

Exhibit B

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DRAFT RESOLUTION

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

In the matter of the application of:

W & SMITH CA INC (PLN230134)

RESOLUTION NO. ----

Resolution by the County of Monterey Zoning
Administrator:

- 1) Finding the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and that none of the exceptions to these exemptions set forth in CEQA Guidelines section 15300.2 apply;
- 2) Approving a Combined Development Permit consisting of:
 - a) Coastal Administrative Permit and Design Approval to allow the remodel of an existing 9,547 square foot single-family dwelling, construction of a 444 square foot first floor addition and a new 1,151 square foot attached garage resulting in a 11,181 square foot single-family dwelling. Associated site improvements include re-aligning the driveway from Cortez Road to Oleada Road;
 - b) Coastal Administrative Permit to allow the of an existing 1,151 square foot attached garage and a portion of conditioned space into a 1,178 attached accessory dwelling unit;
 - c) Coastal Administrative Permit to allow the conversion of a portion of the single-family dwelling into a 369 square foot attached guesthouse; and
 - d) Coastal Administrative Permit to allow the conversion of a portion of the single-family dwelling into a 215 square foot art studio.

[PLN230134 W & SMITH CA, INC., 3180
CORTEZ RD, PEBBLE BEACH, DEL MONTE
FOREST LAND USE PLAN (APN: 008-233-
010-000)]

The W & Smith CA Inc. application (PLN230134) came for a public hearing before the Monterey County Zoning Administrator on August 15, 2024 and before the Chief of Planning on May 1, 2024. Having considered all the written and documentary evidence,

the administrative record, the staff report, oral testimony, and other evidence presented the Monterey County Zoning Administrator finds and decides as follows:

FINDINGS

- 1. FINDING: CONSISTENCY** – The 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:
 - The 1982 Monterey County General Plan;
 - Del Monte Forest Land Use Plan;
 - Monterey County Coastal Implementation Plan, Part 5; and
 - Monterey County Zoning Ordinance (Title 20).No conflicts were found to exist. Communications were received during the course of review of the project voicing concerns with the relocation of the driveway from Cortez Road to Oleada Road. These comments were considered and address with the text, policies, and regulations in these documents.
 - b) Process. The project was scheduled for a duly noticed Administrative hearing on May 1, 2024, and on April 29th a public comment letter was received requesting a public hearing stating concerns with safety due to the proposed relocation of the driveway from Cortez Rd to Oleada Rd. In accordance with Title 20 Section 20.76.060.A.5, the hearing on this project was re-noticed and scheduled for consideration by the Zoning Administrator.
 - c) The project includes the remodel, addition and partial conversion of a single-family dwelling on a residential lot in the Del Monte Forest, including the following:
 - Remodel of the 9,547 square foot two-story single-family dwelling with a lower level partially below grade.
 - Convert the existing garage and a portion of the home into an attached 1,178 square foot accessory dwelling unit (ADU).
 - Convert a bedroom area into a 369 square foot attached guesthouse with separate exterior access.
 - Convert a bedroom area into a 215 square foot art studio with separate exterior access.
 - Construct an attached 1,151 square foot garage and 444 square feet first floor addition.
 - Realign the driveway from Cortez Road to Oleada Road.
 - d) Allowed Use. The property is located at 3180 Cortez Road, Pebble Beach (Assessor’s Parcel Number [APN]: 008-233-010-000), within the Del Monte Forest Land Use Plan. The parcel is zoned as Low Density Residential, 1.5 acres per unit, with a Design Control zoning overlay district, coastal zone [LDR/1.5-D(CZ)], which allows the first single-family dwelling (Title 20 Section 20.14.040.A) and accessory structures (Title 20 Section 20.14.040.W) as principal allowed uses. Therefore, the project is an allowed use for this site.

- e) Lot Legality. The property is shown in its present size and configuration as Lot 10 in Book 8 of the Assessor's Maps, Page 23, El Pescadero Subdivision. Therefore, the County recognizes it as a legal lot of record.
- f) 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 main structure setbacks for the subject property are 30 feet (front), 20 feet (side) and 20 feet (rear). The existing single-family dwelling sits well within the required setbacks on all sides. The proposed attached garage will have a 20-foot side setback on the southwest side. The proposed first floor additions are well within the required front setback of 30 feet. The maximum allowed height for main structures in the LDR zoning district is 30 feet above average natural grade. The existing residence is 30 feet 10 inches above average natural grade and is over the maximum allowed height, therefore it is legal non-conforming. In accordance with Title 20 Section 20.68.040.A, the proposed additions meet the height requirement and are at 30 feet. The County's standard condition has been incorporated requiring a surveyor verify that the height of all new development is within the maximum allowed height of 30 feet from average natural grade. The habitable ADU, art studio and guesthouse are all attached to the main dwelling. Therefore, the ADU (see Finding 7 and supporting evidence), the art studio and guesthouse (see Finding 8 and supporting evidence) have the same setback requirements as the main dwelling and are within the same footprint as the existing structure. Therefore, as proposed, the project meets all required development standards.
- g) 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 the Del Monte Forest LUP Policy No. 77. The property is 2.03 acres (88,383 square feet). The property is currently developed with 6,220 square feet of structural coverage and 2,516 square feet of impermeable hardscape, constituting a total of 8,736 square feet of existing impervious coverage. The proposed development includes 1,574 square feet of additional structural coverage; however, the existing impermeable hardscape will be removed and replaced with permeable pavers and decomposed granite pathways, reducing the coverage by 1,397 square feet and totaling in 8,983 square feet of impervious coverage. The remaining developed areas will be converted to landscape.
- h) 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 proposed lot coverage is 8,796 square feet, or 9.9%, within the requirement. The existing FAR is 9,547 square feet, or 10.8%. The proposed FAR development will be 11,159 square feet, or 12.62%, also within the requirement.
- i) Driveway Access. Pursuant to the Del Monte Forest LUP Policy No. 1 and CIP section 20.147.030.A.1.a, the new proposed driveway follows the topography from Oleada Road to the garage. The driveway curves to the left to avoid tree removal of Monterey pine and Coast live oak trees

that are found throughout the parcel and to avoid slopes in excess of 30%. Additional fill would be required in order to take a more direct route to the new garage location and the proposed design provides a safer approach from Oleada Road (see Finding 3, Evidence “c”). The proposed driveway includes a turnaround for fire vehicles and additional parking for the Accessory Dwelling Unit (see Finding 7).

- j) 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 to match the existing building finishes to include an off-white stucco finish, off-white metal windows and doors, glass block accents, and a Class A terracotta colored tile roof. The primary colors and materials are consistent with the Coastal Implementation Plan (CIP) Section 20.147.070.B.3, and the project site is within the Pt. Lobos viewshed per Figure 3 of the CIP. However, the proposed development is not visible from Pt. Lobos without aided vision due to distance, topography, and existing mature vegetation, including several trees that are surrounding the proposed development. This project will not have a detrimental effect on the existing neighborhood character nor an effect on the public viewshed. The proposed additions to the single-family dwelling will not significantly alter the massing of the existing home as to create an adverse visual impact. 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 conditions.
- k) 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 1 Archaeological Report (LIB230296 – see Finding 2, Evidence “b”) was prepared by Archaeological Consulting in 1997 and included with the project application. The report included a records search and a field reconnaissance, both produced negative results. The County reviewed the report and agreed with its conclusions. However, due to the site’s high archaeology sensitivity and the proximity of known resources, the County’s standard condition has been incorporated, which would require the applicant to stop work if any cultural resources or human remains are identified.
- l) Tree Protection. The proposed project does not include any tree removal; however, there are several trees identified as Monterey pine and Coast live oak trees throughout the parcel. Therefore, the County’s standard tree and root protection condition has been applied to the project requiring the Applicant to install protective fencing around nearby trees not being removed during construction. An arborist report (LIB230305 – see Finding 2, Evidence “b”) was included with the project application and noted that additional measures that may be

required for protection of the trees. All recommendations included in the arborist report shall be implemented through the County's standard condition for a notice of report.

- m) Biological Resources. A biological report (LIB230306 – See Finding 2, Evidence “b”) was included with the project application. The biological report found that there was evidence of native flora and fauna within the woodland and shrubbery areas of the parcel; however, no endangered species were identified. The project does not pose a risk of diminishing or adversely affecting sensitive habitat, nor would it reduce or harm to sensitive plant or animal species. All recommendations included in the biological report shall be implemented through the County's standard condition for a notice of report and, as recommended and in accordance with the Migratory Bird Treaty Act, the standard condition shall be implemented for a pre-construction nesting survey.
- n) Land Use Advisory Committee (LUAC) Review. Based on the Land Use Advisory Committee (LUAC) procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project requires Design Approval subject to review by the Zoning Administrator. The project was referred to the Del Monte Forest LUAC for review and scheduled for a duly noticed LUAC meeting on June 6, 2024; however, a request by a neighbor was received to move the date to a future meeting to allow attendance. Therefore, the LUAC continued the discussion to a date uncertain per the applicant's request.

The LUAC reviewed the project at a duly noticed public meeting on July 18, 2024, at which all persons had the opportunity to be heard. Neighbors who submitted public comment were in attendance and expressed their concerns for the driveway relocation, stating that the proposed location on Oleada Road poses a safety concern for neighbors within the community and recommended that the driveway stay at its current location on Cortez Road. Comments were acknowledged and considered by the County, and HCD-Engineering Services has reviewed the Site Distance Review (see Finding 2, Evidence “b”) prepared by Hexagon Transportation Consultants, Inc., and did not find any evidence to support that the proposed driveway poses a public safety concern. The proposed driveway does not include tree removal and follows the topography of the parcel while avoiding trees and additional fill. The LUAC voted 5-0 to support the project without changes (with one abstain due to not being in attendance at the June 6th meeting).

- o) The project planner conducted a site inspection on February 6, 2024 to verify that the project on the subject parcel conforms to the plans listed above.
- p) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230134.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach Community Services District. 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) Staff identified potential impacts to trees, biological resources, cultural resources and site distancing for the proposed driveway. The following reports have been prepared:
 - “Preliminary Archaeology Report” (LIB230296) prepared by Archaeological Consulting, Salinas, California, March 28, 1997.
 - “Tree Impact Assessment” (LIB230305) prepared by Thompson Wildland Management, Monterey, California, September 19, 2023.
 - “Biological Report” (LIB230306) prepared by Jeffrey Froke, Pebble Beach, California, August 21, 2023.
 - “Site Distance Review” (LIB230307) prepared by Hexagon Transportation Consultants, Inc., San Jose, California, August 31, 2023.

County staff independently reviewed these reports and concurs with their conclusions. All development shall be in accordance with these reports.
 - c) Staff conducted a site inspection on February 6, 2024 to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230134.

3. FINDING: HEALTH AND SAFETY – The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau (EHB), 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) Site Distance. The existing driveway is located off Cortez Road. The existing driveway involves a steep uphill sharp turn that poses a health

and safety risk for both the residents and oncoming traffic. The proposed development includes relocating the driveway approach to Oleada Road to allow for better sighting in both directions. A Site Distance Review (LIB230307 – see Finding 2, Evidence “b”) has been provided to analyze the site distancing from the proposed driveway approach. The existing driveway will be converted to landscaping with a footpath and gate to allow access. Implementation of the Site Distance Review shall be controlled by the Monterey County HCD-Engineering Services non-standard condition.

- d) Staff conducted a site inspection on February 6, 2024 to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230134.

4. FINDING: NO VIOLATIONS – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on February 6, 2024 and researched County records to assess if any violation exists on the subject property.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230134.

5. FINDING: CEQA (Exempt) – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15301.e, categorically exempts additions to existing structures provided that the addition will not result in an increase of 2,500 square feet or 10,000 square feet if the project is in an area where all public services and facilities are available to allow for maximum development and the area in which the project is located is not environmentally sensitive.
 - b) The project consists of the remodel, addition and conversion of portions of a single-family residence on an existing residentially zoned property, inclusive of an ADU, guesthouse, and art studio, construction of a new garage and entry, and relocating the driveway, fitting with the intent of this exemption.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project:
 - There is no significant effect on the environment due to unusual circumstances (See Findings 1 and 2, and supportive evidence);
 - The proposed development is not visible from any scenic corridor or scenic highway. The closest scenic road is 17 Mile Drive, which is approximately 0.3 miles southwest of the site, and the closest scenic highway is Highway 1, which is

approximately 1.8 miles east of the site. The parcel is located within the Pt. Lobos viewshed (see Finding 1, Evidence “j”). However, the proposed development is not visible from 17 Mile Drive, Highway 1, or Pt. Lobos without aided vision due to distance, topography, and existing mature vegetation, including several trees that are surrounding the proposed development. There is no tree removal proposed for this project and no impacts from the proposed development will damage scenic resources;

- Successive projects of the same type and in the same place (additions to a single-family dwelling on this lot) would not contribute to a significant cumulative impact. There are no identified construction projects within 0.25 miles of the project that would contribute to a significant cumulative impact; and
 - This project site is not located on or near any hazardous waste sites listed in Section 65962.5 of the Government Code.
- d) Staff conducted a site inspection on February 6, 2024 to verify that the site and proposed project meet the criteria for an exemption.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230134.

6. FINDING:

PUBLIC ACCESS – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights. The project is consistent with the Del Monte Forest LUP Policy No. 125 and Figure 8, and does not interfere with any public access areas including trail access.

EVIDENCE:

- a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.130 of the Del Monte Forest Coastal Implementation Plan 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. The subject property is not described as an area where the Local Coastal Program requires visual or physical public access to the shoreline.
- c) The nearest public access trail is 0.25 miles from the project site and no trails or public access areas are located on the parcel. The project planner conducted a site visit on February 6, 2024, to verify that the project, as proposed, would not impact public access.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230170.

7. FINDING:

ACCESSORY DWELLING UNIT – The project meets the established regulations and standards as identified in Title 20, Section 20.64.030.

EVIDENCE:

- a) Title 20, Section 20.64.030 establishes regulations and standards for which an accessory dwelling unit, accessory to the main residence on a lot, may be permitted. The project includes the establishment of a 1,178 square foot Accessory Dwelling Unit (ADU) that includes independent living facilities as shown in the attached plans. (See attached plans and Finding 1, Evidence “c”, “d” and “f”).
- b) Pursuant to Title 20 Section 20.64.030.E.1, only one ADU per lot shall be allowed. There is an existing guesthouse that was built at the same time as the main dwelling (Monterey County HCD-Planning File PLN970100) that included a kitchenette. The proposed ADU would not be allowed due to the previously approved plans reflecting that a unit already exists. The Applicants are therefore converting the previous unit into a 369 square foot guesthouse (see Finding 8 and supporting evidence), which is consistent with Title 20 Section 20.64.020, and the additional space in the previous unit shall be converted into a 215 square foot art studio.
- c) The ADU is below the maximum 1,200 square foot floor area. The existing attached garage and a portion of the conditioned space of the main dwelling will be converted into the ADU and will therefore be within the footprint of the single-family dwelling. Since the ADU is attached to the single-family dwelling, main structure setbacks apply. As proposed, the single family dwelling and attached ADU have a side setback (north side) well beyond the required 20 feet.
- d) As defined in Title 20 Section 20.58.040, the ADU will have one parking space located along the driveway as shown in the attached plans.
- e) The ADU meets the required site development standards and design criteria as defined in Title 20 Section 20.14.060 and Chapter 20.44 (see Finding 1, Evidence “f”).
- f) The application was reviewed by the Environmental Health Bureau (EHB) to ensure adequate sewage disposal and water supply facilities exist and are readily available to serve the ADU. EHB made the determination that the property has adequate public facilities and no further comments or conditions were provided (See Finding 3 and supporting evidence).
- g) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in HCD-Planning File No. PLN230134.

8. FINDING:

GUESTHOUSE – The project meets the established regulations and standards as identified in Title 20, Section 20.64.020.

EVIDENCE:

- a) Title 20, Section 20.64.020 establishes regulations and standards for which a guesthouse, accessory to the main residence on a lot, may be permitted. The project includes the construction of a 369 square foot attached guesthouse with no cooking facilities. (See attached plans and Finding 1, Evidence “f”).

- b) An existing unit as shown on previously approved plans will be converted into a 369 square foot guesthouse to allow for a 1,178 ADU pursuant to Title 20 Section 20.64.030.E.1 (see Finding 7, Evidence “b”). The proposed guesthouse is the only guesthouse proposed for the subject parcel, has no cooking facilities, and shall not be separately rented. A deed restriction applicable to a guesthouse shall be implemented through the County’s standard condition.
- c) The guesthouse is attached to the single-family dwelling and main structure setbacks apply. As proposed, the single family dwelling and attached guesthouse have a side setback (north side) well beyond the required 20 feet.
- d) As defined in Title 20, Section 20.58.040, the guesthouse requires one parking space. Consistent with this requirement, the guesthouse will have one parking space located near the proposed garage.
- e) The guesthouse meets the required site development standards and design criteria as defined in Title 20 Section 20.14.060 and Chapter 20.44 (see Finding 1, Evidence “f”).
- f) The application was reviewed by the Environmental Health Bureau (EHB) to ensure adequate sewage disposal and water supply facilities exist and are readily available to serve the guesthouse. The guesthouse will share the same utilities with the main residence. EHB made the determination that the property has adequate public facilities and no further comments or conditions were provided (See Finding 3 and supporting evidence).
- g) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in HCD-Planning File No. PLN230134.

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

- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Title 20 Section 20.86.030, the project is subject to appeal to the Board of Supervisors because it requires the Zoning Administrator to make a discretionary decision.
 - b) California Coastal Commission. Pursuant to Section 20.86.080.A.3 of Title 20, the project is subject to appeal by/to the California Coastal Commission because the project is located between the sea and the first through public road paralleling the sea.

DECISION

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

1. Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301; and
2. Approve a Combined Development Permit consisting of:

- a) Coastal Administrative Permit and Design Approval to allow the remodel of an existing 9,547 square foot single-family dwelling, construction of a 444 square foot first floor addition and a new 1,151 square foot attached garage resulting in a 11,181 square foot single-family dwelling. Associated site improvements include re-aligning the driveway from Cortez Rd. to Oleada Road;
- b) Coastal Administrative Permit to allow the conversion of an existing attached garage and a portion of conditioned space into a 1,178 attached accessory dwelling unit;
- c) Coastal Administrative Permit to allow the conversion of a portion of the single-family dwelling into a 369 square foot attached guesthouse; and
- d) Coastal Administrative Permit to allow the conversion of a portion of the single-family dwelling into a 215 square foot art studio.

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 15th day of August, 2024.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE DATE.

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

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

NOTES

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

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

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

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

Form Rev. 1-27-2021

County of Monterey HCD Planning

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

PLN230134

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit consisting of: Coastal Administrative Permit and Design Approval (PLN230134) allows the remodel of an existing 9,547 square foot single-family dwelling, construction of a 444 square foot first floor addition and a new 1,151 square foot attached garage resulting in a 11,181 square foot single-family dwelling. Associated site improvements include re-aligning the driveway from Cortez Road. to Oleada Road; Coastal Administrative Permit allows the conversion of an existing attached garage and a portion of conditioned space into a 1,178 attached accessory dwelling unit; Coastal Administrative Permit allows the conversion of a portion of the single-family dwelling into a 369 square foot attached guesthouse; and Coastal Administrative Permit allows the conversion of a portion of the single family dwelling into a 215 square foot art studio. The property is located at 3180 Cortez Road, Pebble Beach (Assessor's Parcel Number 008-233-010-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of 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 ongoing 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 Combined Development Permit (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 008-233-010-000 on August 15, 2024. The permit was granted subject to 13 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. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant/Agent 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. (HCD -Planning)

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

5. PD012(F) - LANDSCAPE PLAN AND MAINTENANCE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, an electronic copy of a landscaping plan shall be submitted to 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 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: Owner/Applicant/Agent/Contractor 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."

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.

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 applicant shall submit an electronic copy 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 HCD - Planning, prior to the issuance of building permits. (HCD – Planning)

Compliance or Monitoring Action to be Performed: Owner/Applicant shall submit an electronic copy of the lighting plans to HCD - Planning for review and approval prior to the issuance of building or grading permits. Approved lighting plans shall be incorporated into final building plans.

The lighting shall be installed and maintained in accordance with the approved plan prior to occupancy and shall be maintained ongoing.

7. 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 (Library No. 230306) has been prepared for this parcel by Jeffrey Froke dated August 21, 2023, and a Tree Impact Assessment (Library No. 230305) Thompson Wildlife Management dated September 19, 2023, and are on record in Monterey County HCD - Planning. All development shall be in accordance with this report." (HCD – Planning)

Compliance or Monitoring Action to be Performed: Owner/Agent shall submit proof that all development has been implemented in accordance with the report to HCD-Planning for review and approval prior to occupancy.

Owner/Agent shall submit proof of recordation of this notice to HCD-Planning.

8. PD019(A) - DEED RESTRICTION - GUESTHOUSE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a deed restriction stating the regulations applicable to a Guesthouse as follows:

- Only one guesthouse shall be allowed per lot.
- Detached guesthouses shall be located in close proximity to the principal residence.
- Guesthouses shall share the same utilities with the main residence, unless prohibited by public health requirements.
- The guesthouse shall not have cooking or kitchen facilities, including but not limited to microwave ovens, hot plates and toaster ovens.
- The guesthouse shall have a maximum of six (6) linear feet of counter space, excluding counter space in a bathroom. There shall be a maximum of eight (8) square feet of cabinet space, excluding clothes closets.
- The guesthouse shall not exceed 600 square feet of livable floor area.
- The guesthouse shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect.
- Subsequent subdivisions which divide a main residence from a guesthouse shall be prohibited.
- The guesthouse shall be designed in such a manner as to be visually consistent and compatible with the main residence on site and other residences in the area.
- The guesthouse height shall not exceed 15 feet nor be more than one story.

(HCD – Planning)

Compliance or Monitoring Action to be Performed: The applicant shall record a deed restriction stating the regulations applicable to a Guesthouse as follows:

- Only one guesthouse shall be allowed per lot.
- Detached guesthouses shall be located in close proximity to the principal residence.
- Guesthouses shall share the same utilities with the main residence, unless prohibited by public health requirements.
- The guesthouse shall not have cooking or kitchen facilities, including but not limited to microwave ovens, hot plates and toaster ovens.
- The guesthouse shall have a maximum of six (6) linear feet of counter space, excluding counter space in a bathroom. There shall be a maximum of eight (8) square feet of cabinet space, excluding clothes closets.
- The guesthouse shall not exceed 600 square feet of livable floor area.
- The guesthouse shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect.
- Subsequent subdivisions which divide a main residence from a guesthouse shall be prohibited.
- The guesthouse shall be designed in such a manner as to be visually consistent and compatible with the main residence on site and other residences in the area.
- The guesthouse is attached to the main dwelling and shall adhere to the same height restrictions as the main dwelling.

(HCD – Planning)

9. PD041 - HEIGHT VERIFICATION

Responsible Department: Planning

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

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

The Owner/Applicant/Contractor shall provide evidence from a licensed civil engineer or surveyor, to HCD - Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit. This is to be done prior to foundation re-pour inspection.

The Owner/Applicant/Contractor shall provide evidence from a licensed civil engineer or surveyor, to HCD - Building Services and HCD - Planning for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit prior to the final inspection.

10. 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/Contractor shall submit to HCD-Planning a nest survey prepared by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

11. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the HCD-Engineering Services.

12. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee pursuant to General Plan Policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits, the Owner/Applicant shall pay Monterey County HCD-Building Services the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to HCD-Engineering Services.

13. PWSP001 – SIGHT DISTANCE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The project applicant shall follow the sight distance review prepared by Hexagon Transportation Consultants, Inc., dated August 31, 2023, for the proposed driveway at Oleada Road. Hexagon Transportation Consultants Inc. recommends a sight triangle as shown in Figure 4, should be established at the driveway so that exiting vehicles can see bicycles and motor vehicles in the street, and any vegetation taller than three feet should be removed within the sight distance triangle. Also, Hexagon recommends trimming the bushes north of the driveway on Oleada Road to improve driver visibility.

Compliance or Monitoring Action to be Performed: Prior to the issuance of the building permit, the Project Applicant shall implement a site distance improvement plan in accordance with the approved plan.

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FUEL MANAGEMENT PLAN NOTES:

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

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

GUIDELINES AS FOLLOWS:

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

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

GUIDELINES AS FOLLOWS:

- KEEP ANY NON IRRIGATED VEGETATION LOW TO THE GROUND

EMERGENCY VEHICLE ACCESS:

VEHICLE ACCESS FROM DEL CIERVO ROAD.

APN 008-233-009

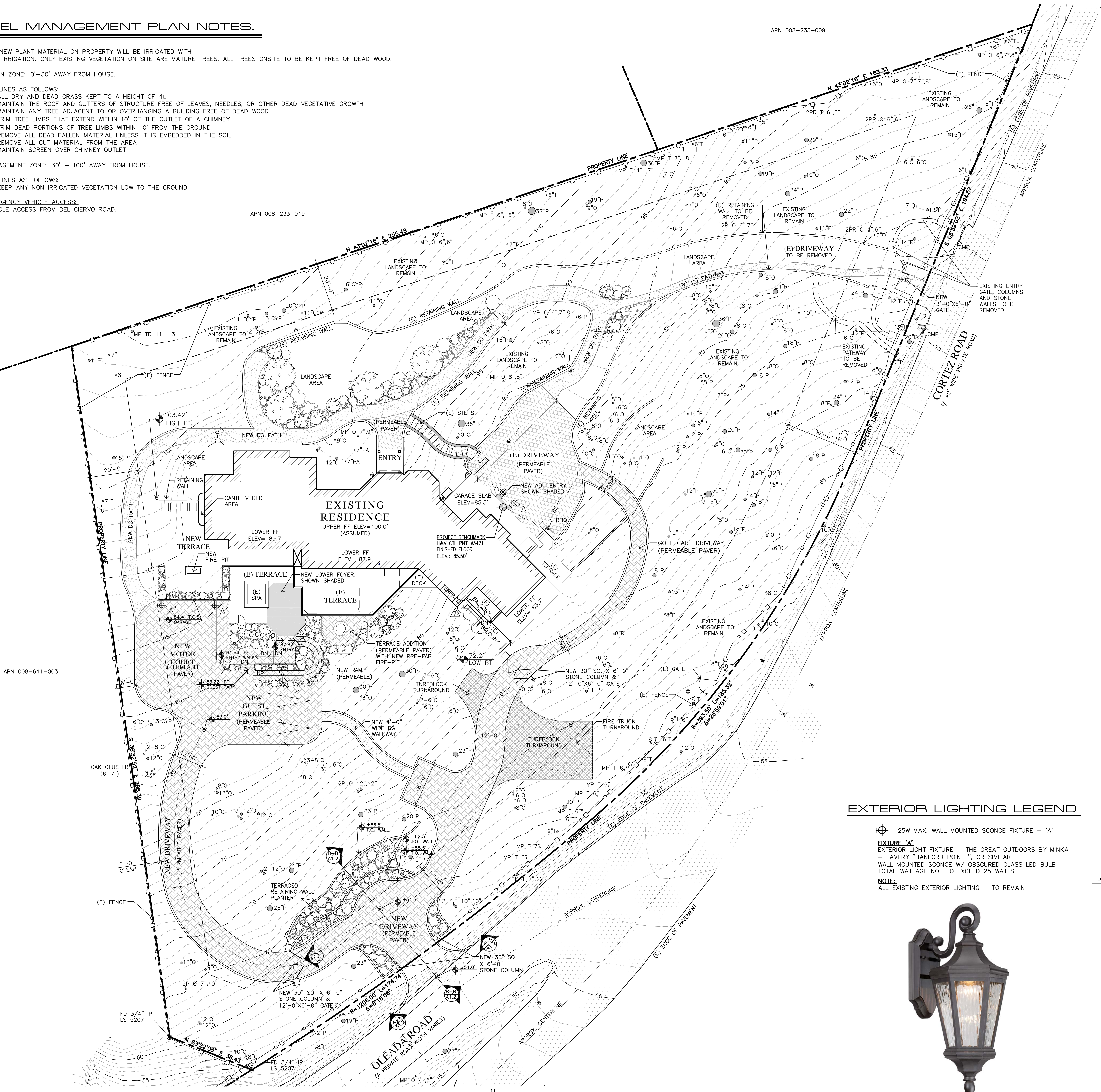
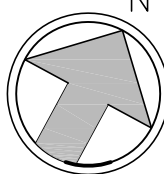
APN 008-233-019

APN 008-611-003

APN 008-611-003

PROPOSED SITE PLAN

1/16"=1'-0"



PLANNING INFO.

- **PROPERTY OWNER:**
W & SMITH CA INC.
PO BOX 1108
PEBBLE BEACH, CA 93953
PH. (831) 402-9818
- **PROJECT ADDRESS:**
3180 CORTEZ ROAD
PEBBLE BEACH, CA
- **PROJECT SCOPE:**
 - FOR LIFE AND SAFETY CONCERNS, RELOCATE EXISTING DRIVEWAY, ENTRY GATE, AND STONE COLUMNS FROM CORTEZ ROAD TO OLEADA ROAD
 - NEW 1,151 S.F. 3-CAR GARAGE AT LOWER LEVEL
 - NEW 376 S.F. LOWER LEVEL FOYER
 - NEW 68 S.F. LOWER LEVEL ALTAR ROOM
 - 52 S.F. INTERIOR REMODEL AT EXISTING LOWER LEVEL EAST HALL OUTSIDE OF EXISTING BEDROOMS 1&2
 - CONVERT EXISTING 780 S.F. 3-CAR GARAGE AND EXISTING 420 S.F. BEDROOM 3, BATH 4 AND CLOSET INTO A 1,178 S.F. ACCESSORY DWELLING UNIT.
 - CONVERT EXISTING 215 S.F. BEDROOM 4 INTO AN ART STUDIO WITH NEW 27 S.F. WOOD STAIRCASE.
 - CONVERT EXISTING 369 S.F. SITTING ROOM, BATHROOM 5, AND BAR AREA INTO GUEST HOUSE.
- **OCCUPANCY:** R-3, U
- **CONST. TYPE:** V-B
- **A.P.N.:** 008-233-010-000
- **LEGAL DESC.:** LOT: BLOCK:
- **ZONE:** LDR/1.5-D (CZ)
- **STORIES:** TWO
- **MAX BLDG. HT.:** 30 FT
- **GRADING:** ± X CY, SEE CIVIL PLANS
- **TREE REMOVAL:** NONE
- **TOPOGRAPHY:** SLOPING
- **PROJECT CODE COMPLIANCE:**
2019 CBC, OMC, CPC, CFC, CEC, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN BUILDING CODE & 2019 CALIFORNIA ENERGY CODE

- **LOT AREA:** 88,393 S.F. (2.029 Ac.)
- **LOT COVERAGE CALCULATIONS:**

	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
BUILDINGS	6,220	1,574	0	7,794
DECK/TERRACES	2,100	0	-1,168	932
STONE COLUMNS	68	43	-68	43
ENTRY SITE WALLS	61	0	-61	0
WOOD STAIRCASE	0	27	0	27
TOTAL	8,449	1,644	-1,297	8,796

- **LOT COVERAGE ALLOWED:** 13,258.95 SF (15%)
- **LOT COVERAGE PROPOSED:** 8,796 SF (9.95%)

- **PESCADERO COVERAGE CALCULATIONS:**

	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
BUILDINGS	6,220	1,574	0	7,794
DECK/TERRACES	2,100	0	-1,168	932
STONE COLUMNS	68	43	-68	43
ENTRY SITE WALLS	61	0	-61	0
CONCRETE PAD	76	0	-76	0
STONE STAIRS	211	0	-24	187
WOOD STAIRCASE	0	27	0	27
TOTAL	8,736	1,644	-1,397	8,983

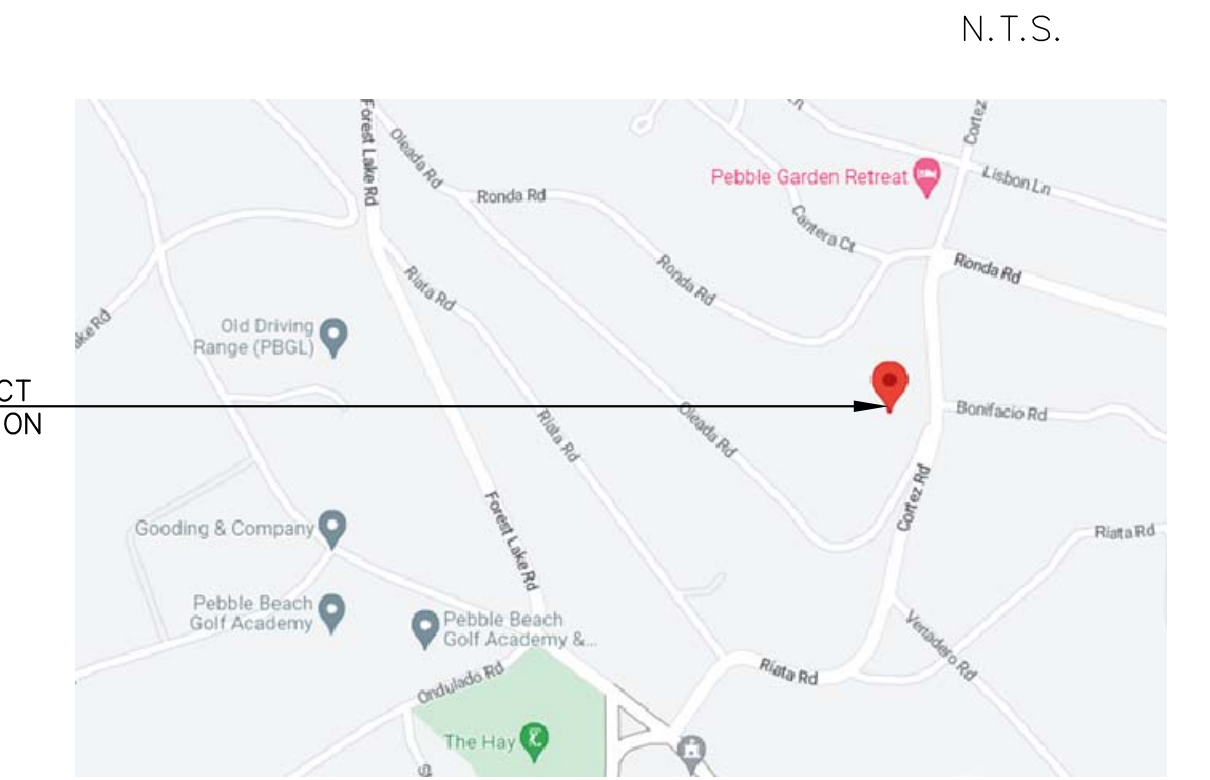
- **PESCADERO COVERAGE ALLOWED:** 9,000 SF
- **PESCADERO COVERAGE PROPOSED:** 8,983 SF

- **F.A.R. CALCULATIONS**

	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
MAIN BUILDING LOWER FLOOR	3,841	444	-381	3,904
MAIN FLOOR	4,904	0	0	4,904
GARAGE	802	1,151	-780	1,173
NEW A.D.U.	0	1,178	0	1,178
TOTAL	9,547	2,773	-1,161	11,159

- **F.A.R. ALLOWED:** 15,468.78 SF (17.5%)
- **F.A.R. PROPOSED:** 11,159 SF (12.62%)

VICINITY MAP



EXTERIOR LIGHTING LEGEND

- ⊕ 25W MAX. WALL MOUNTED SCONCE FIXTURE - 'A'
- ⊕ FIXTURE 'A' EXTERIOR LIGHT FIXTURE - THE GREAT OUTDOORS BY MINKA - LAVERY "HANFORD POINTE", OR SIMILAR
- ⊕ WALL MOUNTED SCONCE W/ OBSCURED GLASS LED BULB
- ⊕ TOTAL WATTAGE NOT TO EXCEED 25 WATTS
- NOTE:** ALL EXISTING EXTERIOR LIGHTING - TO REMAIN



JUN A. SILLANO, AIA



721 LIGHTHOUSE AVE
PACIFIC GROVE CA
93950

PH: (831) 646-1261
FAX: (831) 646-1260
EMAIL: info@idg-inc.net
WEB: idg-inc.net

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STAMPS:

REVISIONS:

- ▲ MARCH 15, 2024
- ▲ PLANNING SUBMITTAL
- ▲
- ▲
- ▲
- ▲
- ▲

PROJECT/CLIENT:

**W&SMITH CA, INC.
RESIDENCE**

PROJECT ADDRESS:

**3180 CORTEZ ROAD
PEBBLE BEACH, CA
93953**

APN: 008-233-010

DATE: APRIL 21, 2023

APPLICATION REQUEST

REVISIONS:

- ▲ MAY 17, 2023
- ▲ PB ARB SUBMITTAL
- ▲ JULY 28, 2023
- ▲ PB ARB SUBMITTAL
- ▲ SEPTEMBER 27, 2023
- ▲ PB ARB SUBMITTAL
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- ▲ PLANNING SUBMITTAL
- ▲ OCTOBER 24, 2023
- ▲ PLANNING SUBMITTAL
- ▲ FEBRUARY 29, 2024
- ▲ CALCULATION CLARIFICATION

SITE PLAN

SHEET NO.

A1.0

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EXISTING/DEMO SITE PLAN

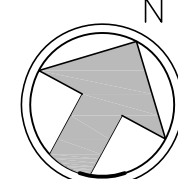
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EXISTING/ DEMOLITION SITE PLAN

1/16"=1'-0"



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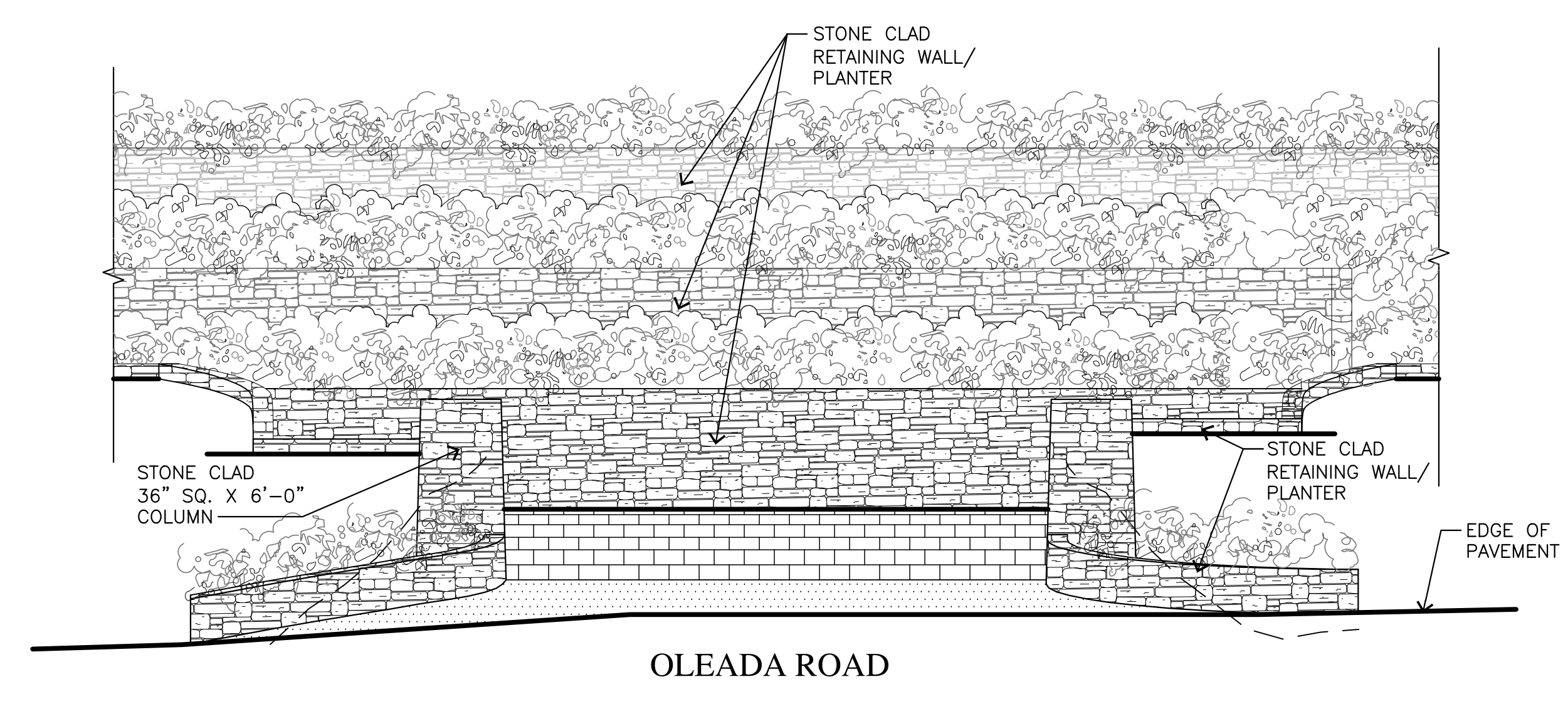
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**SITE SECTION/
ELEVATION**

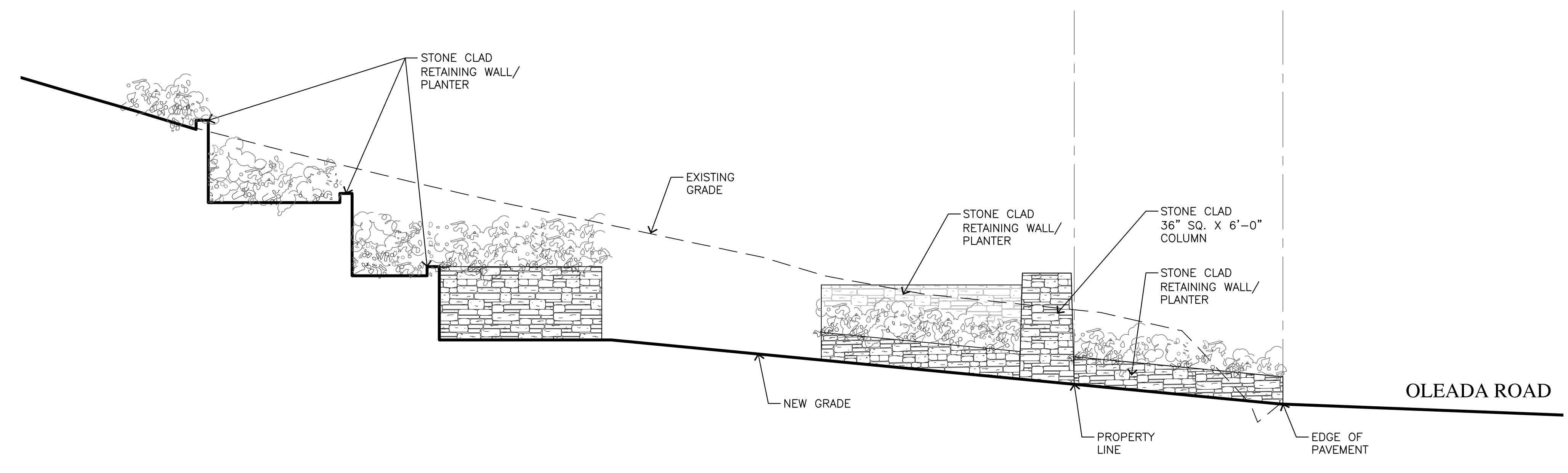
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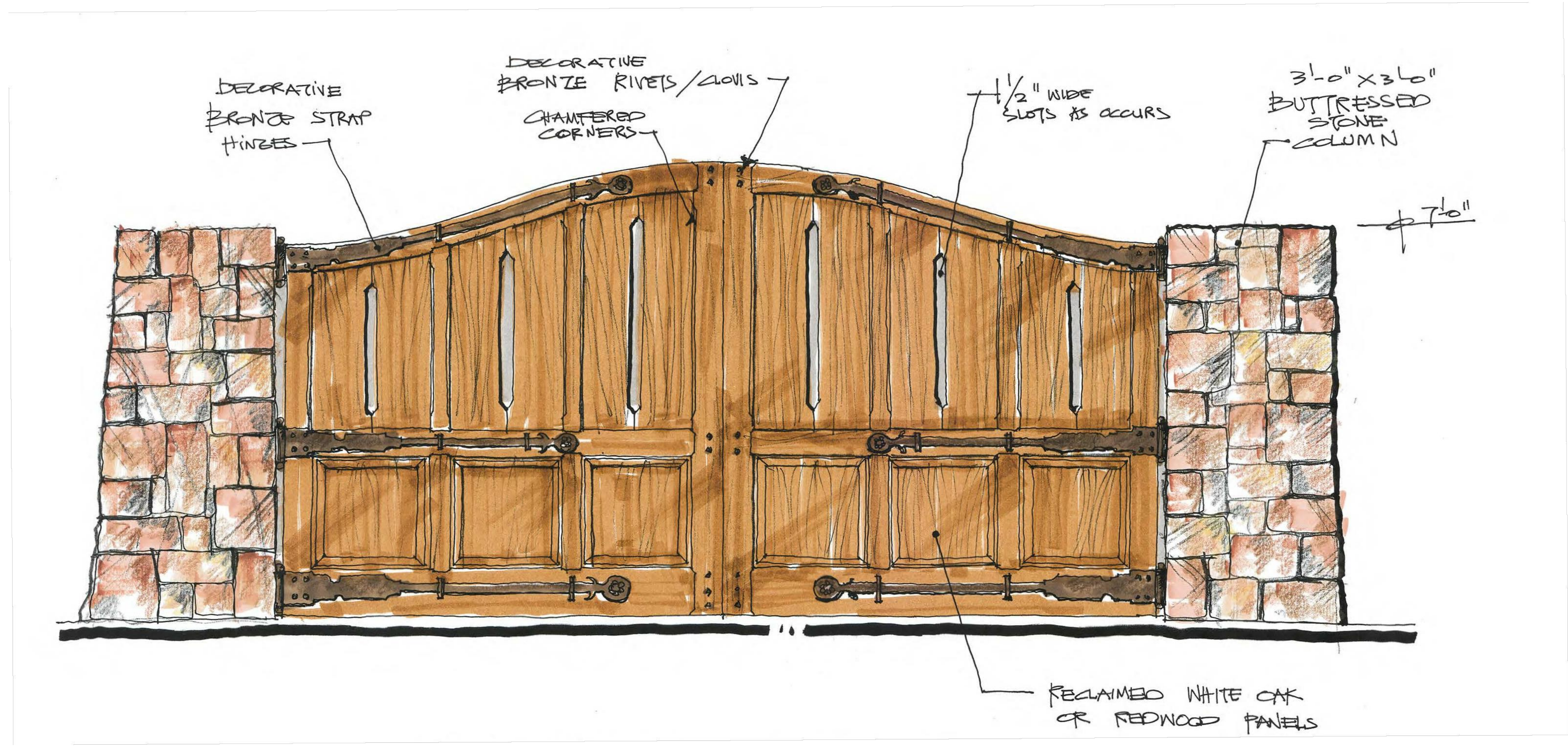
DRIVEWAY ENTRY A-A

1/4"=1'-0"



SITE SECTION B-B

1/4"=1'-0"



ENTRY GATE C-C

3/4"=1'-0"

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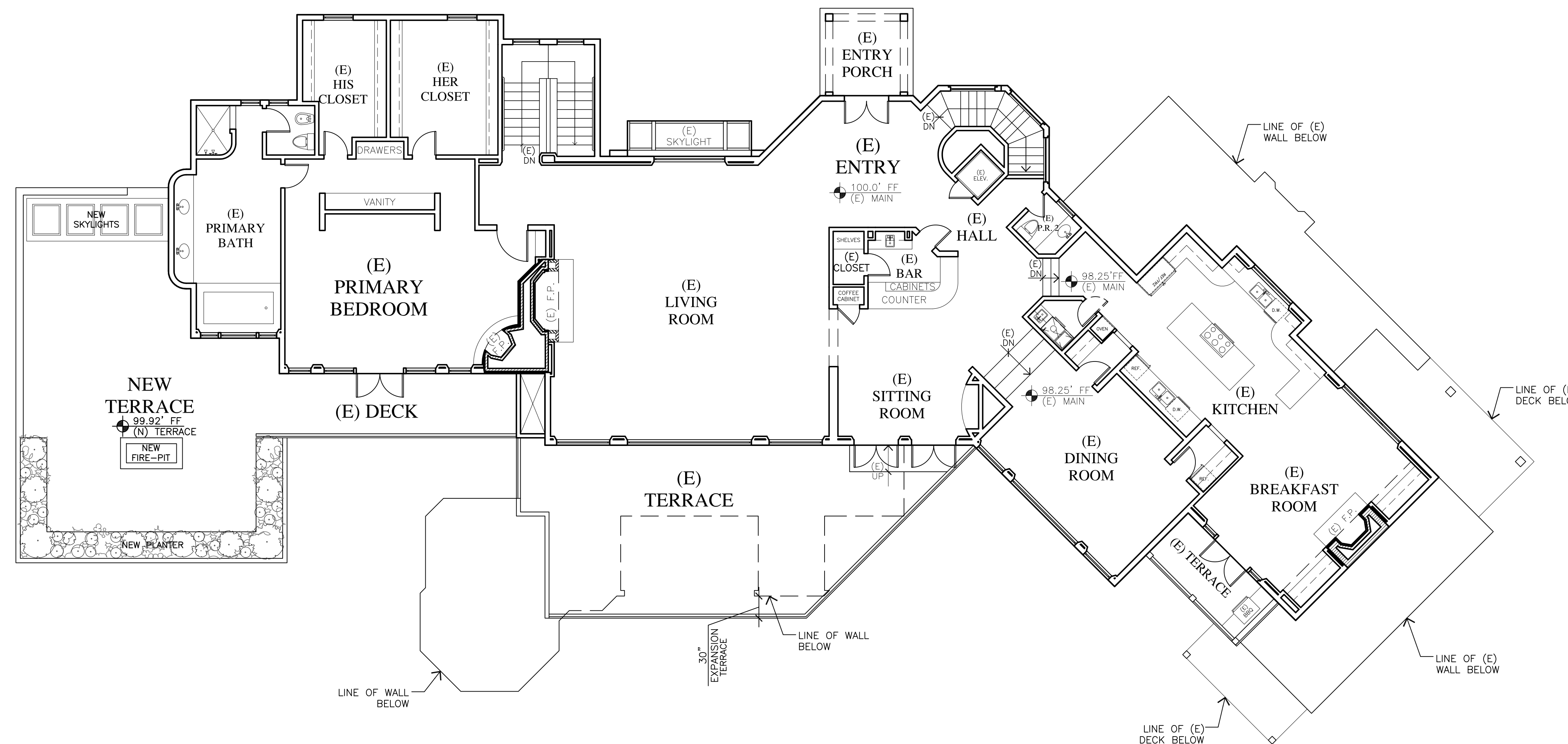
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▲	CALCULATION CLARIFICATION

MAIN LEVEL PLAN

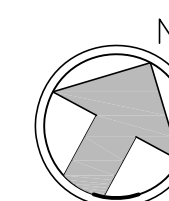
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MAIN LEVEL PLAN

1/8"=1'-0"



WALL LEGEND

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

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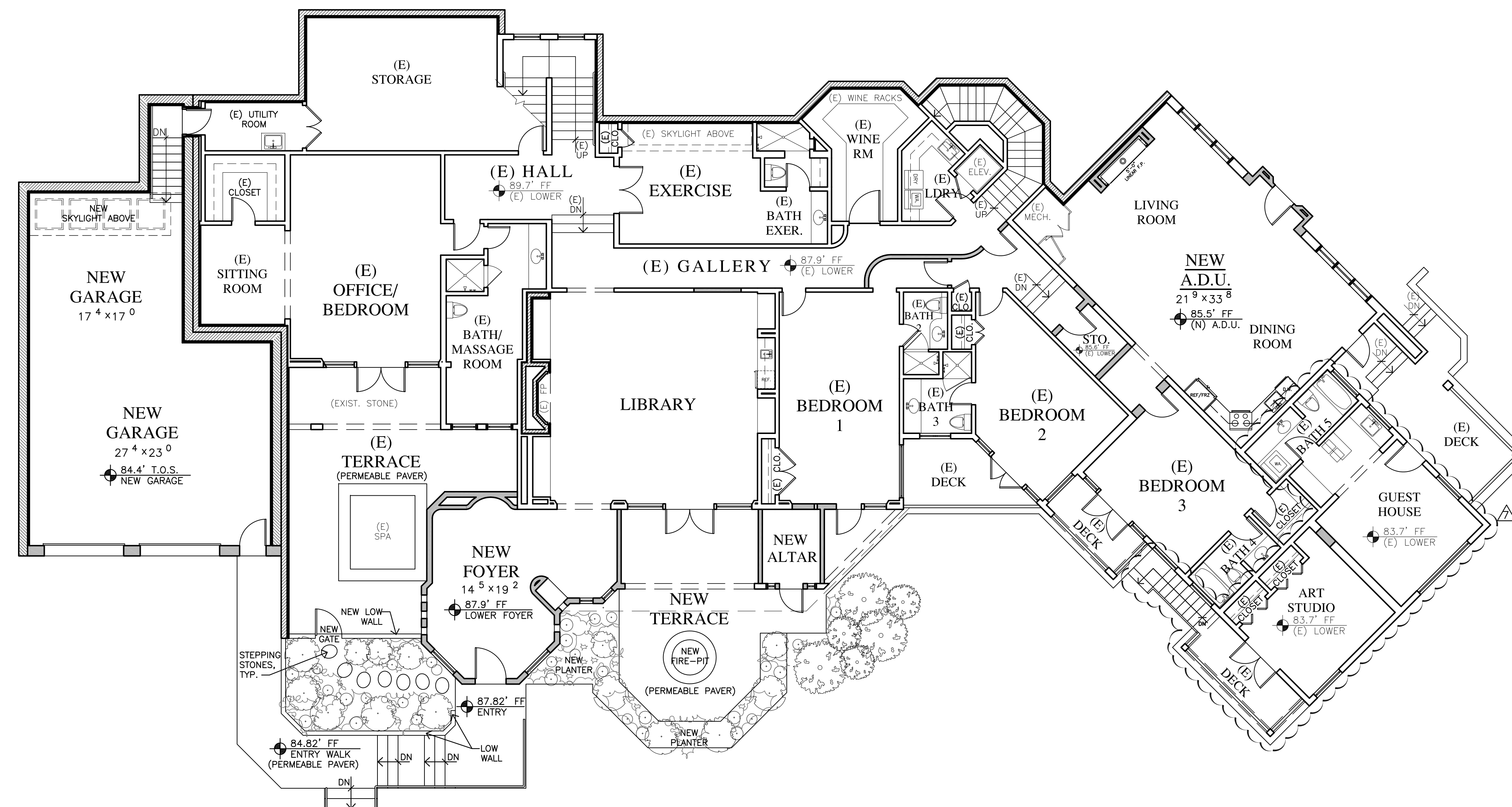
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△	PLANNING SUBMITTAL
△	OCTOBER 24, 2023
△	PLANNING SUBMITTAL
△	FEBRUARY 29, 2024
△	CALCULATION CLARIFICATION

LOWER LEVEL PLAN

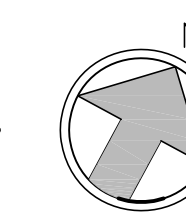
SHEET NO.

A3.0



LOWER LEVEL PLAN

1/8"=1'-0"



WALL LEGEND

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

DISCLAIMER:
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STAMPS:

REVISIONS:

△	MARCH 15, 2024
△	PLANNING SUBMITTAL
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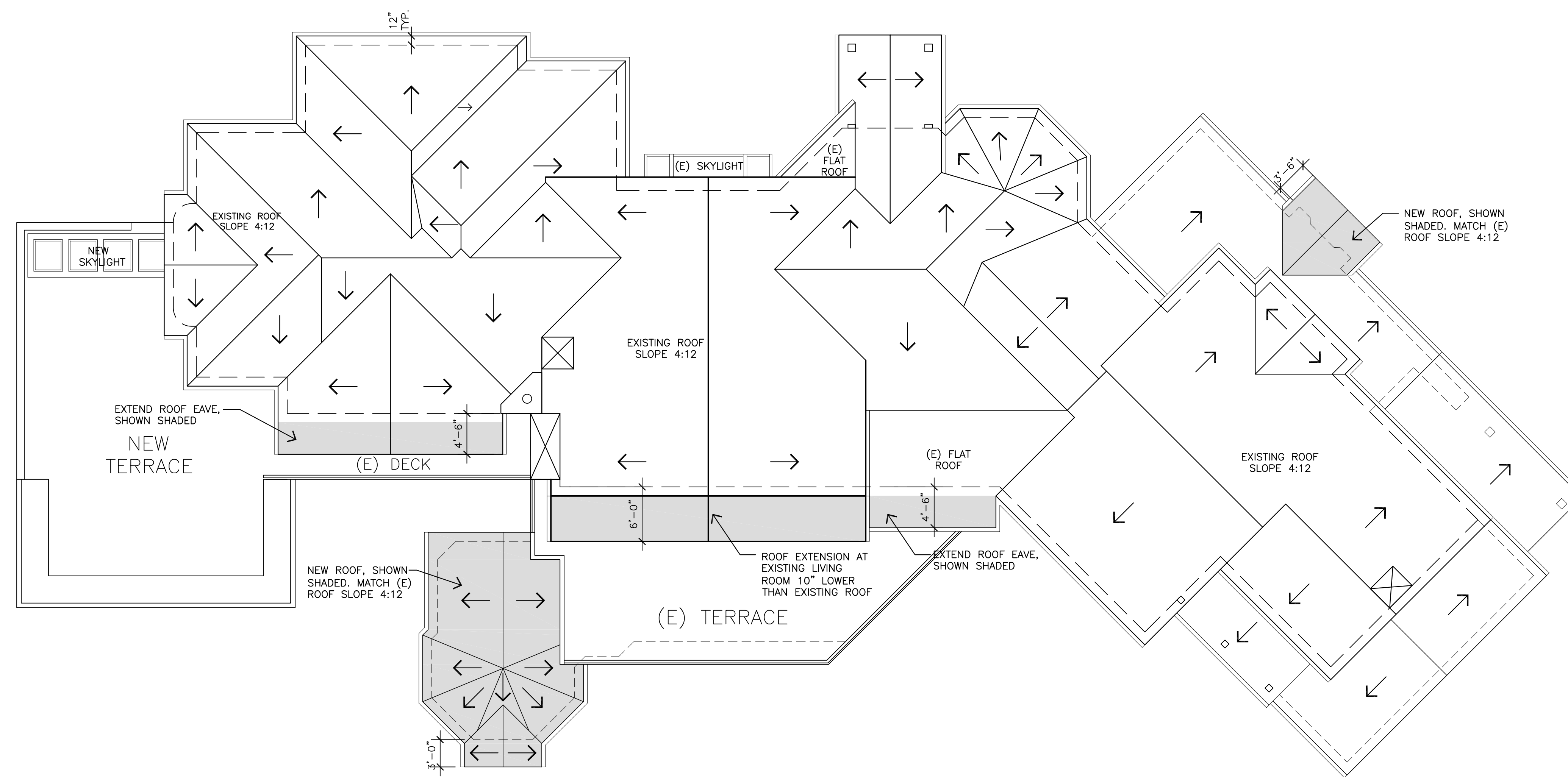
PROJECT/CLIENT:

W&SMITH CA, INC.
RESIDENCE

PROJECT ADDRESS:

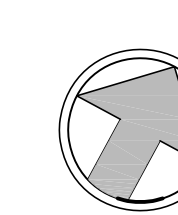
3180 CORTEZ ROAD
PEBBLE BEACH, CA
93953

APN: 008-233-010



ROOF PLAN

1/8"=1'-0"



DATE: APRIL 21, 2023
APPLICATION REQUEST

REVISIONS:

△	MAY 17, 2023
△	PB ARB SUBMITTAL
△	JULY 28, 2023
△	PB ARB SUBMITTAL
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△	PLANNING SUBMITTAL
△	FEBRUARY 29, 2024
△	CALCULATION CLARIFICATION

ROOF
PLAN

SHEET NO.

A5.0

DISCLAIMER:
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PROJECT/CLIENT:

W&SMITH CA, INC.
RESIDENCE

PROJECT ADDRESS:

3180 CORTEZ ROAD
PEBBLE BEACH, CA
93953

APN: 008-233-010

DATE: APRIL 21, 2023

APPLICATION REQUEST

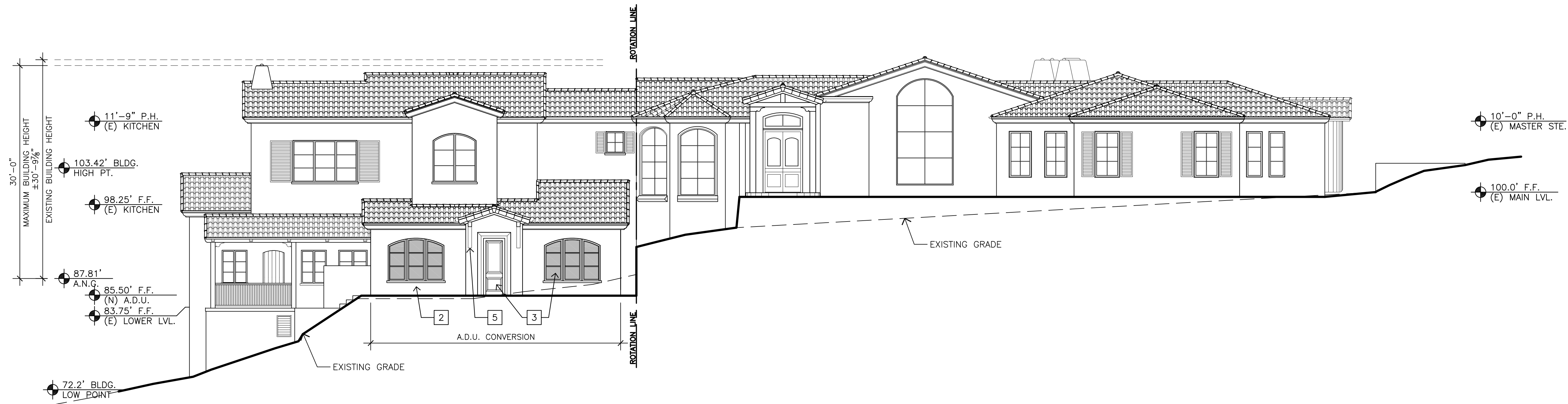
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△	FEBRUARY 29, 2024
△	CALCULATION CLARIFICATION

ELEVATIONS

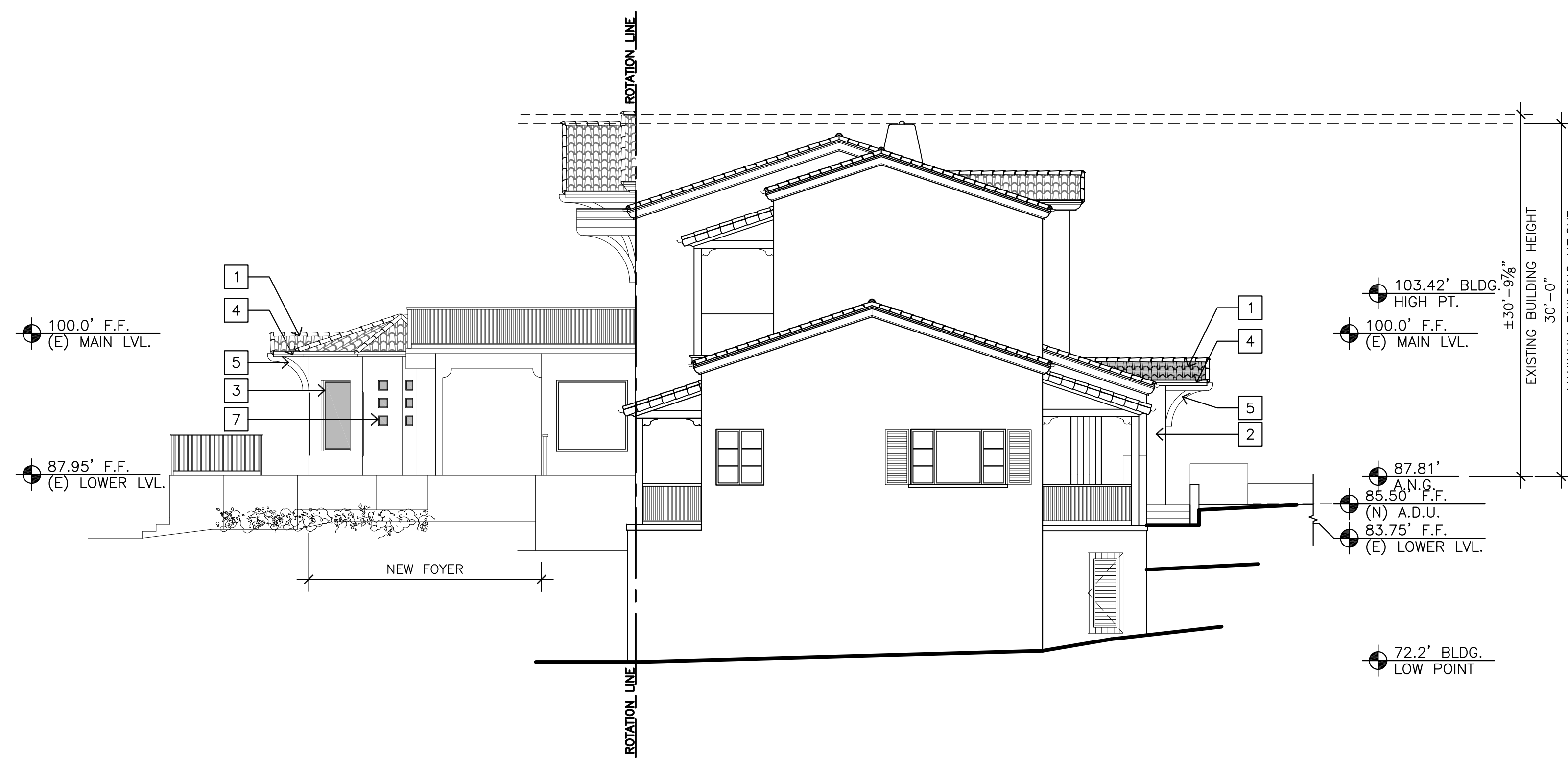
SHEET NO.

A6.0



NORTH ELEVATION

1/8"=1'-0"



EAST ELEVATION

1/8"=1'-0"

1	CLASS 1/4" REMAIN CHIP AND PVA CLAY TILE ROOF - TO MATCH EXISTING
2	EXTERIOR STUCCO SMOOTH FINISH - TO MATCH EXISTING
3	METAL-CLAD EXTERIOR WOOD DOORS AND WINDOWS - TO MATCH EXISTING
4	1" HALF ROUND COPPER GUTTER & DOWNSPOUTS - TO MATCH EXISTING
5	SHAPED BX CORNICES
6	STAINED WOOD OVERHEAD GARAGE DOOR
7	GLASS BLOCK - TO MATCH EXISTING

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PROJECT/CLIENT:

W&SMITH CA, INC.
RESIDENCE

PROJECT ADDRESS:

3180 CORTEZ ROAD
PEBBLE BEACH, CA
93953

APN: 008-233-010

DATE: APRIL 21, 2023
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▲	FEBRUARY 29, 2024
▲	CALCULATION CLARIFICATION

ELEVATIONS

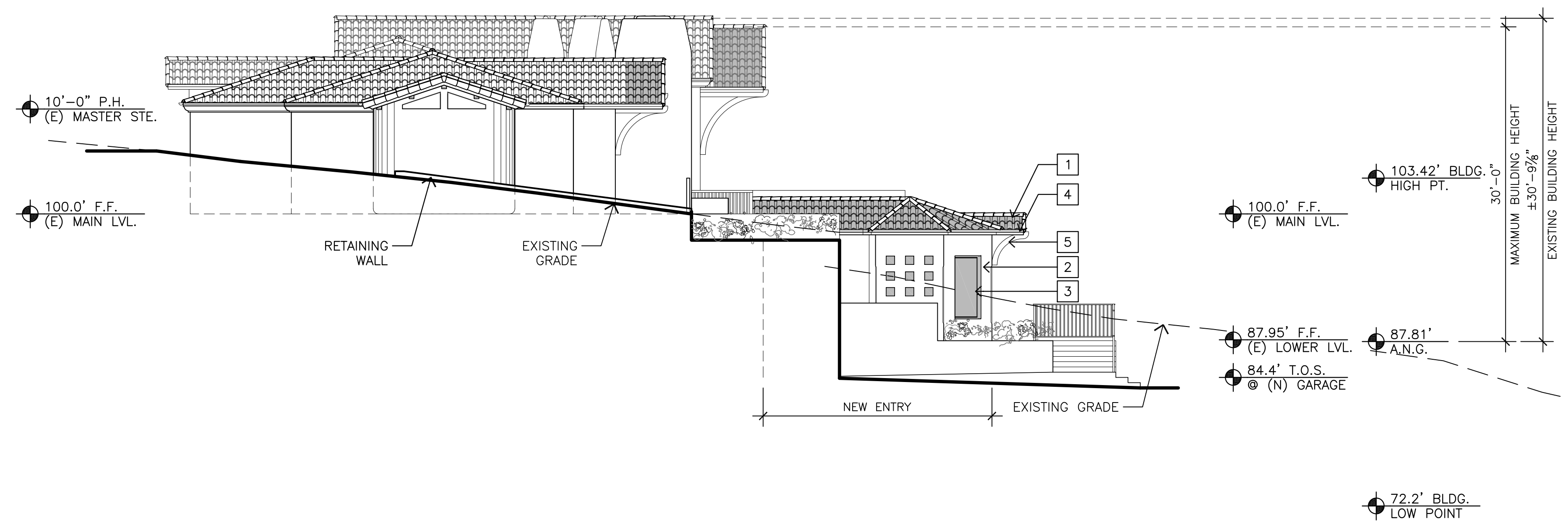
SHEET NO.

A6.1



SOUTH ELEVATION

1/8"=1'-0"



WEST ELEVATION

1/8"=1'-0"

EXTERIOR FINISH LEGEND	
1	CLASS V ROMAN CHIP AND PAN CLAY TILE ROOF - TO MATCH EXISTING
2	EXTERIOR STUCCO SMOOTH FINISH - TO MATCH EXISTING
3	METAL-CLAD EXTERIOR WOOD DOORS AND WINDOWS - TO MATCH EXISTING
4	6" HALF ROUND COPPER GUTTER & DOWNSPOUTS - TO MATCH EXISTING
5	STAINED OSB SHEATHING
6	STAINED WOOD OVERHEAD GARAGE DOOR
7	GLASS BLOCK - TO MATCH EXISTING

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93953

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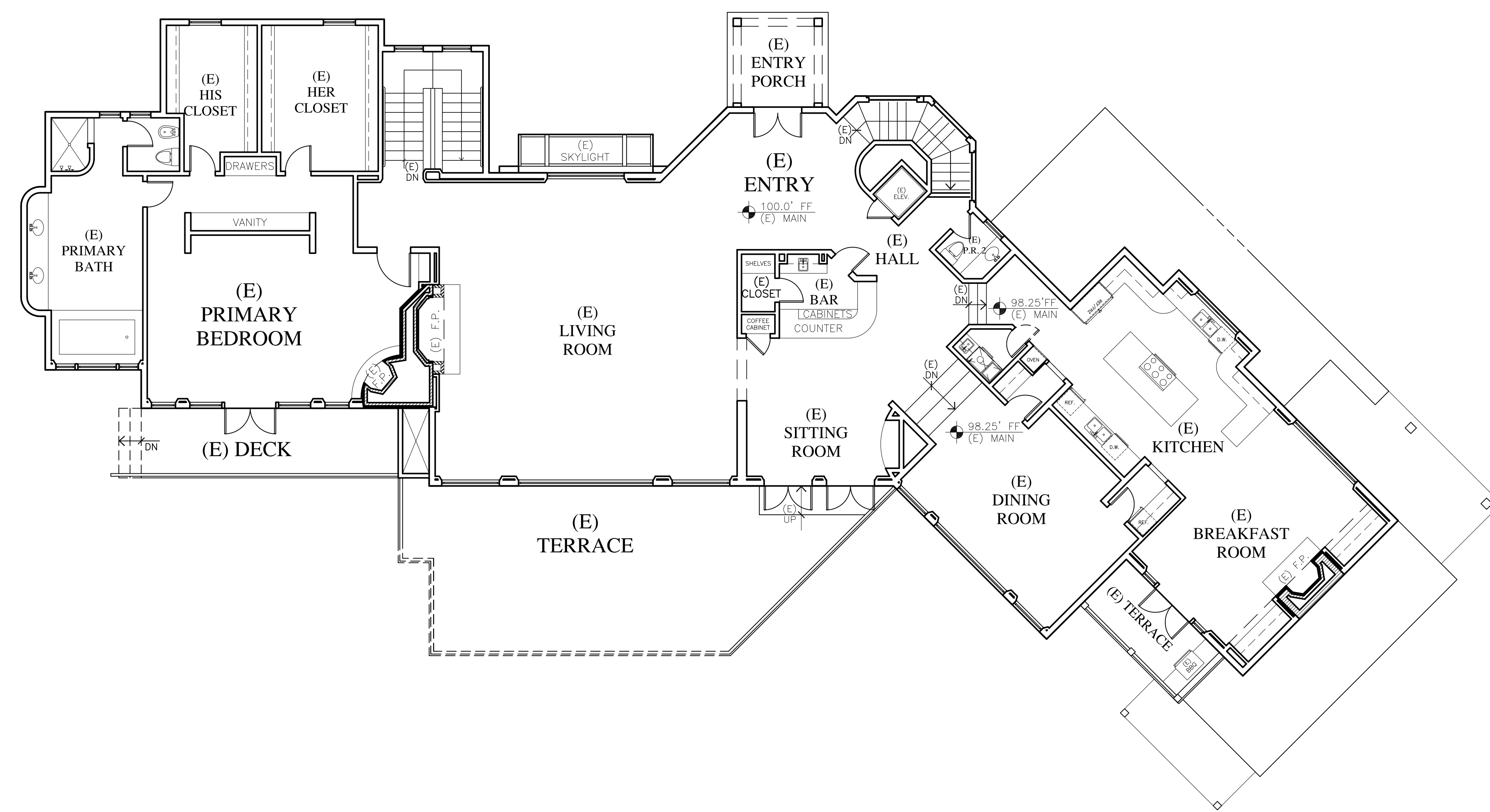
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▲	FEBRUARY 29, 2024	PLANNING SUBMITTAL
▲		CALCULATION CLARIFICATION

**MAIN LEVEL
EXIST / DEMO**

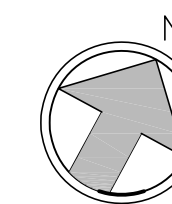
SHEET NO.

D1.0



MAIN LEVEL EXISTING-DEMOLITION PLAN

1/8"=1'-0"



WALL LEGEND

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

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PROJECT/CLIENT:

W&SMITH CA, INC.
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PROJECT ADDRESS:

3180 CORTEZ ROAD
PEBBLE BEACH, CA
93953

APN: 008-233-010

DATE: APRIL 21, 2023
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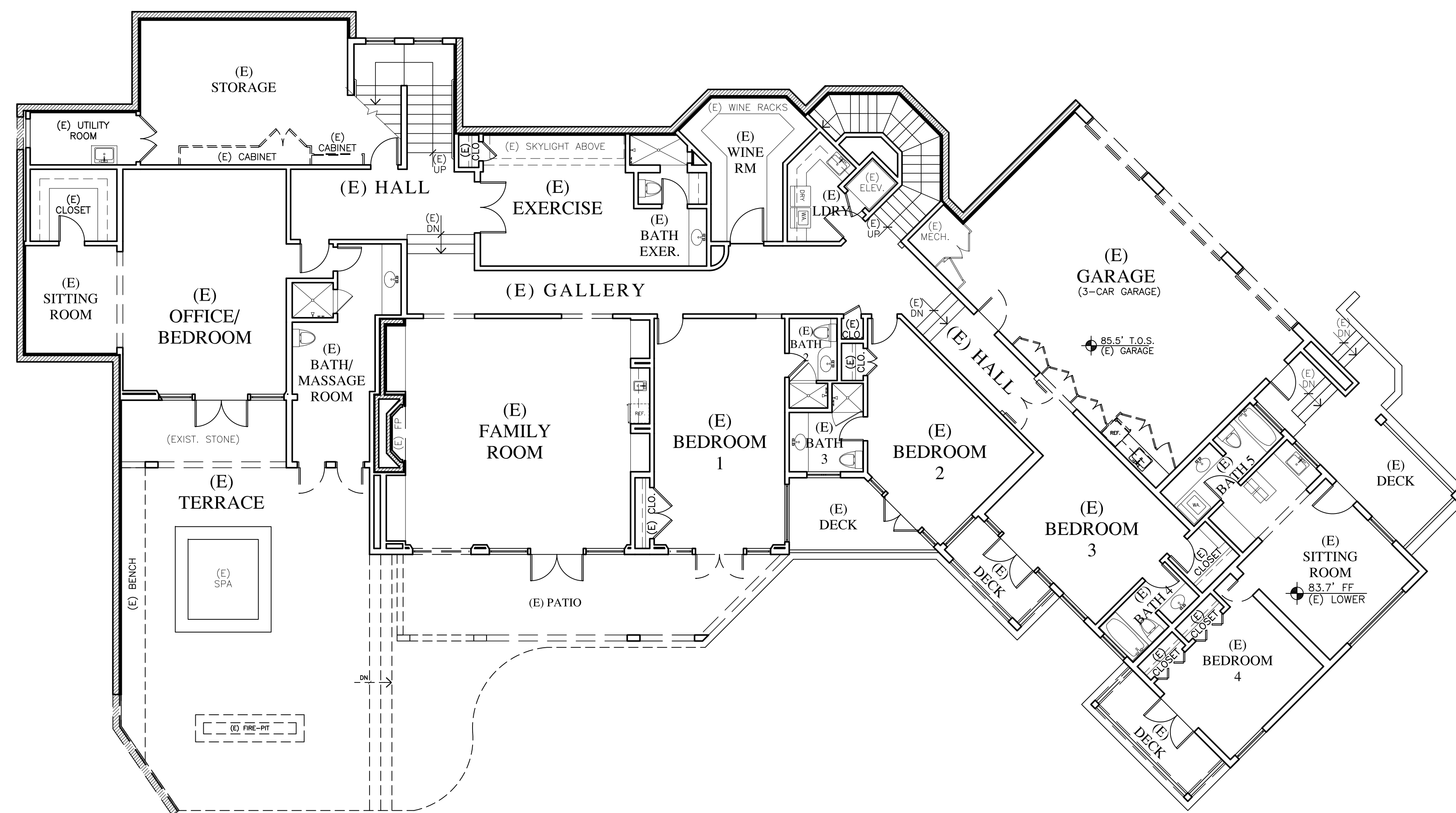
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▲	OCTOBER 24, 2023	PLANNING SUBMITTAL
▲	FEBRUARY 29, 2024	CALCULATION CLARIFICATION

**LOWER LEVEL
EXIST / DEMO**

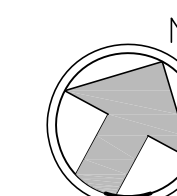
SHEET NO.

D2.0



LOWER LEVEL EXISTING-DEMOLITION PLAN

1/8"=1'-0"



WALL LEGEND

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

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W&SMITH CA, INC.
RESIDENCE

PROJECT ADDRESS:

3180 CORTEZ ROAD
PEBBLE BEACH, CA
93953

APN: 008-233-010

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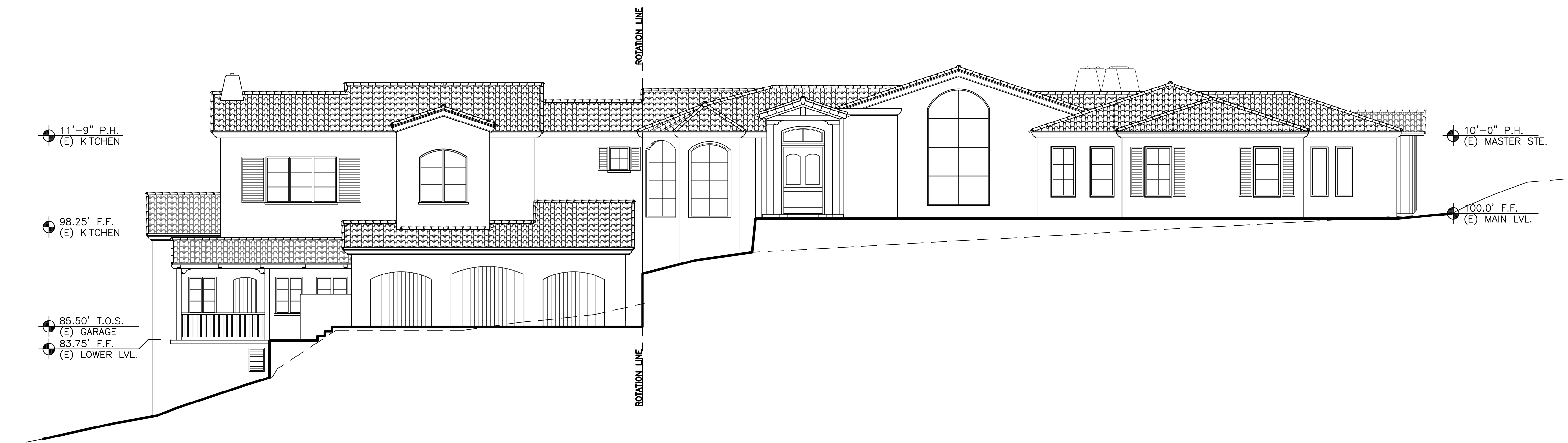
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△	OCTOBER 24, 2023	PLANNING SUBMITTAL
△	FEBRUARY 29, 2024	CALCULATION CLARIFICATION

**EXISTING
ELEVATIONS**

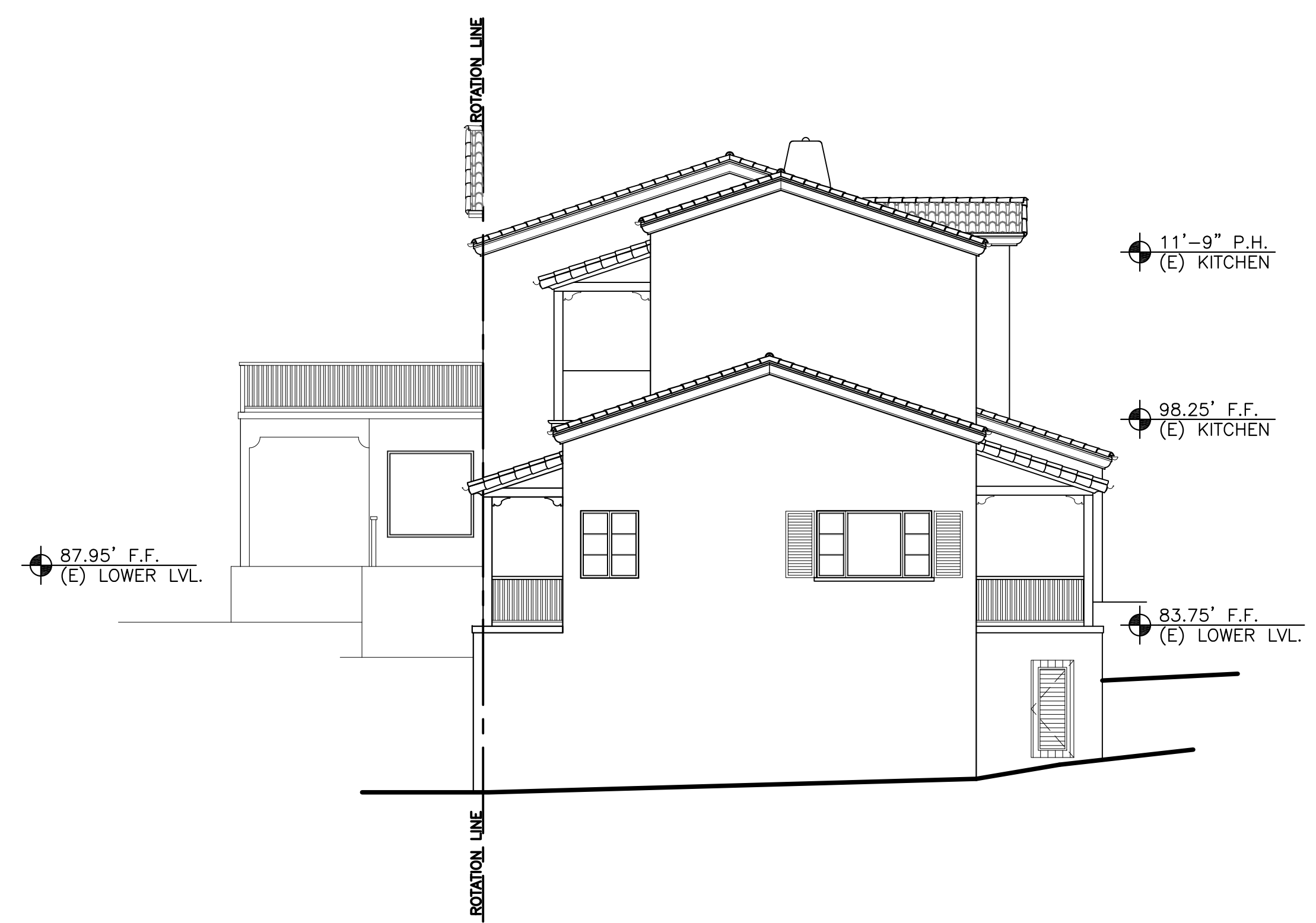
SHEET NO.

D3.0



NORTH ELEVATION - EXISTING

1/8"=1'-0"



EAST ELEVATION - EXISTING

1/8"=1'-0"

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3180 CORTEZ ROAD
PEBBLE BEACH, CA
93953

APN: 008-233-010

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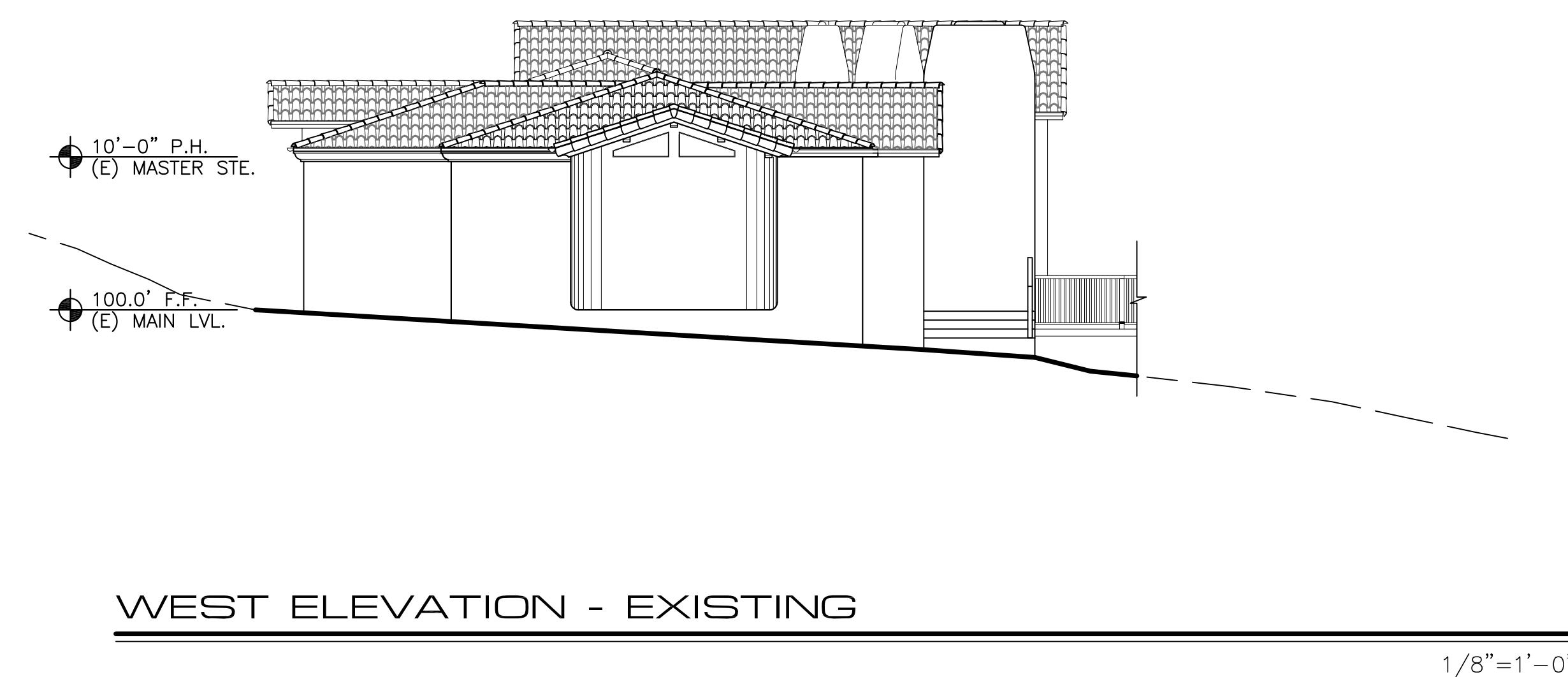
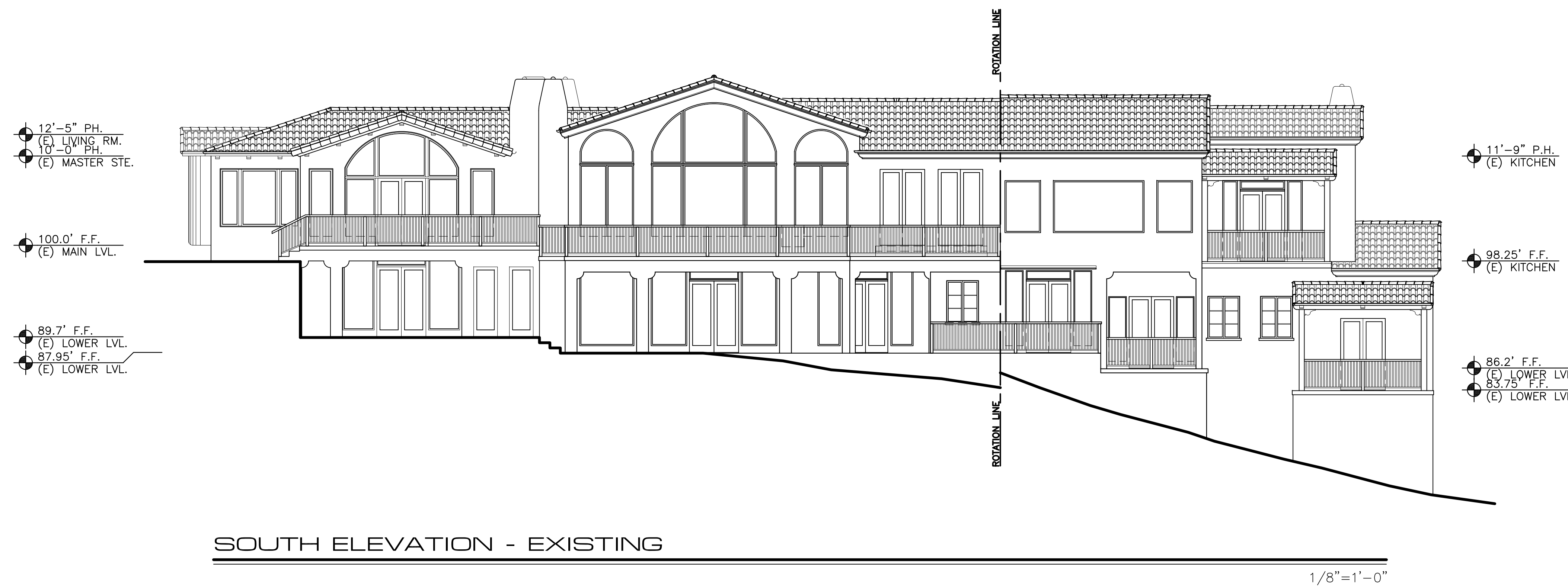
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**EXISTING
ELEVATIONS**

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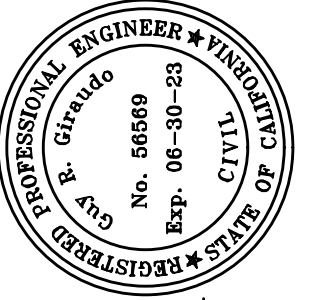
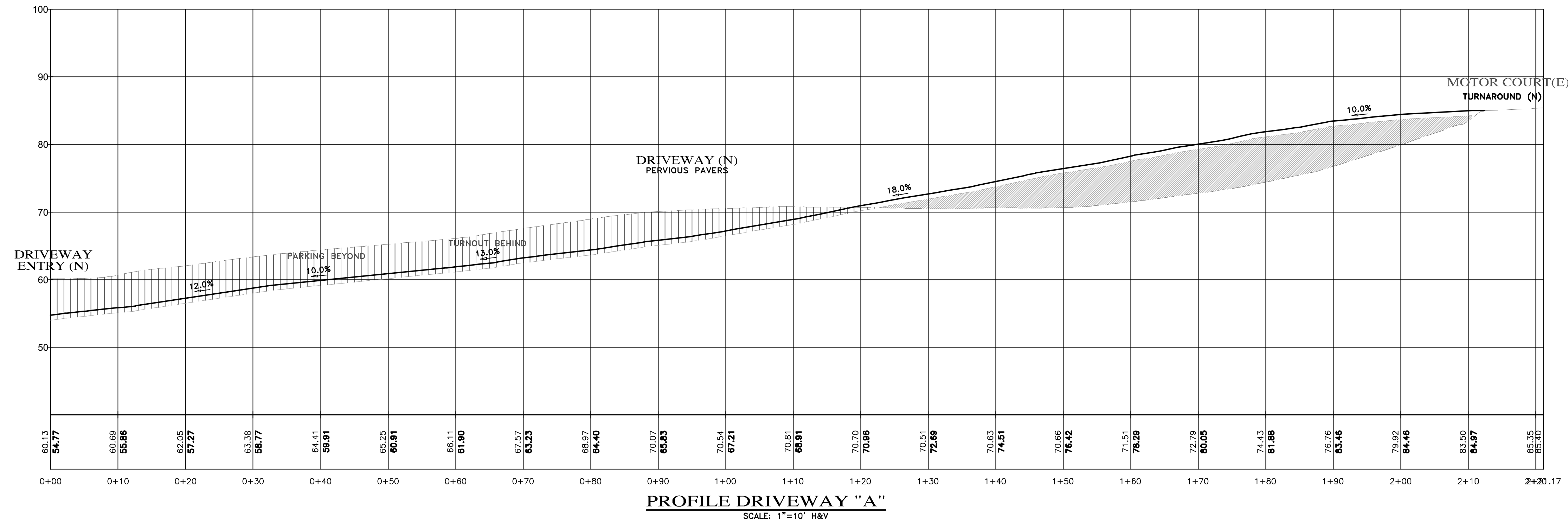
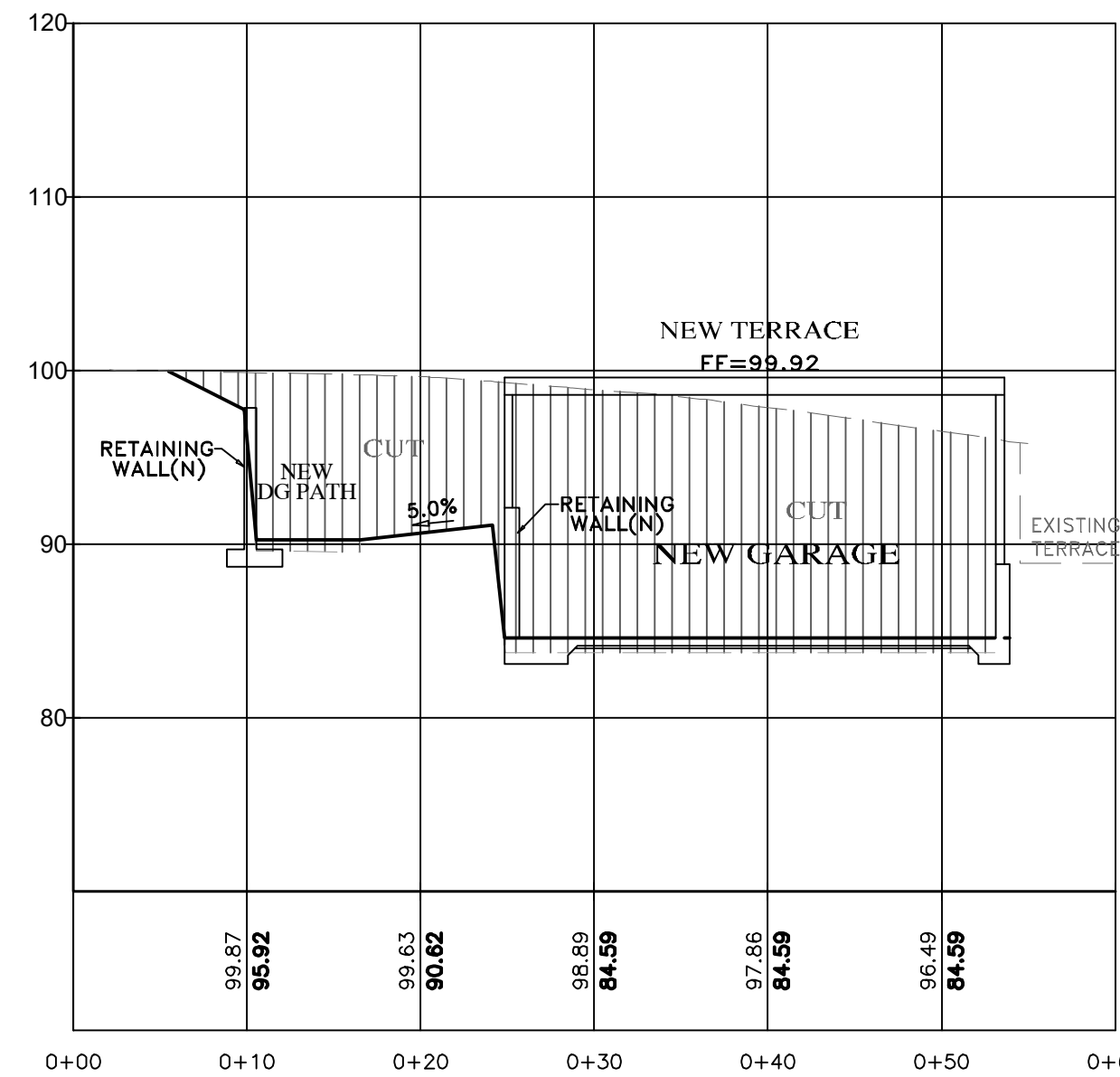
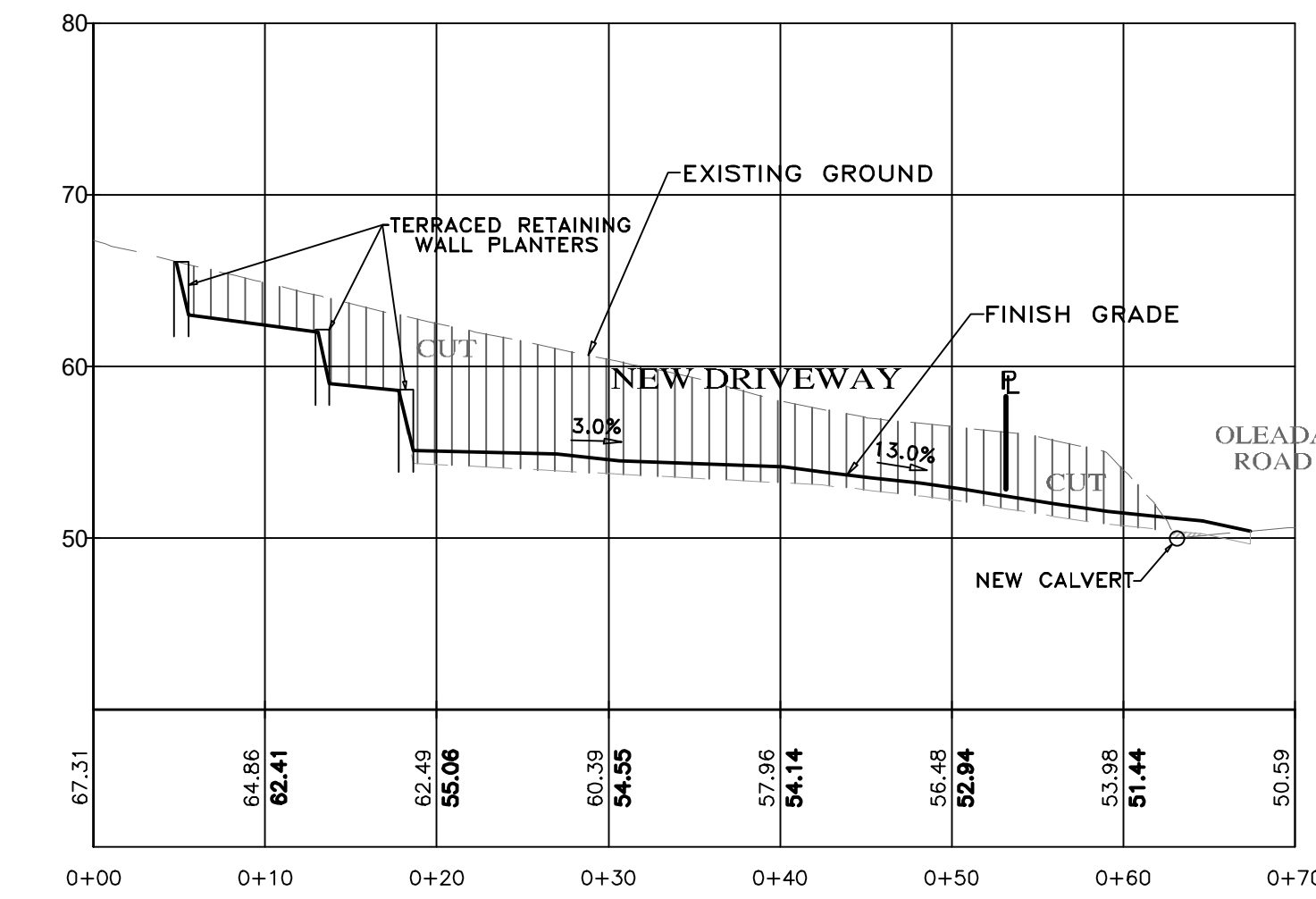
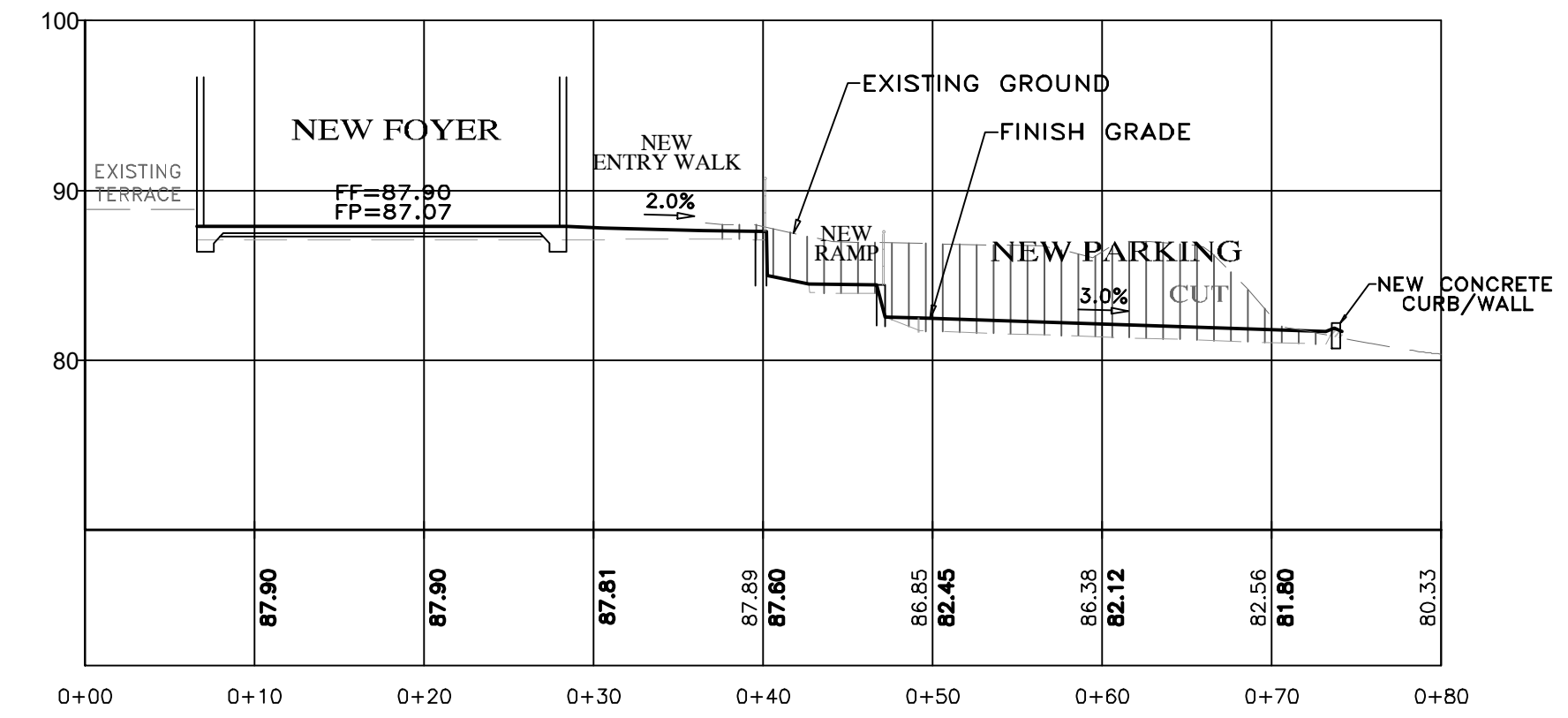
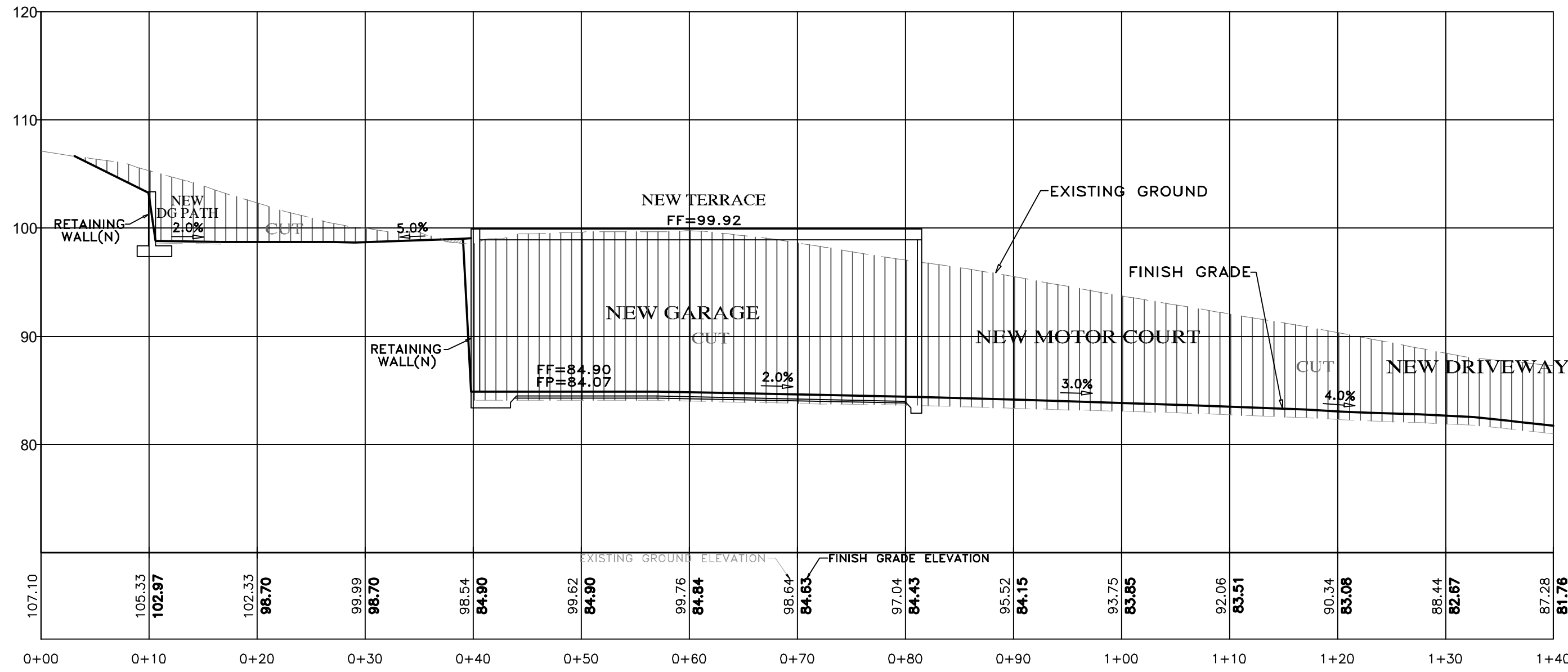
D3.1



COLOR AND MATERIAL SAMPLES FOR
W&SMITH CA, INC.
3180 CORTEZ ROAD
PEBBLE BEACH, CA.
APN: 008-233-010



ALL COLORS AND MATERIALS
TO MATCH EXISTING



APPROVED BY:
GUY R. GRAUDO



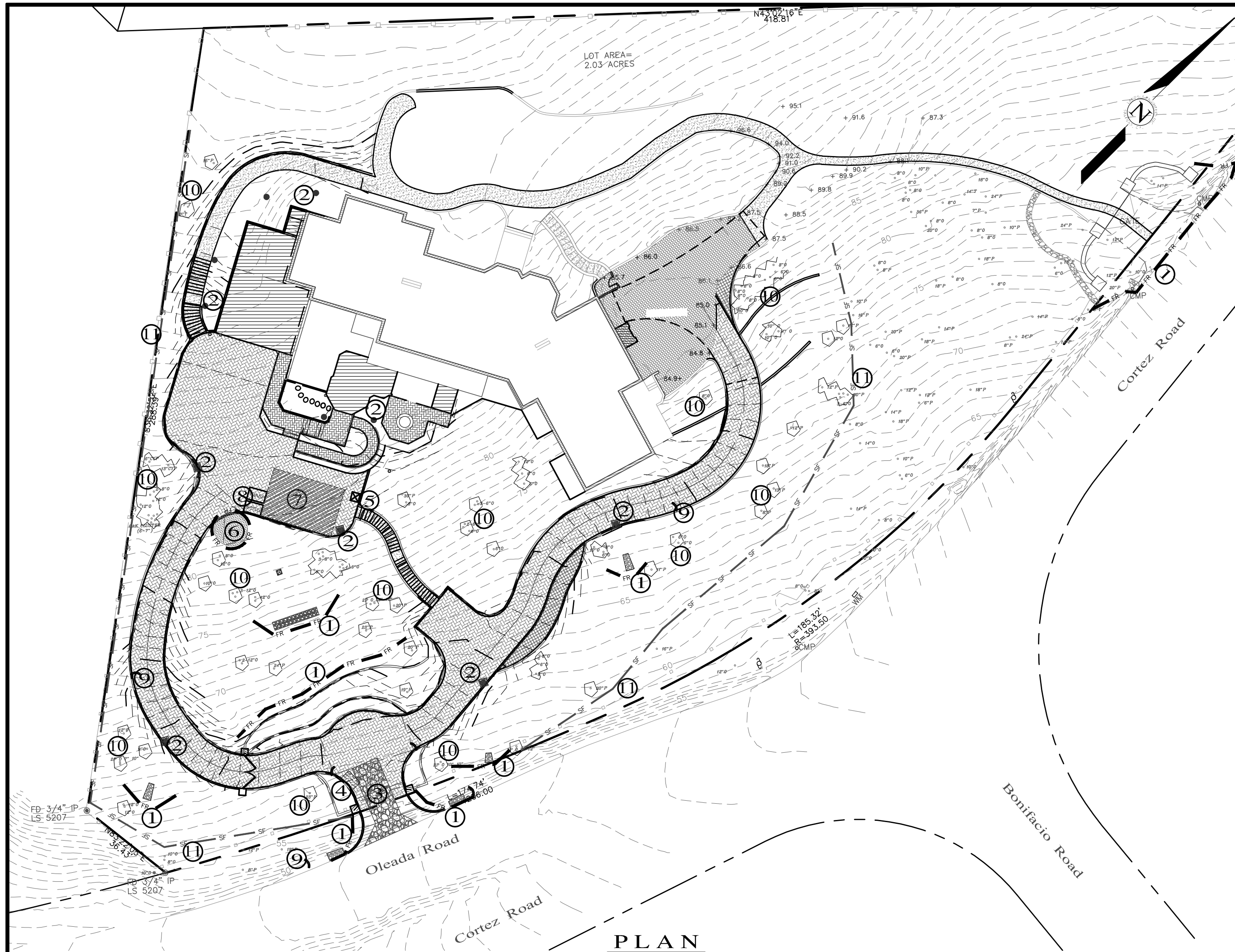
GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
W & SMITH CA, INC. RESIDENCE
A.P.N.: 008-233-010
FOR
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
W & SMITH CA INC.

SCALE: 1"=10' H&V
DATE: JULY 2023
JOB NO. 2591-02

No.	DATE	BY	REVISION

SHEET C2
OF 4 SHEETS

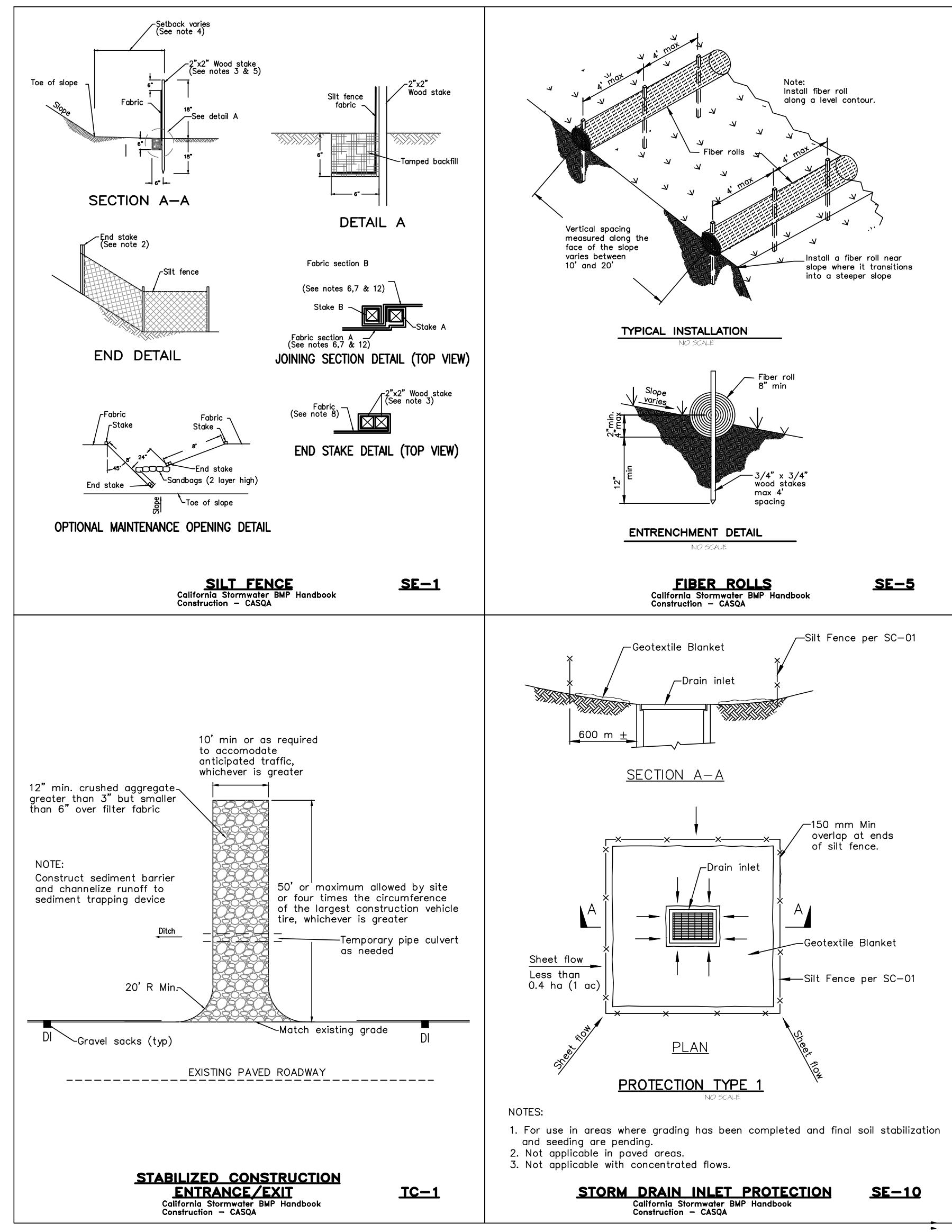
LSPROJ_2591-W&S_2591-CIVIL-DWG_2591-GRD&E-DWG_24-23-02



PLAN
SCALE: 1"=30'

EROSION & SEDIMENT CONTROL NOTES:

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



- LEGEND:**
- 1) FR FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER). SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.
 - 2) DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER - SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.
 - 3) STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP-DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.
 - 4) CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.
 - 5) SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE.
 - 6) STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM.
 - 7) CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.
 - 8) WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATER-TIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ON-SITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.
 - 9) GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 40Z/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH 1/2" - 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.
 - 10) TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BE A LICENSED AND CERTIFIED ARBORIST.
 - 11) SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

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

CONSTRUCTION INSPECTION REQUIREMENTS

- A-PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
- B-DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
- C-PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

Material Delivery and Storage WM-1

Categories

- EC Erosion Control
- SE Sediment Control
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control

Legend:

- Primary Category
- Secondary Category

Targeted Constituents

- Sediment
- Nutrients
- Trash
- Metals
- Bedrock
- Oil and Grease
- Organics

Potential Alternatives

- None

Description and Purpose

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

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

Stockpile Management WM-3

Categories

- EC Erosion Control
- SE Sediment Control
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control

Legend:

- Primary Category
- Secondary Category

Targeted Constituents

- Sediment
- Nutrients
- Trash
- Metals
- Bedrock
- Oil and Grease
- Organics

Potential Alternatives

- None

Description and Purpose

Stockpile management procedures and practices are designed to reduce or eliminate air and stormwater pollution from stockpiles of soil, soil amendments, sand, paving materials such as portland cement concrete (PCC) rubble, asphalt concrete (AC), asphalt concrete rubble, aggregate base, aggregate sub base or pre-mixed aggregate, asphalt binder (so called "cold mix" asphalt), and pressure treated wood.

Solid Waste Management WM-5

Categories

- EC Erosion Control
- SE Sediment Control
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control

Legend:

- Primary Objective
- Secondary Objective

Targeted Constituents

- Sediment
- Nutrients
- Trash
- Metals
- Bedrock
- Oil and Grease
- Organics

Potential Alternatives

- None

Description and Purpose

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

Hazardous Waste Management WM-6

Categories

- EC Erosion Control
- SE Sediment Control
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control

Legend:

- Primary Objective
- Secondary Objective

Targeted Constituents

- Sediment
- Nutrients
- Trash
- Metals
- Bedrock
- Oil and Grease
- Organics

Potential Alternatives

- None

Description and Purpose

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

Sanitary/Septic Waste Management WM-9

Categories

- EC Erosion Control
- SE Sediment Control
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control

Legend:

- Primary Category
- Secondary Category

Targeted Constituents

- Sediment
- Nutrients
- Trash
- Metals
- Bedrock
- Oil and Grease
- Organics

Potential Alternatives

- None

Description and Purpose

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

Preservation Of Existing Vegetation EC-2

Categories

- EC Erosion Control
- SE Sediment Control
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control

Legend:

- Primary Objective
- Secondary Objective

Targeted Constituents

- Sediment
- Nutrients
- Trash
- Metals
- Bedrock
- Oil and Grease
- Organics

Description and Purpose

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

PROFESSIONAL ENGINEER - MONTEREY COUNTY
No. 68666
Exp. 06-30-23
CITY OF MONTEREY

APPROVED BY:
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Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
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EROSION & SEDIMENT CONTROL PLAN

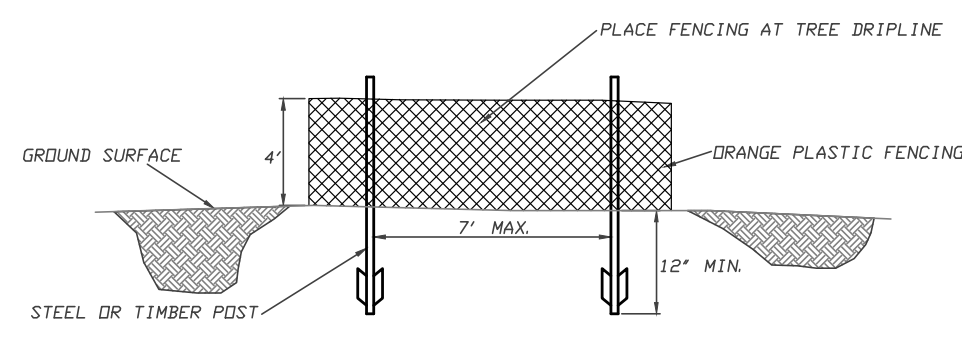
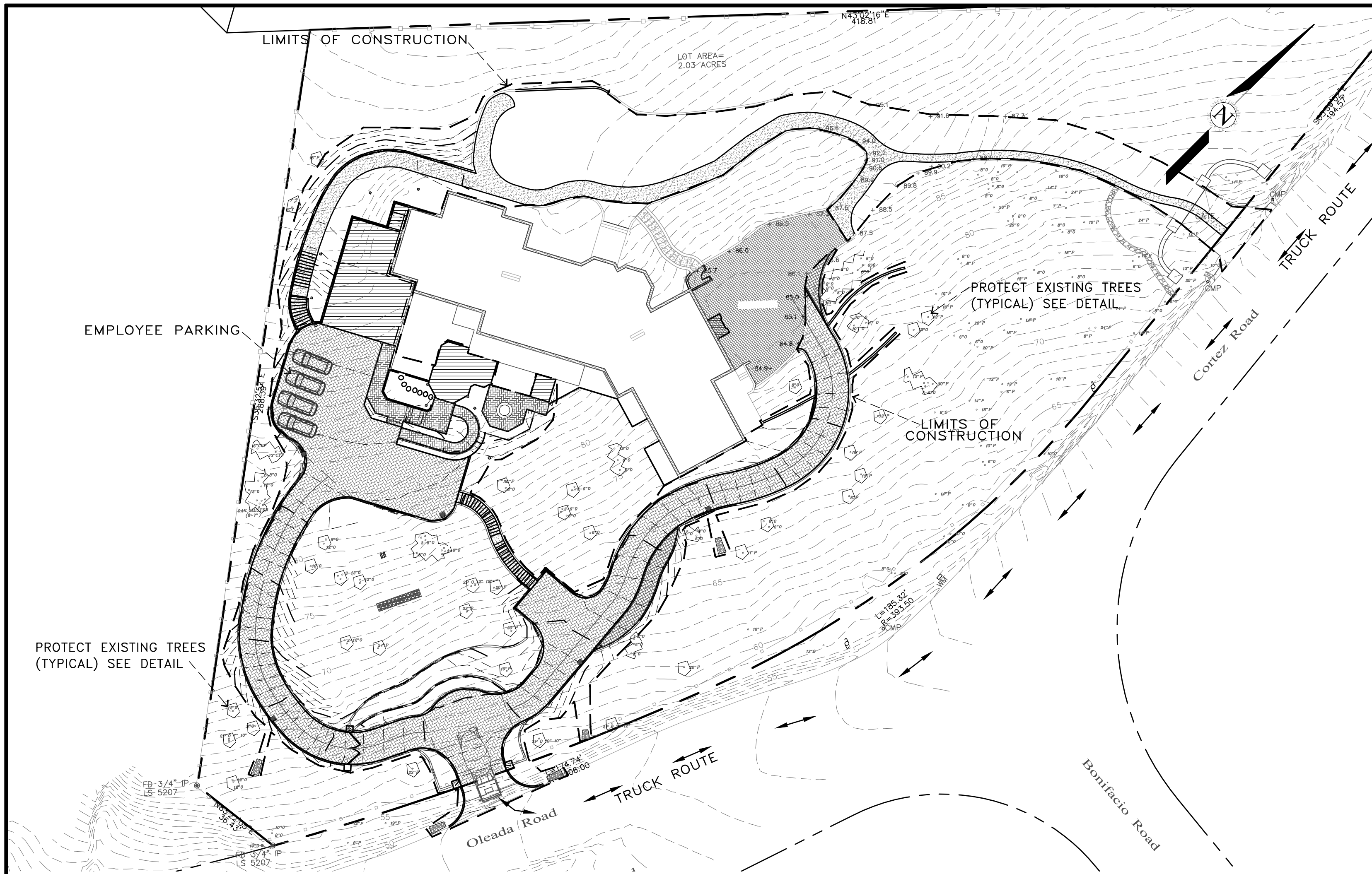
GRADING, DRAINAGE & EROSION CONTROL PLAN

W & SMITH CA, INC. RESIDENCE
A.P.N.: 008-233-010
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
FOR W & SMITH CA, INC.

SCALE: AS SHOWN
DATE: JULY 2023
JOB NO. 2591-02

SHEET **C3** OF 4 SHEETS

No.	DATE	BY	REVISION
07/06/23	AMS	RELEASED TO CLIENT	



EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:
3,010 CY CUT
170 CY FILL

CONSTRUCTION STAGING:
DEMOLISH EXISTING DRIVEWAY & HARDSCAPE AND OFFHAUL DEBRIS. EXISTING DRIVEWAY TO BE USED FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA.

PERFORM GRADING, CONSTRUCT STRUCTURE ADDITIONS, AND INSTALL UNDERGROUND UTILITIES. PROPOSED NEW MOTOR COURT AREA TO BE USED FOR MATERIAL AND EQUIPMENT STAGING.

INSTALL NEW PERVIOUS PAVERS DRIVEWAY AND LANDSCAPING.

SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

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

TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION	8	3
GRADING & SOIL REMOVAL (EXPORT)	142	14
ENGINEERING MATERIALS (IMPORT)	4	4
TOTALS	154	21

TRUCK TRIP GENERATION NOTES:

- TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 10 TRUCK LOADS PER DAY.
 - THERE ARE 2,840 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
 - GRADING OPERATIONS SHALL TAKE APPROXIMATELY 7 WORKING DAYS TO COMPLETE.
 - THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 140 & 200 CUBIC YARDS.
- NUMBER OF EMPLOYEES/DAY: 6-10
- HOURS OF OPERATION/DAY: 8
- PROJECT SCHEDULING: PROJECTED START DATE 24 JULY 2023. 7 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 10 MONTHS.

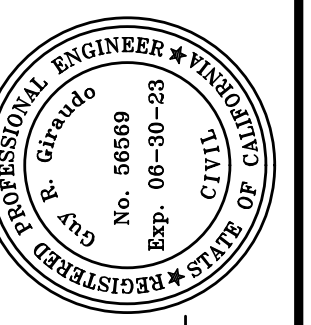
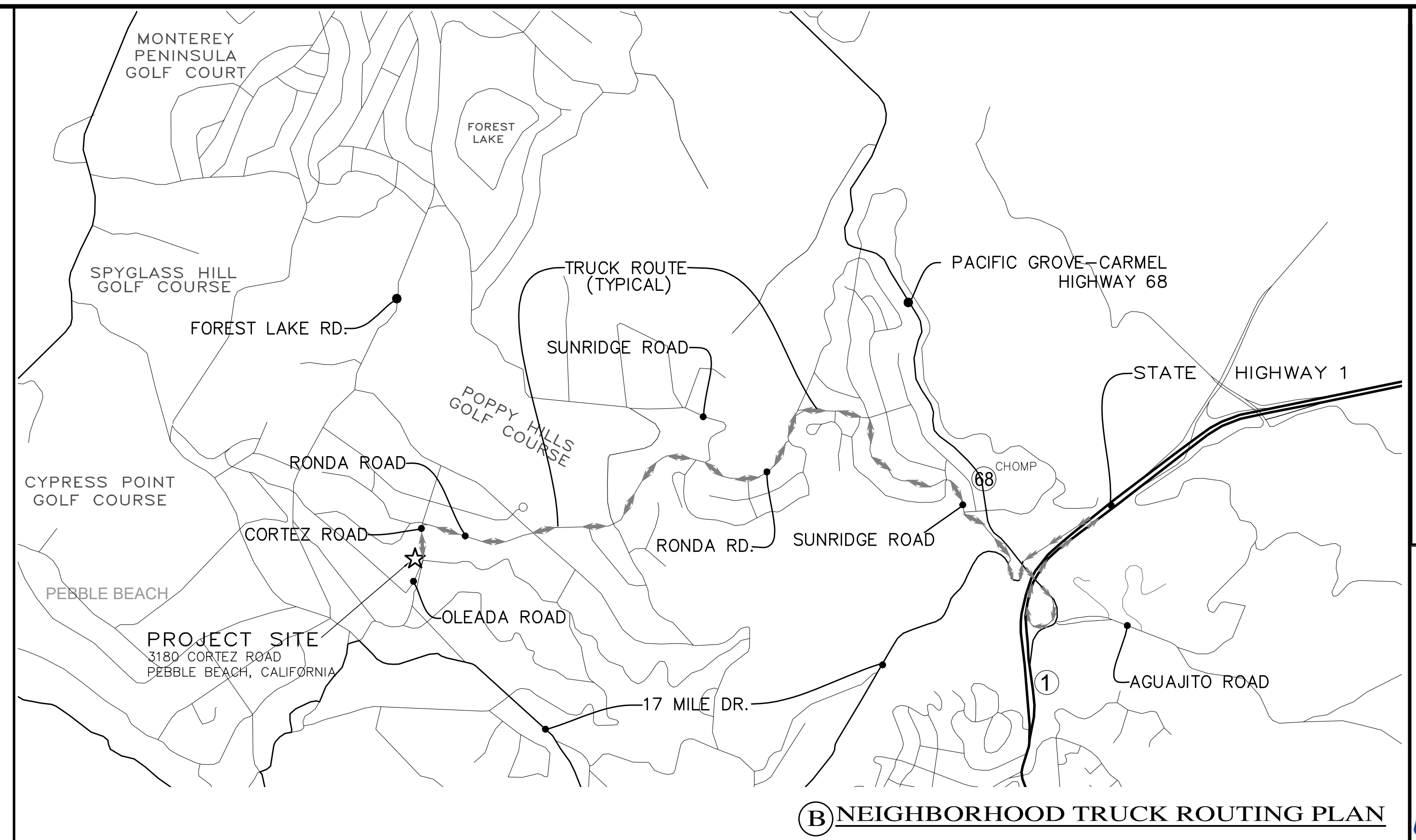
HAUL ROUTES:
THE HAUL ROUTE TO THE SITE IS FROM 17 MILE DRIVE TO SUNRIDGE ROAD TO RONDA ROAD TO CORTEZ ROAD TO OLEADA ROAD. (HAUL TRUCKS EXIT IN THE SAME FASHION.) VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE (IF NECESSARY) ON OLEADA ROAD. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN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

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

EMPLOYEE PARKING:
LIMITED EMPLOYEE PARKING ON-SITE. EMPLOYEES SHALL USE PUBLIC PARKING LOTS AND CARPOOL TO JOBSITE IF POSSIBLE. ON-SITE PARKING SHALL BE IN THE PROPOSED NEW MOTOR COURT AND NEW PARKING AREAS AND IN LEGAL SPACES ALONG OLEADA ROAD, OBEYING ALL PARKING LAWS. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

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

(A) CONSTRUCTION STAGING PLAN
SCALE: 1"=30'



APPROVED BY:
GUY R. GIRAUO



GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
W & SMITH CA, INC. RESIDENCE
A.P.N.: 008-233-010
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
W & SMITH CA INC.

SCALE: AS SHOWN
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SHEET **C4**
OF 4 SHEETS

No.	DATE	BY	REVISION
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