

# 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:

**HODGE JOHN CHARLES & KEARE STACEY TRS (PLN230140-AMD1)**

#### **RESOLUTION NO. -**

Resolution by the Monterey County Chief of  
Planning:

- 1) Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and none of the exceptions listed in Section 15300.2 apply; and
- 2) Approving a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN230140) that allowed demolition of a 6,256 square foot main residence with an attached guest unit, two-car garage and a 1,476 square foot detached accessory dwelling unit; and the construction of an 8,467 square foot main residence with a 2,723 square foot basement, a 320 square foot pool, construction of 960 square foot accessory dwelling unit with an attached three-car garage, and associated site improvements within 750 feet of known archaeological resources. This Minor and Trivial Amendment modifies the previously approved scope to allow construction of a 6,555 square foot main residence, a 1,320 square foot detached garage inclusive of an art studio, a 238 square foot pool, and a reduction in height from 26 feet one inch to 14 feet 10 inches below average natural grade.

[PLN230140-AMD1, JOHN HODGE/STACEY KEARE, 3406 17 Mile Drive, Pebble Beach, Del Monte Forest Area Plan, (Assessor's Parcel Number: 008-381-002-000)]

**The HODGE JOHN CHARLES & KEARE STACEY TRS application (PLN230140-AMD1) came on for an administrative decision hearing before the Monterey County Chief of Planning on July 2, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Monterey County Chief of Planning finds and decides as follows:**



## FINDINGS

1. **FINDING:** **PROCESS REQUIREMENTS** – The County has received and processed an amendment (PLN230140-AMD1) to a previously approved Combined Development Permit (HCD-Planning File No. PLN230140; Zoning Administrator Resolution No. 24-003) in compliance with all applicable procedural requirements.
- EVIDENCE:**
- a) On April 29, 2025, an application for a Minor and Trivial Amendment (PLN230140-AMD1) was submitted to HCD-Planning to modify the project scope approved under Combined Development Permit HCD-Planning File No. PLN230140.
  - b) On January 25, 2024, the County of Monterey Zoning Administrator approved a Combined Development Permit (PLN230140, Zoning Administrator Resolution No. 24-003) consisting of:
    - 1) Coastal Administrative Permit and Design Approval to allow the demolition of a 6,256 square foot main residence with an attached guest unit, two-car garage and a 1,476 square foot detached accessory dwelling unit; and the construction of an 8,467 square foot main residence with a 2,723 square foot basement, a 320 square foot pool and associated site improvements;
    - 2) Coastal Administrative Permit and Design Approval to allow construction of 960 square foot accessory dwelling unit with an attached three-car garage; and
    - 3) Coastal Development Permit for development within 750 feet of known archaeological resources.
  - c) On May 14, 2024, an appeal by the neighboring property was heard by the Board of Supervisors (Resolution No. 24-153). At the duly noticed hearing, the appeal was denied due to a lack of evidence that the project was inconsistent with Policies in the Del Monte Forest Land Use Plan, Del Monte Forest Coastal Implementation Plan, Title 20, Coastal Act, and 1982 General Plan. However, out of good faith, the Applicant worked with the neighbor to reduce the scope of the previously approved project.
  - d) Conditions of Approval. Zoning Administrator Resolution No. 24-003 was approved with 11 conditions of approval. No conditions were met under the original permit due to an appeal to the Board of Supervisors Resolution No. 24-153. All previously approved conditions of approval will be carried forward to this amendment (PLN230140-AMD1).
  - e) The findings and evidence from PLN230140 (Zoning Administrator Resolution No. 21-003) are incorporated by reference. The proposed Minor and Trivial Amendment (PLN230140-AMD1) will be the operating entitlement for the subject property.
  - f) The application, plans, and supporting materials submitted by the project applicant to the County of Monterey HCD-Planning for the proposed amendment can be found in Project File Nos. PLN230140 and PLN230140-AMD1.
2. **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 (LUP);
  - Del Monte Forest Coastal Implementation Plan (CIP, Part 5);
  - 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) Amendment. The project modifies the previously approved scope of work to allow construction of a 6,555 square foot main residence, a 1,320 square foot detached garage inclusive of an art studio, a 238 square foot pool, and a reduction in height from 26 feet one inch to 14 feet 10 inches below average natural grade. The project includes grading of 4,800 cubic yards of cut and 1,500 cubic yards of fill.
- c) Allowed Use. The property is located at 3406 17 Mile Drive, Pebble Beach, within the LUP, in unincorporated Monterey County. The parcel is zoned as Low Density Residential, 1.5 acres per unit with a Design Control overlay, coastal zone or “LDR/1.5-D(CZ)”, which allows a single-family dwelling and accessory structures pursuant to Title 20 sections 20.14.040.A and R. Therefore, the project is an allowed land use for this site.
- d) Lot Legality. The 2.347-acre lot is shown in its current size and configuration as Lot 8-B in Block 129 on Book 8, page 38 Map of El Pescadero. Therefore, the County recognizes it as a legal lot of record.
- e) Development Standards – Setbacks and Height. Development standards for the LDR zoning district are identified in Title 20 Section 20.14.060.C.1. The required structure setbacks for the subject property are 30 feet (front), 20 feet (side) and 20 feet (rear). The replacement single family dwelling will be located primarily within the same footprint as the existing residence and will have a front setback of over 100 feet, a rear setback of 74 feet 10 and 1/2 inches, and left-side setback of 37 feet 4 inches, and right-side setback of 36 feet 6 and 3/4 inches. The maximum allowed height for main structures in the LDR zoning district is 30 feet above average natural grade. The existing residence to be previously approved (PLN230140) to be demolished is 25 feet 3 inches above average natural grade, and the proposed residence is 14 feet 10 inches below average natural grade.

The required setbacks for habitable accessory structures are 50 feet (front) and 6 feet (side and rear), and the minimum distance between the main structure and accessory structures is 10 feet. The proposed detached garage and art studio have a front setback of 145 feet, and both sides and back setbacks are well over 6 feet. The distance between the main dwelling and accessory structure is over 10 feet. The height requirement for an accessory structure is 15 feet above average natural grade, and the proposed structure will have a height of 9 feet. Therefore, as proposed, the project meets all required development standards.



- f) Development Standards – Impervious Surface Coverage. The subject property is located within the Carmel Bay Area of Special Biological Significance (ASBS) and shall be limited to 9,000 square feet of impervious site coverage pursuant to LUP Policy No. 77. The property is 2.34 acres (102,235 square feet). The property is currently developed with a 4,305 square foot main house site coverage and a 1,476 square foot accessory dwelling unit, along with 15,007 of impermeable hardscape, constituting a total of 20,803 square feet of existing lot coverage. This is currently over the maximum allowable site coverage of 9,000 square feet.

The proposed development includes a 6,555 square foot main residence, a 1,320 square foot detached garage inclusive of an art studio, a 238 square foot pool, and 901 square feet of impervious hardscape totaling in a proposal of 8,938 square feet of impervious coverage. The proposed development will reduce the site coverage to be under the 9,000 square foot maximum allowable site coverage. The remaining developed areas will be returned to oak woodland by planting 19 new Coast live oak trees and native plantings throughout landscaping. Therefore, as illustrated within the attached plans, the project is consistent with LUP Policy No. 77.

- g) Development Standards – Lot Coverage and Floor Area Ratio (FAR). Pursuant to Title 20 Section 20.14.060.E and F, the LDR district allows a maximum lot coverage of 15% and FAR of 17.5%. The previously approved lot coverage was 8,037 square feet or 7.9%, and the FAR was 10,561 square feet or 10.3%. Implementation of this Amendment would reduce the previously approved project to 8,037 square feet or 7.87% of building site coverage, and 7,875 square feet or 7.71%. Therefore, pursuant to Title 20 and as proposed, the project conforms to applicable development standards regarding setbacks, height, and structural coverage.
- h) Design. The subject parcel and surrounding area are designated as a Design Control Zoning District (“D” zoning overlay) and pursuant to Title 20 Chapter 20.44, the location, size, configuration, materials, and colors of structures and fences are regulated to assure the protection of the public viewshed and neighborhood character. The Applicant proposes exterior colors and material finishes to include tan wood vertical siding, tan wood doors and windows, gray metal tile roof, and concrete walls. This project will not have a detrimental effect on the existing neighborhood character nor an effect on the public viewshed. The proposed single family dwelling is located in substantially the same location as the existing single family dwelling. Therefore, the project would not significantly alter the massing of the existing home as to create an adverse visual impact. The project will be screened from the public viewshed by the proposed tree plantings. The primary colors and materials are consistent with CIP Section 20.147.070.B.3; these have an earth tone appearance and harmoniously blend into the site’s surroundings. The fencing will be open to not obstruct views. The fencing at the rear of the property will be split rail and wire. The retaining walls are proposed to be gray concrete walls. The architectural



style and massing will be consistent with the surrounding residential development. Prior to issuance of building permit(s), the landscape plan and exterior lighting shall be approved by HCD Planning pursuant to Title 20 Section 20.14.060 and will be controlled by use of the County's standard condition (Condition No. 4 and Condition No. 6).

- i) Biological Resources. The site has been identified within the regional area through the California Natural Diversity Data Base (CNDDDB) for native plant communities including Maritime Chaparral, Monterey Pine Forest, Monterey Cypress Forest, Coast Live Oak Forest, Grasslands, and Dune Habitat. A Biological Assessment (LIB230228 – see Finding 3, Evidence “b”) was prepared by Fred Ballerini confirming that the project site has been thoroughly altered to the point that vegetation on the parcel is void of any significant native habitat within the proposed areas of construction. During the site visit, several bird and mammal species were observed on neighboring parcels containing adequate vegetative cover. The recommendation to implement an expansive native oak woodland grassland restoration plan will greatly enhance the habitat values of the parcel. Ballerini recommended implementation of an invasive species eradication plan, installation of temporary perimeter exclusionary fencing to allow for native grasses to become established and ceasing irrigation of existing Coast live oak trees within the critical root zones to minimize potential spread of soil fungus to the trees. These recommendations have been incorporated within the project as part of the preliminary landscape plan and will be implemented through Condition No. 4. as recommended, and in accordance with the Migratory Bird Treaty Act, a pre-construction nesting survey will be required through implementation of Condition No. 5.
- j) Cultural Resources. The site is in an area identified in County records as having high archaeological sensitivity. In accordance with CIP Section 20.147.080.B, an archaeological report was prepared to analyze the potential of the project to impact archaeological resources. A Phase I Archaeological Report (LIB230227 – see Finding 3, Evidence “b”) was prepared by Achasta Archaeological Services (Achasta) in January 2022. The assessment included a records search which identified several known resources within 750 feet of the proposed development. The assessment also included a field survey of the subject property and archival research to determine if resources extend into the project site. Achasta's pedestrian survey of the project area produced negative results and indicated that significant cultural materials are not located within the project area. Their analysis also indicated the proposed renovations would not affect a historical resource and no further archeological investigation was recommended. The County reviewed the report and agreed with its conclusions. However, due to the site's high archaeological sensitivity and the proximity of known resources, a standard condition of approval has been incorporated (Condition No. 3), which would require the Applicant to stop work if any cultural resources or human remains are identified.
- k) Historical Resources. The property's historical significance is tied to its first owner, Edward S. Hunter and his son, Robert Hunter, who he passed the property to upon his death. Robert Hunter appears to be a



significant historical figure for his brokerage firm; however, a building at his San Francisco office location, the Hunter-Dunlin Building, is more closely associated with Hunter and is in the National Registry. Hunter engaged architect Wallace Neff to design his vacation home, which was constructed in 1928. The vacation home also appears to be significant as an example of the Spanish Colonial Revival architecture that Neff was known for. The Hunter vacation house took on a roughly cruciform form with multi-leveled roof lines and balconies, decorative tiles, an elaborate chimney cap, and an enclosed courtyard with a fountain. However, starting in 1953, the house underwent several alterations over the course of two decades. The alterations included removing three pairs of French doors in the sun porch and replacing them with three sliding-glass doors, relocating the fireplace from the south end to the west side of the living room and adjoining the room with the sunroom and verandah, and installing two enormous windows at the south end overlooking the 13<sup>th</sup> hole and drastically changing the south side of the house. A one-story addition to the east wing was added and a chimney was removed. At an unknown date, possibly the 1960s or 1970s, all of the original wood-sash windows were replaced with vinyl-sash windows, altering the character of the house. A Phase I Historical Assessment (LIB230226– see Finding 3, Evidence “b”) prepared by Anthony Kirk concludes that due to the significant changes, the house has lost its historic integrity and is no longer able to convey its original character. A Peer Review Letter provided by Meg Clovis (LET\_CLOVIS – see Finding 3, Evidence “b”) agrees with Anthony Kirk’s assessment that the house has lost its historical integrity and is not a historic resource.

- 1) Land Use Advisory Committee (LUAC) Review. The project was not referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The previously approved project was reviewed by the LUAC at a duly-noticed public meeting on October 5, 2023, at which all persons had the opportunity to be heard. Staff had received and forwarded a letter from a neighbor to the LUAC prior to the public meeting. The letter requested that the LUAC consider that the proposed location of the house does not extend past the neighbor’s house. The neighbor was in attendance at the meeting and made a public comment addressing her concerns regarding the location. The neighbor requested to move the house two feet further back, to which the Agent agreed to explore the opportunity to re-site the house with the Applicants. Subsequent to the LUAC meeting, several attempts were made to set up a meeting between the neighbors and the Applicant, and an agreement has not been reached. The previously proposed project had met all of the setback requirements. The LUAC then voted 6-0 to support the project as proposed. The neighbor appealed the project to the Board of Supervisors (Resolution No. 24-153). The appeal was denied due to a lack of substantial evidence that the project was inconsistent with the Policies in the Del Monte Forest Land Use Plan, Del Monte Forest Coastal Implementation Plan, Title 20, Coastal Act, and General Plan. The project Applicant worked with the neighbor to redesign and reduce the project scope. On June 3, 2025, the Applicant submitted a letter of



support from the neighbor for the redesigned project (see Exhibit E of the staff report).

- m) The project planner conducted a virtual site inspection via Google Earth on May 6, 2025, to verify that the proposed project conforms to the applicable plans and Monterey County Code.
- n) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File Nos. PLN230140 and PLN230140-AMD1.

**3. 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. 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:
  - “Biological Assessment” (LIB230228) prepared by Fred Ballerini, Pacific Grove, CA, June 29, 2023.
  - “Geotechnical Report” (LIB230229) prepared by Greg Bloom, PE, GE, Butano Geotechnical Engineering, Inc., Watsonville, CA, June 20, 2023.
  - “Phase I Archaeological Assessment” (LIB230227) prepared by Susan Morley, M.A., RPA, Marina, CA, January 2022 (revised August 2023).
  - “Supplemental Memorandum” (LET\_MORLEY) prepared by Susan Morley, M.A., RPA, Marina, CA, September 28, 2023.
  - “Phase I Historical Assessment” (LIB230226) prepared by Anthony Kirk, Ph.D., Santa Barbara, CA, August 6, 2021.
  - “Peer Review” (LET\_CLOVIS) prepared by Margaret Clovis, M.A., Salinas, CA, September 16, 2021.

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 virtual site inspection via Google Earth on May 6, 2025, 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 are found in Project File Nos. PLN230140 and PLN230140-AMD1.

**4. 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 Community Services District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
  - b) Necessary public facilities for the existing single family dwelling exist; public water and sewer connections are provided by CalAm, as managed by the Monterey Peninsula Water Management District, and the Pebble Beach Community Services District, respectively. Service for the project will be provided through the same connections.
  - c) The project is located on 17 Mile Drive, which is a frequently traveled road. To minimize the overall construction impacts to the neighborhood, approval and implementation of a Construction Management Plan is required (Condition No. 9).
  - d) Staff conducted a virtual site inspection via Google Earth on May 6, 2025, to verify that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
  - e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File Nos. PLN230140 and PLN230140-AMD1.

- 5. FINDING: NO VIOLATIONS** – The subject property complies 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 are not aware of any violations existing on the subject property.
  - b) Staff conducted a virtual site inspection via Google Earth on May 6, 2025, 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 are found in Project File Nos. PLN230140 and PLN230140-AMD1.

- 6. 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) The project is categorically exempt from environmental review pursuant to Section 15301 of the CEQA Guidelines, Existing Facilities. This exemption applies to whether the project involves a negligible or no expansion of use. The project consists of demolition and reconstruction of a single family dwelling and accessory dwelling unit in roughly the same size, massing, and intended use as the existing single family dwelling, and therefore will not increase the expansion of use.



- b) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. CEQA Section 15302 is not qualified by consideration of the project location; the project does not contribute to any cumulative environmental effects; there is not the reasonable possibility that the project would cause an impact due to unusual circumstances; the project is not viewable from a scenic highway; is not a hazardous waste site or any list compiled pursuant to Section 65962.5 of the Government Code; and does not involve any identified historical resources.
- c) No adverse environmental effects were identified during the staff's previous review of the development application during a site visit on October 5, 2023.
- d) See supporting Finding Nos. 2 and 3. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File Nos. PLN230140 and PLN230140-AMD1.

**7. 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 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 physical public access (Figure 8, Major Public Access and Recreational Facilities, in the DMF LUP).
  - d) The subject project site is not identified as an area where the Local Coastal Program requires visual public access (Figure 3, Visual Resources, in the DMF LUP).
  - 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. Consistent with DMF LUP Policies 123 and 137, the proposed development will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity.
  - f) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File Nos. PLN230140 and PLN230140-AMD1.

**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 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.3 of the Monterey County Zoning Ordinance (Title 20), the project is appealable to the California Coastal Commission, as it involves non-exempt development requiring a Coastal Development Permit pursuant to Title 20 Section 20.14.030.F (development on a positive archaeological site), and is therefore conditionally allowable under the base zoning.



## **DECISION**

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

- 1) Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301 and none of the exceptions listed in Section 15300.2 apply
- 2) Approve a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN230140) that allowed demolition of a 6,256 square foot main residence with an attached guest unit, two-car garage and a 1,476 square foot detached accessory dwelling unit; and the construction of an 8,467 square foot main residence with a 2,723 square foot basement, a 320 square foot pool, construction of 960 square foot accessory dwelling unit with an attached three-car garage, and associated site improvements within 750 feet of known archaeological resources. This Minor and Trivial Amendment modifies the previously approved scope to allow construction of a 6,555 square foot main residence, a 1,320 square foot detached garage inclusive of an art studio, a 238 square foot pool, and a reduction in height from 26 feet one inch to 14 feet 10 inches below average natural grade.

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 2nd day of July 2025.

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Melanie Beretti, AICP,  
HCD Chief of Planning

COPY OF THIS DECISION WAS MAILED TO APPLICANT \_\_\_\_\_.

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 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.



# County of Monterey HCD Planning

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

PLN230140-AMD1

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Minor and Trivial Amendment (PLN230140-AMD1) allows construction of a 6,555 square foot single family dwelling, a 1,320 square foot detached garage inclusive of an art studio, a 238 square foot pool. The property is located at 3406 17 Mile Drive, Pebble Beach, (Assessor's Parcel Number 008-381-002-000), Del Monte Forest Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of 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:  
"A Minor and Trivial Amendment (Resolution Number \_\_\_\_\_) was approved by the Chief of Planning for Assessor's Parcel Number 008-381-002-000 on July 2, 2025. The permit was granted subject to 11 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. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of HCD - Planning . A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

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

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by HCD-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to HCD-Building Services.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to Monterey County HCD - Planning.

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



## 5. PD050 - RAPTOR/MIGRATORY BIRD NESTING

**Responsible Department:** Planning

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

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

## 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.

## 7. PD006(A) - CONDITION COMPLIANCE FEE

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

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



## 8. CC01 INDEMNIFICATION

**Responsible Department:** County Counsel-Risk Management

**Condition/Mitigation Monitoring Measure:** Owner/Applicant agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code section 66474.9, defend, indemnify, and hold harmless the County of Monterey and/or its agents, officers, and/or employees from any claim, action, or proceeding against the County and/or its agents, officers, and/or employees to attack, set aside, void, or annul this approval and/or related subsequent approvals, including, but not limited to, design approvals, which action is brought within the time provided for under law. Owner/Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required by a court to pay as a result of such action.

The County shall notify Owner/Applicant of any such claim, action, and/or proceeding as expeditiously as possible. The County may, at its sole discretion, participate in the defense of such action. However, such participation shall not relieve Owner/Applicant of his/her/its obligations under this condition. Regardless, the County shall cooperate fully in defense of the claim, action, and/or proceeding.

(County Counsel-Risk Management)

**Compliance or Monitoring Action to be Performed:** This Indemnification Obligation binds Owner/Applicant from the date of approval of this discretionary development permit forward. Regardless, on written demand of the County County's Office, Owner/Applicant shall also execute and cause to be notarized an agreement to this effect. The County Counsel's Office shall send Owner/Applicant an indemnification agreement. Owner/Applicant shall submit such signed and notarized Indemnification Agreement to the Office of the County Counsel for County's review and signature. Owner/Applicant shall then record such indemnification agreement with the County of Monterey Recorder's Office. Owner/Applicant shall be responsible for all costs required to comply with this paragraph including, but not limited to, notary costs and Recorder fees.

## 9. 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.

**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.



## 10. PD016 - NOTICE OF REPORT

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A biological report has been prepared for this parcel by Fred Ballerini, dated June 29, 2023, and is on record in Monterey County HCD-Planning, Library No. 230228. All development shall be in accordance with this report."  
(HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to HCD - Planning.

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the HCD - Planning.

## 11. PDSP001 - RESTORATION AND MONITORING

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall submit a restoration plan in accordance with the recommendations contained in the Biological Assessment (LIB230228) to HCD-Planning for review and approval. The restoration plan shall include the following: use local plant sources for seed and container plant revegetation material, removal of exotic species, revegetation, success criteria, yearly monitoring, establishment of a monitoring program to track the success of non-native vegetation control and establishment of native species, and establishment of an ongoing maintenance program for non-native plant control and other actions noted during monitoring. Quarterly monitoring of the restoration area will occur during the first year and then yearly for the following 3 years.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of construction or grading permits from Building Services, the Owner/Applicant shall submit a restoration plan detailing the recommendations of LIB230228 and this condition to HCD-Planning for review and approval.

Prior to issuance of construction or grading permits from Building Services, the Owner/Applicant shall submit to HCD-Planning a copy of a contract between the owner/applicant and a qualified biologist indicating that the restoration plan and monitoring program will be implemented.

Prior to final inspection, the Project Biologist shall prepare and submit to HCD-Planning for review and approval, a report confirming that exotic species have been removed, and all replanting and revegetation activities have successfully occurred.

On an on-going basis for the duration of the required monitoring period, annual reports shall be submitted to HCD-Planning for review and approval detailing compliance the approved restoration plan.

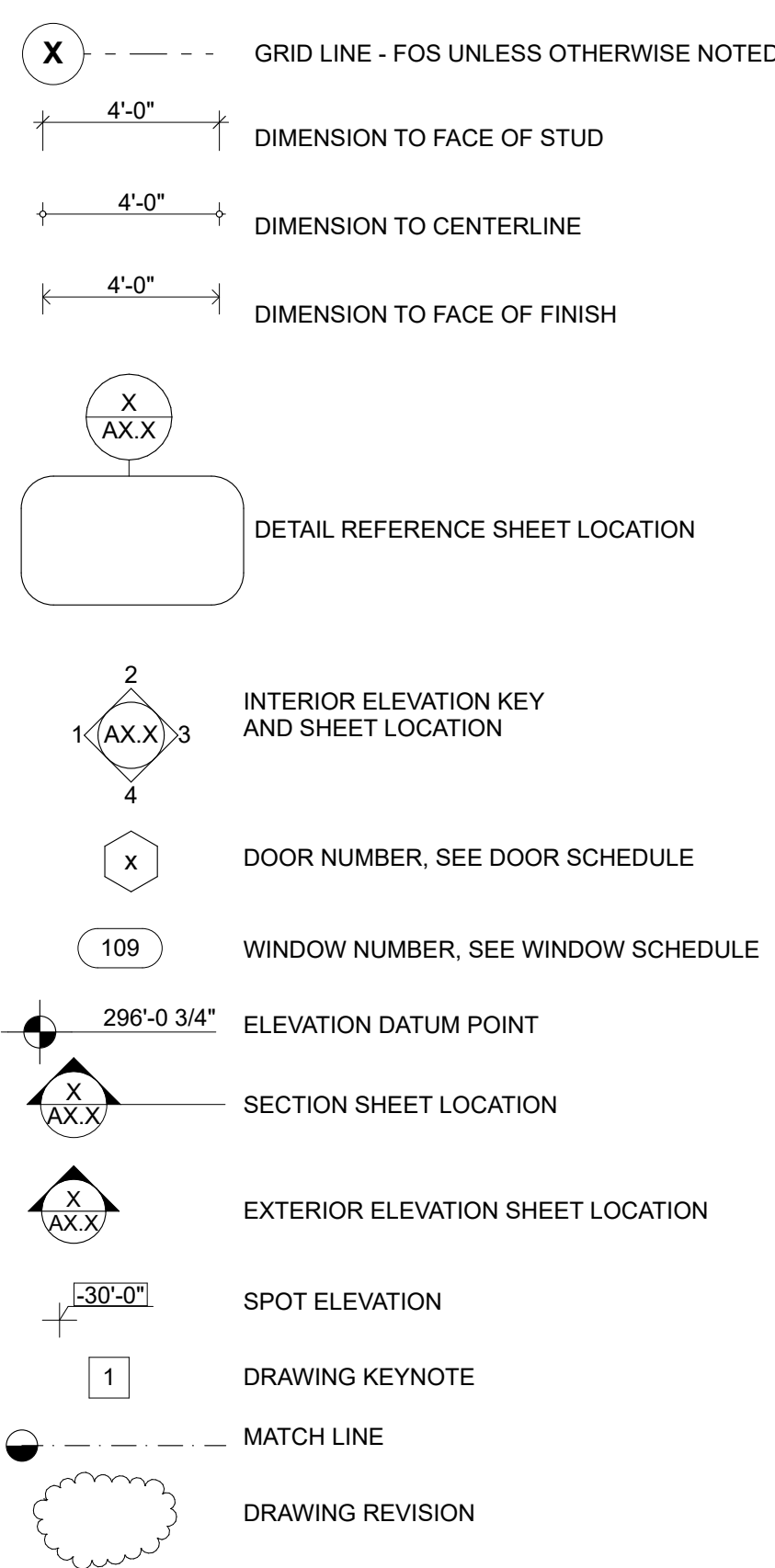


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## GENERAL NOTES

- IF THESE DRAWINGS ARE NOT **24" X 36"**, THEY HAVE BEEN REDUCED OR ENLARGED.
- DO NOT SCALE DRAWINGS FOR DIMENSIONS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- ALL WORK SHALL COMPLY WITH THE CURRENTLY ADOPTED CODES, INCLUDING ANY AND ALL AMENDMENTS, PER THE COUNTY OF MONTEREY HOUSING & COMMUNITY DEVELOPMENT SEE PROJECT DATA FOR DETAILED LIST.
- THE STANDARD A.I.A. A201 GENERAL CONDITIONS ARE HEREBY MADE A PART OF THESE DRAWINGS. REFER TO THE A201 DOCUMENT FOR DETAILED REQUIREMENTS INCLUDING BUT NOT LIMITED TO THE BELOW ITEMS:
  - DISCREPANCIES BETWEEN THESE DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT
  - QUESTIONS REGARDING THE DESIGN INTENT RELATING TO THE LAYOUT OF THE WORK SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT
  - CONTRACTOR'S DUTY TO SECURE AND PAY FOR ALL NECESSARY PERMITS, FEES, LICENSES AND INSPECTIONS
  - CONTRACTOR'S DUTY TO PROTECT EXISTING STRUCTURES, UTILITIES AND VEGETATION
  - CONTRACTOR'S GUARANTEE
  - CONTRACTOR'S RELEASE OF ALL SUBCONTRACTOR AND SUPPLIER LIENS
  - CONTRACTOR'S PROVISION OF LIABILITY INSURANCE, INCLUDING WORKERS' COMPENSATION INSURANCE
  - CONTRACTOR'S DUTY TO ARRANGE FOR ALL REQUIRED INSPECTIONS
  - CONTRACTOR'S DUTY TO PROVIDE JOBSITE CLEANUP
- SPECIAL INSPECTORS SHALL BE APPROVED BY THE AUTHORITY HAVING JURISDICTION PRIOR TO ANY WORK BEING PERFORMED. CONTRACTOR SHALL SUBMIT ALL DOCUMENTATION FOR APPROVAL.
- CONTRACTOR SHALL INSTALL ALL MATERIALS AND EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND ALL APPLICABLE CODES.
- CONTRACTOR SHALL BRACE STRUCTURES AS REQUIRED DURING CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY FRAMING, BLOCKING AND BACKING FOR HEATING EQUIPMENT, ELECTRICAL EQUIPMENT, LIGHT FIXTURES, PLUMBING FIXTURES, CASEWORK AND ALL OTHER ITEMS REQUIRING SUPPORT.
- WHERE REQUIRED BY LOCAL JURISDICTIONS, BUILDINGS SHALL BE FULLY SPRINKLERED IN ACCORDANCE WITH LOCAL BUILDING CODES AND NFPA 101 13D. DRAWINGS TO BE SUBMITTED FOR PERMIT BY DESIGN/BUILD SUBCONTRACTOR.
- SMOKE DETECTORS SHALL BE HARD-WIRED, EQUIPPED WITH A BATTERY BACKUP AND MONITORED BY A REMOTE ANSWERING STATION PER THE REQUIREMENTS OF NFPA 72. SEE REFLECTED CEILING PLANS FOR EXACT LOCATIONS.
- INSULATION AND GLAZING SHALL COMPLY WITH THE CURRENTLY ADOPTED IECC QUALITY STANDARDS AND BE CERTIFIED BY THE MANUFACTURER.
- CONTRACTOR SHALL COORDINATE EXACT LOCATIONS OF MECHANICAL EQUIPMENT, DUCTS, GRILLES, REGISTERS, FLUES AND VENTS WITH ARCHITECTURAL DRAWINGS.
- CONTRACTOR SHALL COORDINATE EXACT LOCATIONS OF ELECTRICAL FIXTURES, OUTLETS AND CONTROLS WITH ARCHITECTURAL DRAWINGS.
- ELECTRICAL OUTLETS IN EXTERIOR WALLS SHALL HAVE INSULATING GASKETS.
- CONTRACTOR SHALL COORDINATE EXACT LOCATIONS OF PLUMBING FIXTURES AND CONTROLS WITH ARCHITECTURAL DRAWINGS.
- HOT WATER HEATERS AND/OR STORAGE TANKS SHALL BE SECURELY FASTENED TO PREVENT OVERTURNING.
- HVAC DUCTS SHALL BE CONSTRUCTED, INSTALLED, SEALED AND INSULATED TO COMPLY WITH THE CURRENTLY ADOPTED UMC AND IECC.
- HVAC EQUIPMENT, DUCTWORK AND WATER HEATING EQUIPMENT SHALL BE SEALED AND INSULATED AND SHALL COMPLY WITH THE ENERGY EFFICACY REQUIREMENTS OF THE CURRENTLY ADOPTED IECC.
- EXHAUST SYSTEMS SHALL HAVE DAMPER CONTROLS.
- CLOTHES DRYERS SHALL INDEPENDENTLY EXHAUST TO THE OUTSIDE PER DRYER MANUFACTURER'S INSTRUCTIONS AND TERMINATE WITH BACKDRAFT DAMPERS NOT LESS THAN THREE FEET IN ANY DIRECTION FROM OPENINGS INTO BUILDINGS.
- THERMOSTATS SHALL BE OF A PROGRAMMABLE DUAL SET BACK TYPE.
- LIGHTING SHALL BE HIGH EFFICACY AND CONTROLS SHALL COMPLY WITH THE CURRENTLY ADOPTED IECC.
- LIGHT FIXTURES IN CLOTHES CLOSETS SHALL ONLY BE PERMITTED TYPES AND SHALL NOT BE INSTALLED CLOSER THAN 12" TO COMBUSTIBLE STORAGE ITEMS PER THE CURRENTLY ADOPTED NEC AND NFPA 70.
- 120V / 1-PH / 15- & 20-AMP BRANCH CIRCUITS IN BEDROOMS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER.
- PLUMBING FIXTURES SHALL BE UPC CERTIFIED.
- TOILETS ARE TO BE ULTRA LOW FLOW 1.28 GALLONS MAXIMUM FLUSH CAPACITY PER CPC.
- HOSE BIBBS SHALL HAVE APPROVED, NON-REMOVABLE BACKFLOW PREVENTION DEVICES PER THE CURRENTLY ADOPTED UPC.
- NO DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD DISPOSER WITHOUT THE USE OF AN APPROVED AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE.
- GAS APPLIANCES SHALL HAVE GAS IGNITER TYPE PILOTS AND INTERMITTENT IGNITION DEVICES.
- HOT WATER FAUCETS WITH TEN FEET OR MORE OF PIPING BETWEEN THE FAUCET AND THE WATER HEATER SHALL BE EQUIPPED WITH A HOT WATER RECIRCULATING SYSTEM.
- HOT WATER HEATERS AND/OR STORAGE TANKS SHALL BE INSULATED WITH R-12 BLANKET INSULATION. ALL SERVICE HOT WATER PIPING SHALL BE INSULATED TO AT LEAST R-3.
- SHOWERS AND TUB-SHOWER COMBINATION FIXTURES SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF EITHER THE PRESSURE-BALANCE OR THERMOSTATIC MIXING VALVE TYPE.

## SYMBOLS



## ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	FOF	FACE OF FINISH	R	RISER
AB	ANCHOR BOLT	FOS	FACE OF STUD	RA	RETURN AIR
ABV	ABOVE	FD	FLOOR DRAIN	REF	REFRIGERATOR
AC	AIR CONDITIONING	FDN	FOUNDATION	R/F	REFRIGERATOR/FREEZER
ADJ	ADJUSTABLE	FIN	FINISH	RH	RIGHT HAND
ALUM	ALUMINUM	FLR	FLOOR	RO	ROUGH OPENING
ASPH	ASPHALT	FRZ	FREEZER	RWL	RAIN WATER LEADER
BO	BOTTOM OF	FTG	FOOTING	RAD / R	RADIUS
BD	BOARD	GALV	GALVANIZED	REINF	REINFORCED
BLDG	BUILDING	GYP BD	GYPSUM WALLBOARD	REQ	REQUIRED
BLKG	BLOCKING	GA	Gauge	RM	ROOM
BLW	BELOW	GL	GLASS	SA	SUPPLY AIR
BM	BEAM	HW	HOT WATER	SAD	SEE ARCHITECTURAL DRAWINGS
BRZ	BRONZE	HB	HOSE BIBB	SED	SEE ELECTRICAL DRAWINGS
BTW	BETWEEN	HD	HEAD	SCD	SEE CIVIL DRAWINGS
CJ	CAST IRON	HDR	HEADER	SLAD	SEE LANDSCAPE DRAWINGS
CIP	CAST IN PLACE	HDWR	HARDWARE	SLTD	SEE LIGHTING DRAWINGS
CO	CLEAN OUT	HOR	HORIZONTAL	SMD	SEE MECHANICAL DRAWINGS
CAB	CABINET	HP	HIGH POINT	SPD	SEE PLUMBING DRAWINGS
CJ	CONTROL JOINT	HR	HOUR	SS	SEE PLUMBING DRAWINGS
CL	CENTER LINE	HT	HEIGHT	SSD	SEE STRUCTURAL DRAWINGS
CLG	CEILING	HTR	HEATER	SH	SPRINKLER HEAD
CLO	CLOSET	ID	INSIDE DIAMETER	SHWR	SHOWER
CLR	CLEAR	INS	INSULATION	SIM	SIMILAR
CMU	CONCRETE MASONRY UNIT	INT	INTERIOR	SPK	SPEAKER
COL	COLUMN	JB	JUNCTION BOX	STL	STEEL
CONC	CONCRETE	JST	JOIST	STN	STAIN
CONT	CONTINUOUS	JT	JOINT	T&G	TONGUE & GROOVE
CSK	COUNTERSINK	LH	LEFT HAND	T	TREAD
CSMT	CASEMENT	LAV	LAVATORY	T.O.	TOP OF
CTR	CENTER	LP	LOW POINT	TOC	TOP OF CONCRETE
DBL	DOUBLE	LT	LIGHT	TOPL	TOP OF PLATE
DH	DOUBLE HUNG	MAX	MAXIMUM	TOW	TOP OF WALL
DIA	DIAMETER	MED	MEDIUM	TS	TUBE STEEL
DIM	DIMENSION	MFR	MANUFACTURER	THK	THICKNESS
DIM PT	DIMENSION POINT	MIN	MINIMUM	TYP	TYPICAL
DISP	GARBAGE DISPOSAL	MIR	MIRROR	UON	UNLESS OTHERWISE NOTED
DN	DOWN	MTD	MOUNTED	VERT	VERTICAL
DR	DOOR	MTL	METAL	VIF	VERIFY IN FIELD
DTL	DETAIL	(N)	NEW	VO	WHERE OCCURS
DW	DISHWASHER	NTS	NOT TO SCALE	VP	WATERPROOFING
DWG	DRAWING	NIC	NOT IN CONTRACT	W	WITH
DWR	DRAWER	O	OVER	WC	WATER CLOSET
(E)	EXISTING	OC	ON CENTER	WD	WOOD
EA	EACH	OD	OUTSIDE DIAMETER	WDW	WINDOW
EL	ELEVATION	OH	OPPOSITE HAND	WH	WATER HEATER
ELEC	ELECTRICAL	OPG	OPENING		
ELEV	ELEVATOR (OR ELEVATION)	PERF	PERFORATED		
EQ	EQUAL	PT	PRESSURE TREATED		
EQUIP	EQUIPMENT	PL	PLATE		
EXP	EXPOSED	PLM	PLASTIC LAMINATE		
EXT	EXTERIOR	PLYWD	PLYWOOD		
FG	FINISHED GRADE / FIXED GLASS	PNL	PANEL		
FOC	FACE OF CONCRETE	PR	PAIR		
		PTD	PAINTED		

## DIRECTORY

OWNER:	HODGE/KEARE FAMILY TRUST 3406 17 MILE DRIVE PEBBLE BEACH, CA 93953
ARCHITECT:	WALKER WARNER ARCHITECTS 353 FOLSOM STREET, SAN FRANCISCO, CA 94105 TEL: 415-318-8900 EMAIL: CGURREY@WALKERWARNER.COM
GENERAL CONTRACTOR:	STOCKER & ALLAIRE 21 MANDEVILLE COURT MONTEREY, CA 93940 CONTACT: DAVID STOCKER TEL: 831-375-1890 EMAIL: DSTOCKER@STOCKERALLAIRE.COM
LANDSCAPE ARCHITECT:	LUTSKO ASSOCIATES 3295 MISSION STREET SAN FRANCISCO, CA 94110 CONTACT: MYRA MESSNER TEL: 415-920-2800 EMAIL: MYRA@LUTSKOASSOCIATES.COM
CIVIL ENGINEER:	SHERWOOD DESIGN ENGINEERS 625 2ND STREET, SUITE 202 PETALUMA, CA 94952 CONTACT: CHRISTINA NICHOLSON TEL: 707-773-7829 EMAIL: CNICHOLSON@SHERWOODENGINEERS.COM
GEOTECHNICAL ENGINEER:	BUTANO GEOTECHNICAL ENGINEERING, INC. 231 GREEN VALLEY ROAD FREEDOM, CA 95019 TEL: 831-724-2612

## PROJECT DATA

LOCATION:	3406 17 MILE DRIVE PEBBLE BEACH, CA
APN:	008-381-002
ZONING:	LDR/1.5-D (CZ)
LOT SIZE:	102,107 SQ. FT.
BLDG USE:	SINGLE FAMILY RESIDENTIAL
OCC. GROUP:	R-3/U
CONST. TYPE:	TYPE V
CLIMATE ZONE:	3
GENERAL PLAN LAND USE DESIGNATION:	DEL MONTE FOREST LAND USE PLAN
WATER PROVIDER:	CALIFORNIA-AMERICAN WATER
SEWER PROVIDER:	PEBBLE BEACH CSD
BUILDING CODES:	2024 MONTEREY COUNTY MUNICIPAL CODE 2022 CA RESIDENTIAL BUILDING CODE (CRC) 2022 CA MECHANICAL CODE (CMC) 2022 CA ELECTRICAL CODE (CEC) 2022 CA PLUMBING CODE (CPC) 2022 CA ENERGY CODE (CEC) 2022 CA GREEN BUILDING CODE (CGBC) 2021 NFPA 101 LIFE SAFETY CODE ALL OTHER APPLICABLE STATE & LOCAL RULES AND REGULATIONS
FIRE SPRINKLERS:	NFPA 13D COMPLIANT
PROJECT SCOPE:	REPLACE EXISTING SINGLE FAMILY RESIDENCE, DETACHED ACCESSORY DWELLING UNIT AND ASSOCIATED SITE WORK WITH NEW MAIN RESIDENCE AND DETACHED 2-CAR GARAGE/ART STUDIO, NEW POOL AND ASSOCIATED SITE WORK.

### GRADING

PROPOSED CUT	4,800	cubic yds
PROPOSED FILL	1,500	cubic yds
NET	3,300	cubic yds

### BUILDING FLOOR AREA

LOT SIZE:	102,107	sq. ft.
MAX ALLOWABLE FLOOR AREA:	17,5%	
MAX ALLOWABLE FLOOR AREA:	17,868	sq. ft.
APPROVED FLOOR AREA:		
FIRST FLOOR	7,117	sq. ft.
SECOND FLOOR	1,524	sq. ft.
ACCESSORY DWELLING UNIT	960	sq. ft.
GARAGE	960	sq. ft.

APPROVED BUILDING FLOOR AREA:	10,561	sq. ft. (FAR 10.3%)
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PROPOSED FLOOR AREA:		
FIRST FLOOR	6,555	sq. ft.
GARAGE/ART STUDIO	1,320	sq. ft.

PROPOSED BUILDING FLOOR AREA:	7,875	sq. ft. (FAR 7.71%)
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### BUILDING SITE COVERAGE:

LOT SIZE:	102,107	sq. ft.
MAX ALLOWABLE BSC PERCENTAGE:	15.0%	
MAX ALLOWABLE BSC:	9,000	sq. ft.

PROPOSED BSC:		
BUILDING	7,875	sq. ft.
TERRACES OVER 24" ABOVE NAT. GRADE	0	sq. ft.
EAVES & AWNINGS OVER 30" DEEP	162	sq. ft.
PROPOSED BUILDING SITE COVERAGE:	8,037	sq. ft. (7.87%)

### PESCADERO WATERSHED COVERAGE:

MAX ALLOWABLE IMPERMEABLE LOT COVERAGE:	9,000	sq. ft.
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APPROVED:		
MAIN HOUSE:	7,117	sq. ft.
GARAGE/ACCESSORY DWELLING UNIT:	960	sq. ft.
HARDSCAPE:	700	sq. ft.
DECKS & TERRACES >24" HIGH:	0	sq. ft.
ROOF OVERHANGS & EAVES >30":	219	sq. ft.
IMPERMEABLE LOT COVERAGE:	8,996	sq. ft.

PROPOSED:		
MAIN HOUSE:	6,555	sq. ft.
GARAGE / ART STUDIO:	1,320	sq. ft.
HARDSCAPE:	901	sq. ft.
DECKS & TERRACES >24" HIGH:	0	sq. ft.
ROOF OVERHANGS & EAVES >30":	162	sq. ft.
PROPOSED IMPERMEABLE LOT COVERAGE:	8,938	sq. ft.

PROPOSED PERMEABLE LOT COVERAGE:	12,325	sq. ft.
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### BUILDING HEIGHTS

APPROVED MAIN HOUSE:		
AVERAGE NATURAL GRADE:	109.67'	
BUILDING HEIGHT:	26'-1" (135.75')	

APPROVED GARAGE/ADU:		
AVERAGE NATURAL GRADE:	122.63'	
BUILDING HEIGHT:	14'-0" (137.13')	

PROPOSED MAIN HOUSE:		
AVERAGE NATURAL GRADE:	112'-0" (112.00')	
ALLOWABLE BUILDING HEIGHT:	+30'-0" (142.00')	
PROPOSED BUILDING HEIGHT:	14'-10" (128.83')	

PROPOSED GARAGE/ART STUDIO:		
AVERAGE NATURAL GRADE:	121'-5" (121.42')	
ALLOWABLE BUILDING HEIGHT:	+15'-0" (136.42')	
PROPOSED BUILDING HEIGHT:	9" (122.17')	

## DRAWING INDEX

ARCHITECTURAL	
A0.0	COVER SHEET
A0.1	APPROVED HOUSE PHOTOS
A0.2	PROPOSED COLOR & MATERIAL PALETTE
A0.3	PROPOSED COLOR & MATERIAL PALETTE
A0.4	PROPOSED HARDSCAPE REDUCTION PLAN
A0.5	SITE SURVEY
A0.6	DEMOLITION PLAN
A0.7	LANDSCAPE SITE PLAN
A1.0	SITE PLAN
AA2.1	MAIN HOUSE - FLOOR PLAN
AA2.2	MAIN HOUSE - ROOF PLAN
AA3.1	BUILDING ELEVATIONS
AA3.2	BUILDING ELEVATIONS
AA4.1	BUILDING SECTIONS
AA4.2	BUILDING SECTIONS
AB2.1	GARAGE/ART STUDIO - FLOOR PLAN
AB3.1	GARAGE/ART STUDIO SECTIONS & ELEVATIONS

THIS PROJECT IS WITHIN A STATE RESPONSIBILITY AREA, WITH A VERY HIGH FIRE HAZARD SEVERITY, AND WILL COMPLY WITH MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE PER R337 IN THE CRC

## VICINITY MAP



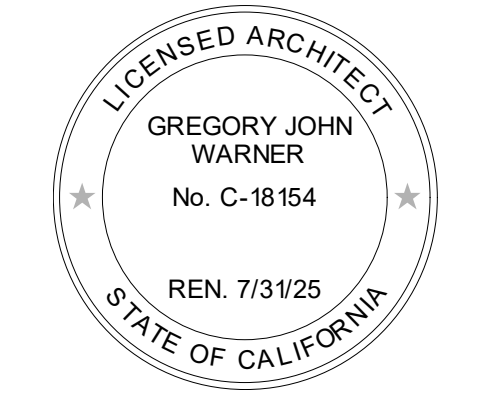
# WALKER WARNER

353 Folsom Street  
San Francisco, California 94105  
415.318.8900  
www.walkerwarner.com

A P N : 0 0 8 - 3 8 1 - 0 0 2

HODGE PEBBLE BEACH

3406 17 MILE DRIVE,  
PEBBLE BEACH, CA, 93953



ISSUED:	
PLANNING SUBMITTAL	2023-08-04
PLANNING RESUBMITTAL	2024-01-09
PLANNING RESUBMITTAL	2025-04-01

### COVER SHEET

SCALE :	AS NOTED
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JOB NUMBER :	2024_17
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SHEET : A0.0



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VIEW FROM NORTHEAST



VIEW FROM SOUTHWEST

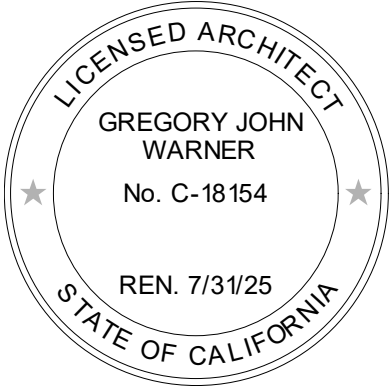
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HODGE PEBBLE BEACH

3406 17 MILE DRIVE,  
PEBBLE BEACH, CA, 93953



ISSUED:	
PLANNING SUBMITTAL	2023-08-04
PLANNING RESUBMITTAL	2024-01-09
PLANNING RESUBMITTAL	2025-04-01

APPROVED HOUSE  
PHOTOS

SCALE : AS NOTED

JOB NUMBER : 2024\_17

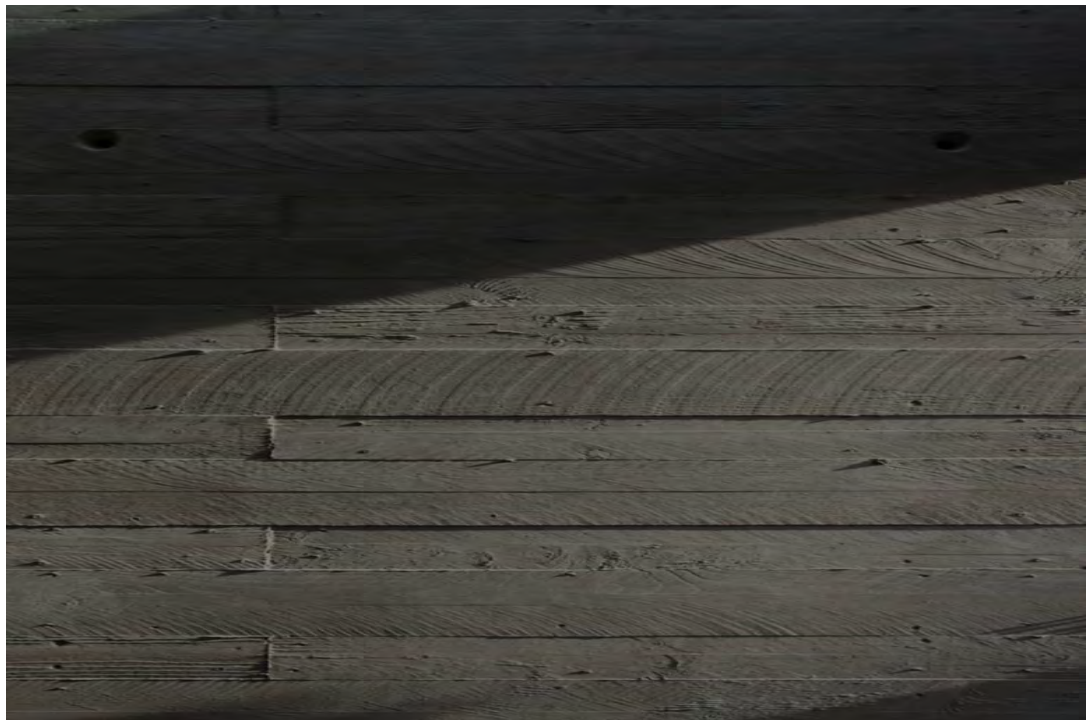
SHEET : A0.1



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1. WOOD - WALLS



2. CONCRETE - WALLS



3. METAL - ROOF



4. WOOD DOORS AND WINDOWS

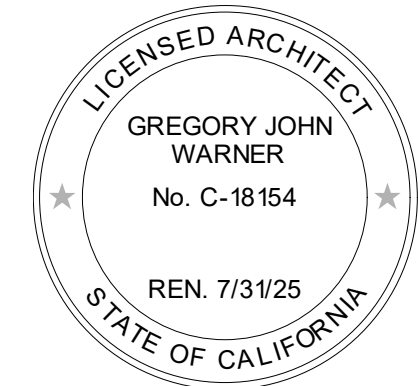
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APN: 008-381-002

## HODGE PEBBLE BEACH

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PEBBLE BEACH, CA, 93953



ISSUED:

PLANNING SUBMITTAL	2023-08-04
PLANNING RESUBMITTAL	2024-01-09
PLANNING RESUBMITTAL	2025-04-01

PROPOSED COLOR &  
MATERIAL PALETTE

SCALE: AS NOTED

JOB NUMBER: 2024\_17

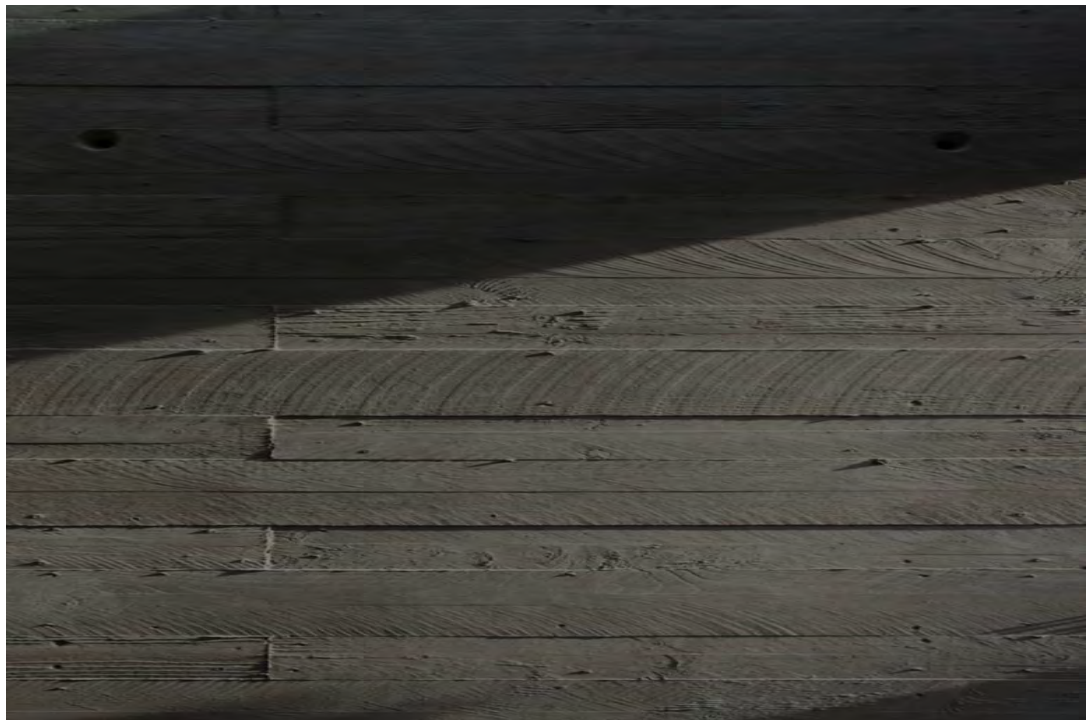
SHEET: **A0.2**



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1. WOOD - WALLS



2. CONCRETE - WALLS



3. METAL - ROOF



4. WOOD DOORS AND WINDOWS



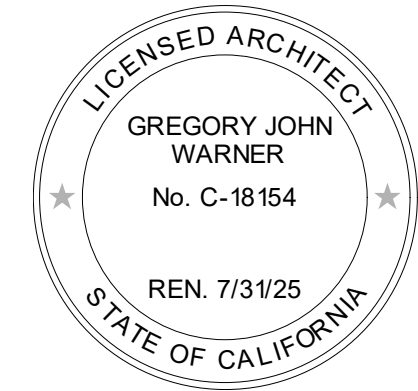
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## HODGE PEBBLE BEACH

3406 17 MILE DRIVE,  
PEBBLE BEACH, CA, 93953



ISSUED:  
PLANNING SUBMITTAL 2023-08-04  
PLANNING RESUBMITTAL 2024-01-09  
PLANNING RESUBMITTAL 2025-04-01

### PROPOSED COLOR & MATERIAL PALETTE

SCALE : AS NOTED

JOB NUMBER : 2024\_17

SHEET : **A0.3**



NOTES - LOT COVERAGE:

BUILDING SITE COVERAGE:

LOT SIZE: 102,107 sq. ft.  
MAX ALLOWABLE BSC PERCENTAGE: 15.0%  
MAX ALLOWABLE BSC: 9,000 sq. ft.

PROPOSED BSC:  
BUILDING: 7,875 sq. ft.  
TERRACES OVER 24" ABOVE NAT. GRADE: 0 sq. ft.  
EAVES & AWNINGS OVER 30" DEEP: 162 sq. ft.  
PROPOSED BUILDING SITE COVERAGE: 8,037 sq. ft. (7.87%)

PESCADERO WATERSHED COVERAGE:

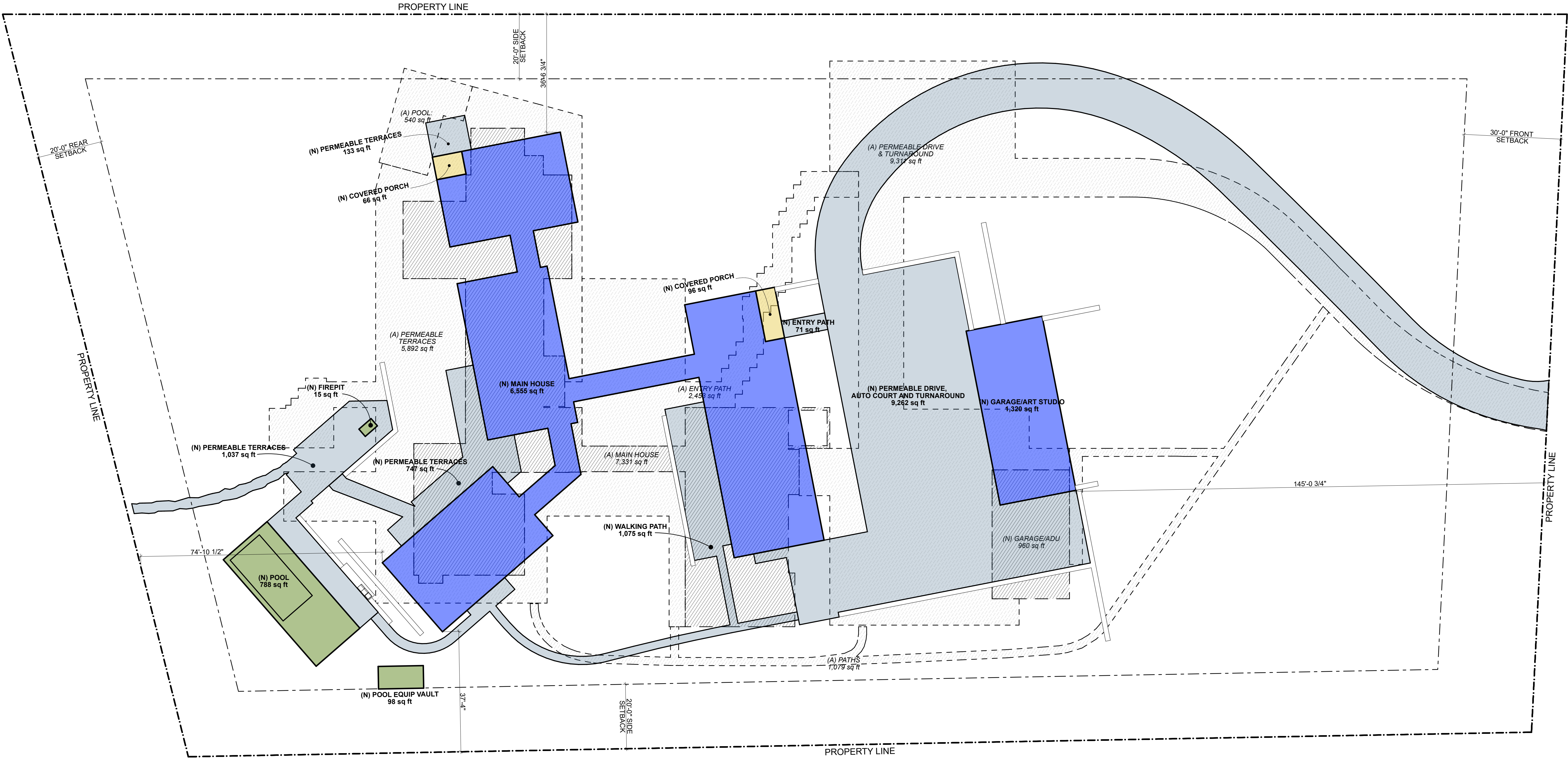
MAX ALLOWABLE IMPERMEABLE LOT COVERAGE: 9,000 sq. ft.

APPROVED:  
MAIN HOUSE: 7,117 sq. ft.  
GARAGE/ACCESSORY DWELLING UNIT: 960 sq. ft.  
HARDSCAPE: 700 sq. ft.  
DECKS & TERRACES >24" HIGH: 0 sq. ft.  
ROOF OVERHANGS & EAVES >30": 219 sq. ft.  
IMPERMEABLE LOT COVERAGE: 8,996 sq. ft.

PROPOSED:  
MAIN HOUSE: 6,555 sq. ft.  
GARAGE / ART STUDIO: 1,320 sq. ft.  
HARDSCAPE: 901 sq. ft.  
DECKS & TERRACES >24" HIGH: 0 sq. ft.  
ROOF OVERHANGS & EAVES >30": 162 sq. ft.  
PROPOSED IMPERMEABLE LOT COVERAGE: 8,938 sq. ft.

LEGEND - LOT COVERAGE:

- APPROVED BUILDING COVERAGE
- APPROVED HARDSCAPE/DEVELOPED AREA
- PROPOSED BUILDING COVERAGE
- PROPOSED BUILDING COVERAGE: ROOF OVERHANGS
- PROPOSED HARDSCAPE
- PROPOSED PERMEABLE PAVING



1 LOT COVERAGE SITE PLAN  
A0.4

SCALE: 1/16" = 1'-0"

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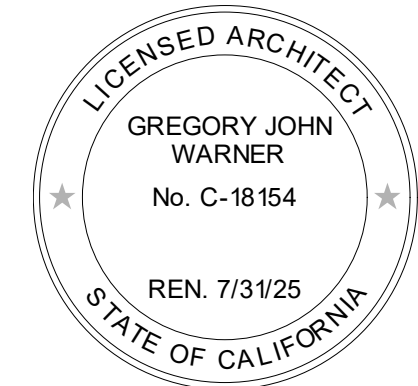
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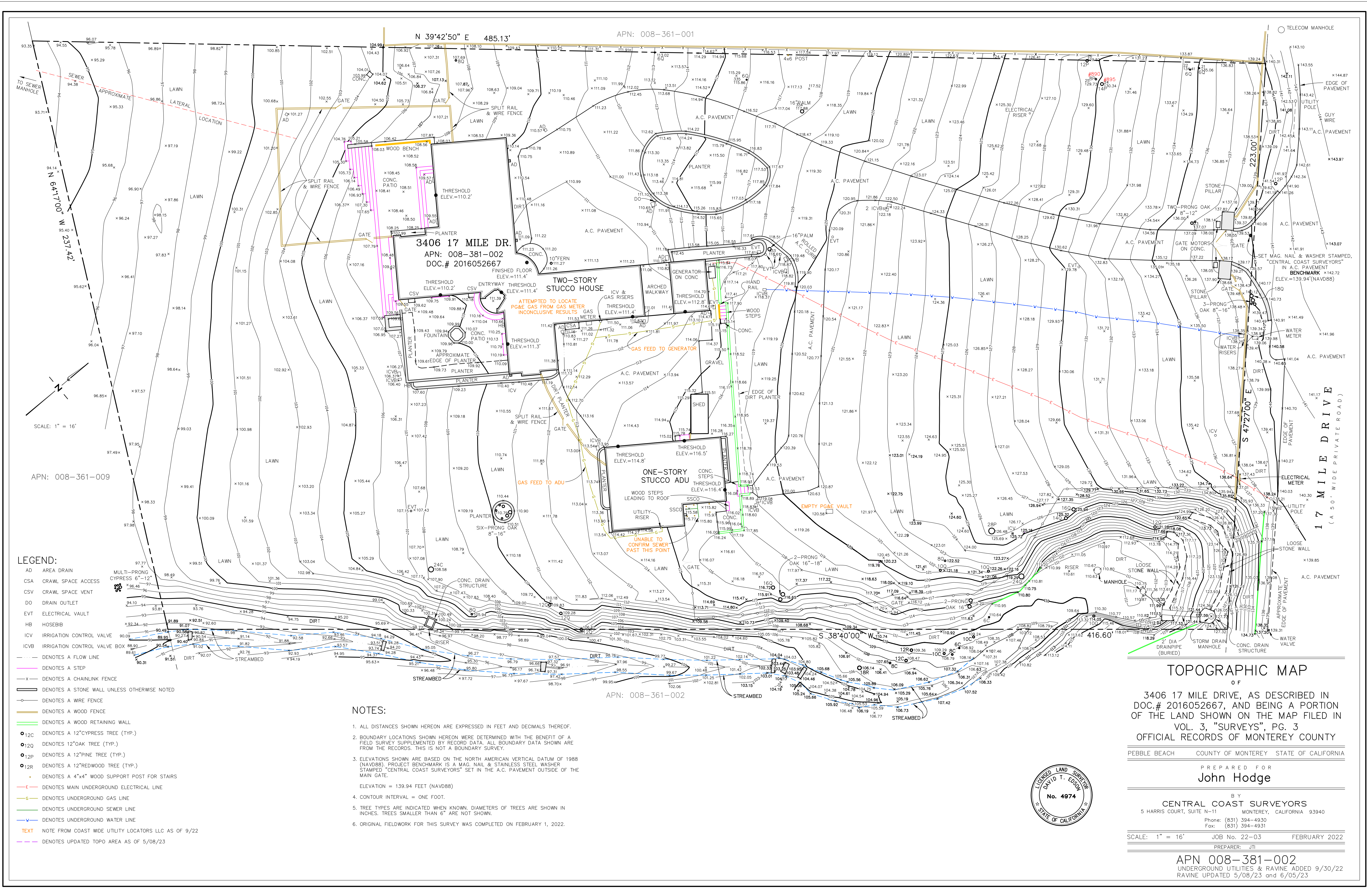
PROPOSED HARDSCAPE  
REDUCTION PLAN

SCALE: AS NOTED

JOB NUMBER: 2024\_17

SHEET: A0.4



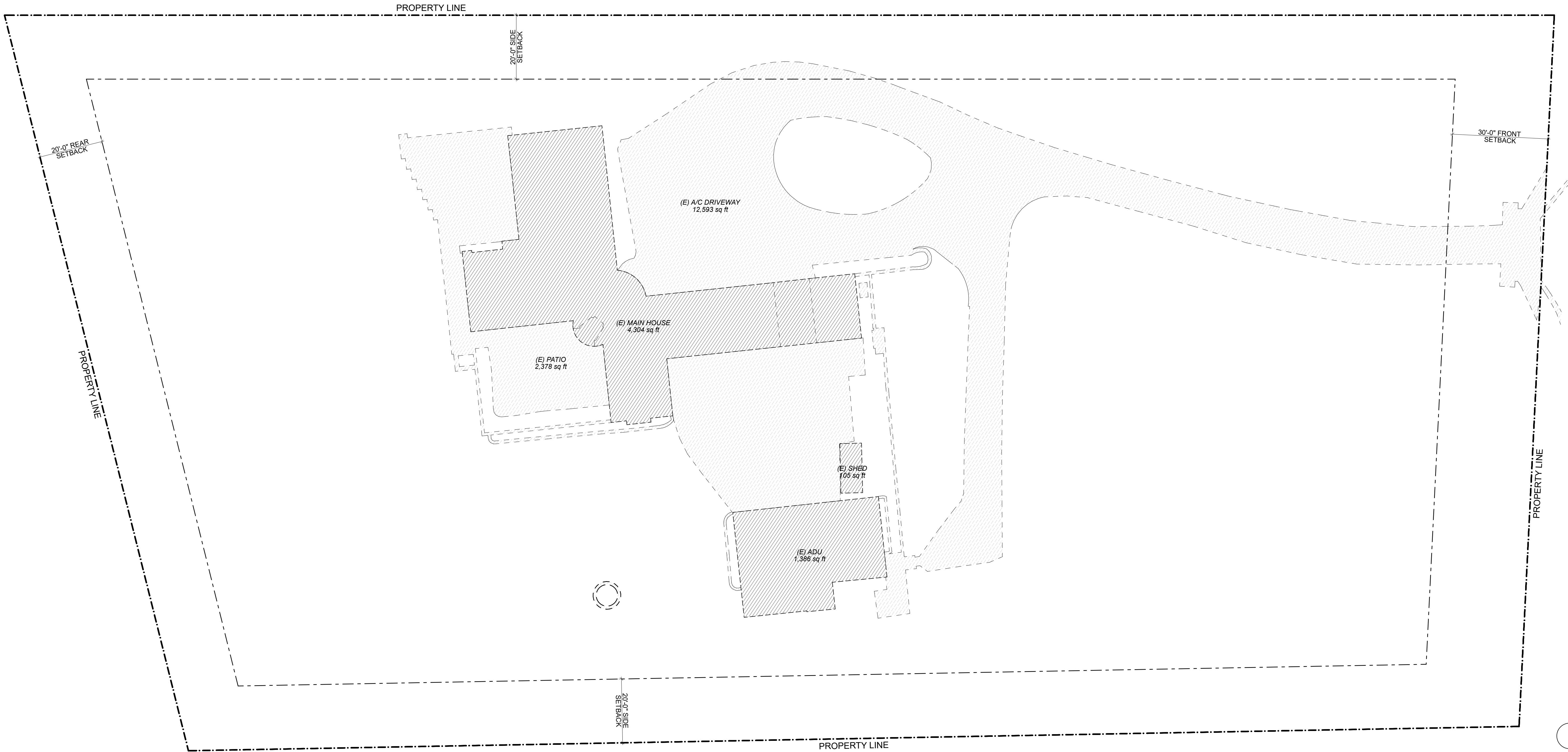




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LEGEND - DEMOLITION PLAN:

- EXISTING BUILDING TO BE DEMOLISHED
- EXISTING HARDSCAPE/DEVELOPED AREA TO BE DEMOLISHED

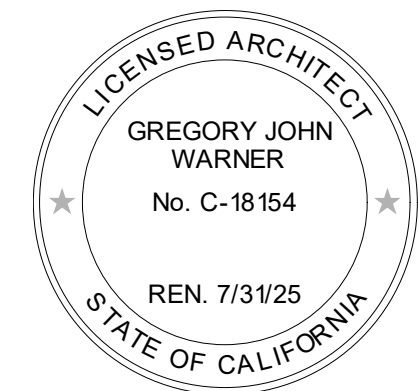


2  
A0.6  
DEMOLITION PLAN  
SCALE: 1/16" = 1'-0"

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PLANNING RESUBMITTAL 2025-04-01

DEMOLITION PLAN

SCALE : AS NOTED

JOB NUMBER : 2024\_17

SHEET : A0.6





Hodge Pebble Beach - Landscape Site Plan

3406 17 Mile Drive,  
Pebble Beach, California

date: 03.17.2025  
scale 1/16" - 1'-0"

LUTSKO ASSOCIATES  
landscape

3295 Mission Street  
San Francisco, CA 94110  
T: 415.920.2800

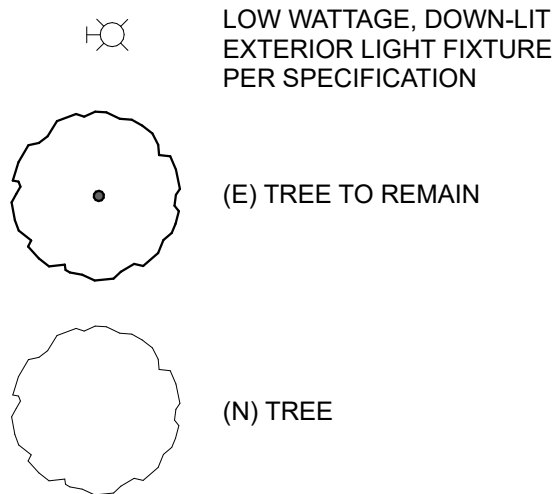


NOTES - SITE PLAN:

- EXISTING CONTOURS ARE SHOWN. SEE CIVIL DRAWINGS FOR PROPOSED FINISH GRADING
- SEE CIVIL DRAWINGS FOR DRAINAGE INFORMATION
- SEE LANDSCAPE DRAWINGS FOR PLANTING, LANDSCAPE LIGHTING, DETAILS AND IRRIGATION INFORMATION
- SEE LANDSCAPE DRAWINGS FOR POOL AND SPA INFORMATION

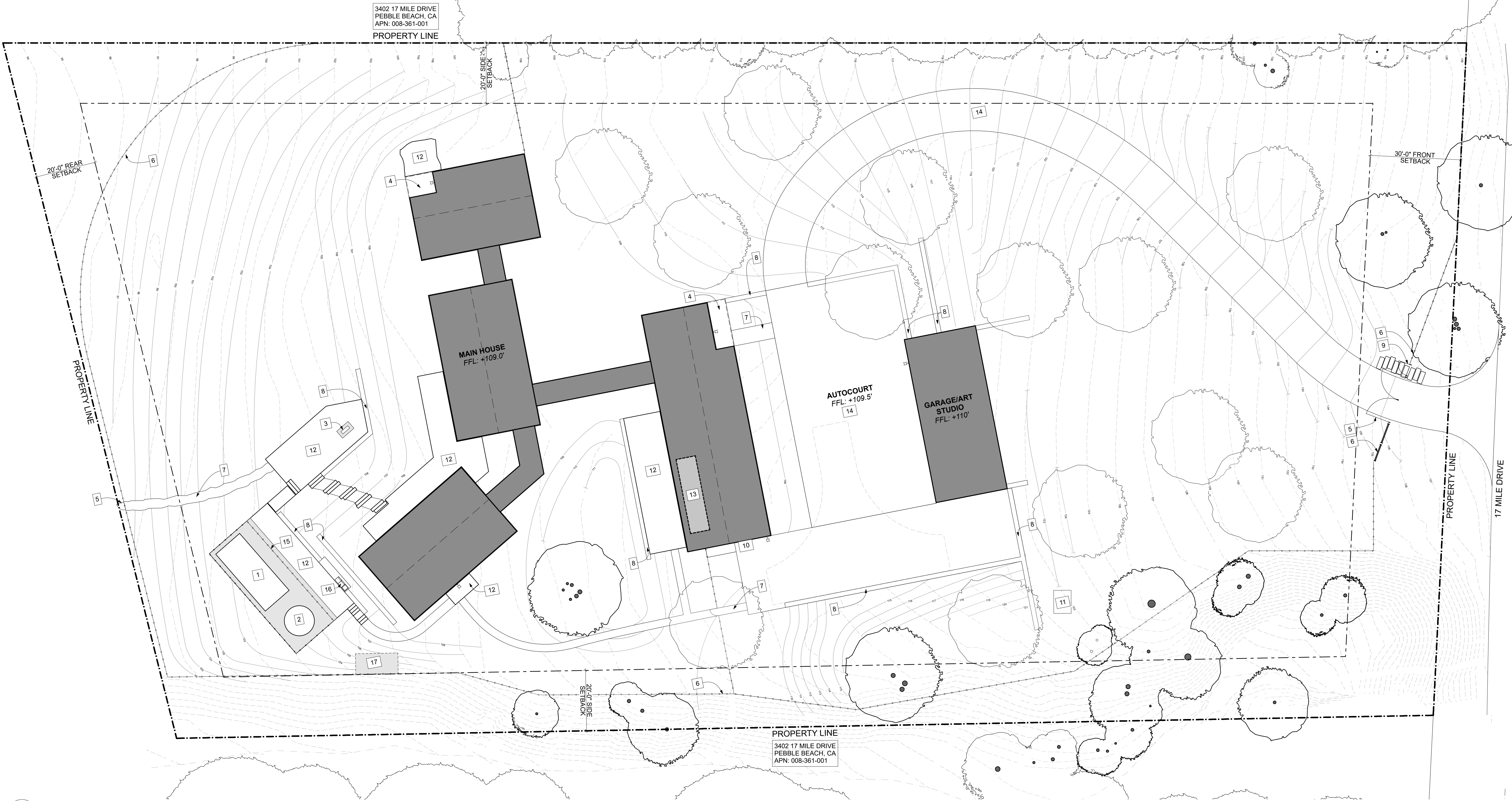
LEGEND - SITE PLAN:

- PROPERTY LINE
- SETBACK LINE
- (E) CONTOURS FOR REFERENCE ONLY, SEE SURVEY
- (N) CONTOURS FOR REFERENCE ONLY, SEE CIVIL DRAWINGS
- (N) STRUCTURES
- (N) HARDSCAPE, SEE SITE COVERAGE PLAN
- ROOF RIDGE ABOVE
- ROOF OVERHANG ABOVE



KEYNOTES - SITE PLAN:

- |   |                                |    |   |
|---|--------------------------------|----|---|
| 1 | POOL, SLAD                     | 10 | OUTDOOR WASH, PERMEABLE                           |
| 2 | HOT TUB, SLAD                  | 11 | EMERGENCY BACKUP GENERATOR, SLAD                  |
| 3 | FIRE PIT, SLAD                 | 12 | PERMEABLE PAVER, SLAD                             |
| 4 | PAVED COVERED PORCH, PERMEABLE | 13 | ROOFTOP SOLAR PANEL ARRAY, UNDER SEPARATE PERMIT  |
| 5 | GATE, SLAD                     | 14 | PERMEABLE DRIVE, AUTO COURT, AND HAMMERHEAD, SLAD |
| 6 | FENCE, SLAD                    | 15 | POOL FENCE, SLAD                                  |
| 7 | PATH, SLAD                     | 16 | BARBEQUE GRILL                                    |
| 8 | SITE WALL, SLAD                | 17 | POOL EQUIPMENT VAULT, SLAD                        |
| 9 | GATE ACCESS DOOR, SLAD         |    |   |



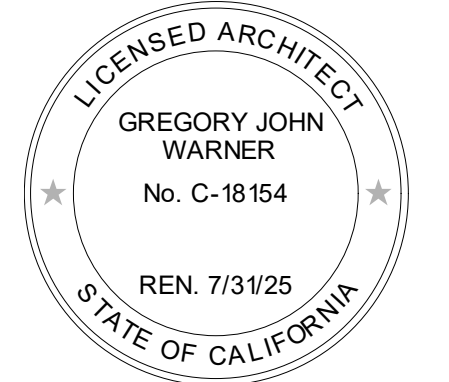
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1  
A1.0  
SITE PLAN  
SCALE: 1/16" = 1'-0"

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SITE PLAN

SCALE: AS NOTED

JOB NUMBER: 2024\_17

SHEET: A1.0



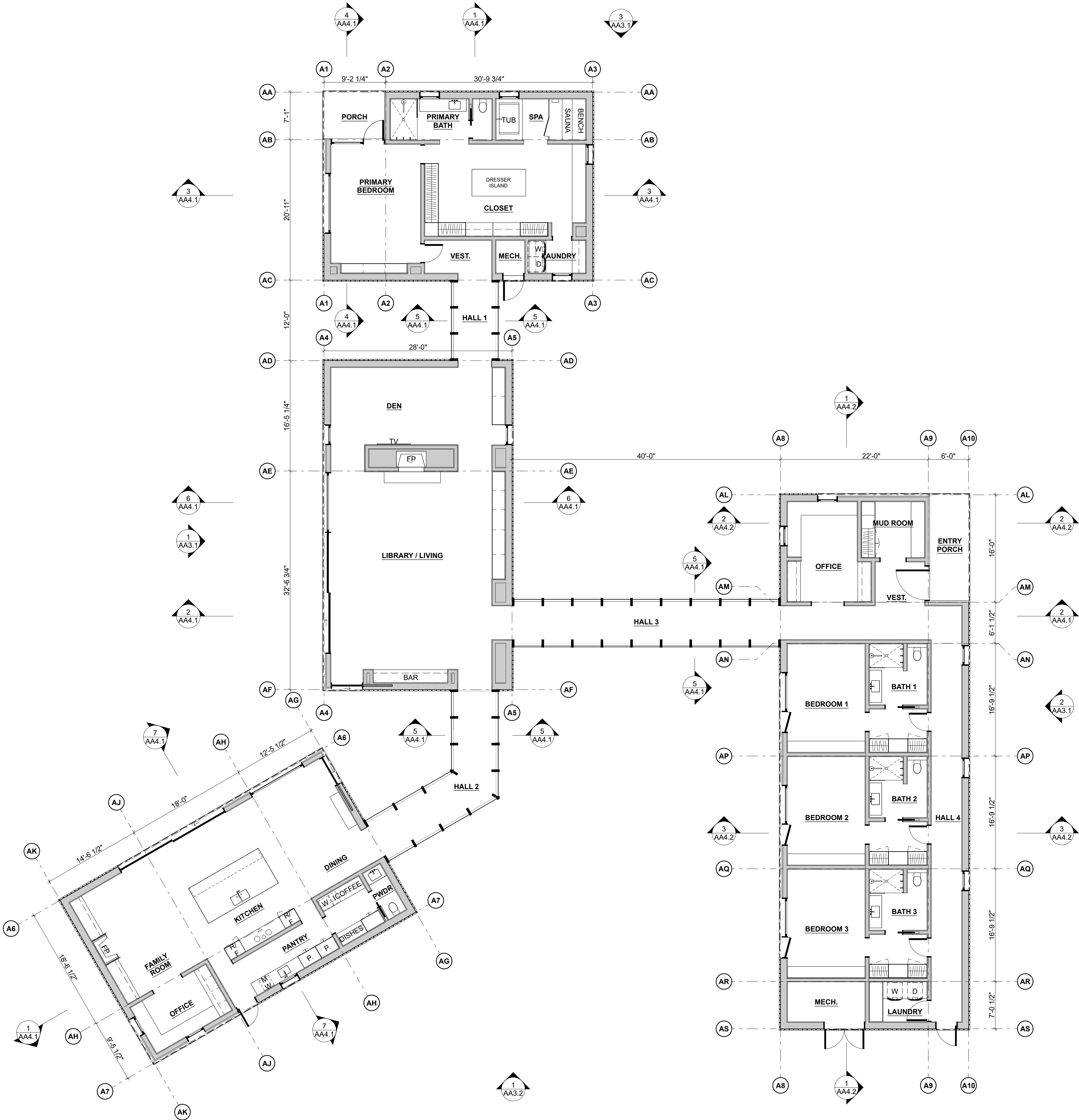
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1  
AA2.1

MAIN HOUSE - FLOOR PLAN

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



NOTES - FLOOR PLAN:

- ALL GRIDLINES ARE TO FACE OF STUD, UON
- ALL DIMENSIONS TO FACE OF STUD, UON  
SEE DIMENSION SYMBOLS ON COVER SHEET
- SEE SITE PLANS FOR ADDITIONAL HARDSCAPE INFORMATION

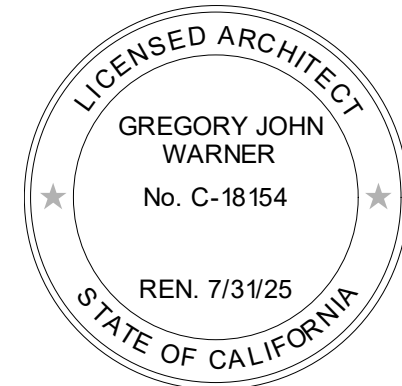
LEGEND - FLOOR PLAN

NEW STRUCTURE TO BE BUILT

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MAIN HOUSE - FLOOR  
PLAN

SCALE : AS NOTED

JOB NUMBER : 2024\_17

SHEET : AA2.1



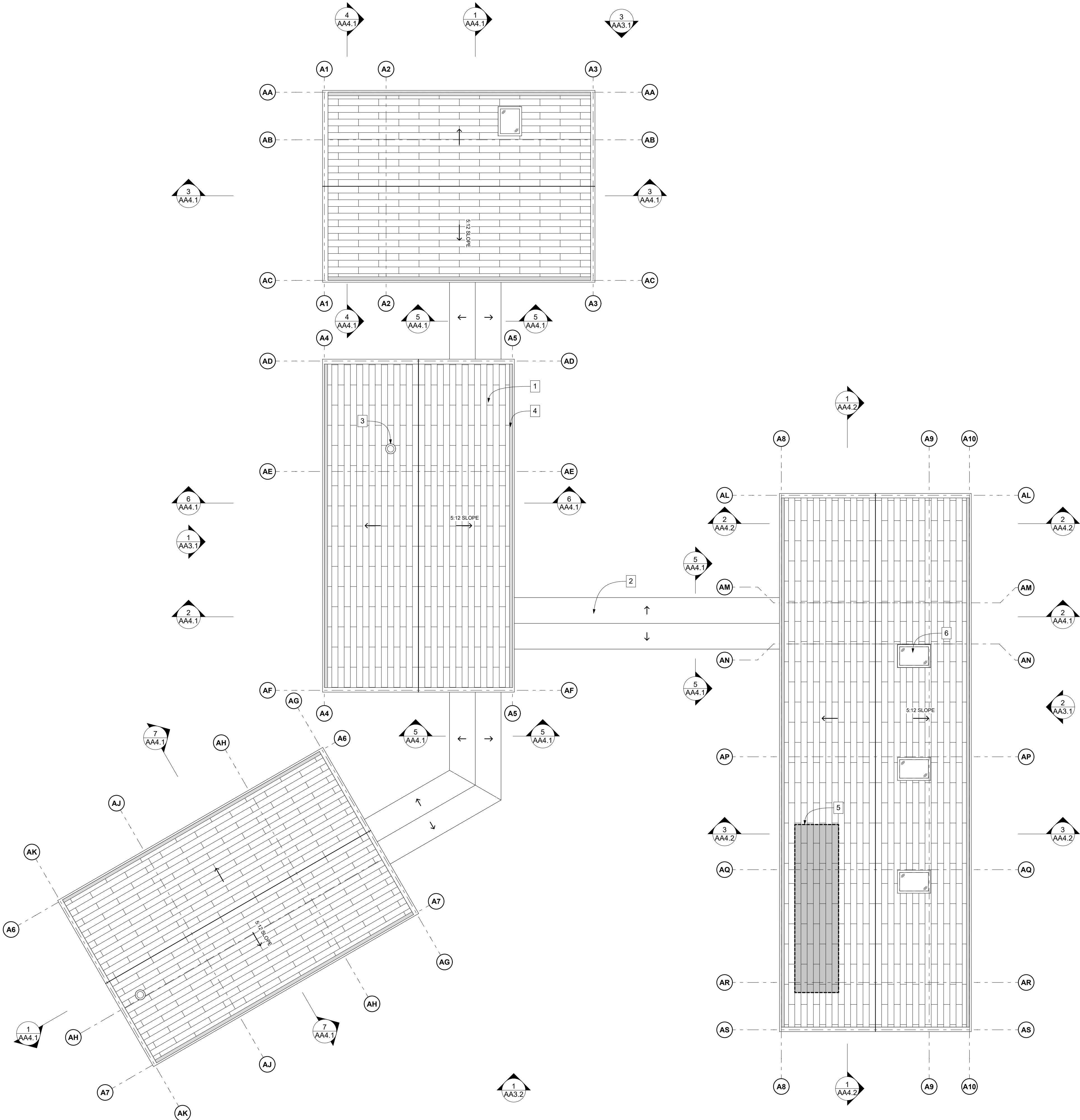
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1  
AA2.2

MAIN HOUSE - ROOF PLAN

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



NOTES - ROOF PLAN:

- CONSOLIDATE ALL PLUMBING VENTS INTO AS FEW VENTS AS POSSIBLE AND CONFIRM LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN. SEE PLUMBING DRAWINGS
- ALL ELEMENTS ON THE ROOF TO BE EITHER PAINTED OR CLAD TO MATCH ADJACENT ROOF MATERIAL. SEE DETAILS FOR MORE INFORMATION
- SUBMIT SHOP DRAWINGS FOR ALL EXPOSED EQUIPMENT, FANS AND VENTS
- SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION REGARDING ROOF DRAIN AND OVERFLOW ROOF DRAIN
- SEE CIVIL DRAWINGS FOR ROOF DRAIN AND/OR RWL PIPING CONTINUATION TO THE STORM DRAIN SYSTEM
- ALL EXTERIOR MATERIALS MUST COMPLY WITH CRC R337. MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE. ROOF COVERINGS SHALL BE A FIRE RETARDANT ROOF COVERING THAT IS AT LEAST CLASS A RATED. EAVES AND SOFFITS SHALL MEET THE REQ. OR SHALL BE PROTECTED BY IGNITION-RESISTANT MATERIALS OR NON-COMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE.

KEYNOTES - ROOF PLAN:

- |   |  |
|---|--|
| 1 | PAINTED METAL SHINGLE ROOF                               |
| 2 | PAINTED METAL ROOF                                       |
| 3 | PAINTED METAL CHIMNEY W/ CUSTOM MTL. MESH SPARK ARRESTOR |
| 4 | HIDDEN GUTTER  |
| 5 | ROOFTOP SOLAR PANEL ARRAY                                |
| 6 | SKYLIGHT SKYLIGHT W/ CURB & FLASHING, TYP                |
| 7 | CONCRETE PARAPET   |
| 8 | GREEN ROOF; NON-OCCUPIABLE                               |

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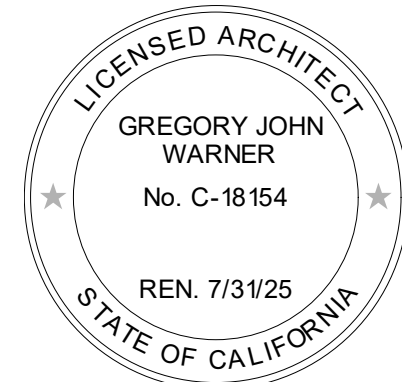
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HODGE PEBBLE BEACH

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ISSUED:

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PLANNING RESUBMITTAL	2025-04-01

MAIN HOUSE - ROOF PLAN

SCALE: AS NOTED

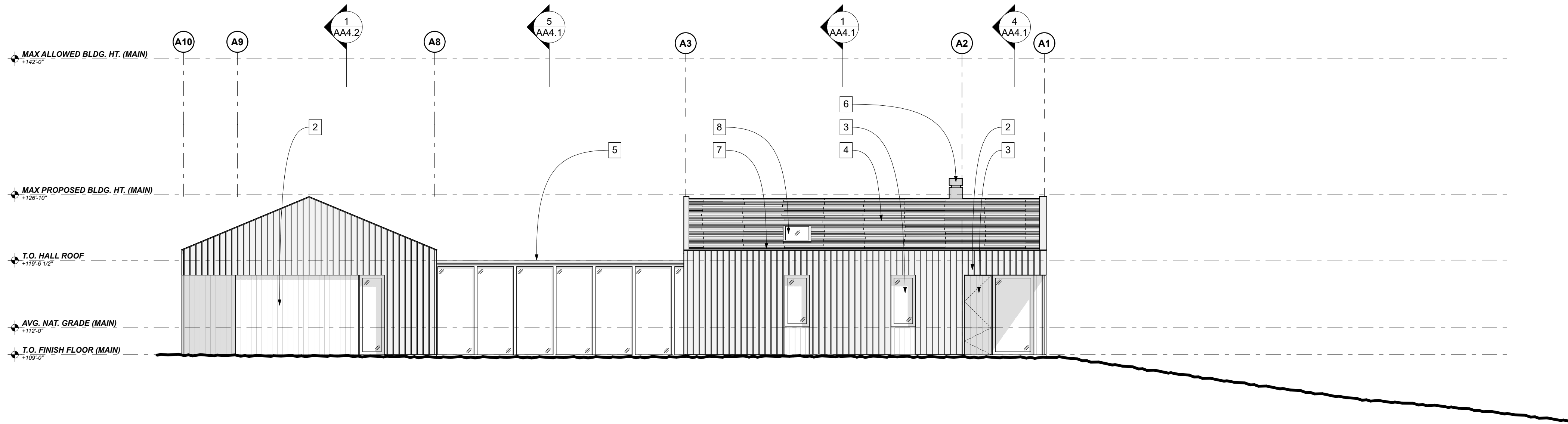
JOB NUMBER: 2024\_17

SHEET: AA2.2

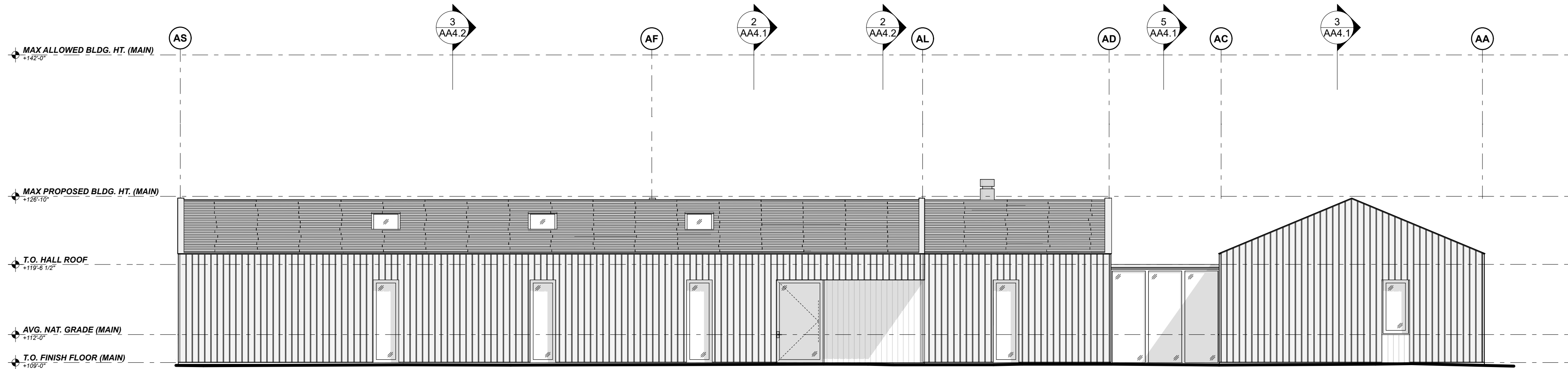


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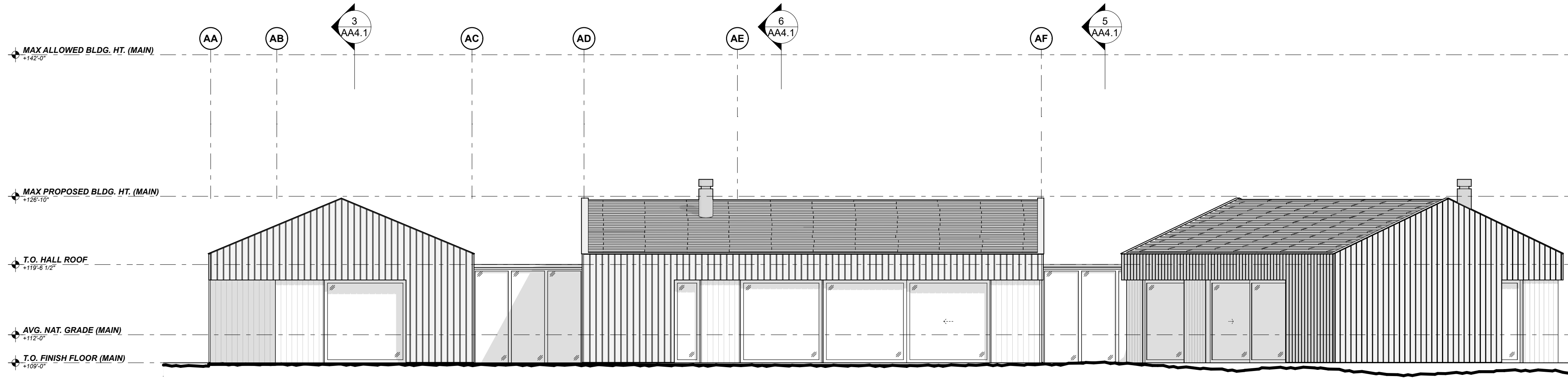
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3  
AA3.1  
MAIN HOUSE - WNW ELEVATION  
SCALE: 1/8" = 1'-0"



2  
AA3.1  
MAIN HOUSE - NNE ELEVATION  
SCALE: 1/8" = 1'-0"



1  
AA3.1  
MAIN HOUSE - SSW ELEVATION  
SCALE: 1/8" = 1'-0"

NOTES - ELEVATIONS:

- FINISH GRADE AT THE FACE OF THE BUILDING IS SHOWN. SEE CIVIL DRAWINGS FOR MORE INFORMATION
- CONSOLIDATE ALL PLUMBING VENTS INTO AS FEW VENTS AS POSSIBLE AND CONFIRM LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN. SEE PLUMBING DRAWINGS
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- SUBMIT SHOP DRAWINGS FOR ALL EXPOSED EQUIPMENT, FANS AND VENTS
- SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING ELECTRICAL EQUIPMENT
- SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING MECHANICAL EQUIPMENT
- SEE DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING FINISHES AND MOCKUP REQUIREMENTS
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KEYNOTES - ELEVATIONS / SECTIONS:

- 1 LINE OF EXISTING GRADE
- 2 EXT WOOD SIDING
- 3 WOOD DOOR OR WINDOW
- 4 PAINTED METAL SHINGLE ROOF
- 5 PAINTED METAL ROOF
- 6 PAINTED METAL CHIMNEY W/ CUSTOM MTL. MESH SPARK ARRESTOR
- 7 HIDDEN GUTTER
- 8 SKYLIGHT W/ CURB & FLASHING, TYP
- 9 CONCRETE WALL
- 10 GREEN ROOF, NON-OCCUPIABLE
- 11 SLIDING WOOD GARAGE DOOR W/ INTEGRATED ACCESS DOOR
- 12 SITE WALL, SLAD
- 13 SLAB ON GRADE, SSD
- 14 ROOFTOP SOLAR PANEL ARRAY
- 15 PAVED COVERED PORCH, PERMEABLE

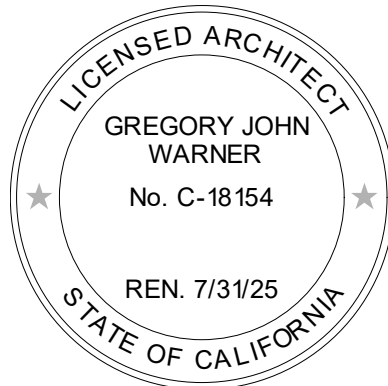
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ISSUED:  
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BUILDING ELEVATIONS

SCALE : AS NOTED

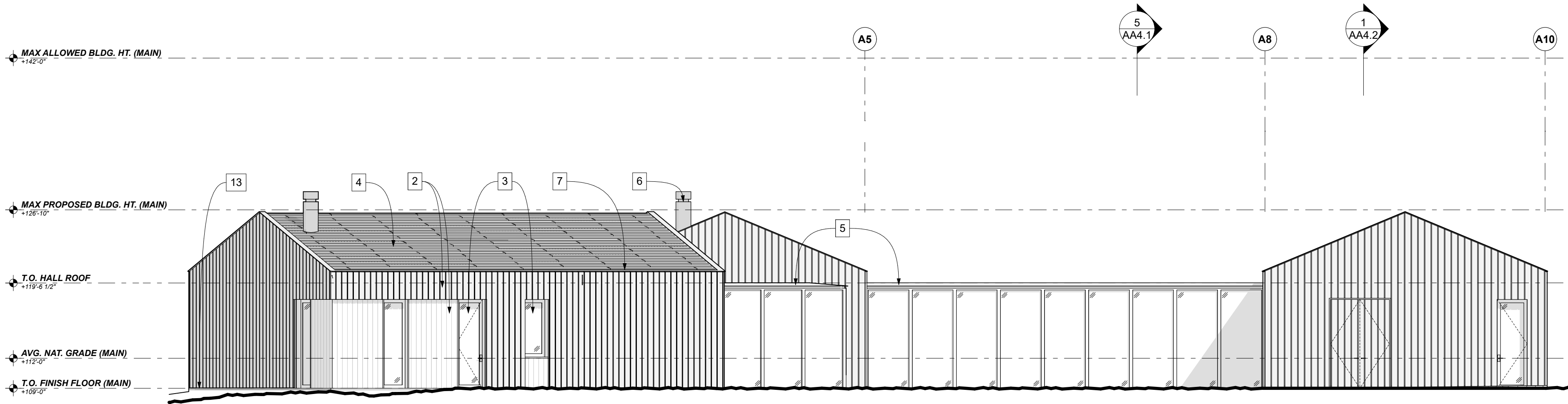
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SHEET : AA3.1



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1  
AA3.2  
MAIN HOUSE - ESE ELEVATION  
SCALE: 1/8" = 1'-0"

NOTES - ELEVATIONS:

- FINISH GRADE AT THE FACE OF THE BUILDING IS SHOWN. SEE CIVIL DRAWINGS FOR MORE INFORMATION
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KEYNOTES - ELEVATIONS / SECTIONS:

- |    |  |
|----|--|
| 1  | LINE OF EXISTING GRADE                                   |
| 2  | EXT WOOD SIDING  |
| 3  | WOOD DOOR OR WINDOW                                      |
| 4  | PAINTED METAL SHINGLE ROOF                               |
| 5  | PAINTED METAL ROOF                                       |
| 6  | PAINTED METAL CHIMNEY W/ CUSTOM MTL. MESH SPARK ARRESTOR |
| 7  | HIDDEN GUTTER  |
| 8  | SKYLIGHT W/ CURB & FLASHING, TYP                         |
| 9  | CONCRETE WALL  |
| 10 | GREEN ROOF, NON-OCCUPIABLE                               |
| 11 | SLIDING WOOD GARAGE DOOR W/ INTEGRATED ACCESS DOOR       |
| 12 | SITE WALL, SLAD  |
| 13 | SLAB ON GRADE, SSD                                       |
| 14 | ROOFTOP SOLAR PANEL ARRAY                                |
| 15 | PAVED COVERED PORCH, PERMEABLE                           |

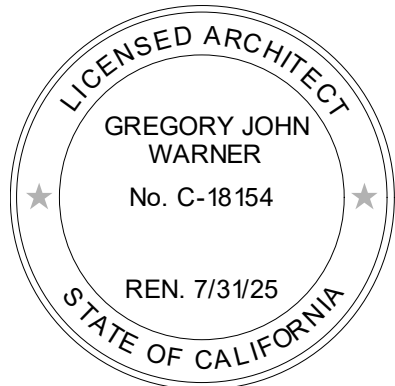
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BUILDING ELEVATIONS

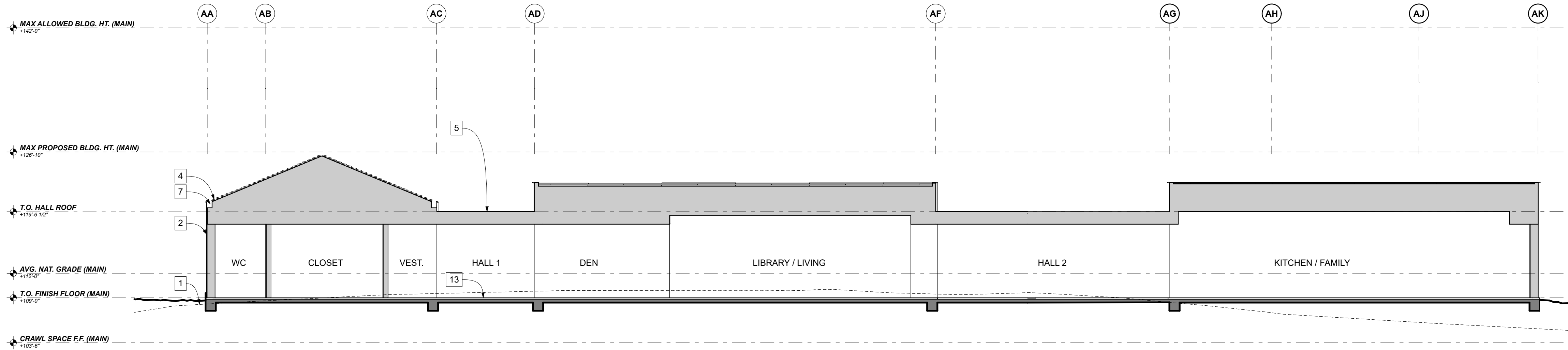
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JOB NUMBER : 2024\_17

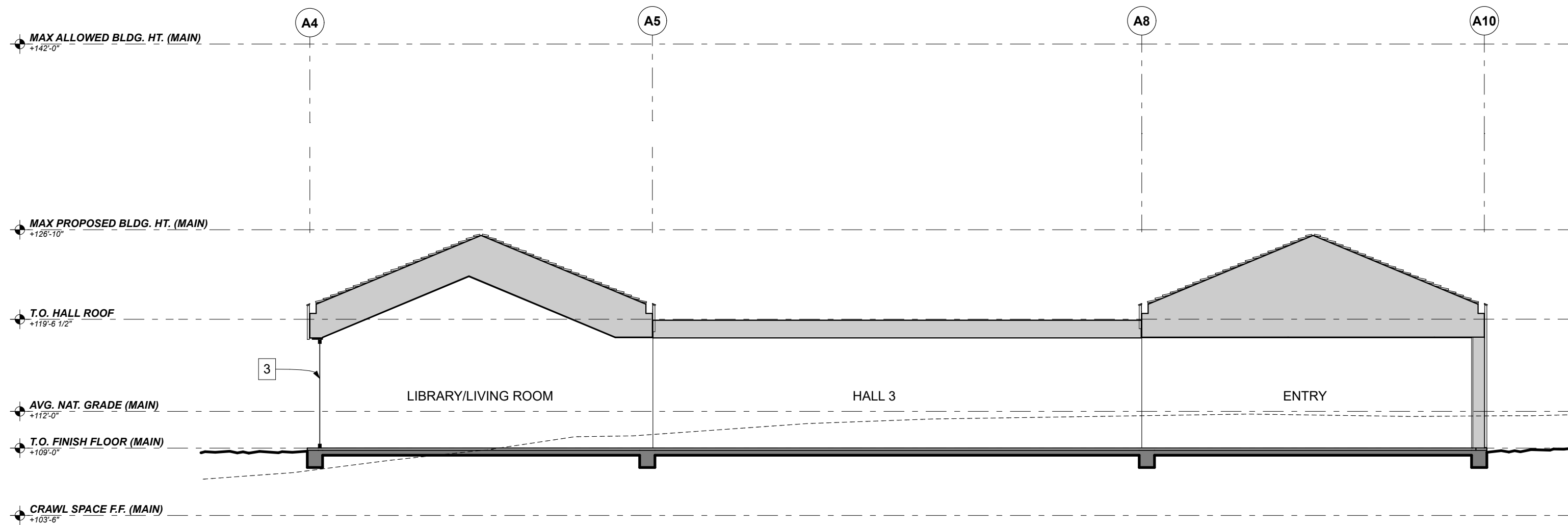
SHEET : AA3.2



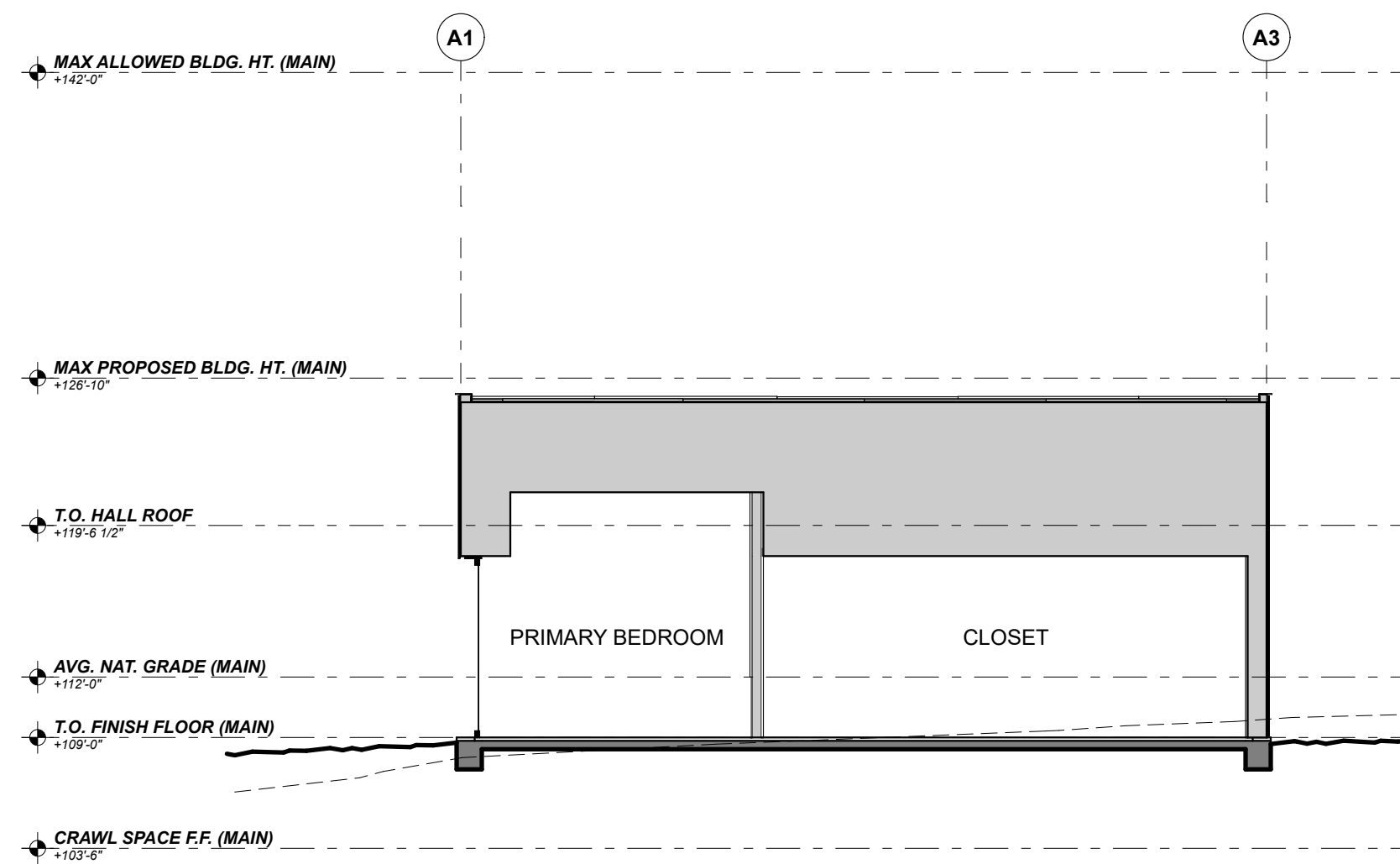
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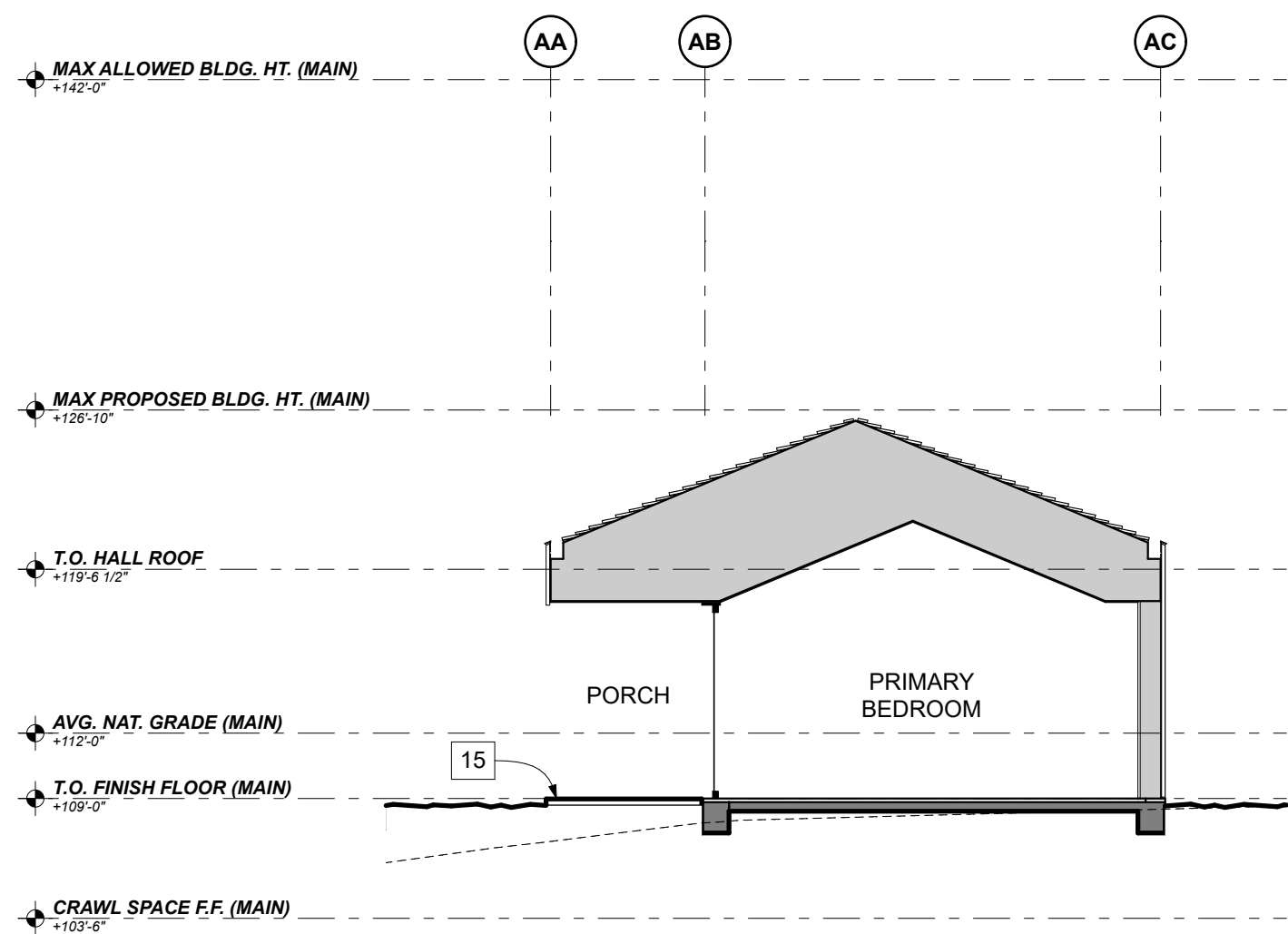
1  
AA4.1  
MAIN HOUSE - WNW/ESE SECTION (PRIMARY BEDROOM/KITCHEN-FAMILY)  
SCALE: 1/8" = 1'-0"



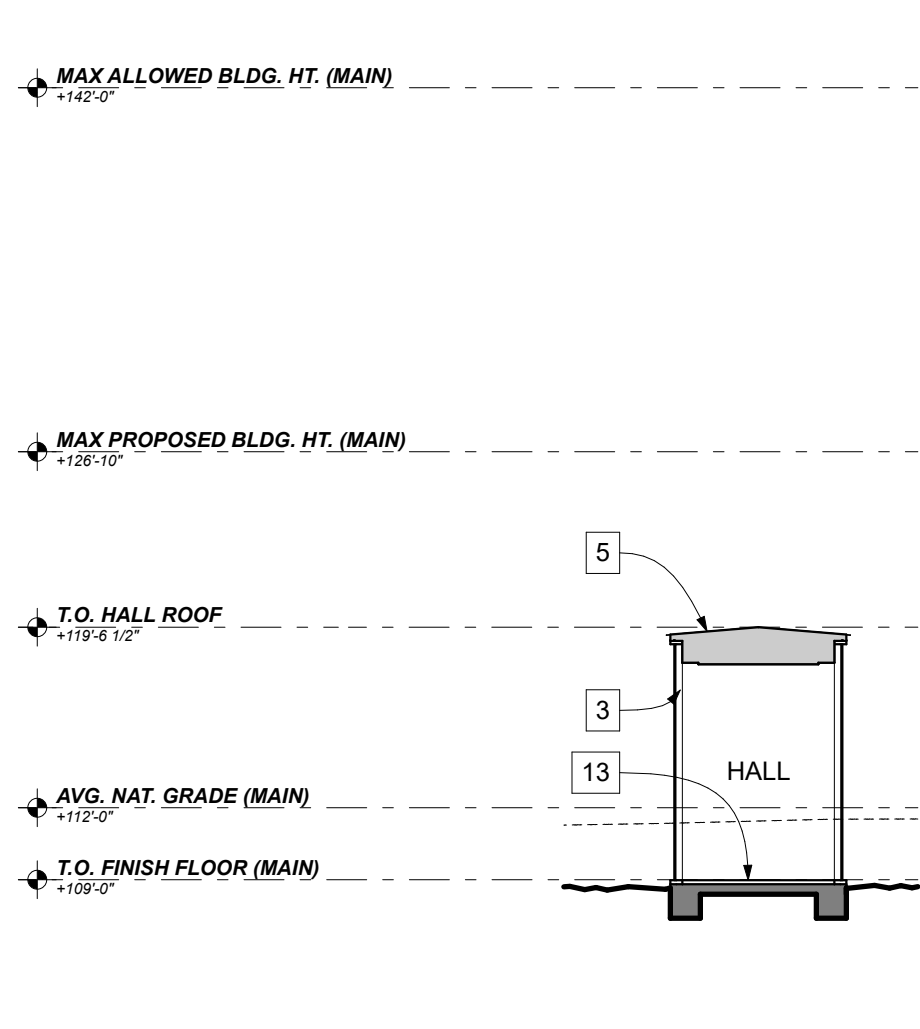
2  
AA4.1  
MAIN HOUSE - SSW/NNE SECTION (LIVING/ENTRY)  
SCALE: 1/8" = 1'-0"



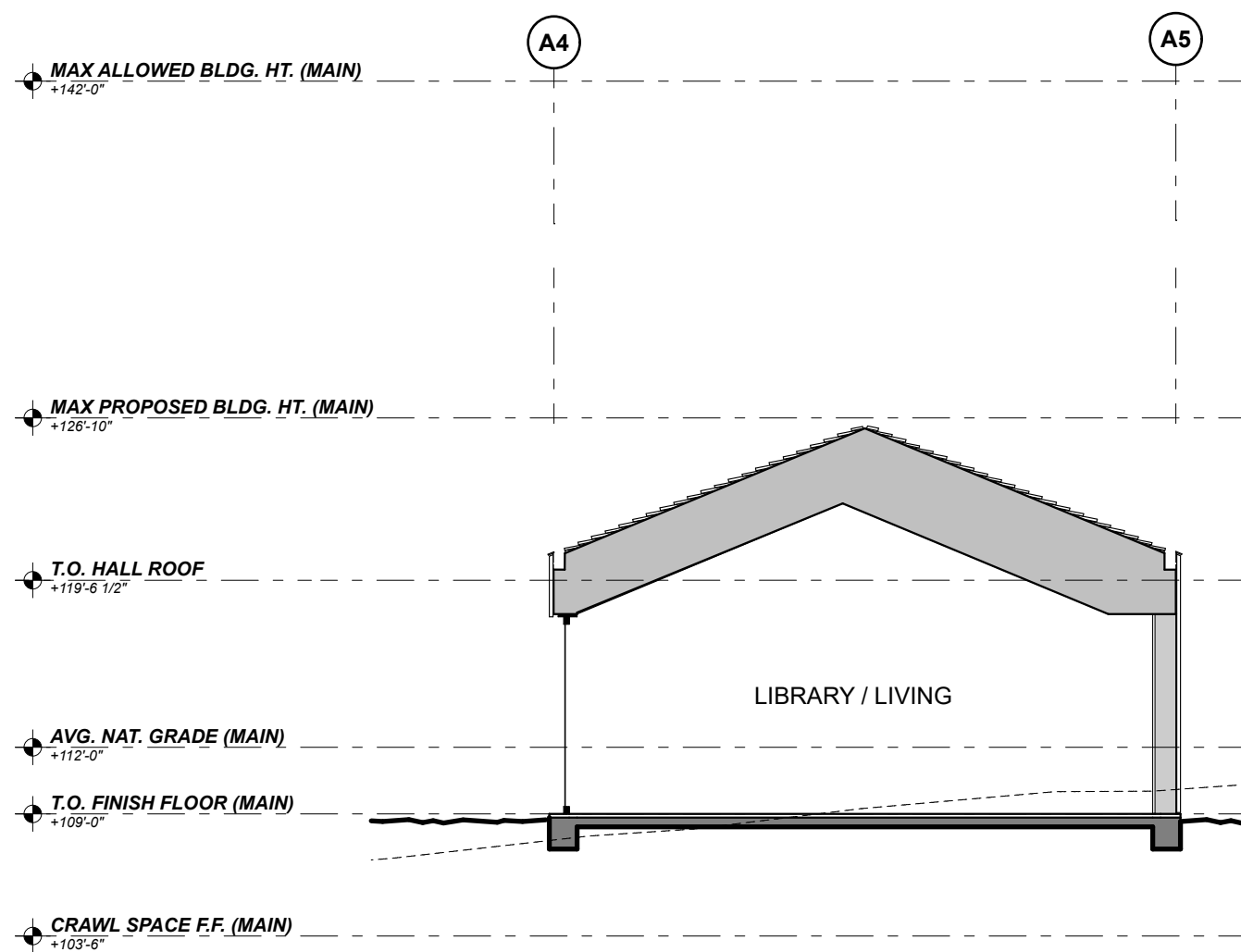
3  
AA4.1  
MAIN HOUSE - SSW/NNE SECTION (PRIMARY BEDROOM/CLOSET)  
SCALE: 1/8" = 1'-0"



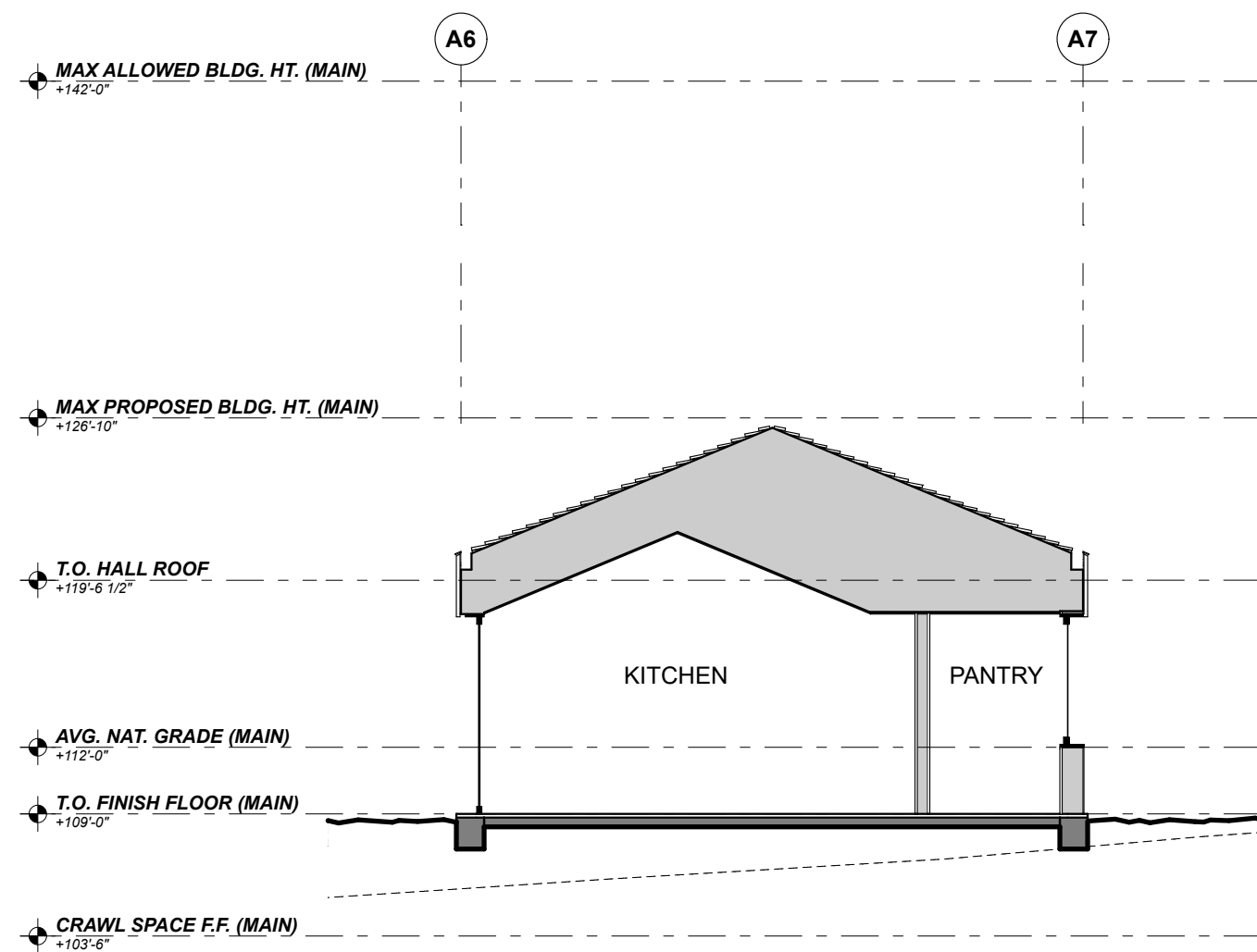
4  
AA4.1  
MAIN HOUSE - WNW/ESE SECTION (PRIMARY BR)  
SCALE: 1/8" = 1'-0"



5  
AA4.1  
MAIN HOUSE - SECTION (TYP HALL)  
SCALE: 1/8" = 1'-0"



6  
AA4.1  
MAIN HOUSE - SSW/NNE SECTION (LIBRARY/LIVING)  
SCALE: 1/8" = 1'-0"



7  
AA4.1  
MAIN HOUSE - W/E SECTION (KITCHEN/PANTRY)  
SCALE: 1/8" = 1'-0"

NOTES - BUILDING SECTIONS:

-- SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION

KEYNOTES - ELEVATIONS / SECTIONS:

- 1 LINE OF EXISTING GRADE
- 2 EXT WOOD SIDING
- 3 WOOD DOOR OR WINDOW
- 4 PAINTED METAL SHINGLE ROOF
- 5 PAINTED METAL ROOF
- 6 PAINTED METAL CHIMNEY W/ CUSTOM MTL. MESH SPARK ARRESTOR
- 7 HIDDEN GUTTER
- 8 SKYLIGHT W/ CURB & FLASHING, TYP
- 9 CONCRETE WALL
- 10 GREEN ROOF, NON-OCCUPIABLE
- 11 SLIDING WOOD GARAGE DOOR W/ INTEGRATED ACCESS DOOR
- 12 SITE WALL, SLAD
- 13 SLAB ON GRADE, SSD
- 14 ROOFTOP SOLAR PANEL ARRAY
- 15 PAVED COVERED PORCH, PERMEABLE

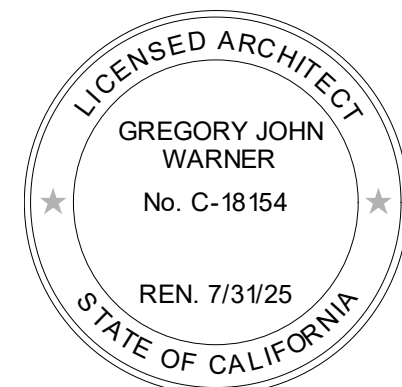
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415.318.8900  
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APN: 008-381-002

HODGE PEBBLE BEACH

3406 17 MILE DRIVE,  
PEBBLE BEACH, CA, 93953



ISSUED:  
PLANNING SUBMITTAL 2023-08-04  
PLANNING RESUBMITTAL 2024-01-09  
PLANNING RESUBMITTAL 2025-04-01

BUILDING SECTIONS

SCALE: AS NOTED

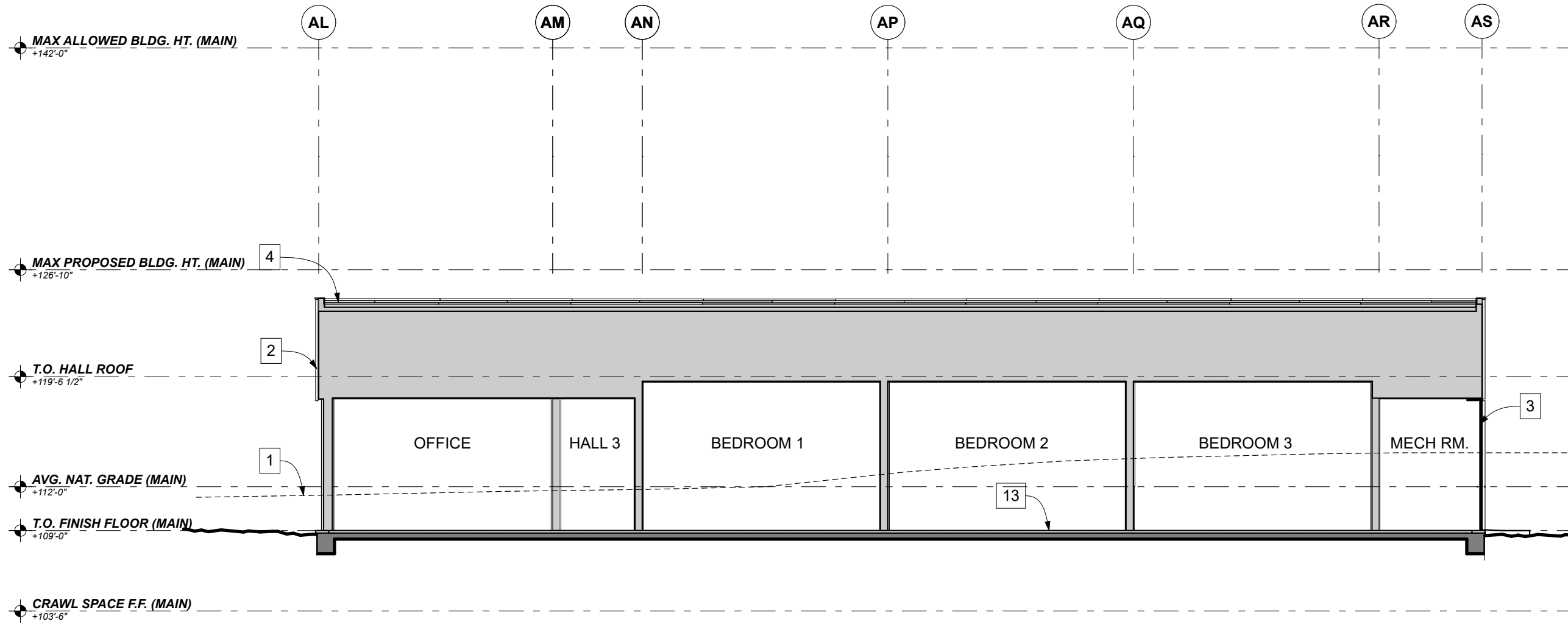
JOB NUMBER: 2024\_17

SHEET: AA4.1

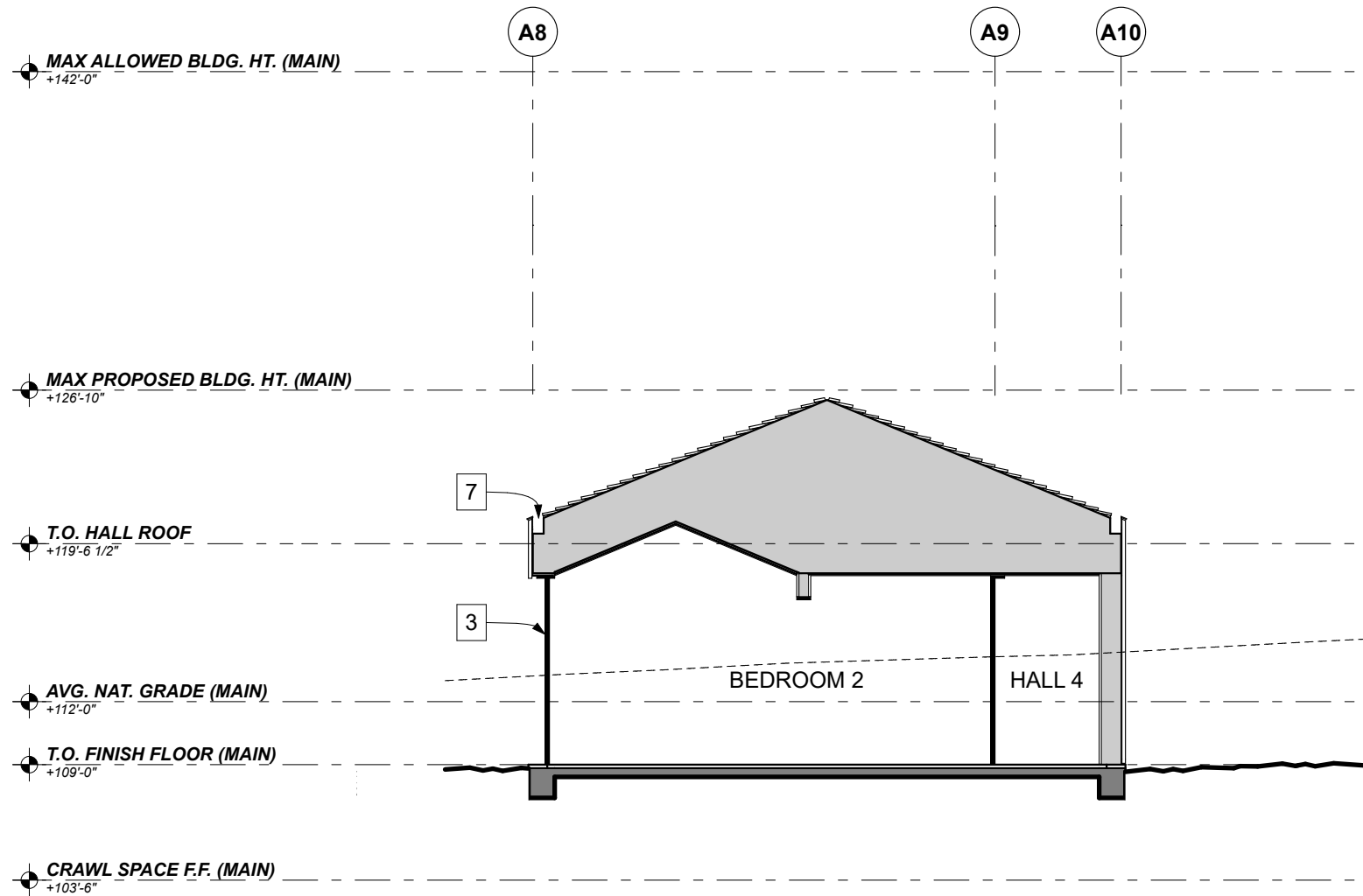


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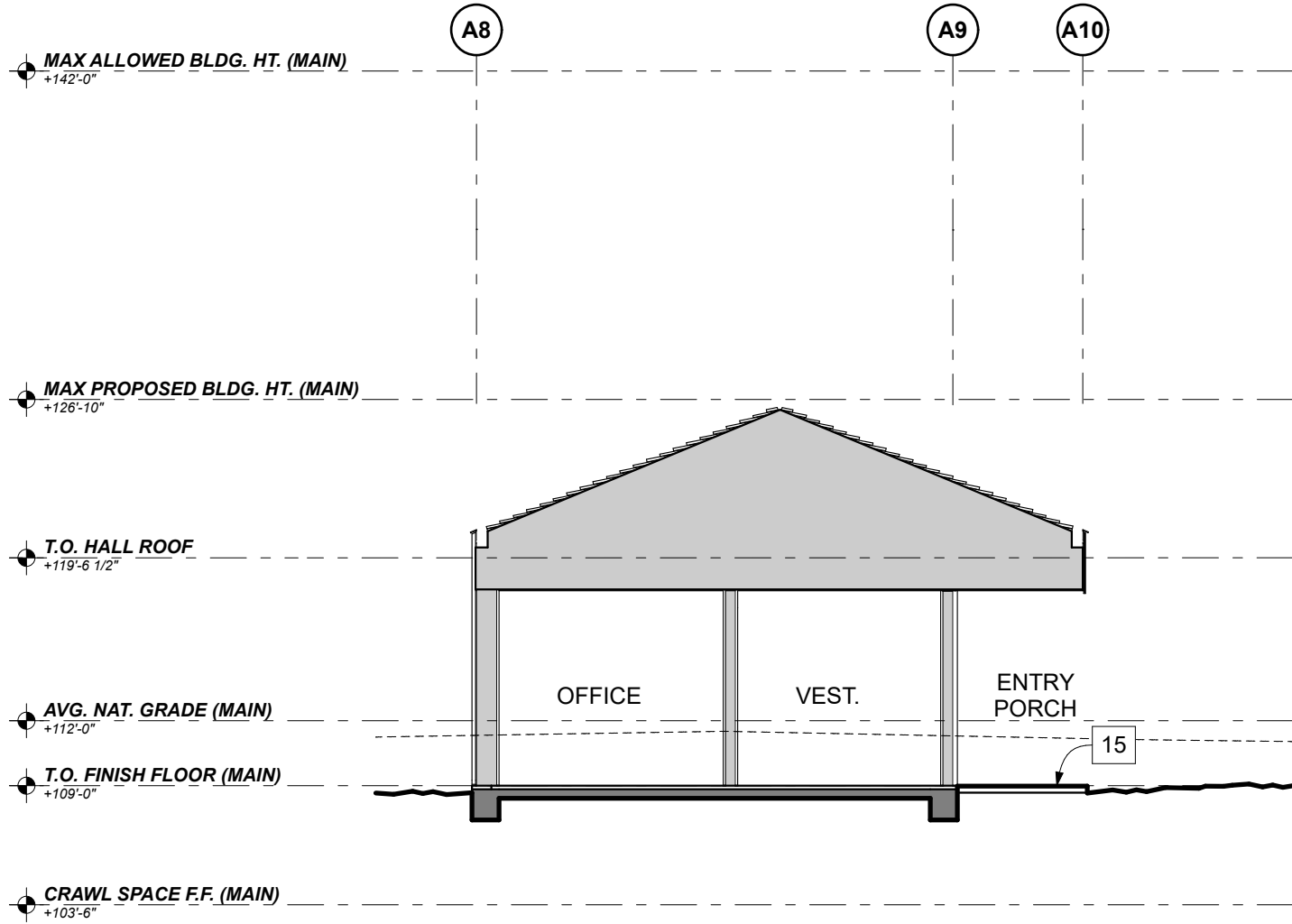
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1 MAIN HOUSE - WNW/ESE SECTION (OFFICE/MECH)  
AA4.2 SCALE: 1/8" = 1'-0"



3 MAIN HOUSE - SSW/NNE SECTION (BEDROOM/HALL)  
AA4.2 SCALE: 1/8" = 1'-0"



2 MAIN HOUSE - SSW/NNE SECTION (OFFICE/VEST.)  
AA4.2 SCALE: 1/8" = 1'-0"

NOTES - BUILDING SECTIONS:

-- SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION

KEYNOTES - ELEVATIONS / SECTIONS:

- 1 LINE OF EXISTING GRADE
- 2 EXT WOOD SIDING
- 3 WOOD DOOR OR WINDOW
- 4 PAINTED METAL SHINGLE ROOF
- 5 PAINTED METAL ROOF
- 6 PAINTED METAL CHIMNEY W/ CUSTOM MTL. MESH SPARK ARRESTOR
- 7 HIDDEN GUTTER
- 8 SKYLIGHT W/ CURB & FLASHING, TYP
- 9 CONCRETE WALL
- 10 GREEN ROOF, NON-OCCUPIABLE
- 11 SLIDING WOOD GARAGE DOOR W/ INTEGRATED ACCESS DOOR
- 12 SITE WALL, SLAD
- 13 SLAB ON GRADE, SSD
- 14 ROOFTOP SOLAR PANEL ARRAY
- 15 PAVED COVERED PORCH, PERMEABLE

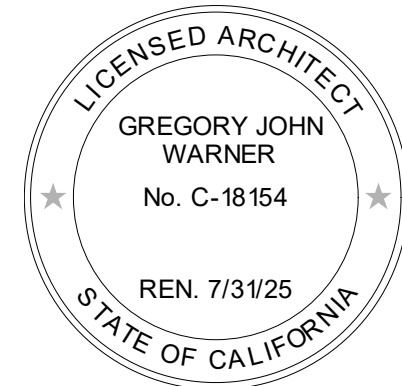
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HODGE PEBBLE BEACH

3406 17 MILE DRIVE,  
PEBBLE BEACH, CA, 93953



ISSUED:  
PLANNING SUBMITTAL 2023-08-04  
PLANNING RESUBMITTAL 2024-01-09  
PLANNING RESUBMITTAL 2025-04-01

BUILDING SECTIONS

SCALE : AS NOTED

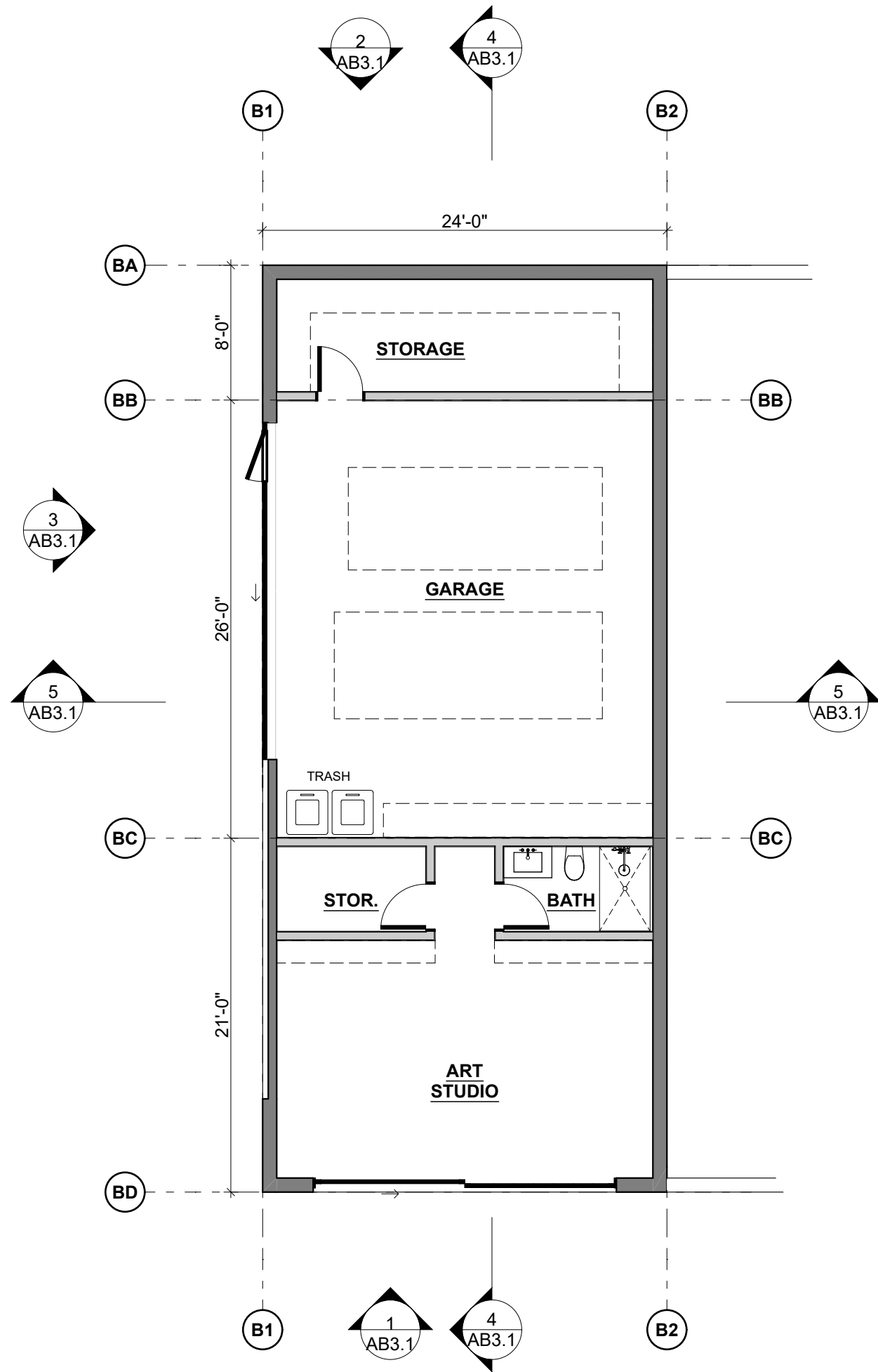
JOB NUMBER : 2024\_17

SHEET : AA4.2

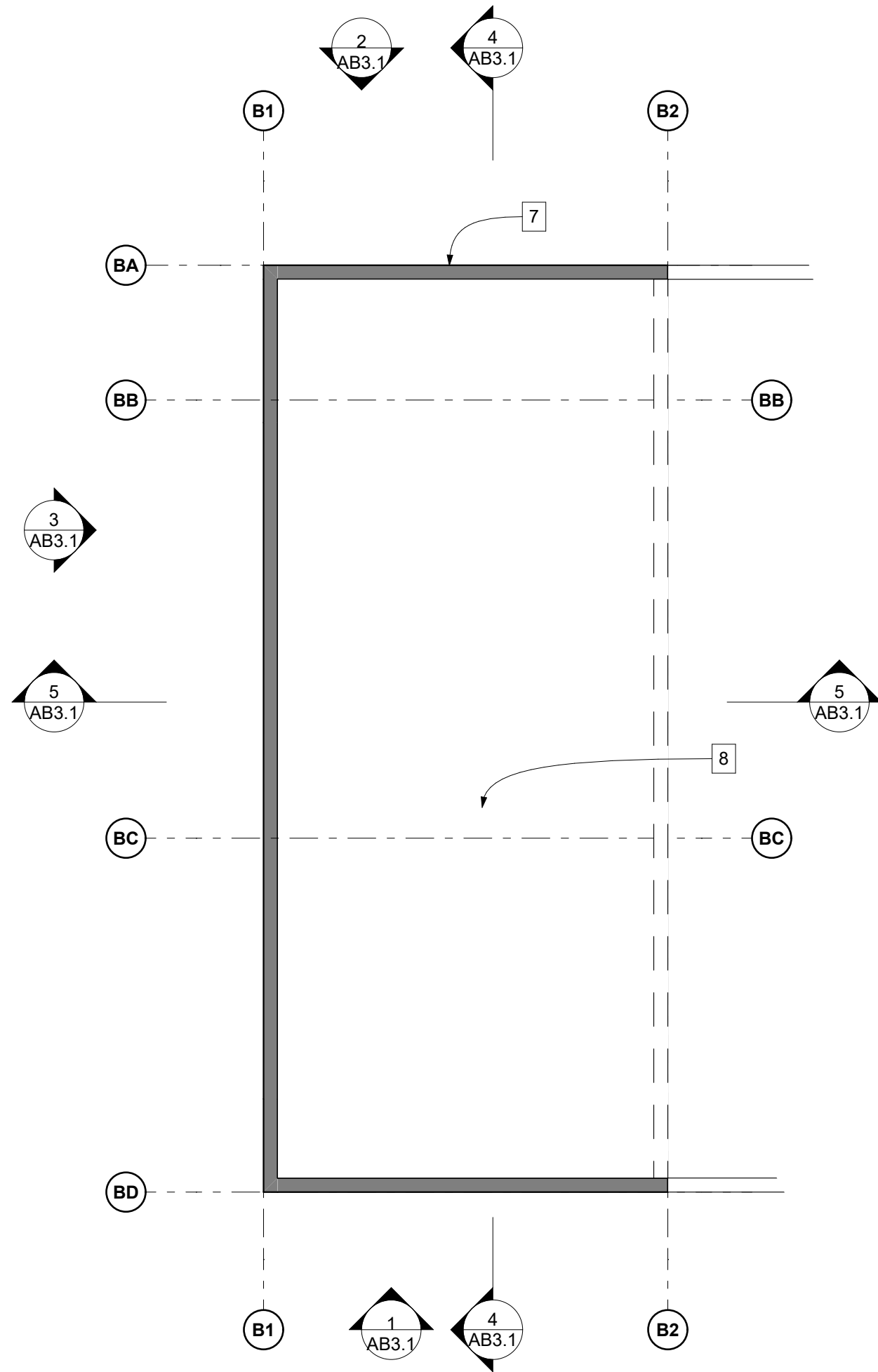


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**2**  
**AB2.1** GARAGE/ART STUDIO FLOOR PLAN  
SCALE: 1/8" = 1'-0"



**1**  
**AB2.1** GARAGE/ART STUDIO - ROOF PLAN  
SCALE: 1/8" = 1'-0"

#### NOTES - FLOOR PLAN:

- ALL GRIDLINES ARE TO FACE OF STUD, UON
- ALL DIMENSIONS TO FACE OF STUD, UON  
SEE DIMENSION SYMBOLS ON COVER SHEET
- SEE SITE PLANS FOR ADDITIONAL HARDSCAPE INFORMATION

#### NOTES - ROOF PLAN:

- CONSOLIDATE ALL PLUMBING VENTS INTO AS FEW VENTS AS POSSIBLE AND CONFIRM LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN. SEE PLUMBING DRAWINGS
- ALL ELEMENTS ON THE ROOF TO BE EITHER PAINTED OR CLAD TO MATCH ADJACENT ROOF MATERIAL. SEE DETAILS FOR MORE INFORMATION
- SUBMIT SHOP DRAWINGS FOR ALL EXPOSED EQUIPMENT, FANS AND VENTS
- SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION REGARDING ROOF DRAIN AND OVERFLOW ROOF DRAIN
- SEE CIVIL DRAWINGS FOR ROOF DRAIN AND/OR RWL PIPING CONTINUATION TO THE STORM DRAIN SYSTEM
- ALL EXTERIOR MATERIALS MUST COMPLY WITH CRC R337, MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE. ROOF COVERINGS SHALL BE A FIRE RETARDANT ROOF COVERING THAT IS AT LEAST CLASS A RATED. EAVES AND SOFFITS SHALL MEET THE REQ. OR SHALL BE PROTECTED BY IGNITION-RESISTANT MATERIALS OR NONCOMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE.

#### KEYNOTES - ROOF PLAN:

- |   |  |
|---|--|
| 1 | PAINTED METAL SHINGLE ROOF                               |
| 2 | PAINTED METAL ROOF                                       |
| 3 | PAINTED METAL CHIMNEY W/ CUSTOM MTL. MESH SPARK ARRESTOR |
| 4 | HIDDEN GUTTER  |
| 5 | ROOFTOP SOLAR PANEL ARRAY                                |
| 6 | SKYLIGHT SKYLIGHT W/ CURB & FLASHING, TYP                |
| 7 | CONCRETE PARAPET   |
| 8 | GREEN ROOF; NON-OCCUPIABLE                               |

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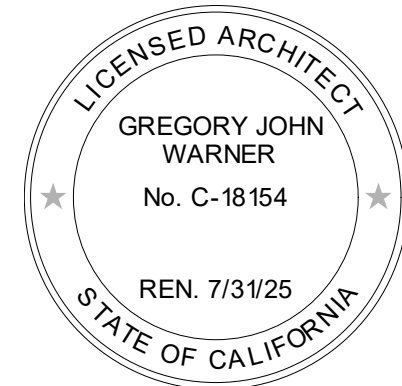
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HODGE PEBBLE BEACH

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PEBBLE BEACH, CA, 93953



#### ISSUED:

PLANNING SUBMITTAL	2023-08-04
PLANNING RESUBMITTAL	2024-01-09
PLANNING RESUBMITTAL	2025-04-01

#### GARAGE/ART STUDIO - FLOOR PLAN

SCALE : AS NOTED

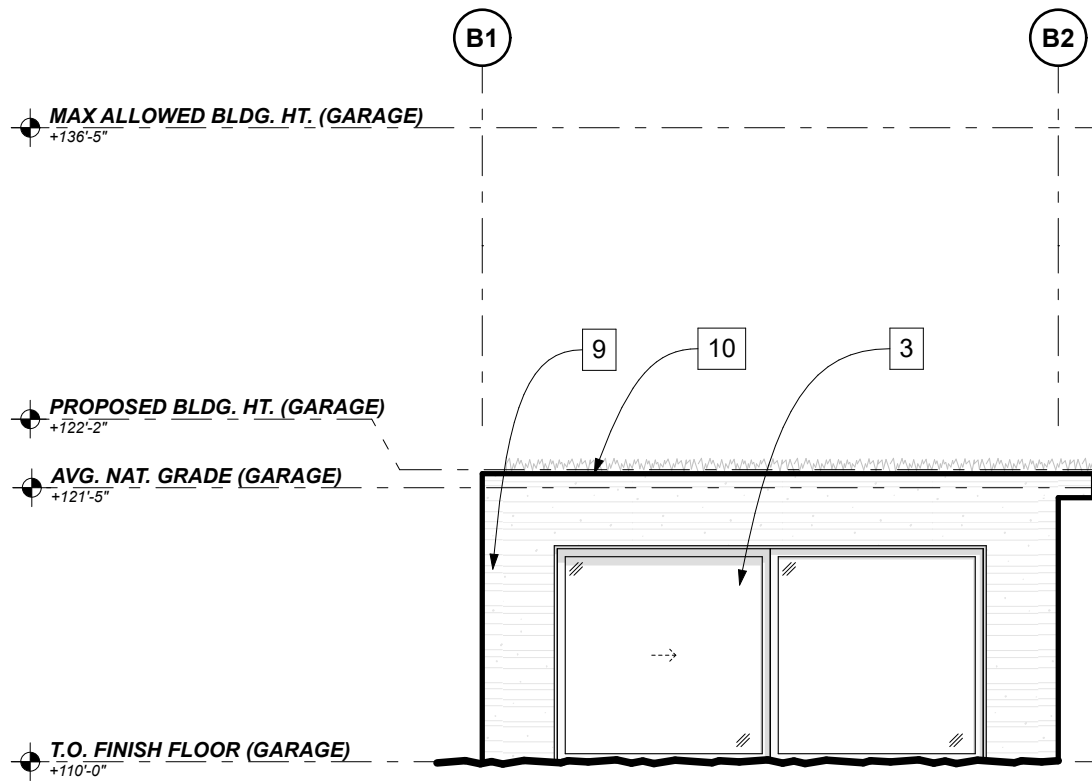
JOB NUMBER : 2024\_17

SHEET : **AB2.1**

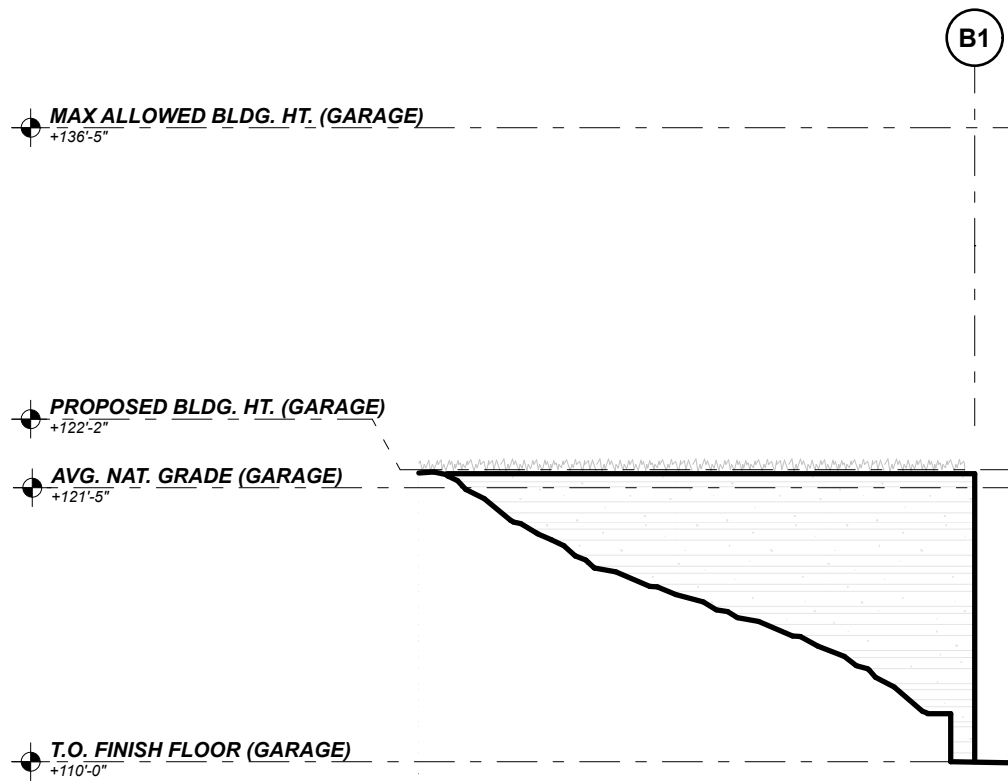


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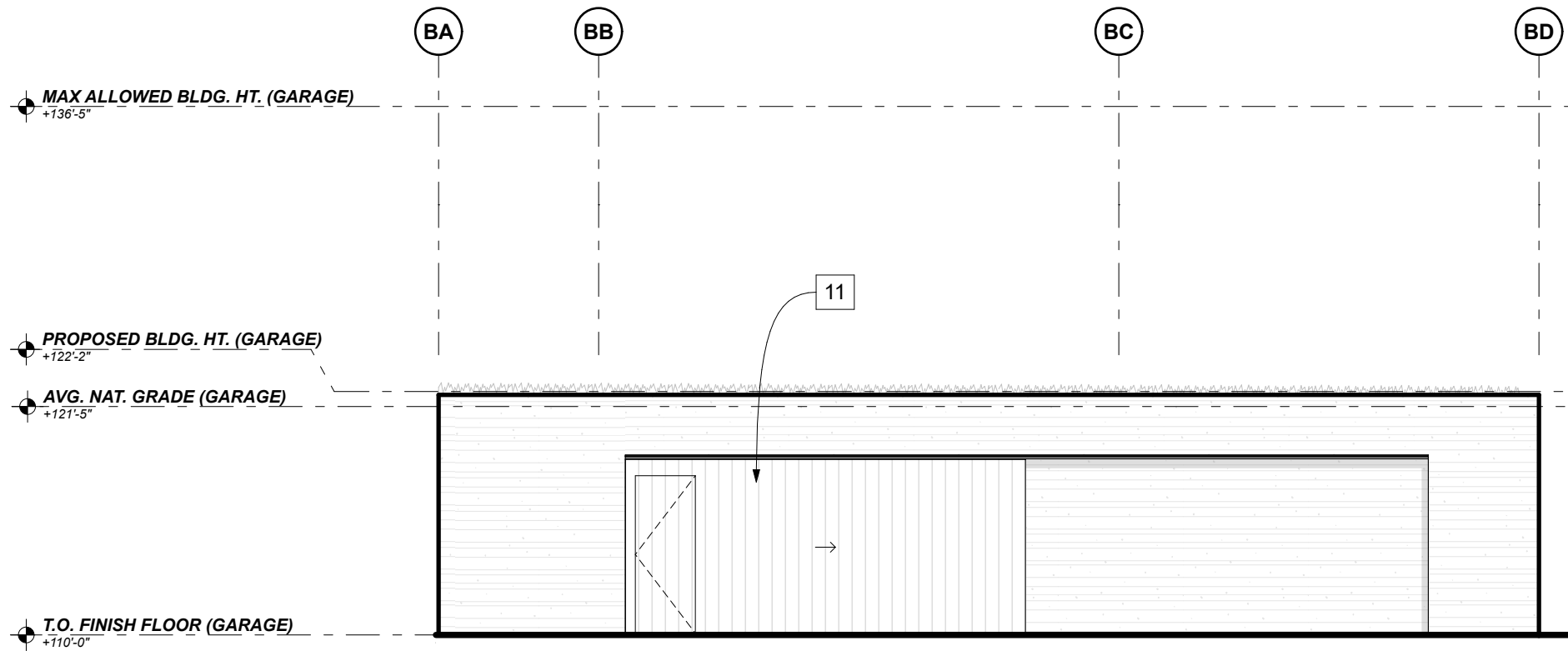
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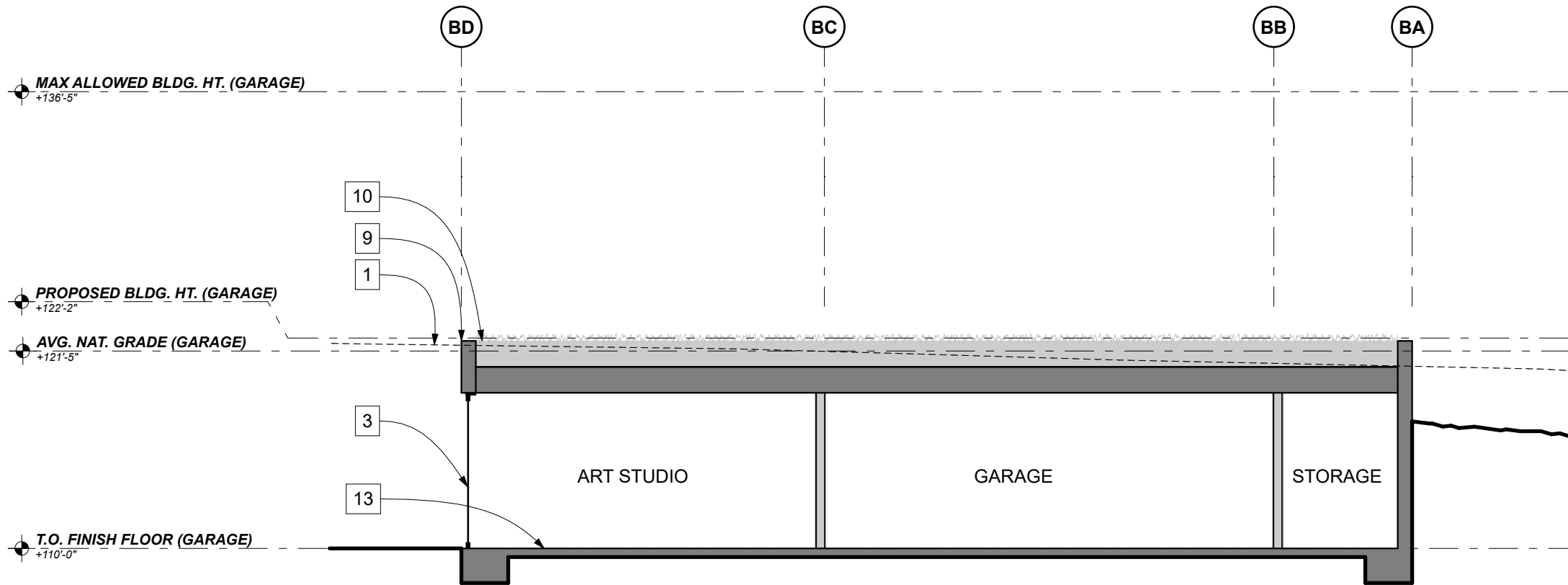
1 GARAGE/ART STUDIO - ESE ELEVATION  
AB3.1 SCALE: 1/8" = 1'-0"



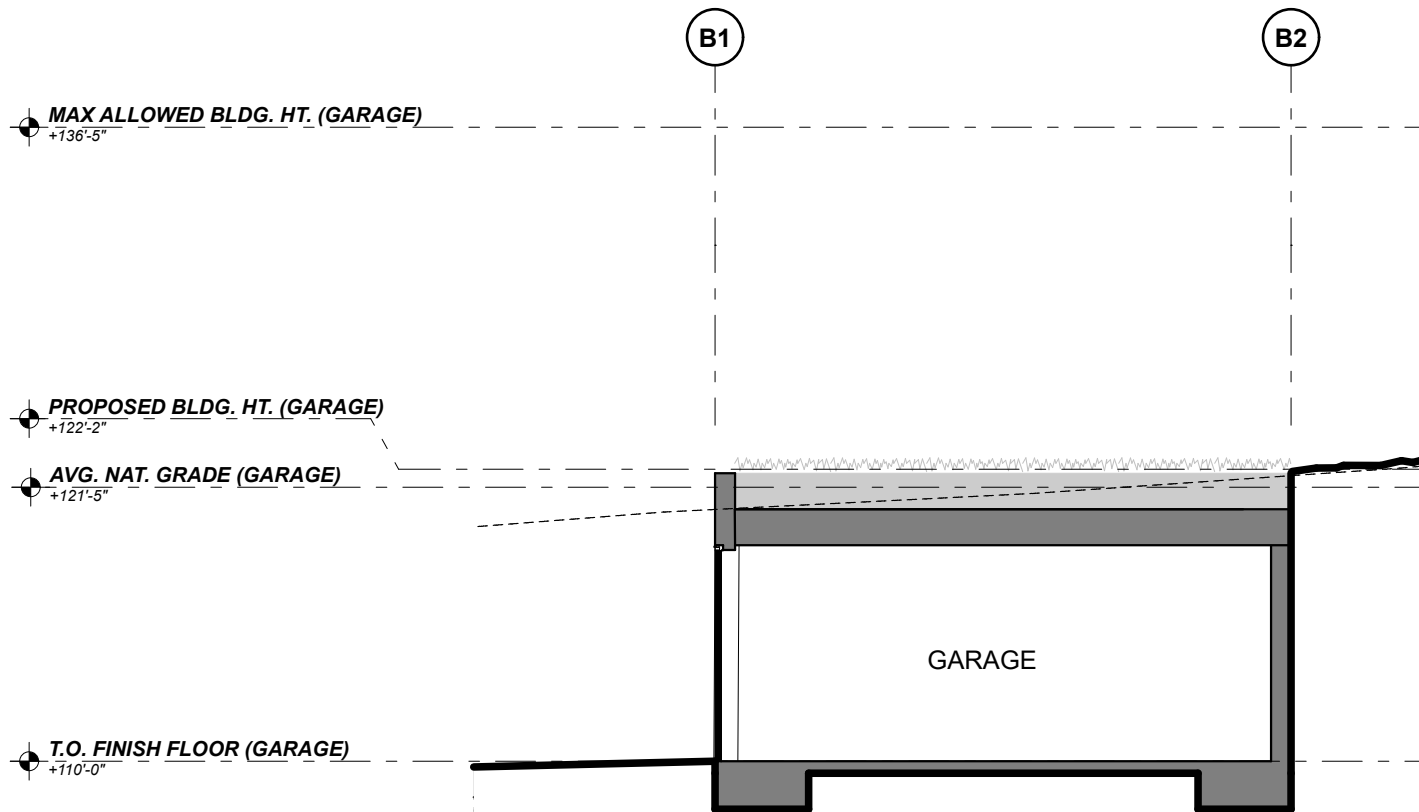
2 GARAGE/ART STUDIO - WNW ELEVATION  
AB3.1 SCALE: 1/8" = 1'-0"



3 GARAGE/ART STUDIO - SSW ELEVATION  
AB3.1 SCALE: 1/8" = 1'-0"



4 GARAGE/ART STUDIO- N/S SECTION  
AB3.1 SCALE: 1/8" = 1'-0"



5 GARAGE/ART STUDIO - W/E SECTION  
AB3.1 SCALE: 1/8" = 1'-0"

#### NOTES - ELEVATIONS:

- FINISH GRADE AT THE FACE OF THE BUILDING IS SHOWN. SEE CIVIL DRAWINGS FOR MORE INFORMATION
- CONSOLIDATE ALL PLUMBING VENTS INTO AS FEW VENTS AS POSSIBLE AND CONFIRM LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN. SEE PLUMBING DRAWINGS
- ALL ELEMENTS ON THE ROOF TO BE EITHER PAINTED OR CLAD TO MATCH ADJACENT ROOF MATERIAL. SEE DETAILS FOR MORE INFORMATION
- SUBMIT SHOP DRAWINGS FOR ALL EXPOSED EQUIPMENT, FANS AND VENTS
- SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING ELECTRICAL EQUIPMENT
- SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING MECHANICAL EQUIPMENT
- SEE DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING FINISHES AND MOCKUP REQUIREMENTS
- ALL EXTERIOR MATERIALS MUST COMPLY WITH CRC R337. MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE. ROOF COVERINGS SHALL BE A FIRE RETARDANT ROOF COVERING THAT IS AT LEAST CLASS A RATED. EAVES AND SOFFITS SHALL MEET THE REQ. OR SHALL BE PROTECTED BY IGNITION-RESISTANT MATERIALS OR NONCOMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE.

#### NOTES - BUILDING SECTIONS:

- SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION

#### KEYNOTES - ELEVATIONS / SECTIONS:

- LINE OF EXISTING GRADE
- EXT WOOD SIDING
- WOOD DOOR OR WINDOW
- PAINTED METAL SHINGLE ROOF
- PAINTED METAL ROOF
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- HIDDEN GUTTER
- SKYLIGHT W/ CURB & FLASHING, TYP
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- SLIDING WOOD GARAGE DOOR W/ INTEGRATED ACCESS DOOR
- SITE WALL, SLAD
- SLAB ON GRADE, SSD
- ROOFTOP SOLAR PANEL ARRAY
- PAVED COVERED PORCH, PERMEABLE

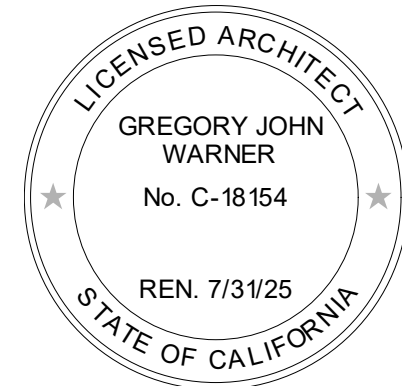
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HODGE PEBBLE BEACH

3406 17 MILE DRIVE,  
PEBBLE BEACH, CA, 93953



ISSUED:  
PLANNING SUBMITTAL 2023-08-04  
PLANNING RESUBMITTAL 2024-01-09  
PLANNING RESUBMITTAL 2025-04-01

GARAGE/ART STUDIO  
SECTIONS & ELEVATIONS

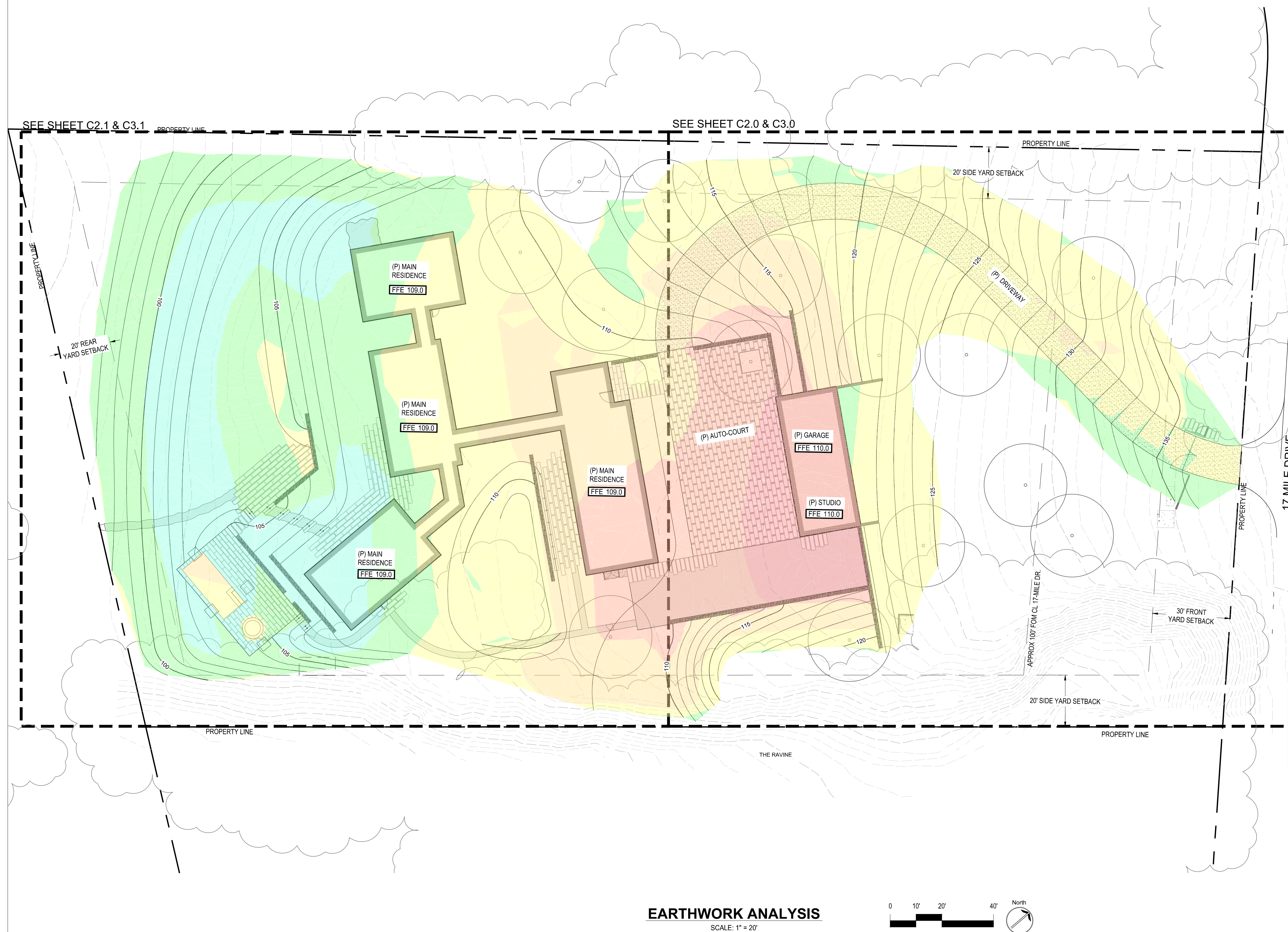
SCALE : AS NOTED

JOB NUMBER : 2024\_17

SHEET : AB3.1



Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	-13.000	-10.000	<div></div>
2	-10.000	-5.000	<div></div>
3	-5.000	-2.000	<div></div>
4	-2.000	0.000	<div></div>
5	0.000	2.000	<div></div>
6	2.000	5.000	<div></div>



EARTHWORK ANALYSIS		
	CUT ANALYSIS (CUBIC YARDS)	FILL ANALYSIS (CUBIC YARDS)
PROJECT (APN 008-381-002)	4,800	1,500
NET	3,300 CU YDS (EXPORT)	

"SHERWOOD DESIGN ENGINEERS IS NOT AN ENGINEERING CONTRACTOR, NOR SHOULD OUR RENDERING OF CUT AND FILL EARTHWORK VOLUMES BE CONSIDERED EQUIVALENT TO THE NATURE AND EXTENT OF SURVEYING AN ENGINEERING CONTRACTOR WOULD PROVIDE. THIS ESTIMATE IS BASED SOLELY ON OUR OWN ANALYSIS, WHICH IS AS ACCURATE AS THE INFORMATION PROVIDED TO US IN REGARDS TO EXISTING CONDITIONS AND TOPOGRAPHY. OUR ANALYSIS IS BASED ON THE DATA PROVIDED TO US AND DOES NOT REPRESENT CONDITIONS NOT REPRESENTED ON THE TOPOGRAPHIC SURVEY, NOR DOES IT TAKE INTO EFFECT FACTORS SUCH AS SHRINKAGE, SWELL, LOSS DURING TRANSPORT AND SUBSIDENCE, UNLESS OTHERWISE STATED ON QUANTITIES TABLE ABOVE. THIS EARTHWORK VOLUME ANALYSIS SHOULD NOT BE USED FOR ANY DESIGN OR CONSTRUCTION PURPOSES. SHERWOOD DESIGN ENGINEERS DOES NOT GUARANTEE THE ACCURACY OF OUR EARTHWORK VOLUME ESTIMATE BEYOND USE AS A PLANNING TOOL."

THE TOTAL DISTURBED AREA FOR THE PROJECT WILL BE 1.56± ACRES.





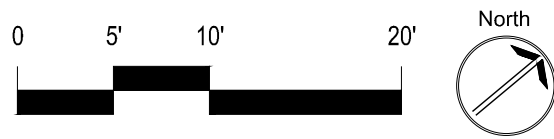
SITE LEGEND	
	PROPERTY LINE
	(P) FENCE, SLP
	(P) STONE RETAINING WALL, SLP
	(P) CONCRETE RETAINING WALL, SLP
	(P) COBBLESTONE PAVING WITH PERMEABLE JOINTS, SLP
	(P) CONCRETE
	(P) PERMEABLE GRAVEL, SLP
	(P) DECOMPOSED GRANITE, SLP
	(P) GREEN ROOF, SLP
	(P) POOL/SPA, SLP

GRADING LEGEND	
	SPOT ELEVATION
	HARDSCAPE SLOPE
	SOFTSCAPE SLOPE
	FINISH FLOOR ELEVATION
	(P) MAJOR CONTOUR
	(P) MINOR CONTOUR
	(E) MAJOR CONTOUR
	(E) MINOR CONTOUR
	(P) GRADE BREAK

KEYNOTES	
1	(P) WALL STEP
2	(P) ENTRY GATE, SLP, INSTALL KNOX BOX AND KEY PER FIRE DEPARTMENT REQUIREMENTS
3	CRITICAL ROOT ZONE
4	(P) PAVERS WITH PERMEABLE JOINTS, SLP
5	(P) UNDERGROUND POOL & SPA EQUIPMENT, SLP

**GRADING NOTES**

1. ALL GRADING SHALL COMPLY WITH APPLICABLE PERMITS, LOCAL ORDINANCES AND RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT.



SCALE: 1" = 10'		
Note: If this graphic scale does not equal 1", this sheet has been modified from its original size.		
NO	DATE	REVISION

PROJECT NO. 23-116	
DATE	03/19/25
DRAWN	KO
DESIGNED	VHTCN
CHECKED	CN

**HODGE RESIDENCE**  
3406 17 MILE DRIVE  
PEBBLE BEACH, CA

**GRADING PLAN**  
**DRIVEWAY & GARAGE**





SITE LEGEND	
PROPERTY LINE	
	1 (P) FENCE, SLP
	2 (P) STONE RETAINING WALL, SLP
	3 (P) CONCRETE RETAINING WALL, SLP
	4 (P) COBBLESTONE PAVING WITH PERMEABLE JOINTS, SLP
	5 (P) CONCRETE
	6 (P) PERMEABLE GRAVEL, SLP
	7 (P) DECOMPOSED GRANITE, SLP
	8 (P) GREEN ROOF, SLP
	9 (P) POOL/SPA, SLP

GRADING LEGEND	
	SPOT ELEVATION
	HARDSCAPE SLOPE
	SOFTSCAPE SLOPE
	FINISH FLOOR ELEVATION
	(P) MAJOR CONTOUR
	(P) MINOR CONTOUR
	(E) MAJOR CONTOUR
	(E) MINOR CONTOUR
	(P) GRADE BREAK

KEYNOTES	
1	(P) WALL STEP
2	(P) ENTRY GATE, SLP, INSTALL KNOX BOX AND KEY PER FIRE DEPARTMENT REQUIREMENTS
3	CRITICAL ROOT ZONE
4	(P) PAVERS WITH PERMEABLE JOINTS, SLP
5	(P) UNDERGROUND POOL & SPA EQUIPMENT, SLP

GRADING NOTES	
1.	ALL GRADING SHALL COMPLY WITH APPLICABLE PERMITS, LOCAL ORDINANCES AND RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT.



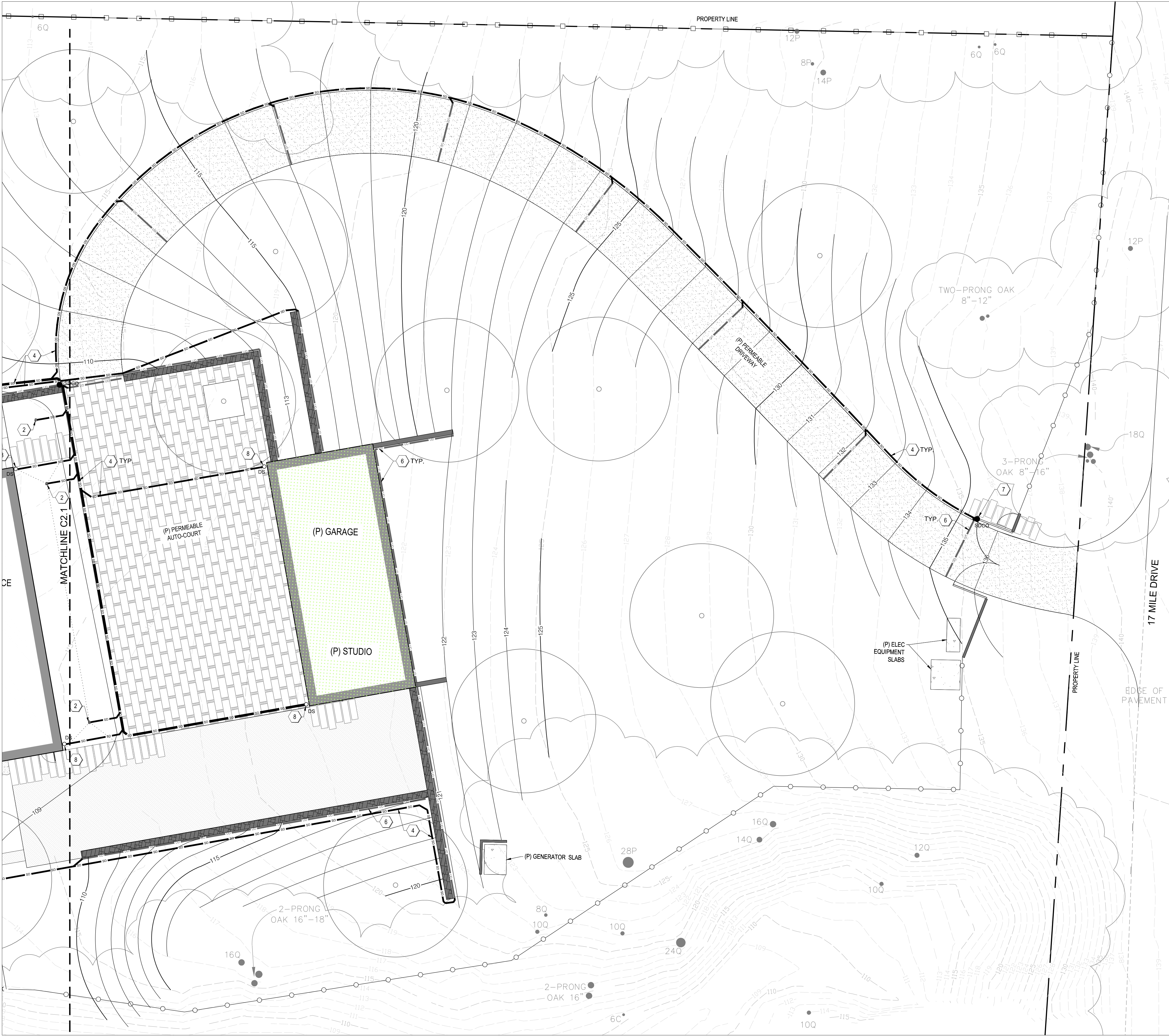
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NO	DATE	REVISION

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PROJECT NO. 23-116		
DATE	03/19/25	
DRAWN	KO	
DESIGNED	VHT/CN	
CHECKED	CN	

HODGE RESIDENCE  
3406 17 MILE DRIVE  
PEBBLE BEACH, CA

GRADING PLAN  
MAIN RESIDENCE





**STORMDRAIN LEGEND**

	1 (P) LANDSCAPE SWALE
	2 (P) DRAIN INLET/OUTLET
	3 (P) LEVEL SPREADER
	4 (P) STORM DRAIN PIPE
	5 (P) FRENCH DRAIN PIPE
	6 (P) UNDER DRAIN PIPE / BACK OF WALL DRAIN PER GEOTECHNICAL REPORT, SEE NOTE 2
	7 (P) SD CLEAN OUT
	8 (P) DOWNSPOUT

SDCO  
DS

**KEYNOTES**

1	DAYLIGHT TO DRAIN
2	STORM DRAIN OUTFALL BASIN

**DRAINAGE NOTES**

- THE DRAINAGE DESIGN AND STORMWATER MANAGEMENT PLAN WILL COMPLY WITH THE COUNTY OF MONTEREY REQUIREMENTS AND THE CENTRAL COAST WATER BOARD POST CONSTRUCTION REQUIREMENTS.
- ALL UNDER WALL SUBSURFACE DRAINAGE SHALL REMAIN SEPARATE FROM THE STORMWATER CONVEYANCE NETWORK.

SCALE: 1" = 10'  
0 5 10 20  
Note: If this graphic scale does not equal 1", this sheet has been modified from its original size.

NO	DATE	REVISION

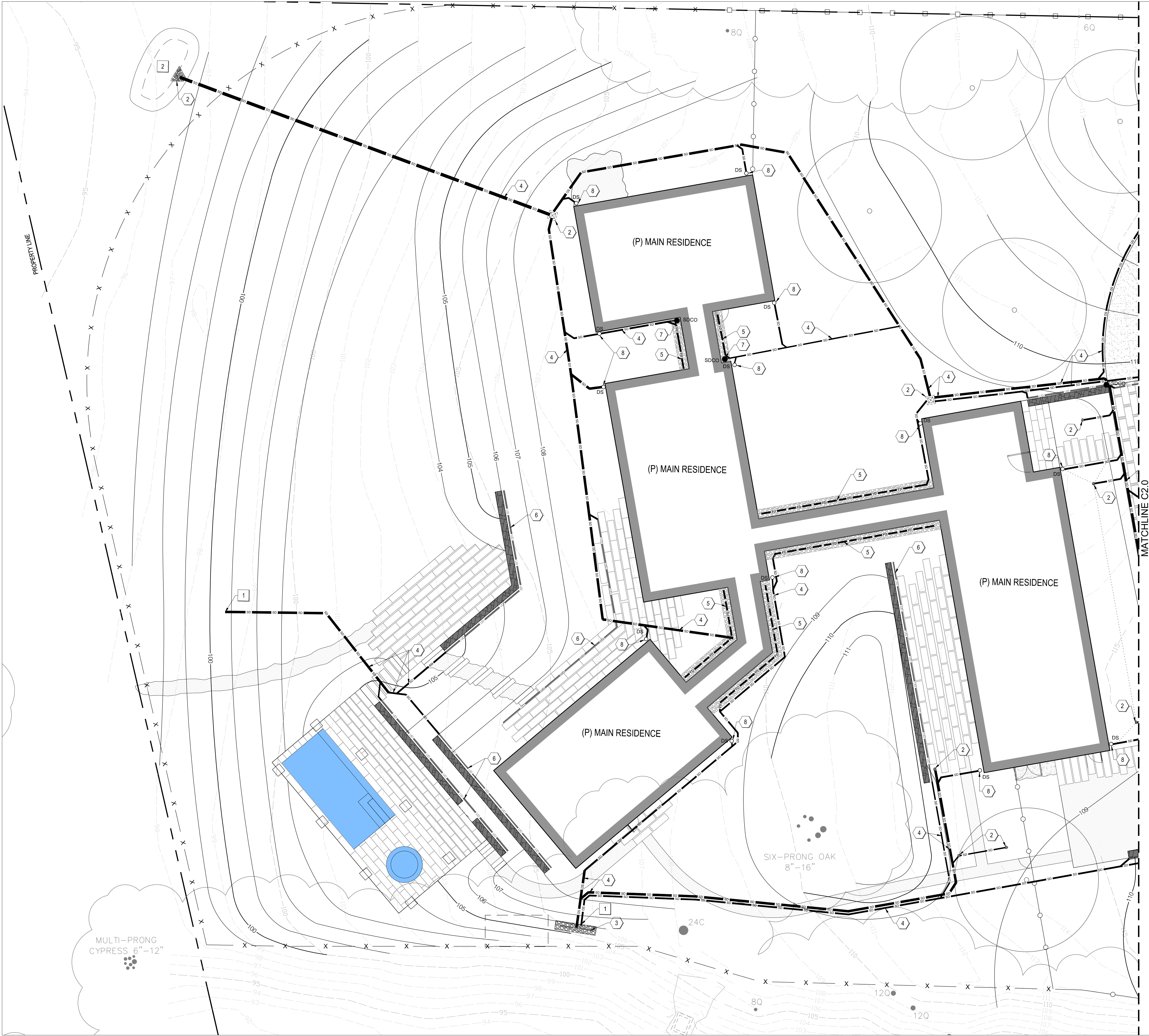
PROJECT NO. 23-116

DATE	03/19/25
DRAWN	KO
DESIGNED	VHT/CN
CHECKED	CN

**HODGE RESIDENCE**  
3406 17 MILE DRIVE  
PEBBLE BEACH, CA

**DRAINAGE PLAN**  
DRIVEWAY & GARAGE





**STORMDRAIN LEGEND**

	1	(P) LANDSCAPE SWALE
	2	(P) DRAIN INLET/OUTLET
	3	(P) LEVEL SPREADER
	4	(P) STORM DRAIN PIPE
	5	(P) FRENCH DRAIN PIPE
	6	(P) UNDER DRAIN PIPE / BACK OF WALL DRAIN PER GEOTECHNICAL REPORT, SEE NOTE 2
	7	(P) SD CLEAN OUT
	8	(P) DOWNSPOUT

SDCO  
DS

**KEYNOTES**

1	DAYLIGHT TO DRAIN
2	STORM DRAIN OUTFALL BASIN

**DRAINAGE NOTES**

- THE DRAINAGE DESIGN AND STORMWATER MANAGEMENT PLAN WILL COMPLY WITH THE COUNTY OF MONTEREY REQUIREMENTS AND THE CENTRAL COAST WATER BOARD POST CONSTRUCTION REQUIREMENTS.
- ALL UNDER WALL SUBSURFACE DRAINAGE SHALL REMAIN SEPARATE FROM THE STORMWATER CONVEYANCE NETWORK.

SCALE: 1" = 10'  
0 10'

Note: If this graphic scale does not equal 1", this sheet has been modified from its original size.

NO	DATE	REVISION

PROJECT NO. 23-116

DATE	03/19/25
DRAWN	KO
DESIGNED	VHT/CN
CHECKED	CN




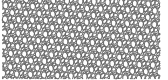

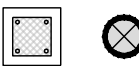






**HODGE RESIDENCE**  
3406 17 MILE DRIVE  
PEBBLE BEACH, CA

**DRAINAGE PLAN  
MAIN RESIDENCE**





EROSION CONTROL LEGEND

- |   |    |   |
|---|----|---|
|  | 1  | FIBER ROLLS PER<br>DETAIL E/C4.1                                      |
|  | 2  | SILT FENCE PER<br>DETAIL D/C4.1                                       |
|  | 3  | CONCRETE WASHOUT<br>PER DETAIL F/C4.1                                 |
|  | 4  | CONSTRUCTION ENTRANCE<br>PER DETAIL A/C4.1                            |
|  | 5  | TREE PROTECTION (VERIFY<br>TREE PROTECTION WITH<br>PROJECT BIOLOGIST) |
|  | 6  | INLET PROTECTION, TYP<br>PER DETAIL C/C4.1                            |
|  | 7  | STOCKPILE PER<br>DETAIL B/C4.1  |
|  | 8  | TEMPORARY CONSTRUCTION<br>FENCING                                     |
|  | 9  | PORTABLE SANITATION<br>FACILITIES                                     |
|  | 10 | WASTE COLLECTION<br>AREA  |
|  | 11 | EQUIPMENT STAGING<br>AREA   |
|  | 12 | EROSION CONTROL BLANKET<br>PER DETAIL G/C4.1                          |

SCALE: 1" = 20'

Now: If this graphic scale does not equal 1", this sheet  
has been modified from its original size.

NO	DATE	REVISION

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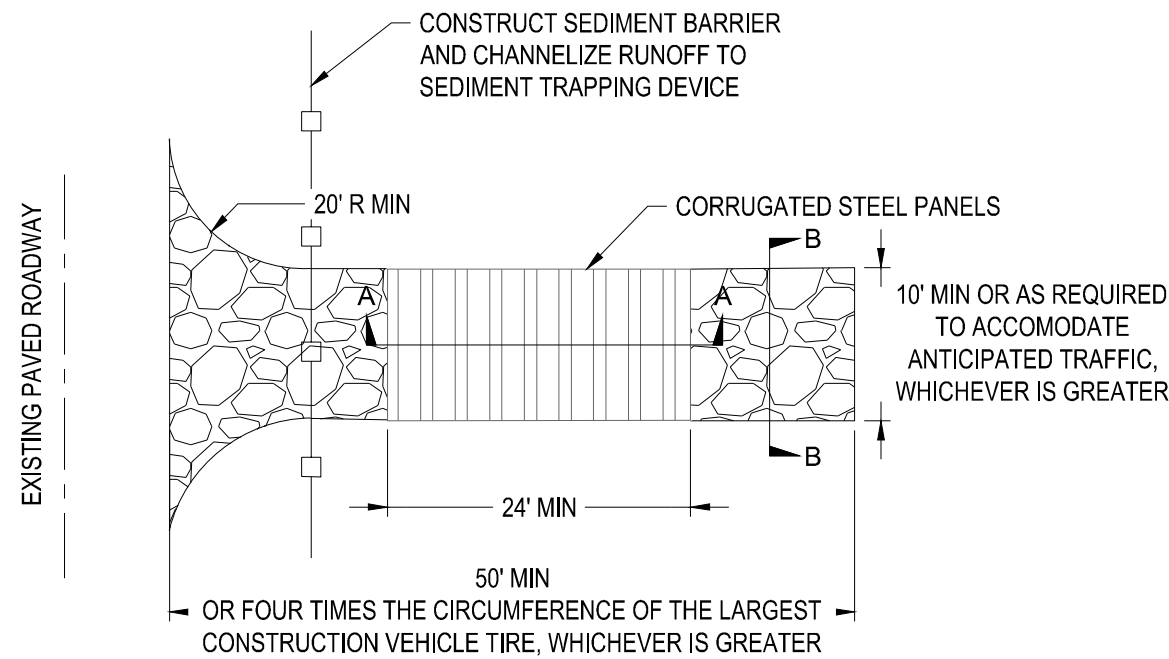
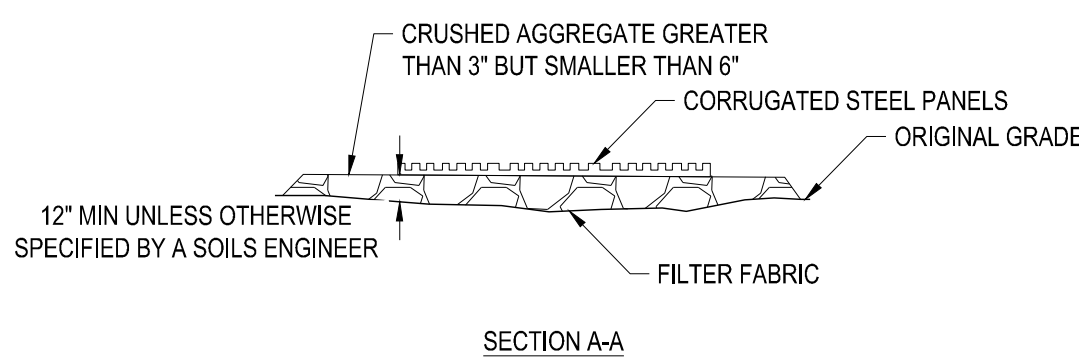
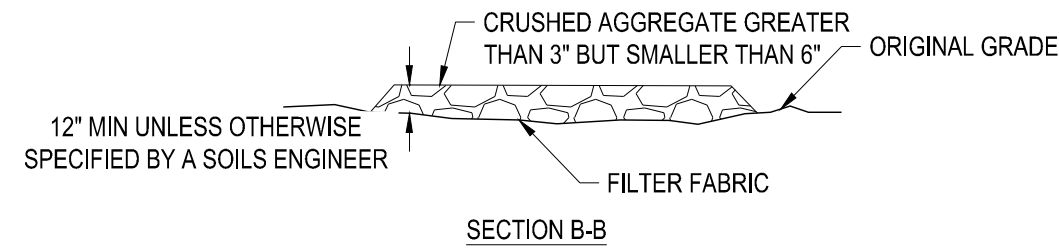
PROJECT NO.	23-116
DATE	03/19/25
DRAWN	KO
DESIGNED	VHT/CN
CHECKED	CN

HODGE RESIDENCE  
3406 17 MILE DRIVE  
PEBBLE BEACH, CA

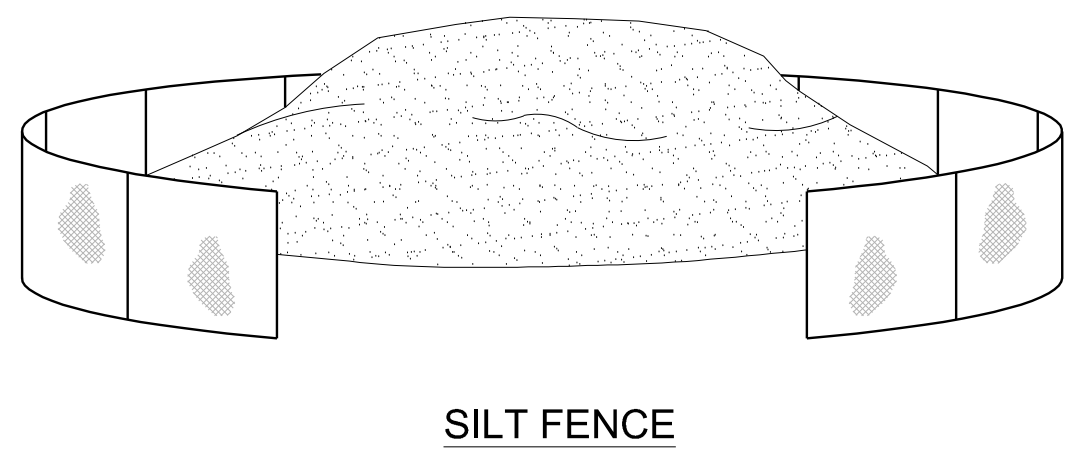
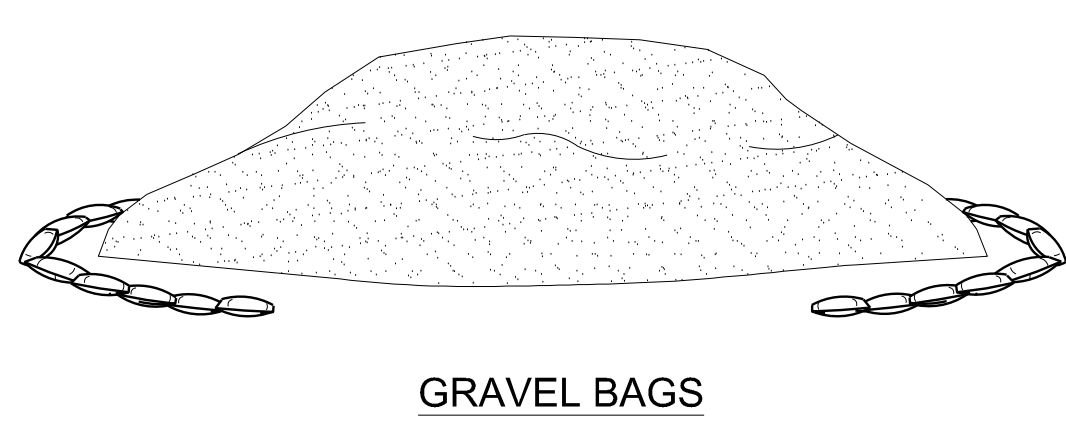
EROSION CONTROL PLAN





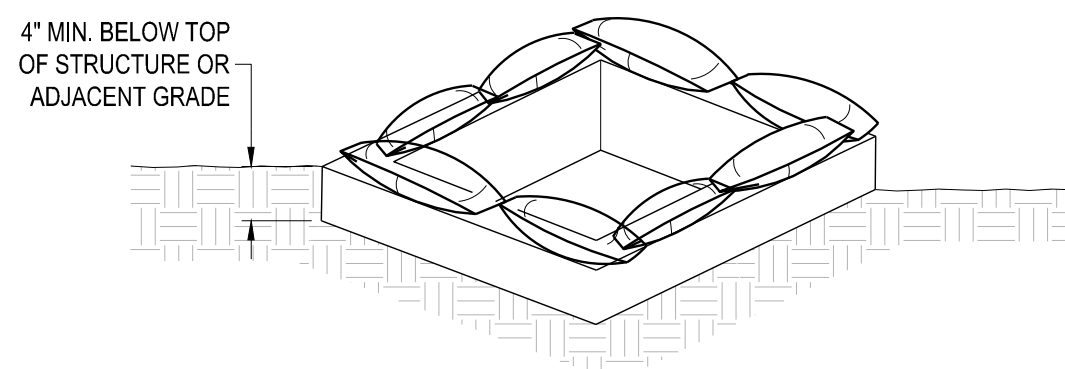


**A** CONSTRUCTION ENTRANCE WITH RUMBLE PLATES  
SCALE: NTS



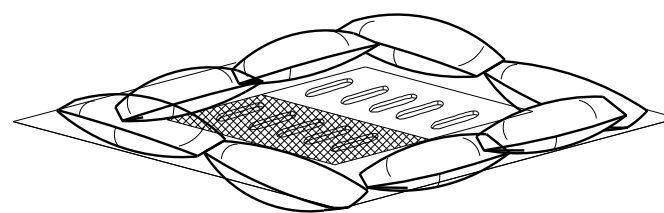
- NOTE
1. INSTALL SILT FENCE (ERTEC S-FENCE OR EQUAL) OR HALF FULL GRAVEL BAGS AT APPROXIMATE 3' FROM BASE OF STOCKPILE TO CONTAIN RUNOFF. REPLACE ANY PORTIONS REMOVED FOR ACCESS AT THE END OF WORKING DAY AND PRIOR TO ANY RAINFALL. PLACE AND TIE DOWN TARPS OR PLASTIC SHEETING OVER STOCKPILE IF REQUIRED TO PREVENT WIND EROSION

**B** MATERIAL STOCKPILE  
EC-014 SCALE: NTS



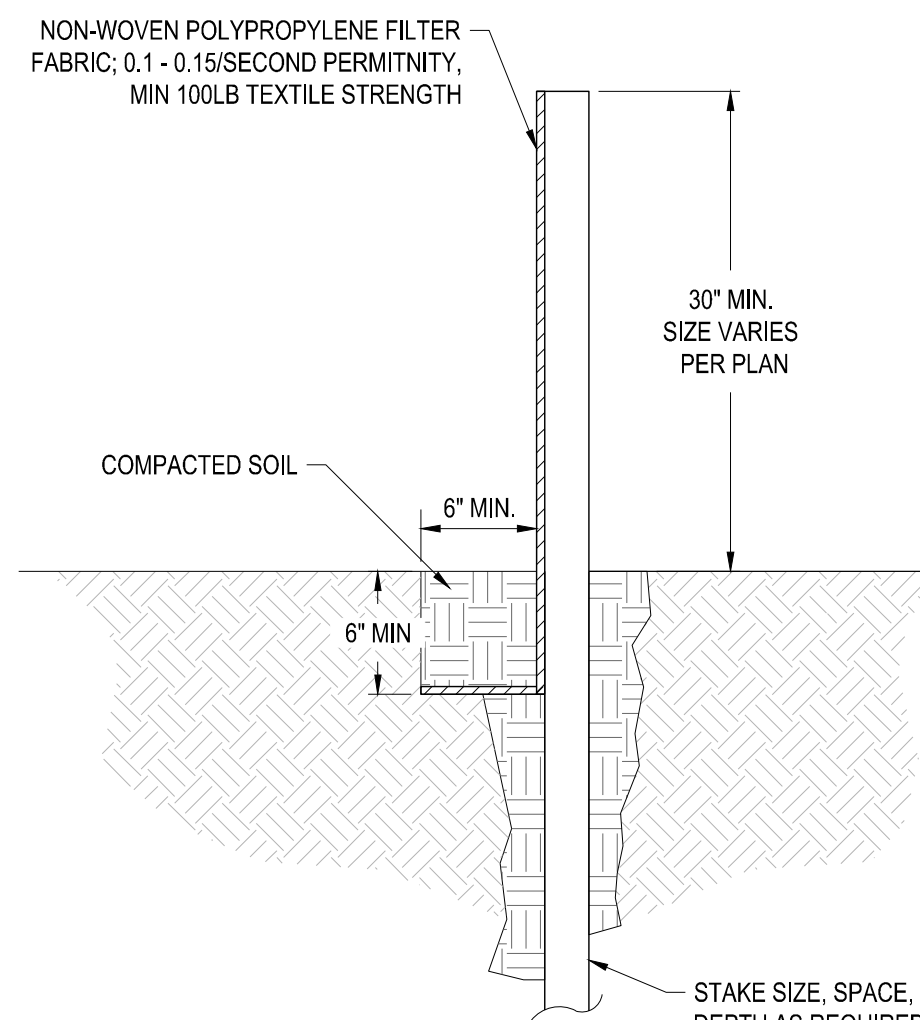
#### DRAIN INLET - LANDSCAPE AREAS

- NOTES
1. ENSURE TEMPORARY CONSTRUCTION MATERIALS OR DEBRIS NEAR PROTECTED INLETS WILL NOT DAMAGE ADJACENT IMPROVEMENTS OR SPILL INTO NEARBY STORM OR SANITARY IMPROVEMENTS OR FACILITIES.
  2. MANUFACTURED PRODUCTS SHOULD BE ERTEC COMBO GUARD OR APPROVED EQUAL WITH MAX 425Y FILTER OPENINGS.
  3. ALTERNATE INSTALLATION AT BYPASS INLETS NOT AT A LOW POINT; NO INFLOW REQUIRED. PLACE FILTER FABRIC (MIRAFI 140 N OR APPROVED EQUAL) OVER ENTIRE STRUCTURE OPENING, AND INSTALL GRATE TO HOLD IN PLACE. WRAP OVER VERTICAL OPENING AND CURB INLETS AND HOLD IN PLACE WITH SAND BAGS.



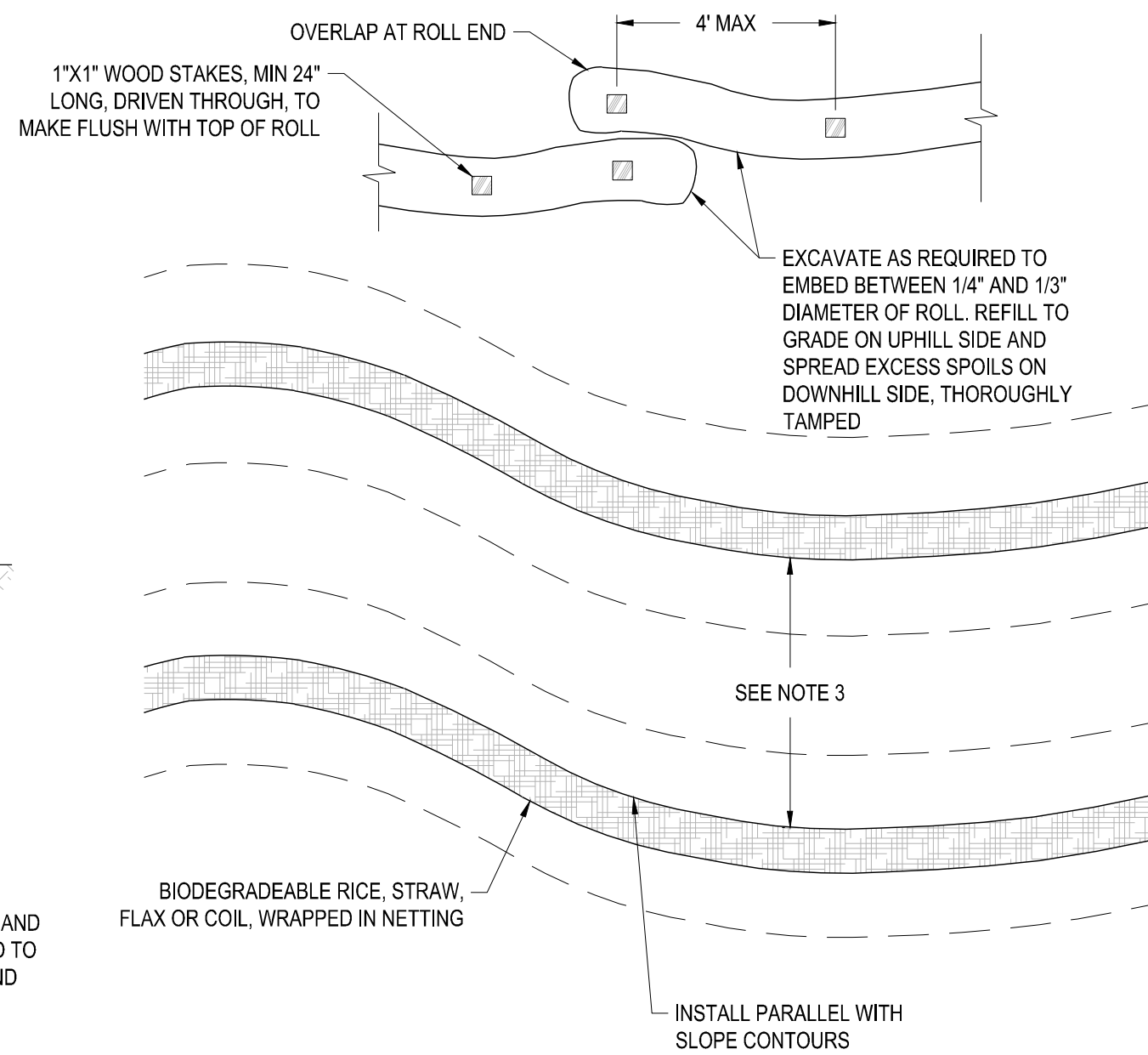
#### DRAIN INLET - PAVED SURFACE

**C** INLET PROTECTION - WITH SAND BAGS  
ER-00-008 SCALE: NTS



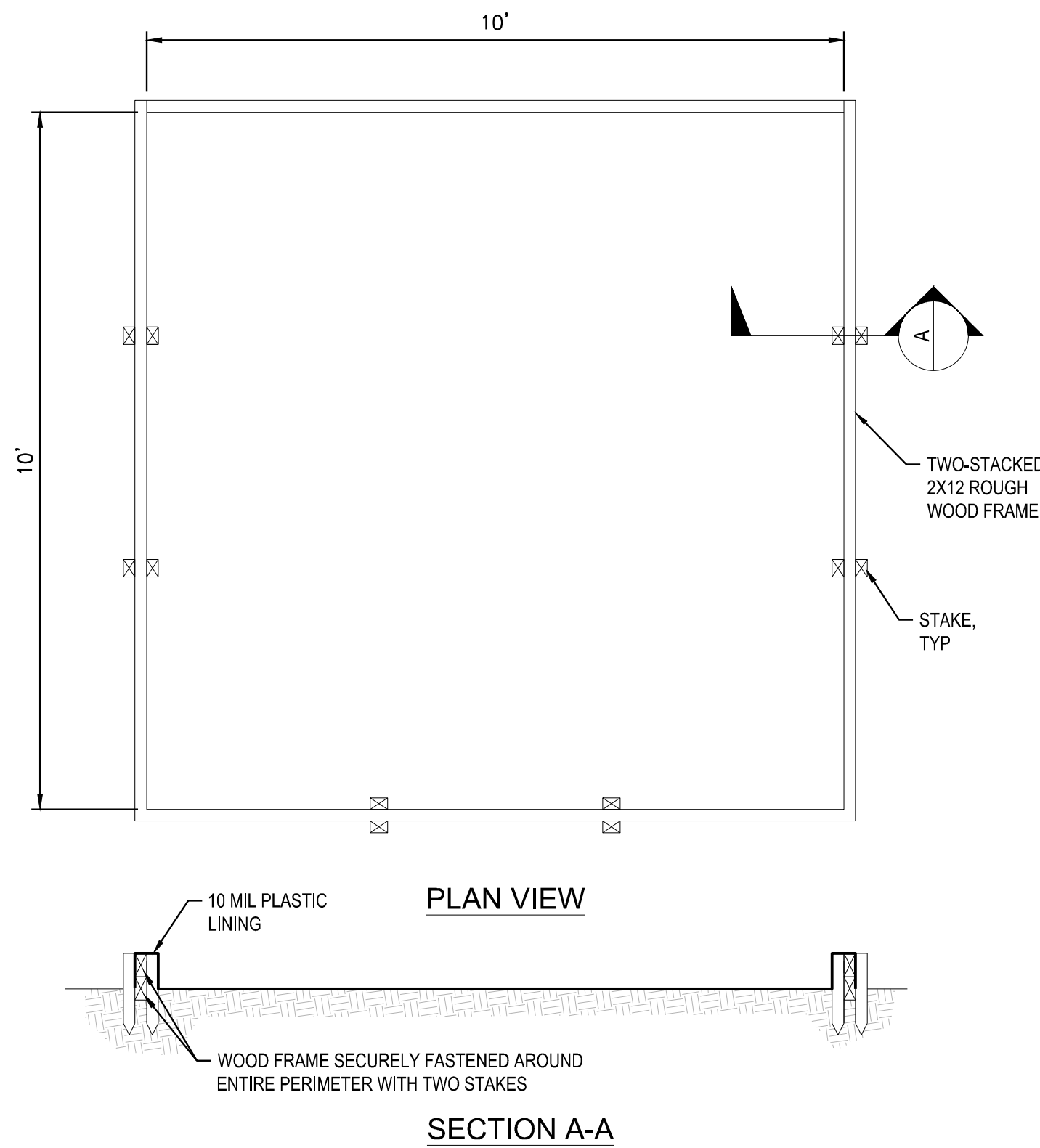
- NOTES
1. REFER TO CASQUA BMP DETAIL SE-1 FOR ADDITIONAL INSTALLATION DETAILS AND MAINTENANCE INSTRUCTIONS.
  2. ALTERNATE INSTALLATION: ERTEC S-FENCE, 30 INCHES HIGH, OR EQUAL BY APPROVED MANUFACTURERS, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

**D** SILT S-FENCE  
ER-00-001 SCALE: NTS

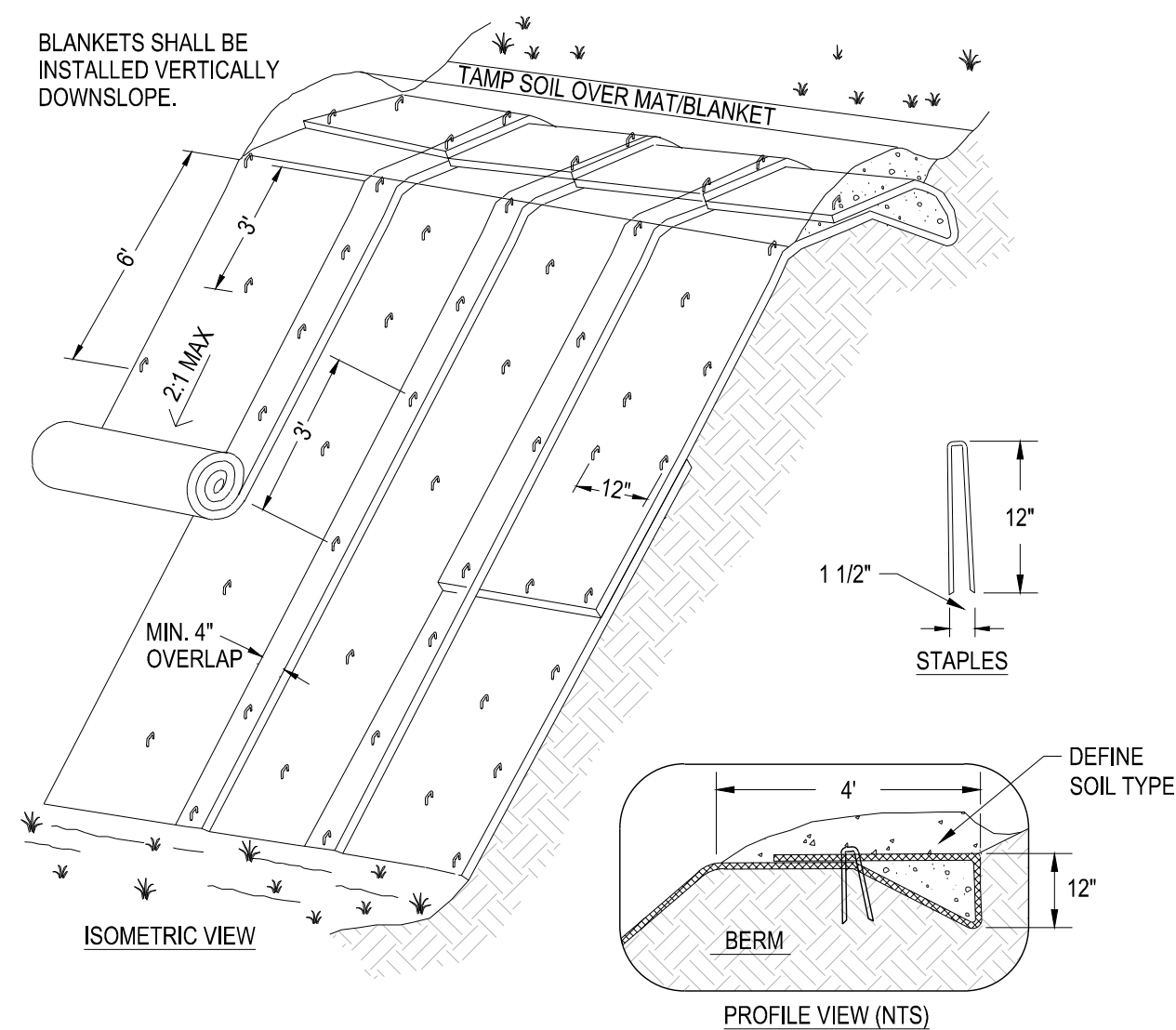


- NOTES
1. FIBER ROLLS SHALL BE MANUFACTURED PRODUCTS CONSISTING OF RICE, STRAW, FLAX, COIL OR SIMILAR BIODEGRADABLE MATERIAL WRAPPED INTO A TUBULAR SHAPE WITH NETTING.
  2. CONTRACTOR TO USE ERTEC STRAW WATTLES OR APPROVED EQUAL.
  3. SPACE FIBER ROLLS PER MANUFACTURER'S REQUIREMENTS.

**E** FIBER ROLLS  
SCALE: NTS



**F** CONCRETE WASHOUT  
SCALE: NTS



- NOTES
1. FOR EMBANKMENT FACE AND FILL SLOPES, USE DOUBLE-NET BIODEGRADABLE STRAW BLANKET.
  2. SLOPE SURFACE SHALL BE FREE OF ROCKS AND CLODS LARGER THAN 3", AND ORGANIC DEBRIS. BLANKETS SHALL LAY FLAT ON THE SOIL.
  3. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
  4. LAY BLANKETS LOOSELY AND STAPLE AS SHOWN TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

**G** EROSION CONTROL BLANKET  
EC-00-002 SCALE: NTS

SCALE: N/A		
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EROSION CONTROL DETAILS

DRAWING NO.

C4.1  
7 OF 8



Slope Summary Table	
Slope	Color
30.00% or Greater	<span style="color: red;">█</span>

SCALE: 1" = 20'		
Note: If this graphic scale does not equal 1", this sheet has been modified from its original size.		
NO	DATE	REVISION

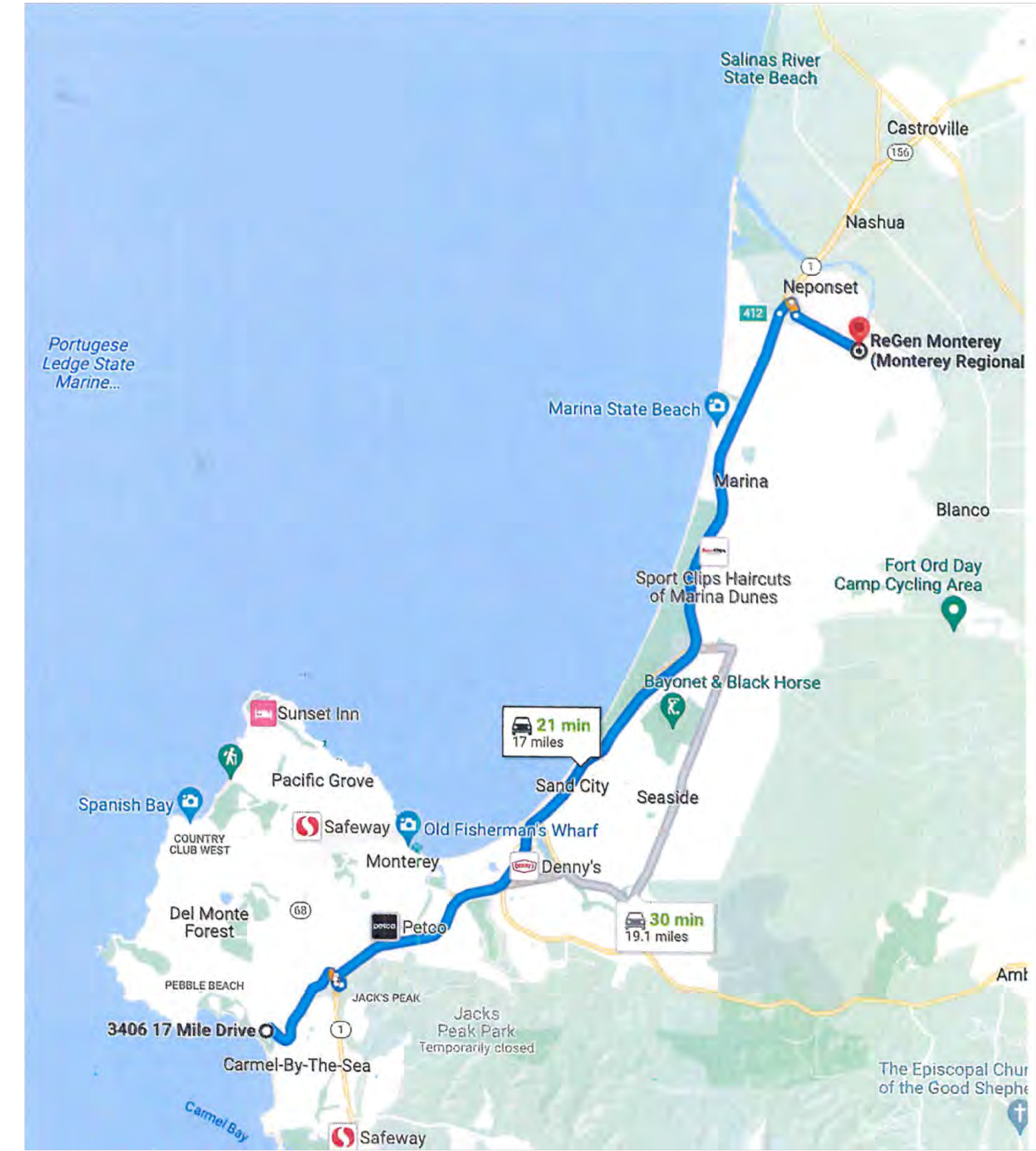
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PROJECT NO.	23-116
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**HODGE RESIDENCE**  
3406 17 MILE DRIVE  
PEBBLE BEACH, CA

**SLOPE ANALYSIS**

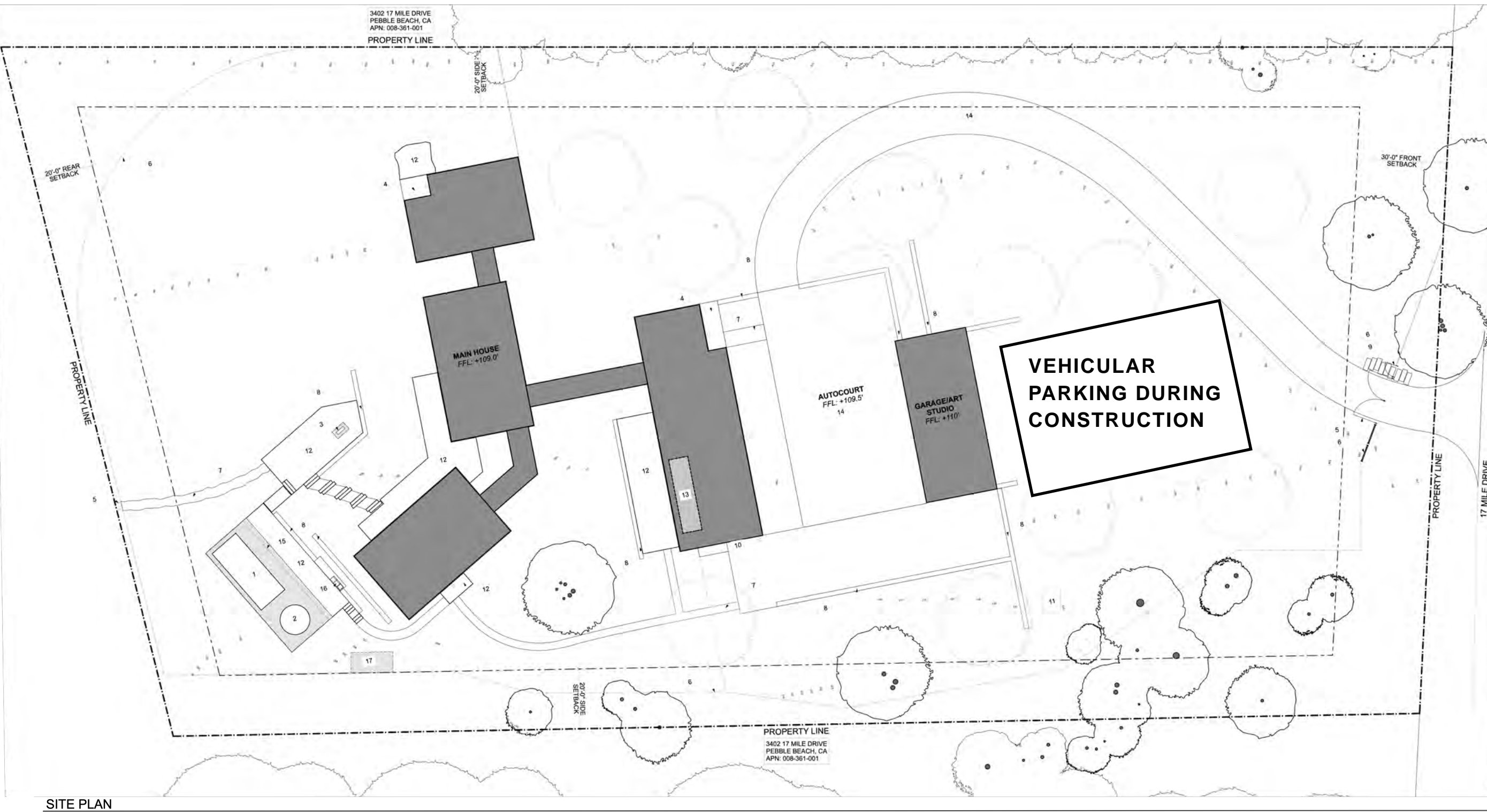






## HAUL ROUTE

- NOTES - SITE PLAN:**
- EXISTING CONTOURS ARE SHOWN. SEE CIVIL DRAWINGS FOR PROPOSED FRESH GRAVING.
  - SEE CIVIL DRAWINGS FOR DRAINAGE INFORMATION.
  - SEE LANDSCAPE DRAWINGS FOR PLANTING, LANDSCAPE DESIGN, DETAIL AND IRRIGATION.
  - SEE LANDSCAPE DRAWINGS FOR POOL AND SPA INFORMATION.
- LEGEND - SITE PLAN:**
- PROPERTY LINE
  - BACKLASH LINE
  - CONTOUR FOR REFERENCE ONLY (SEE SURVEY)
  - CONTOUR FOR REFERENCE ONLY (SEE CIVIL DRAWINGS)
  - NO STRUCTURES
  - NO WAREHOUSE, SEE SITE COVERAGE PLAN
  - ROOF RIDGE ABOVE
  - ROOF OVERHANG ABOVE
  - LOW VOLTAGE, DOWNLIT EXTERIOR LIGHT FIXTURE PER SPECIFICATION
  - NO TREE TO REMAIN
  - NO TREE



SITE PLAN  
SCALE : N.T.S.

## CONSTRUCTION SITE BEST MANAGEMENT PRACTICES

THE FOLLOWING BMPs MUST BE PROPERLY USED AT ALL CONSTRUCTION SITES TO PROTECT STORM DRAINS AND MINIMIZE POLLUTION.

The Monterey Regional Stormwater Management Program (MRSWMP) prohibits pollutant discharges at work sites from flowing into storm drains and polluting neighborhood creeks, rivers, and the ocean. To comply with the law and keep your project on schedule, make sure proper BMPs are in place and functioning. Sites must be checked and maintained daily. The following BMPs are recommended; they are not all-inclusive. Refer to references indicated on the front of this brochure for additional BMPs.

### PAINT AND STUCCO

All paint and stucco material stored on the site must be contained and covered. It is illegal to dump unused paint or stucco in the sewer or storm drain system. Do not wash out brushes in the street or dump any residues in the storm drain. Paint brushes and spray guns must be washed/cleaned out into a hazardous materials drum or back into the original container and disposed of properly.

### PERIMETER CONTROLS

Gravel bags, silt fences and straw wattles (weighted down) are acceptable perimeter controls, and must be used to surround the entire site. Avoid turning over perimeter controls with vehicles or heavy equipment as they can damage the materials. Keep extra absorbent materials and/or wet-dry vacuum on site to quickly pick up unintended spills.

### BUILDING MATERIALS/STAGING AREAS

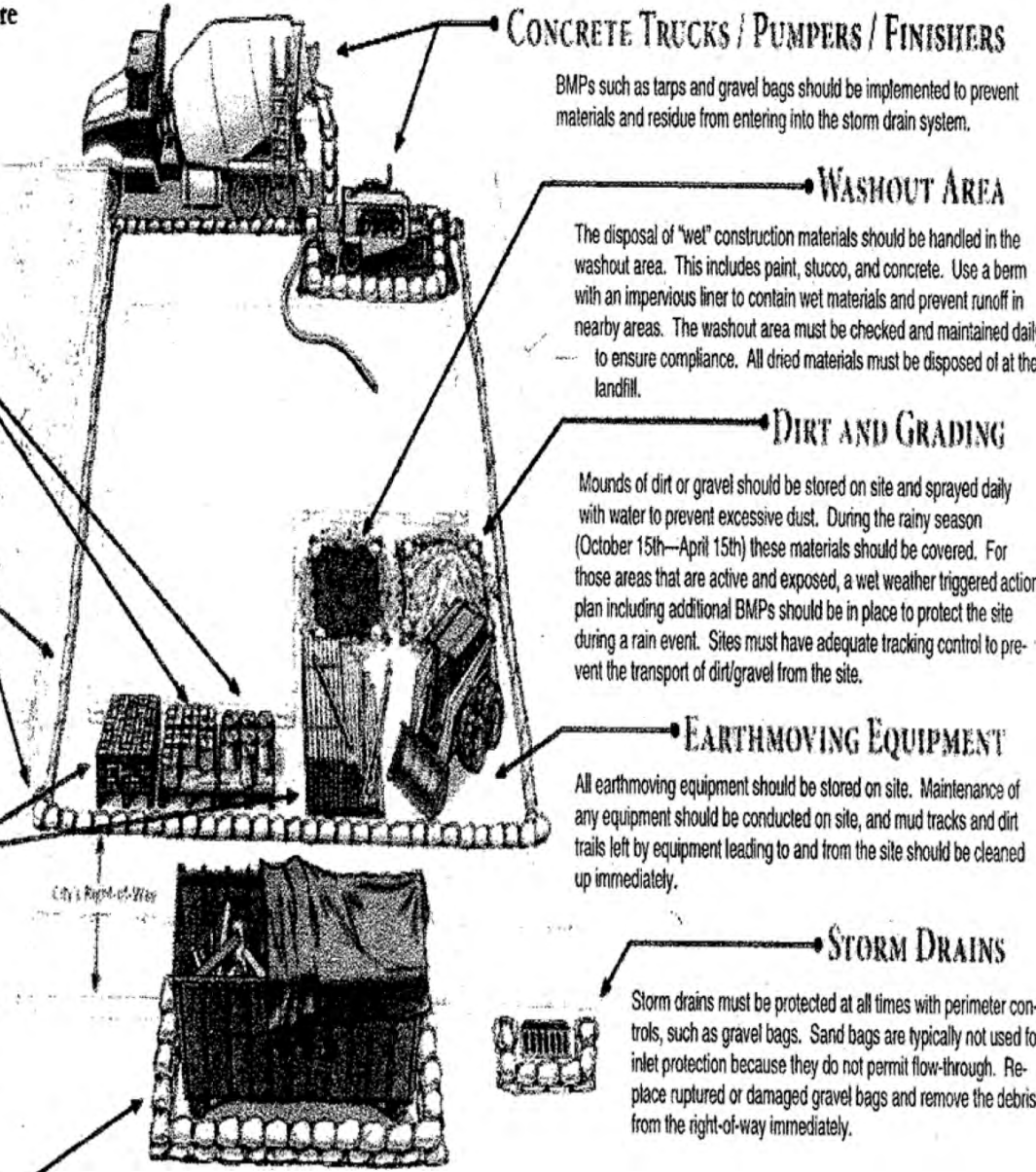
Construction material must be stored on site at all times. Building materials should always be covered when not in use to prevent runoff caused by wind or rain. Flooding must also be prevented by monitoring the site before, during, and after rain events to ensure that BMPs are functioning and that there are no safety issues.

### TRAFFIC CONTROL PERMITS

Prior to staging any materials or equipment in the right-of-way (such as dumpsters or trucks), please contact the applicable local jurisdiction to learn of any temporary encroachment permit or traffic control requirements necessary for right-of-way staging and loading areas, applicable stormwater BMPs and safety plan review requirements. Provide a stabilized vehicle path with controlled access to prevent tracking of dirt offsite. Properly size site entrance BMPs for anticipated vehicles.

### DUMPSTERS

Always cover dumpsters with a rollback tarp. Areas around dumpsters should be swept daily. Perimeter controls around dumpster areas should be provided if pollutants are leaking or discharging from the dumpsters.



Protecting water resources improves and preserves quality of life for our children and future generations.

Questions? Contact the local Public Works Dept. in the jurisdiction your project resides or the MRSWMP Program Manager.

### POLLUTION PREVENTION PLANNING

Every construction project must have an erosion and sediment control plan to prevent soil and materials from leaving the site. Basic steps for this plan include:

- Understand local jurisdictional stormwater management requirements and create your plan to match your construction site and project needs.
- Identify the storm drains and the conveyance system (s) nearest the construction site area and provide plan to protect them from worksite pollutants.
- Obtain all local jurisdictional permits, including traffic control permits, if needed.
- Schedule construction activities so that the soil is not exposed for long period of time. Limit grading to small areas; install key sediment control practices before site grading begins.
- Contact the inspector assigned to your project to answer any questions and ensure compliance. Modify BMPs as job requires.

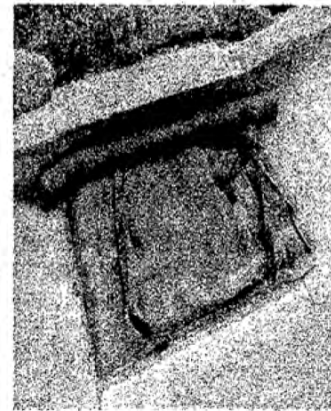


Photo courtesy USEPA

### PREVENT POLLUTION AND AVOID FINES (3 C'S)

**Control:** The best line of defense is to use good house-keeping practices and sediment/erosion control BMPs to prevent materials and debris from entering the storm drain.

**Contain:** Isolate your work area to prevent discharges from leaving the site. Store materials out of the rain and in secondary containment, if necessary.

**Capture:** Sweep or vacuum up any material that could possibly run offsite. Dispose of wastes properly by checking product labels for disposal requirements.

### Additional Tips to Support BMPs:

- Schedule site stabilization activities, such as landscaping, to be completed immediately after the land has been graded to its final contour.
- Inspect & maintain silt fences and straw wattles after each rainstorm. Make sure stormwater is not flowing around these devices or other vegetative buffers. Cover all dirt piles to protect from wind and rain.
- Provide a stabilized vehicle path with controlled access to prevent tracking of dirt offsite. Properly size site entrance BMPs for anticipated vehicles.
- Minimize amount of vegetation cleared from the site. Protect and install vegetative buffers along waterbodies to slow and filter stormwater runoff.
- Properly dispose of all waste materials. Never dump unused or waste product on the ground or in a storm drain. Don't hose off surfaces to clean. Sweep and place waste in dumpster.
- Break up long slopes with sediment barriers. Install structural BMPs to trap sediment on downslope sides of the lot.
- When in doubt, contact local jurisdiction for guidance.

### ONLINE RESOURCES

California Storm Water Quality Association - [www.csbmpandbooks.com](http://www.csbmpandbooks.com)  
International BMP Database - [www.bmpdatabase.org](http://www.bmpdatabase.org)  
California State Water Board - [www.waterboards.ca.gov](http://www.waterboards.ca.gov)

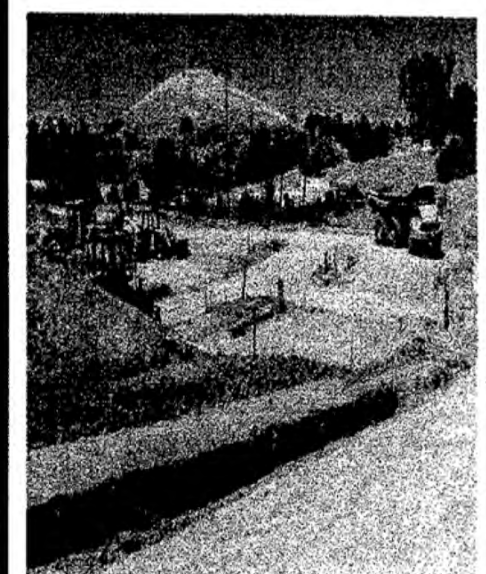


5 Harris Ct., Bldg D  
Monterey, CA 93940

Phone: (831) 645-4621  
Fax: (831) 972-5178  
Web: [MontereySEA.org](http://MontereySEA.org)



## GOT CONSTRUCTION?



## A STORM WATER POLLUTION PREVENTION GUIDE FOR THE CONSTRUCTION INDUSTRY

MontereySEA.org  
(831) 645-4621

## CONSTRUCTION NOTES

- ALL WORK SHALL TAKE PLACE DURING DAYLIGHT HOURS, MONDAY - FRIDAY, 8 AM TO 5 PM
- WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE PER DAY, FREQUENCY SHOULD BE BASED UPON THE TYPE OF OPERATION, SOIL, AND WIND EXPOSURE
- ALL GRADING ACTIVITIES SHALL BE HALTED DURING PERIODS OF HIGH WINDS ( 15 MPH ).
- HAUL TRUCKS SHALL MAINTAIN 2 - FEET FREEBOARD AND BE COVERED.
- COVER INACTIVE STORAGE PILES.
- 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 COPIES ARE AVAILABLE FOR AGENCY REVIEW UPON 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.
- EQUIPMENT WASHING, REFUELING AND SERVICING SHALL TAKE PLACE ONLY ONSITE. APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE USED TO ENSURE THAT NO SPILLS OF PETROLEUM PRODUCTS OR OTHER CHEMICALS TAKE PLACE DURING THESE ACTIVITIES. SEE THE EROSION CONTROL PLAN FOR FURTHER SPECIFICATIONS.
- 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 SOILS AND WASTES, DISPOSE OF ALL WASTES PROPERLY, PLACE TRASH RECEPTACLES ON SITE FOR THAT PURPOSE, AND COVER OPEN TRASH RECEPTACLES DURING WET WEATHER).
- 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.

## CONSTRUCTION COORDINATOR

CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION, SHOULD QUESTIONS ARISE DURING CONSTRUCTION ( IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THEIR CONTACT INFORMATION ( INCLUDING THEIR ADDRESS AND 24-HOUR PHONE NUMBERS) SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE IN A MANNER THAT THE CONTACT INFORMATION IS READILY VISIBLE FROM PUBLIC VIEWING AREAS. THE POSTING SHALL INDICATE THAT THE CONSTRUCTION COORDINATOR SHOULD BE CONTACTED TO ANSWER ANY QUESTIONS THAT ARISE DURING CONSTRUCTION ( IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THE CONSTRUCTION COORDINATOR SHALL RECORD THE NAME, PHONE NUMBER AND NATURE OF ALL COMPLAINTS AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24 HRS OF RECEIPT OF THE COMPLAINT OR INQUIRY.

## CONSTRUCTION ACTIVITY DESCRIPTION

DURATION: JANUARY 2026 - JANUARY 2028

MONDAY THRU FRIDAY 8AM - 5PM

13 WORKERS  
9 REGULAR PICKUP TRUCKS ON SITE

80% RECYCLE RATE FOR LUMBER.

TRASH AND UN-RECYCLED DEBRIS ARE COLLECTED ON SITE IN A PORTABLE TRAILER AND REMOVED BY TOWING BEHIND A REGULAR PICKUP TRUCK ONCE A MONTH TO THE MARINA LANDFILL.

AREA 1: VEHICULAR PARKING

THERE IS 3,300CY OF SOIL EXPORT.

## IMPORTANT NOTE:

FOR ALL OTHER CONSTRUCTION STAGING, PLEASE SEE SHEETS C4.0 AND C4.1  
THESE SHEETS DETAIL THE VARIOUS EROSION CONTROLS AND THEIR DETAILS.

Stocker & Allaire  
General Contractors, Inc.  
Lic. # 504797

CONSTRUCTION MANAGEMENT PLAN

DATE : 04/18/2025

SCALE : N. T. S.

HODGE RESIDENCE  
3406 17 MILE DR., P.B.

C M P