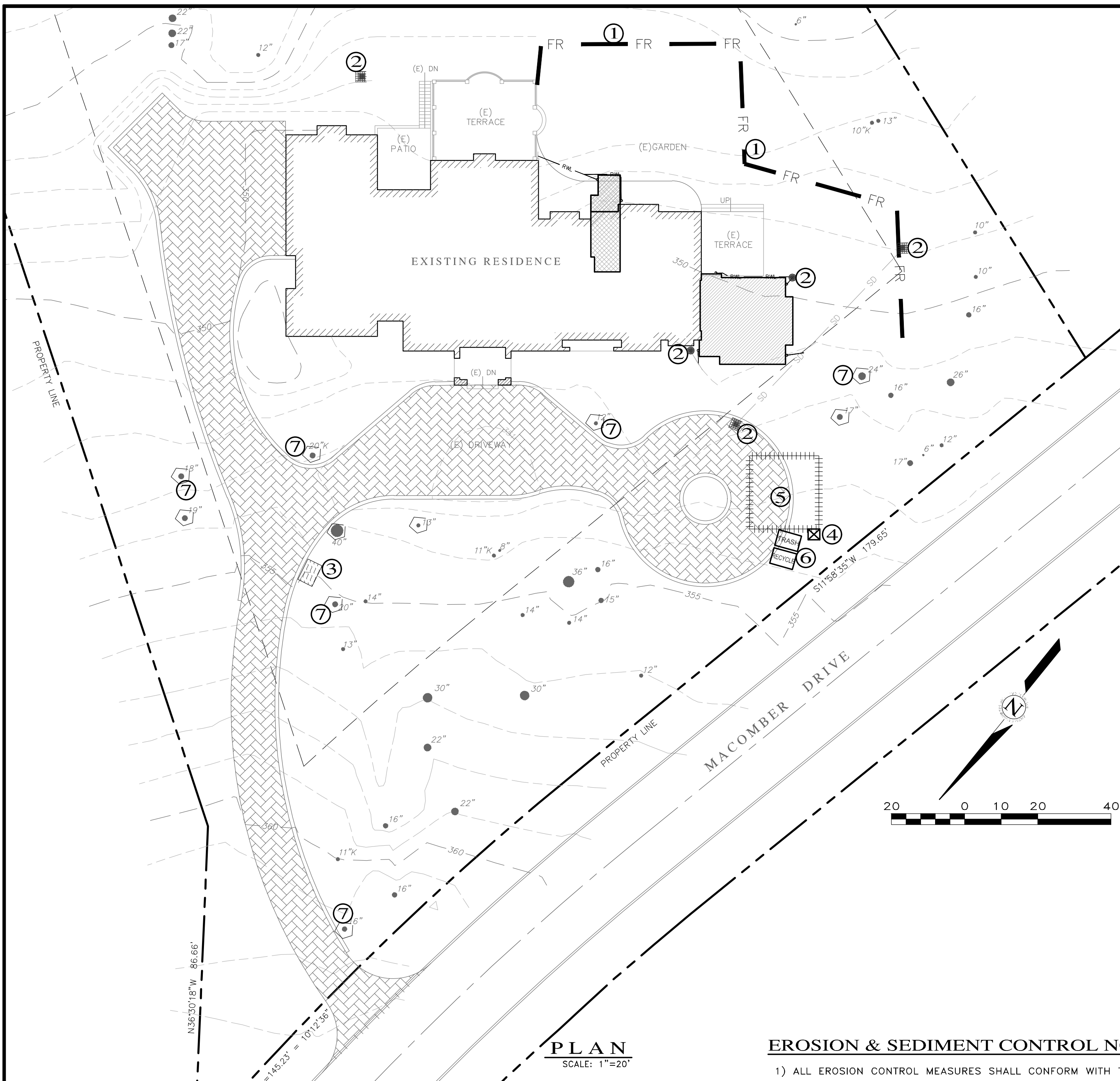
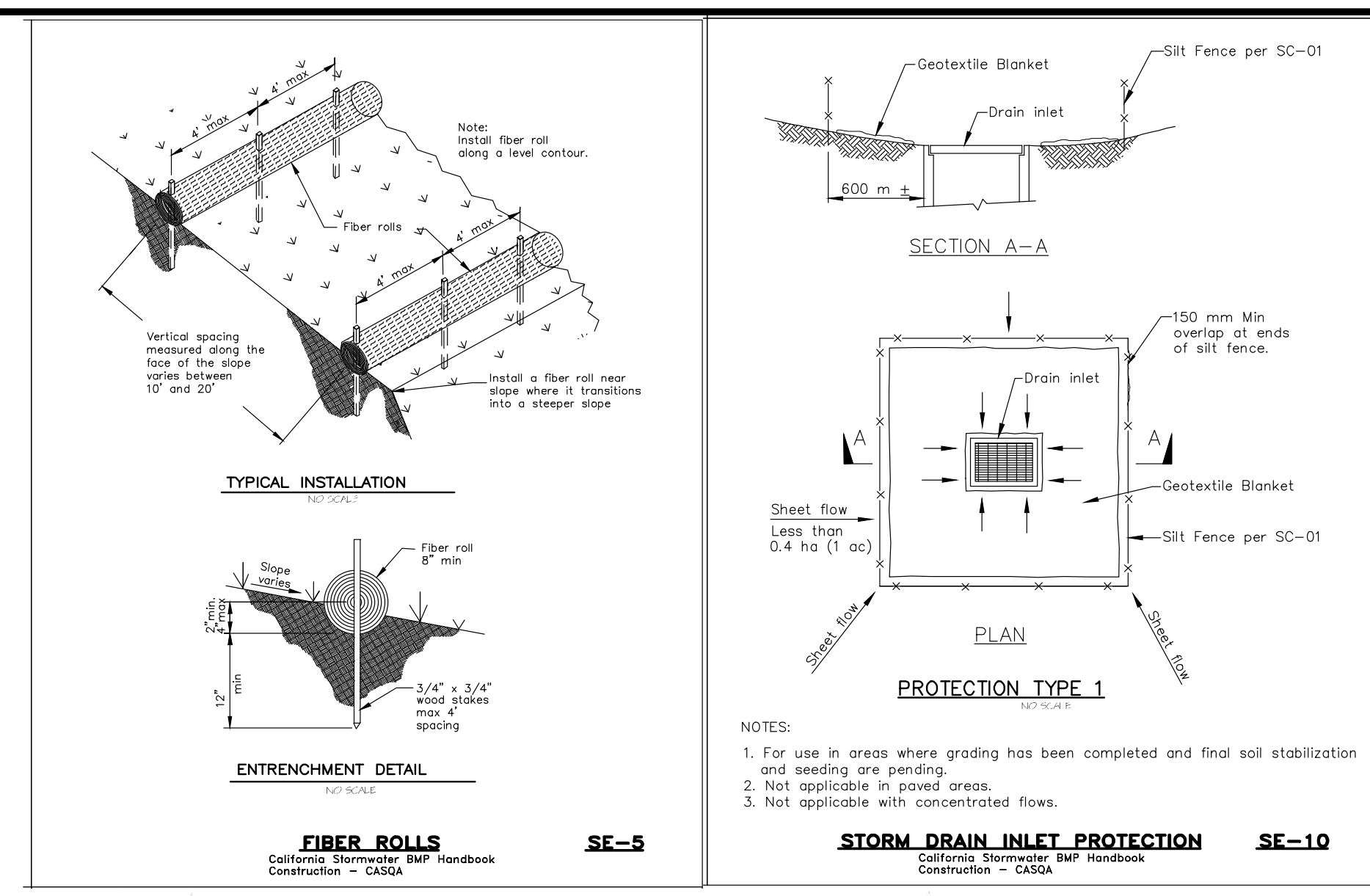


TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. Verify material below shallow foundations are adequate to achieve the design bearing capacity	--	X
2. Verify excavations are extended to proper depth and have reached proper material	--	X
3. Perform classification and testing of compacted fill materials	--	X
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill.	X	--
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	--	X



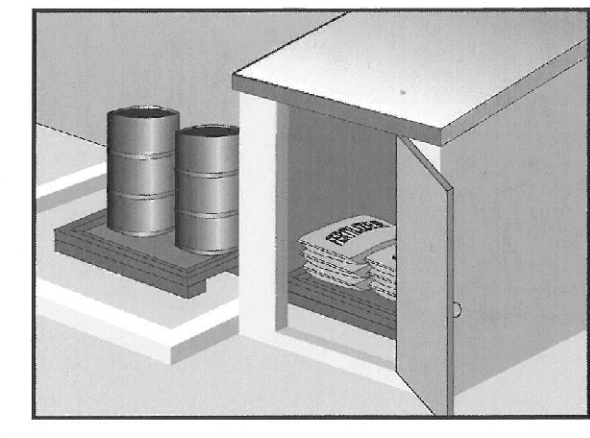
LEGEND:

- FIBER ROLLS:** THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER). SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.
- DRAIN INLET PROTECTION:** PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER - SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.
- CONCRETE WASHOUT:** WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.
- SANITARY/SEPTIC WASTE MANAGEMENT:** PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE.
- CONTRACTOR'S STAGING AREA:** THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLIFIED SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.
- WASTE MANAGEMENT:** SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATER-TIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ONSITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.
- TREE PROTECTION:** TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BY A LICENSED AND CERTIFIED ARBORIST.

EROSION & SEDIMENT CONTROL NOTES:

- 1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE COUNTY OF MONTEREY EROSION CONTROL ORDINANCE.
- 2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.
- 3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
- 4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
- 5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
- 6) EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.
- 7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
- 8) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
- 9) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
- 10) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDING WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.
- 11) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.
- 12) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDING WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRANOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.
- 13) THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
- 14) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO COUNTY RMA-ENVIRONMENTAL SERVICES PRIOR TO BEG. WORK.

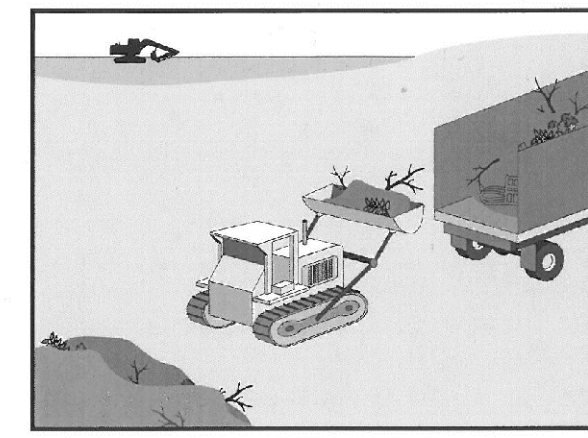
Material Delivery and Storage WM-1



Description and Purpose
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

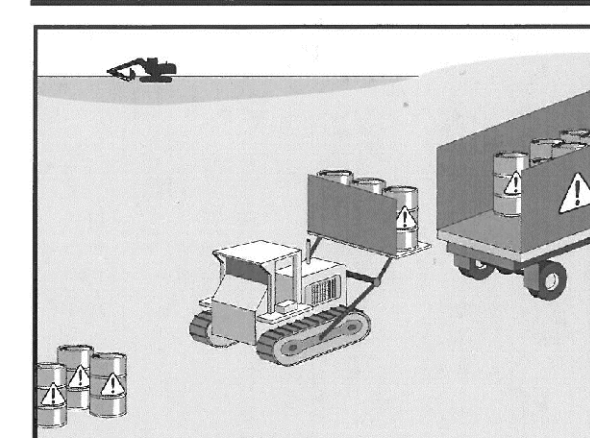
This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMPs in this section.

Solid Waste Management WM-5



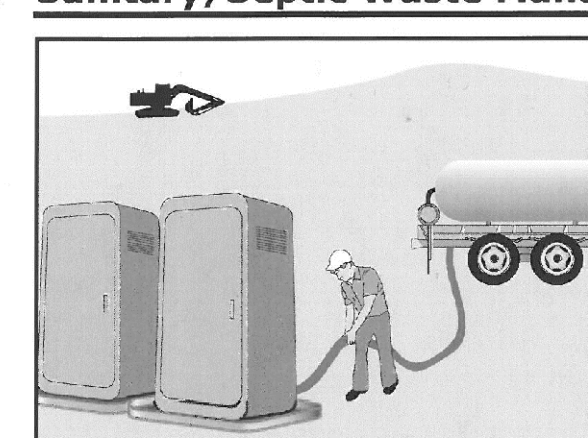
Description and Purpose
Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and subcontractors.

Hazardous Waste Management WM-6



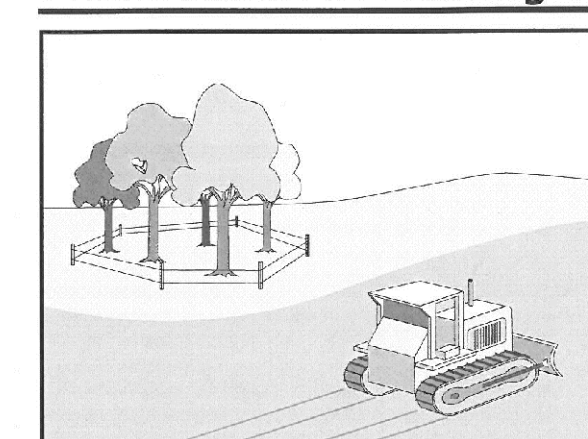
Description and Purpose
Prevent or reduce the discharge of pollutants to stormwater from hazardous waste through proper material use, waste disposal, and training of employees and subcontractors.

Sanitary/Septic Waste Management WM-9



Description and Purpose
Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

Preservation Of Existing Vegetation EC-2



Description and Purpose
Carefully planned preservation of existing vegetation minimizes the potential of removing or injuring existing trees, vines, shrubs, and grasses that protect soil from erosion.

CONSTRUCTION INSPECTION REQUIREMENTS

- 1- 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.
- 2- 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 VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
- 3- 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.

" EROSION & SEDIMENT CONTROL PLAN "

LANDSET ENGINEERS, INC.
520-B Gray Horse Canyon Road
Salinas, California 95307
Office (831) 443-3801
www.landseteng.com

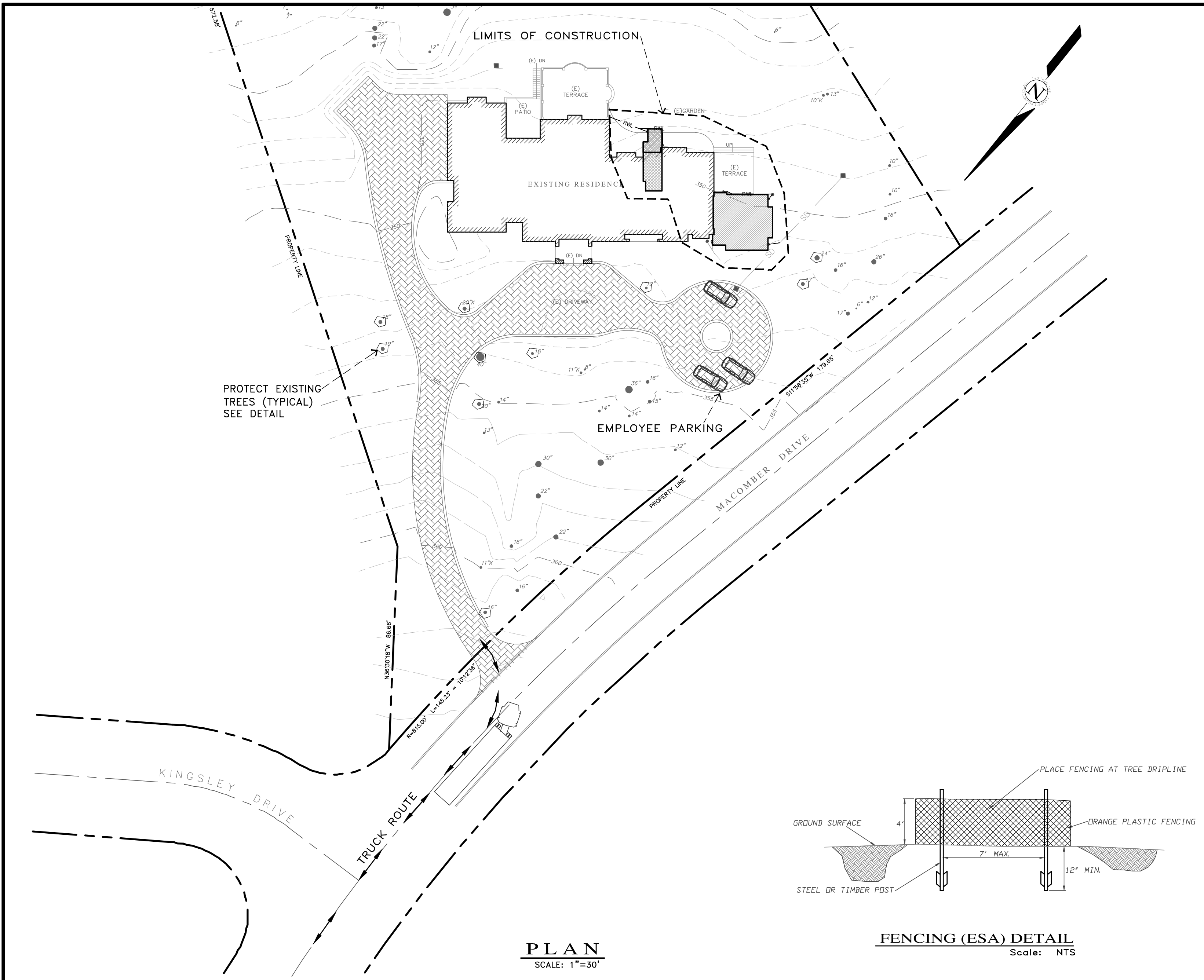
ALVAREZ RESIDENCE
A.P.N.: 008-162-015
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
FOR MR. SERGIO ALVAREZ

APPROVED BY:
GUY R. GIRARDO
REGISTERED PROFESSIONAL ENGINEER - CIVIL
No. 56589
Exp. 06-30-26

SCALE: AS SHOWN
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SHEET **C4**
OF 5 SHEETS



- CONSTRUCTION STAGING:**
- A. MOBILIZE, CLEAR & GRAB.
 - B. SITE GRADING.
 - C. UTILITY INSTALLATION.
 - D. CONSTRUCT STRUCTURE.
 - E. SITE CLEANING, PUNCH LIST.

SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL.

CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STAGED ON THE MACOMBER ROAD AT ANY TIME DURING CONSTRUCTION. MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY.

HAUL ROUTES:
HAUL TRUCKS ENTER THE SITE FROM THE 17 MILE DRIVE TO DEL CIERVO ROAD TO MACOMBER DRIVE. (HAUL TRUCKS EXIT IN THE SAME FASHION.) VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE ON SITE. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

MATERIAL DELIVERIES:
IN THE EVENT THAT MATERIAL DELIVERIES CAUSE THE MACOMBER DRIVE TO BE PARTIALLY BLOCKED BY DELIVERY TRUCKS OR LOADING/UNLOADING OPERATIONS, A FLAGMAN SHALL BE PRESENT TO DIRECT TRAFFIC AROUND THE LANE OBSTRUCTION. THE FLAGMAN SHALL BE PRESENT AT ALL TIMES DURING WHICH DELIVERY CONSTRUCTION OPERATIONS MAY IMPACT TRAFFIC ON THE MACOMBER DRIVE AND SURROUNDING STREETS.

EMPLOYEE PARKING:
LIMITED EMPLOYEE PARKING ON-SITE. EMPLOYEES SHALL USE PUBLIC PARKING LOTS AND CARPOOL TO JOBSITE. ON-SITE PARKING SHALL BE IN LEGAL SPACES ALONG THE MACOMBER DRIVE, OBEYING ALL PARKING LAWS. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

LIMITS OF CONSTRUCTION: ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE BORDER AS SHOWN. EXISTING CYPRESS AND PINE TREES LOCATED WITHIN THE LIMITS SHOWN SHALL BE SURROUNDED BY ORANGE PROTECTIVE FENCING (SEE DETAIL).

NUMBER OF TRUCK TRIPS/DAY: 5

TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION	1	1
GRADING & SOIL REMOVAL (EXPORT)	5	2
ENGINEERING MATERIALS (IMPORT)	3	3
TOTALS	9	6

TRUCK TRIP GENERATION NOTES:

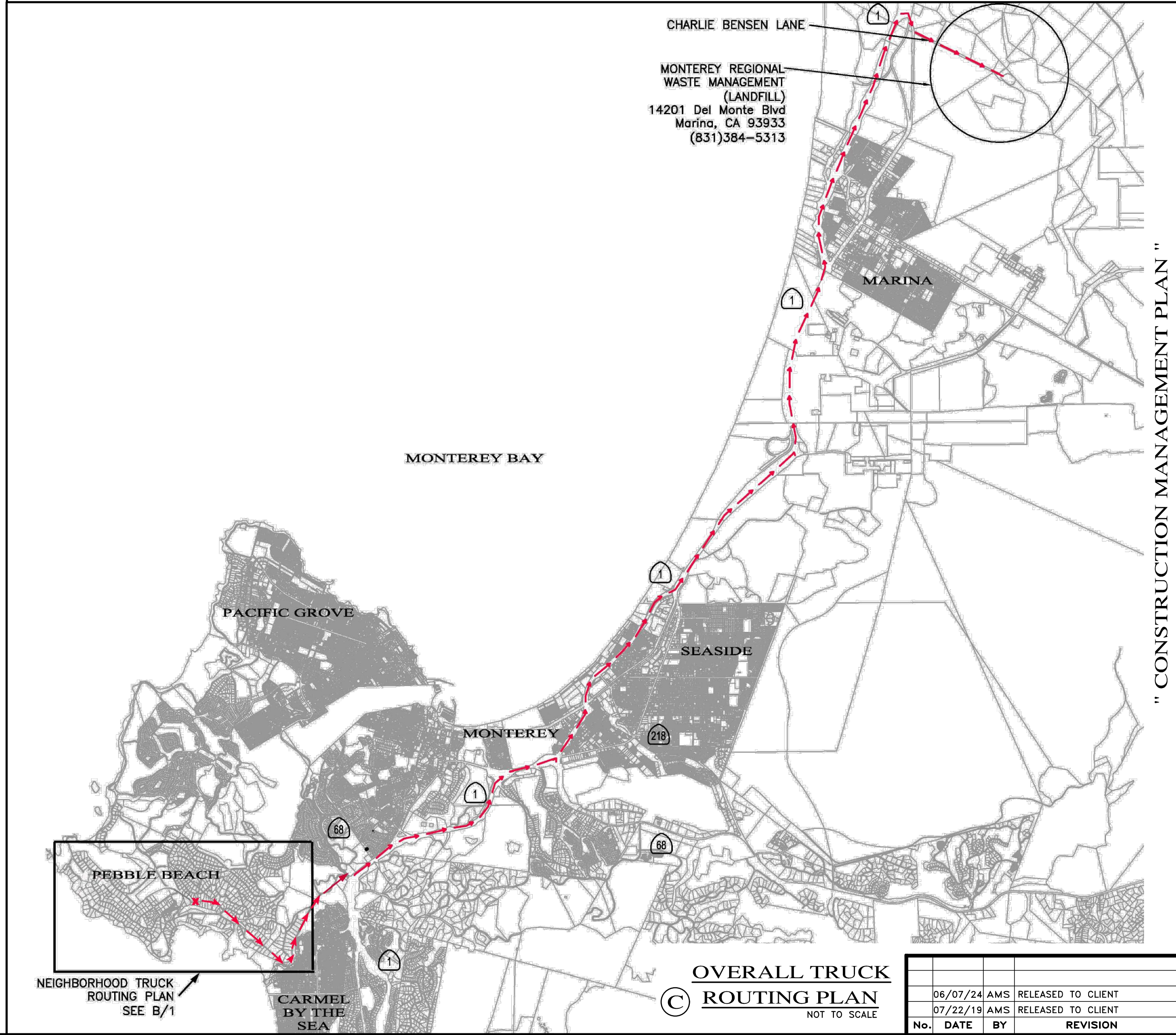
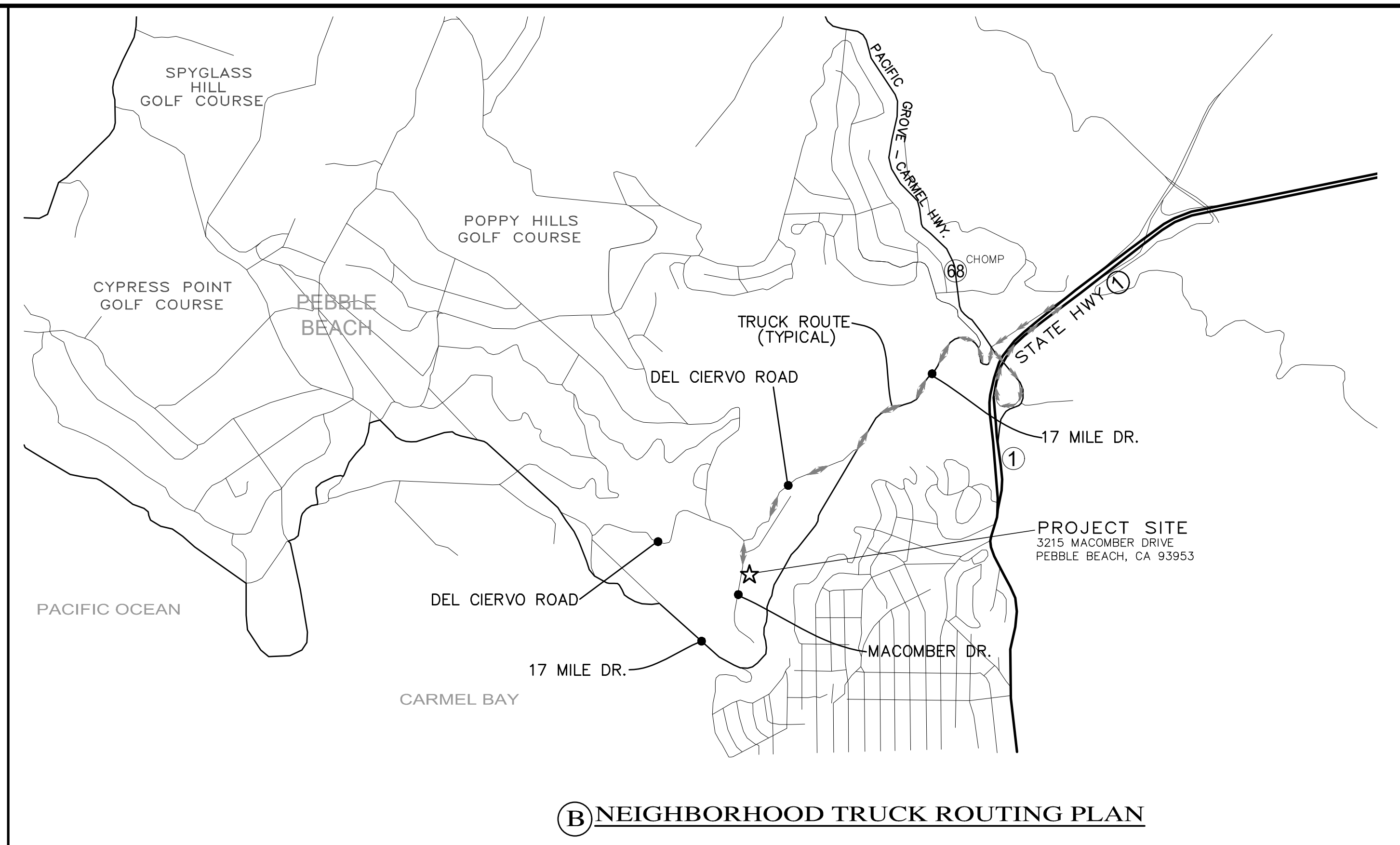
1. TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH A TOTAL OF 2 TRUCK LOADS.
2. THERE ARE 85 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 6 WORKING DAYS TO COMPLETE.
4. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 10 & 20 CUBIC YARDS.

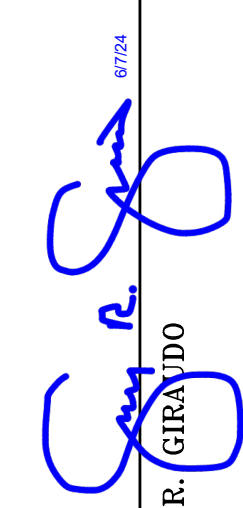
NUMBER OF EMPLOYEES/DAY: 6-10

HOURS OF OPERATION/DAY: 8

PROJECT SCHEDULING: PROJECTED START DATE 24 JUNE 2024.
6 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 10 MONTHS.

A CONSTRUCTION STAGING PLAN
SCALE: 1"=30'



APPROVED BY: 
GUY R. GIRARDO

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Sausalito, California 94967
Office: (831) 443-3801
www.landseteng.com

PROFESSIONAL ENGINEER & ARCHITECT
No. 50568
Exp. 06-30-25
CIVIL
STATE OF CALIFORNIA

CONSTRUCTION MANAGEMENT PLAN

GRADING, DRAINAGE & EROSION CONTROL PLAN

ALVAREZ RESIDENCE
A.P.N.: 008-162-015
FOR MR. SERGIO ALVAREZ
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA

SCALE: AS SHOWN
DATE: AUGUST 2020
JOB NO. 2157-01

SHEET **C5**
OF 5 SHEETS

No.	DATE	BY	REVISION
06/07/24	AMS		RELEASED TO CLIENT
07/22/19	AMS		RELEASED TO CLIENT

**COLOR AND MATERIAL SAMPLES FOR
ALVAREZ RESIDENCE**

3215 Macomber Drive
Pebble Beach, CA
APN: 008-162-015



**ALL COLORS AND MATERIALS
TO MATCH EXISTING**