

Exhibit C

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**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:

SKINNER ROBERT J JR & STEFANIE A (PLN220114)

RESOLUTION NO. 22-083

Resolution by the Monterey County HCD Chief of Planning:

- 1) Finding that the project, as a remodel and addition to an existing single-family dwelling and accessory dwelling unit, qualifies for a Class 1 Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2;
- 2) Approving a Coastal Administrative Permit and Design Approval to allow a 5,055 square foot addition to an existing 10,263 square foot single family residence and a 315 square foot addition to an existing 880 square foot accessory dwelling unit; and
- 3) Approving a Coastal Administrative Permit to allow development within 750 feet of archaeological resources.

[PLN220114 SKINNER ROBERT J JR & STEFANIE A, 1151 Sombria Ln, Pebble Beach, CA 93953, Del Monte Forest Land Use Plan (Assessor's Parcel Number 008-281-020-000)]

The SKINNER ROBERT J JR & STEFANIE A application (PLN220114) came on for an administrative decision hearing before the Monterey County HCD Chief of Planning on December 7, 2022. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Monterey County HCD Chief of Planning finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan;
 - Del Monte Forest Land Use Plan (DMF LUP);
 - Monterey County Coastal Implementation Plan, Part 5, Regulations for Development in the Del Monte Forest Land Use Plan (CIP); and
 - Monterey County Zoning Ordinance (Title 20).

No conflicts were found to exist. No correspondence was received indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) Allowed Use. The property is located at 1151 Sombria Lane, Pebble Beach, Del Monte Forest Land Use Plan (Assessor's Parcel Number 008-281-020-000). The parcel is zoned Low Density Residential with a density of 1.5 acres per 1 unit and a Design Control Overlay (Coastal Zone) or "LDR/1.5-D(CZ)", which allows the first single-family dwelling on a legal lot of record and accessory dwelling units subject to a Coastal Administrative Permit (Title 20 Sections 20.14.040.A. and 20.14.040.W). The project proposes a 5,055 square foot addition to an existing 10,263 square foot single family residence, and a 315 square foot addition to an existing 880 square foot accessory dwelling unit (formerly "caretaker" unit). The project also includes associated site improvements, including a new patio addition and walkway between the existing accessory dwelling unit and main residence. Therefore, the proposed uses are allowable for this site.
- c) Lot Legality. The property is shown in its current configuration as lot 20 in the 1964 and 1972 Assessor's Map Book 8 Pg. 28. Therefore, the County recognizes the property as a legal lot of record.
- d) Design and Visual Resources. The project is subject to the Visual Resources protection policies of the Del Monte Forest Land Use Plan (DMF LUP), the applicable implementing regulations of those policies in the Monterey County Coastal Implementation Plan (CIP), and the Design Control "D" zoning overlay district, which requires a design review of structures and fences to assure protection of the public viewshed and neighborhood character.

The surrounding neighborhood consists of a mix of large one- and two-story single-family homes in a rural wooded atmosphere. Many are heavily screened from view by trees, other vegetation, and fences, which have the effect of subordinating them to the surrounding landscape, while preventing identification of a unified urban aesthetic. Of the structures that are visible, many have traditional hip or gabled roofs, and utilize natural materials such wood or stone.

The project is consistent with these policies, regulations, and the surrounding neighborhood character as:

- the proposed additions will utilize a muted warm grey smooth coat stucco, black metal clad doors and frames, and copper gutters and downspouts as primary finishes. These materials match the existing residence and subordinate to the surrounding natural environment in accordance with CIP Section 20.147.070.B.3.;
- The additions were staked and flagged, and the resulting staking and flagging demonstrates that the additions are in scale with the existing residence. Due to the large homes and abundance of vegetative screening in the area, the home will not be out of scale with any other residences in the neighborhood; and
- A row of trees screens the home from view along Sombria and Porque Lane. Pursuant to CIP Section 20.147.070.B.4 and 5, all

these trees are retained, assisting in subordinating the home to the natural landscape.

- e) Development Standards. The development standards of the base LDR zoning are found in Title 20 Section 20.14.060. After the addition and remodel property would be consistent with the maximum building site coverage, floor area, and structure height requirements as shown below. As the proposed additions to home match the maximum height requirement exactly, a height verification condition has been applied (Condition No. 6) to ensure the structure is constructed to adhere to this maximum.

	<i>Max Allowable</i>	<i>Proposed</i>
Building Site Coverage:	15% (14,433.6 sf)	14.9% (14,322 sf)
Floor Area Ratio:	17.5% (16,839.2 sf)	17.2% (16,513 sf)
Maximum Height (Home):	30 ft	30 ft
Maximum Height (ADU):	15 ft	14 ft 9 in

The additions to the home would meet the required minimum setbacks for primary structures, as shown below. An existing entry structure / port coche for the main home does encroach into the required front setback, being approximately 16 feet and 10 inches from the property line. However, this feature is existing and no structural alterations to it are proposed.

	<i>Min Required</i>	<i>Proposed</i>
Front Setback (Home):	30 ft	36 ft 9 in
West Side Setback:	20 ft	50 ft 4 in
East Side Setback:	20 ft	35 ft 10 in
Rear Setback:	20 ft	73 ft 2 in
Main Residence/ADU	10 ft	23 ft 10 in

The Accessory Dwelling Unit complies with the minimum required setbacks for habitable accessory structures, as shown below:

	<i>Min Required</i>	<i>Proposed</i>
Front Setback:	50 ft	53 ft 6 in
West Side Setback:	6 ft	44 ft 6 in
East Side Setback:	6 ft	>40 ft
Rear Setback:	6ft	>126 ft

Therefore, the project is consistent with all applicable development standards.

- f) Cultural Resources. The property is in an area that is mapped as being within 750 feet of and having a high sensitivity to the presence of archaeological resources. However, a Phase I archaeological report was prepared of the property prior to the initial construction of the home in 1988 which assessed the potential of the project area to contain archaeological resources. The report included archival research and a pedestrian survey of the property, and concluded that the site did not contain evidence of archaeological resources. The report does note that only a small portion of the surface was visible (onsite vegetation had not

been cleared for the construction of the home at the time of the survey), and recommended that work be halted if any previously unidentified resources were discovered. No resources were found during construction of the home, and the proposed construction activity takes places in areas already disturbed by previous development. Therefore, the County standard Condition No. 3 has been applied, which requires that the applicant stop work and contact HCD-Planning and a qualified archaeologist if any previously unknown resources are discovered during earthwork.

- g) Land Use Advisory Committee (LUAC) Review. The project was not referred to the Carmel Unincorporated/Highlands LUAC as it does not meet the criteria for referral outlined in Board of Supervisors Resolution No. 15-103.
- h) Staff reviewed street view and aerial imagery (Google Maps and Monterey County GIS) to verify that the project is consistent with the applicable plans and regulations.
- i) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220114.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach Community Services District (CSD). County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
 - b) The following reports were prepared to review the potential of the project to impact cultural resources and by soils hazards:
 - “Preliminary Cultural Resources Reconnaissance of Parcel A.P.N. 08-281-20, Cypress Point, Monterey County, California” (LIB170213) prepared by Charles r. Smith and Gary S. Breschini, SOPA, Salinas, CA, February 22, 1988.
 - “Geotechnical and Geological Hazards Report Update for the proposed Remodel and Additions Skinner Residence” (LIB170380) prepared by Lawrence E. Grice, P.E., Salinas, CA, July 2017 and updated July 2022.County staff independently reviewed the 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.
 - c) Staff reviewed aerial imagery (Monterey County GIS) 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 PLN220114.

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

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach CSD. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities will be provided. The project receives and will continue to receive potable water service from the California American Water Company (Cal Am). The applicant submitted a Monterey Peninsula Water Management District (MPWMD) residential water release form indicating an overall decrease in usage. The property currently receives and will continue to receive wastewater service from the Pebble Beach Community Services District (CSD).
 - c) The property is located in an area mapped as having a high fire hazard according to Cal Fire GIS information. The projects landscaping plans address fire hazards by including vegetation fuel management requirements from 0-30 feet from the home, and from 30-100 feet from the home.
 - d) The project is located within 1/8 mile of the Cypress Point fault according to Monterey County GIS information. A geotechnical and geological hazards report was prepared to assess geologic hazards on the site, and whether they would impact the proposed development. The report included physical inspection of the site for fault induced features or other hazards and research and of published data on seismicity and other mapped geologic hazards. The report concluded that the site was suitable for the proposed use given that the recommendations in it were followed. The notice of report condition has been applied to ensure that the geotechnical engineer’s recommendations are adhered to. (Condition No. 7)
 - e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220114.

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) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220114.

- 5. FINDING:** **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15301, categorically exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing private structures or topographical features.
 - b) The project fits into the criteria of this exemption as it’s a remodel and addition to an existing single-family dwelling and accessory dwelling unit. The expansion will not add any new residential units, will not intensify the water use (or waste water generation), and does not substantially alter the footprint of the existing structures, making it a negligible expansion of existing use consistent with the intent of the Class 1 Exemption.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project:
 - Class 1 Exemptions are not qualified by their location.
 - A remodel and addition to an existing single-family residence and accessory dwelling unit would not contribute to a significant cumulative effect.
 - There are no unusual circumstances associated with the project that would result in a reasonable possibility it will have a significant effect on the environment.
 - The property is not viewable from a State Scenic Highway. The nearest eligible state Scenic Highway is Highway 68, approximately 2.6 north east of the project site. However, due to distance, vegetation, and topography, the property is not visible from the highway.
 - The property is not on a hazardous waste site complied pursuant to Section 65962.5 of the Government code.
 - The project would not result in an adverse impact to any historical resources.
 - d) No adverse environmental effects were identified during staff review of Monterey County GIS information.
 - e) See supporting Finding Nos. 1 and 2, the application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220114.
- 6. FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:**
- a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.130 of the Monterey County 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.

- c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Figure 3, Visual Resources and Figure 8, Major Public Access & Recreational Facilities, in the Del Monte Forest Land Use Plan).
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220114.

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

- EVIDENCE:**
- a) In accordance with Title 20 Section 20.86.030 an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) In accordance with Title 20 Section 20.86.080.A., this project is appealable to the California Coastal Commission as it is between the sea and the first through public road paralleling the sea. For the Del Monte Forest, this would be Highway 68.

DECISION

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

- 1) Find that the project, as a remodel and addition to an existing single-family dwelling and accessory dwelling unit, qualifies for a Class 1 Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2;
- 2) Approve a Coastal Administrative Permit and Design Approval to allow a 5,055 square foot addition to an existing 10,263 square foot single family residence and a 315 square foot addition to an existing 880 square foot accessory dwelling unit; and
- 3) Approve a Coastal Administrative Permit to allow development within 750 feet of archaeological resources.

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

PASSED AND ADOPTED this 7th day of December, 2022.

DocuSigned by:
Craig Spencer
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Craig Spencer
HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE December 7, 2022.

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 December 19, 2022.

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

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

PLN220114

1. PD001 - SPECIFIC USES ONLY

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: These Administrative permits and Design Approval (PLN220114) allow a 5,055 square foot addition to an existing 10,263 square foot single family residence and a 315 square foot addition to an existing 880 square foot accessory dwelling unit; and development within 750 feet of archaeological resources. The property is located at 1151 Sombria Lane, Pebble Beach (Assessor's Parcel Number 008-281-020-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"Two Administrative Permits and a Design Approval (Resolution Number 22-083) was approved by the HCD Chief of Planning for Assessor's Parcel Number 008-281-020-000 on December 7, 2022. The permit was granted subject to 7 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: HCD-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: HCD-Planning

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

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

5. PD011 - TREE AND ROOT PROTECTION

Responsible Department: HCD-Planning

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

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

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

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

6. PD041 - HEIGHT VERIFICATION

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of HCD - Building Services 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: Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of 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.

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

7. PD016 - NOTICE OF REPORT

Responsible Department: HCD-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(n) Geotechnical and Geological Hazards Report (Library No. LIB170380), was prepared by Lawrence E. Grice, P.E. on July 2017 and updated July 2022 and is on file in Monterey County HCD - Planning. 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.



SITE PLAN

1/16"=1'-0"

PLANNING INFO.

- PROPERTY OWNER:
ROBERT AND STEFANIE SKINNER
1151 SOMBRIA LANE
PEBBLE BEACH, CA 93953
- PROJECT ADDRESS:
1151 SOMBRIA LANE
PEBBLE BEACH, CA
- PROJECT SCOPE:
REMODEL AND ADDITIONS TO A SINGLE FAMILY RESIDENCE WITH (E) ATTACHED GARAGE; CONVERT (E) CARETAKER TO ADU; ADD A BALCONY; EXISTING LANDSCAPE TO REMAIN; NEW GUEST PARKING; ADD GATES AND COLUMNS TO (E) DRIVEWAY ACCESS ALONG PORQUE LANE; RE-ALIGN (E) RETAINING WALLS
- OCCUPANCY: R-3, U
- CONST. TYPE: V-B
- A.P.N.: 008-281-020
- ZONE: LDR/1.5-D(CZ)
- STORIES: 2
- MAX BLDG. HT: 30 FT
- GRADING: CUT: 225 CY / FILL: 190 CY
- TREE REMOVAL: NONE
- TOPOGRAPHY: GENTLY SLOPING
- LOT AREA: 96,224 S.F. (2.209 Ac.)
- LOT COVERAGE CALCULATIONS:

	EXISTING	PROPOSED REMOVAL	PROPOSED ADDITION	PROPOSED TOTAL
MAIN BUILDING	8,429	-108	3,500	12,023
ADU	880	0	315	1,195
TERRACES	1,524	-639	421	1,306
TOTAL	10,833	-747	4,236	14,322

- LOT COVERAGE ALLOWED: 14,433 SF (15%)
- LOT COVERAGE PROPOSED: 14,322 SF (14.9%)

F.A.R. CALCULATIONS

	EXISTING	PROPOSED REMOVAL	PROPOSED ADDITION	PROPOSED TOTAL
MAIN BUILDING	8,429	-108	3,500	11,821
MAIN FLOOR	1,834	0	1,663	3,497
UPPER FLOOR	880	0	315	1,195
ADU	880	0	315	1,195
TOTAL	11,143	-108	5,478	16,513

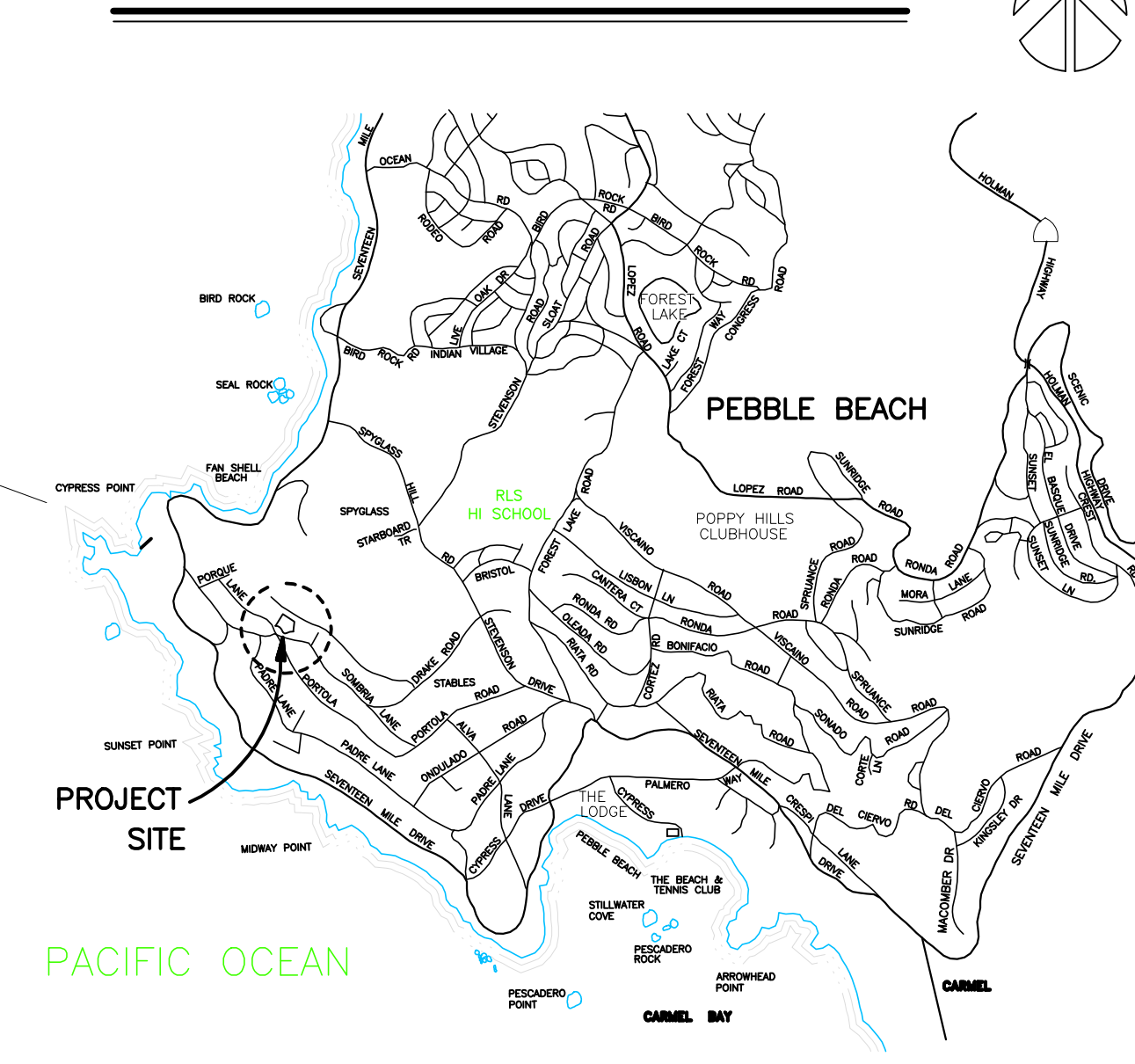
- F.A.R. ALLOWED: 16,839 SF (17.5%)
- F.A.R. PROPOSED: 16,513 SF (17.2%)

PREVIOUS PLANNING APPROVAL UNDER PLN160821

	LOT COVERAGE		F.A.R.	
	PROPOSED TOTAL	MAIN FLOOR	PROPOSED TOTAL	UPPER FLOOR
MAIN BUILDING	11,167	11,080	11,080	3,716
ADU	760	ADU	760	760
TERRACES	2,385	ADU	760	760
TOTAL	14,354	TOTAL	16,519	

- LOT COVERAGE PROPOSED: 14,368 SF (14.9%)
- F.A.R. PROPOSED: 16,156 SF (16.7%)

VICINITY MAP



JUN A. SILLAND, AIA
IDG
 ARCHITECTURE • PLANNING • INTERIOR DESIGN
 721 LIGHTHOUSE AVE
 PACIFIC GROVE CA
 93950
 PH: (831) 648-1261
 FAX: (831) 648-1250
 EMAIL: info@idg-inc.net
 WEB: idg-inc.net

DISCLAIMER:
 ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, THIS OFFICE AND ARE CREATED, DEVELOPED AND DEVELOPED FOR THE USE AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED BY OR OCCASION TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF THIS OFFICE. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE OFFICE WILL BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ASSOCIATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:
SKINNER RESIDENCE
 PROJECT ADDRESS:
**1151 SOMBRIA LN.
 PEBBLE BEACH, CA
 93953**
 APN: 008-281-020

DATE: AUGUST 18, 2022
 PLANNING SUBMITTAL

- REVISIONS:
- ▲ 8/26/22 CLARIFICATION
 - ▲
 - ▲
 - ▲
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SITE PLAN
 SHEET NO.
A1.0

Job Name:	
Job Type:	
Quantity:	
Family:	Merrimack™
Product Category:	Wall Mount
Item#:	8761-86-L
Finish:	Black
Certification:	3195128



Lamping	
Light Type:	L-Ac10-Module
Socket Type:	Led
Max Wattage:	10
LED Included:	Y
Dimmable:	N/A
CRI:	80
Color Temp:	2700
Initial Lumens:	450 000
Delivered Lumens:	233 340
Rated Life Hours:	30000
Photo Cell Included:	N/A
Ballast:	N/A
Shipping	
Carton Weight:	4.25
Carton Width:	7.5
Carton Height:	14
Carton Length:	9
Carton Cubic Feet:	0.547
Master Pack:	1
Master Pack Weight:	N/A
Master Pack Width:	N/A
Master Pack Height:	N/A
Master Pack Length:	N/A
Master Cubic Feet:	N/A
*Multi-Pack:	N/A
*Small Package Shippable:	Y

Measurements	
Width:	6.25
Height:	12.25
Length:	N/A
Min Overall Height:	N/A
Max Overall Height:	N/A
Height Adjustable:	N/A
Extension:	7.75
Net Weight:	3.37
Back Plate/Canopy Width:	4.25
Back Plate/Canopy Height:	6.25
Canopy Length:	N/A
Center to Top of Fixture:	6.25
Center to Bottom of Fixture:	6.25
Slope:	N/A
Chain Length:	N/A
Wire Length:	7
Shade	
*Shade Description:	N/A
*Shade Material:	Glass
*Shade Quantity:	1
*Shade Number:	G8761
*Shade Width:	N/A
*Shade Height:	N/A
*Shade Length:	N/A
Miscellaneous	
Safety Cable Included:	N/A

*For additional information, please contact Customer Care: 1-800-221-7977.
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JUN A. SILLAND, AIA
IDG
ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA
93950

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

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STAMPS:

PROJECT/CLIENT:
SKINNER RESIDENCE

PROJECT ADDRESS:
1151 SOMBRIA LN.
PEBBLE BEACH, CA
93953
APN: 008-281-020

DATE: AUGUST 18, 2022
PLANNING SUBMITTAL

REVISIONS:

8/26/22	CLARIFICATION

EXTERIOR LIGHTING PLAN

SHEET NO.

A1.1

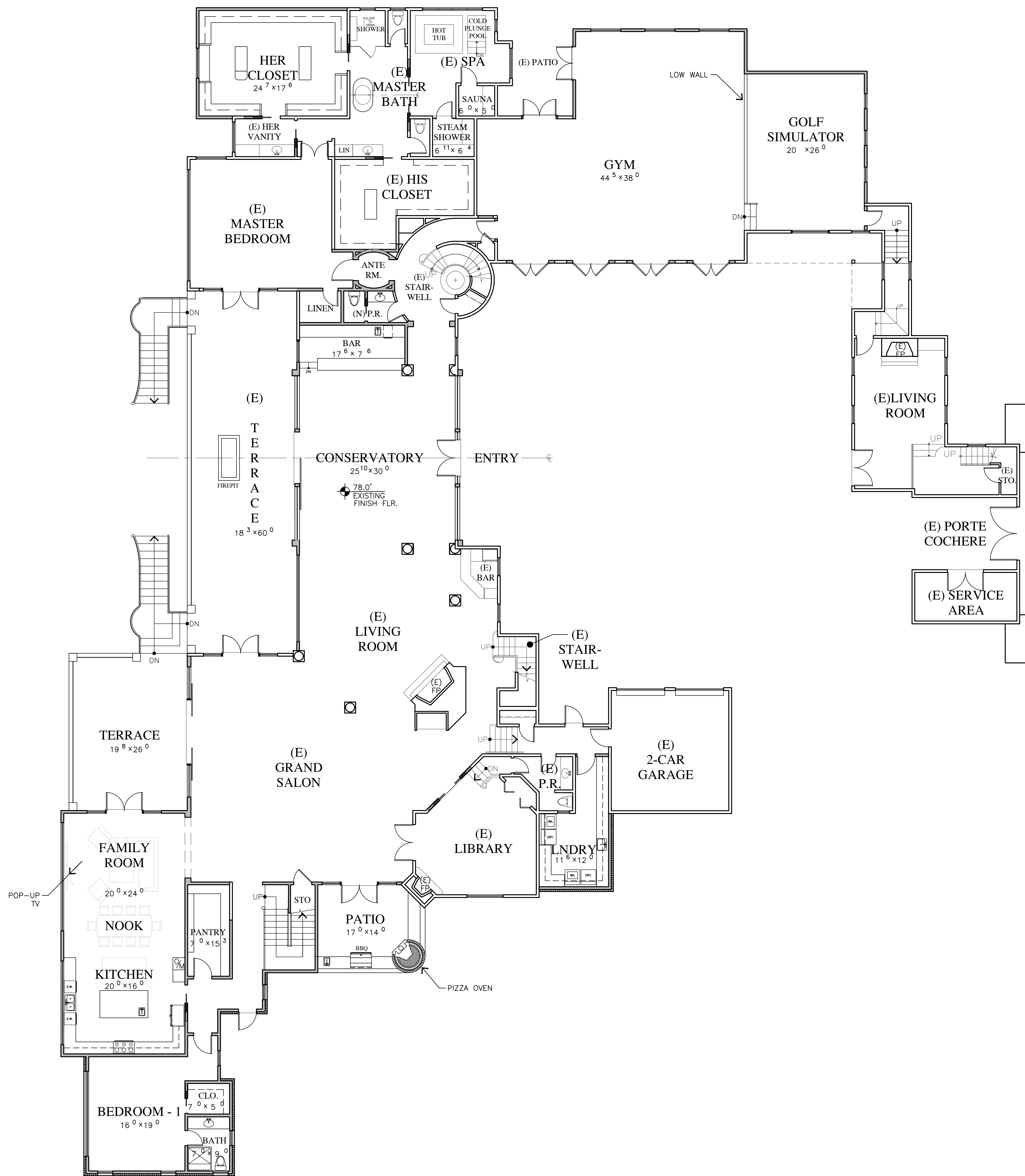


SITE PLAN

1/16"=1'-0" N

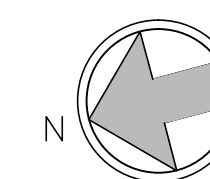
LIGHTING LEGEND

⊕ WALL MOUNTED LIGHT FIXTURE



MAIN LEVEL PLAN

1/8" = 1'-0"



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93953

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MAIN LEVEL
PLAN

SHEET NO.

A2.0

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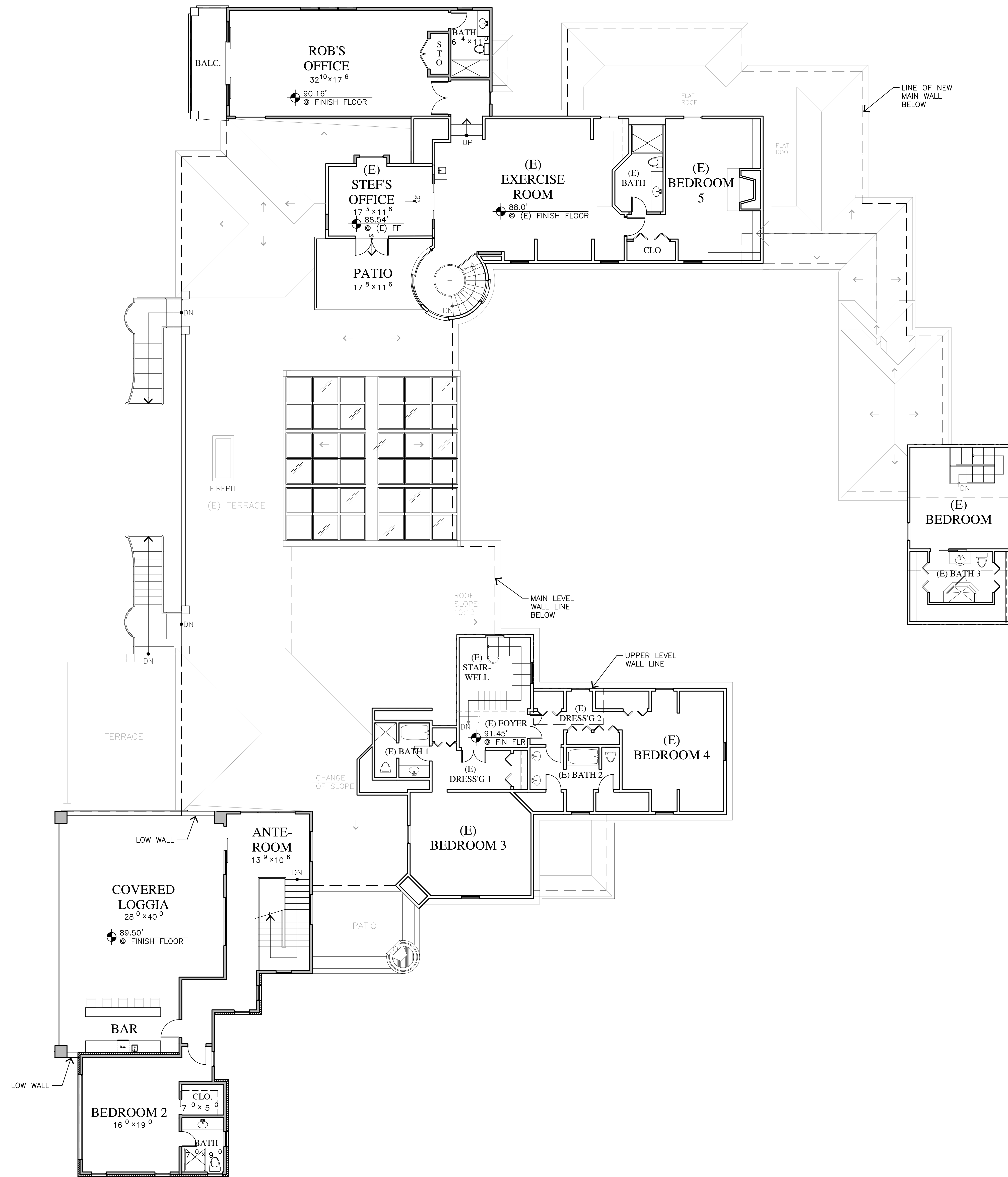
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**UPPER LEVEL
PLAN**

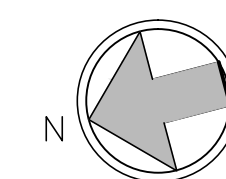
SHEET NO.

A3.0



UPPER LEVEL PLAN

1/8" = 1'-0"



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RESIDENCE**

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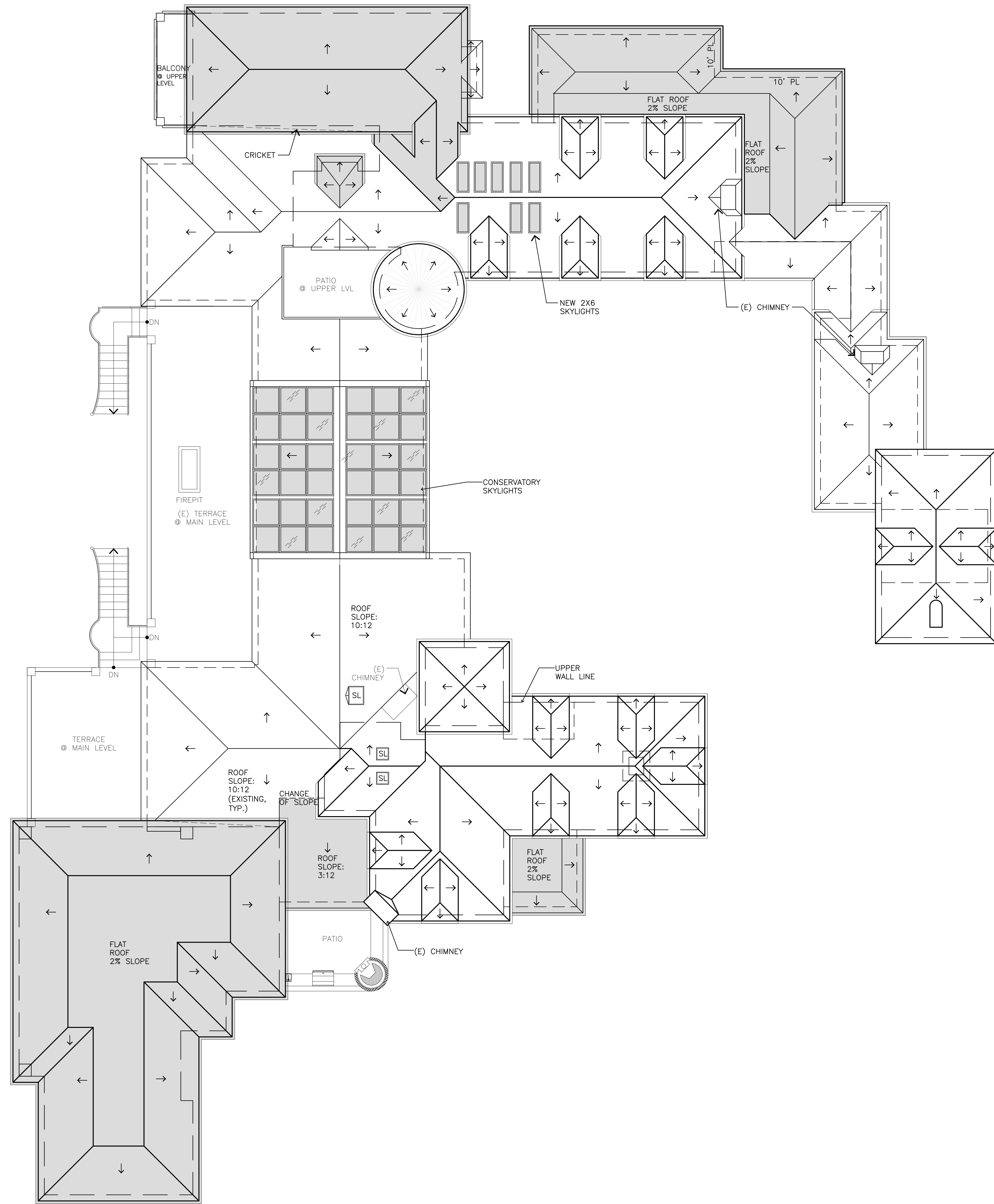
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**ROOF
PLAN**

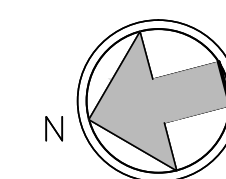
SHEET NO.

A5.0



ROOF PLAN

1/8" = 1'-0"



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PEBBLE BEACH, CA
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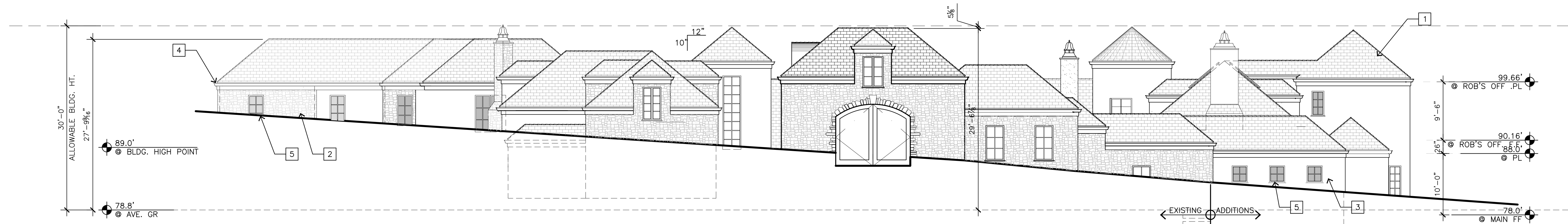
REVISIONS:

8/26/22	CLARIFICATION

ELEVATIONS

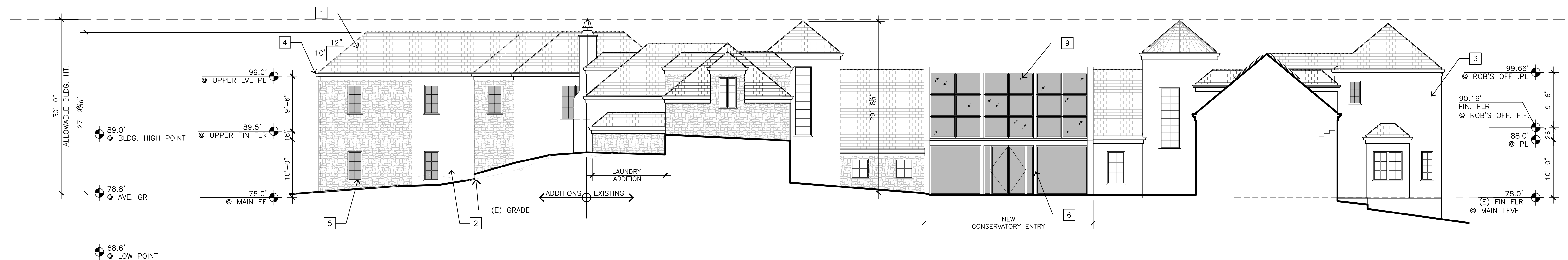
SHEET NO.

A6.0



A - SOUTH ELEVATION

1/8"=1'-0"



B - SOUTH ELEVATION AT COURTYARD

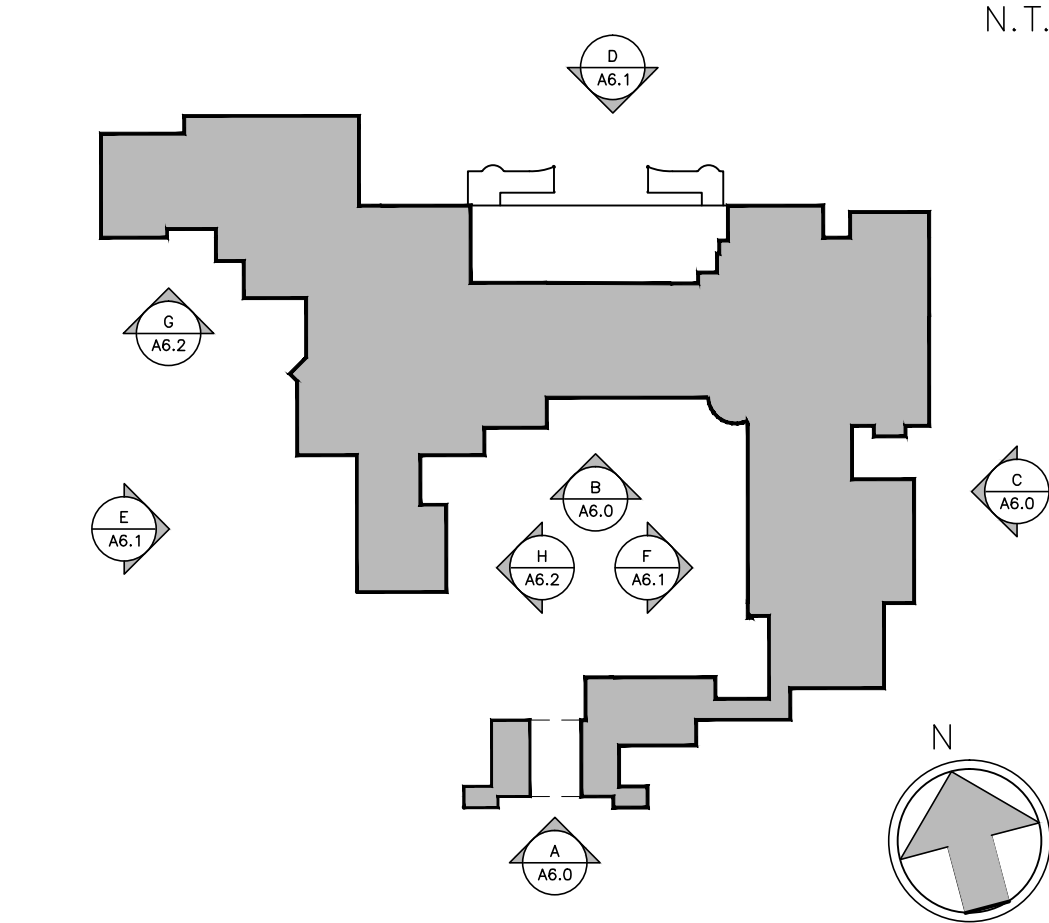
1/8"=1'-0"

EXTERIOR FINISH LEGEND

- 1 SLATE ROOF - MATCH EXISTING
- 2 EXTERIOR RANDOM STONE - MATCH EXISTING
- 3 EXTERIOR STUCCO - MATCH EXISTING
- 4 COPPER GUTTER AND DOWNSPOUTS - MATCH EXISTING
- 5 WOOD FRAME METAL CLAD EXTERIOR DOOR AND WINDOWS
- 6 BRONZE EXTERIOR DOOR AND WINDOWS (TYP. AT NORTH ELEV., U.N.O)
- 7 1/2" THK. GLASS RAILING WITH BRONZE POST
- 8 NEW SKYLIGHTS
- 9 NEW CONSERVATORY ROOF

KEY PLAN

N.T.S.



C - EAST ELEVATION

1/8"=1'-0"

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RESIDENCE**

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PEBBLE BEACH, CA
93953

APN: 008-281-020

DATE: AUGUST 18, 2022
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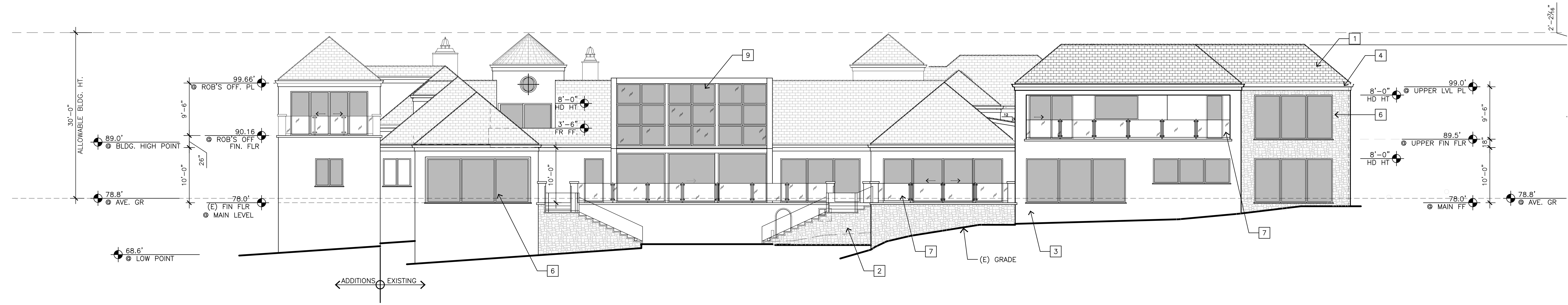
REVISIONS:

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ELEVATIONS

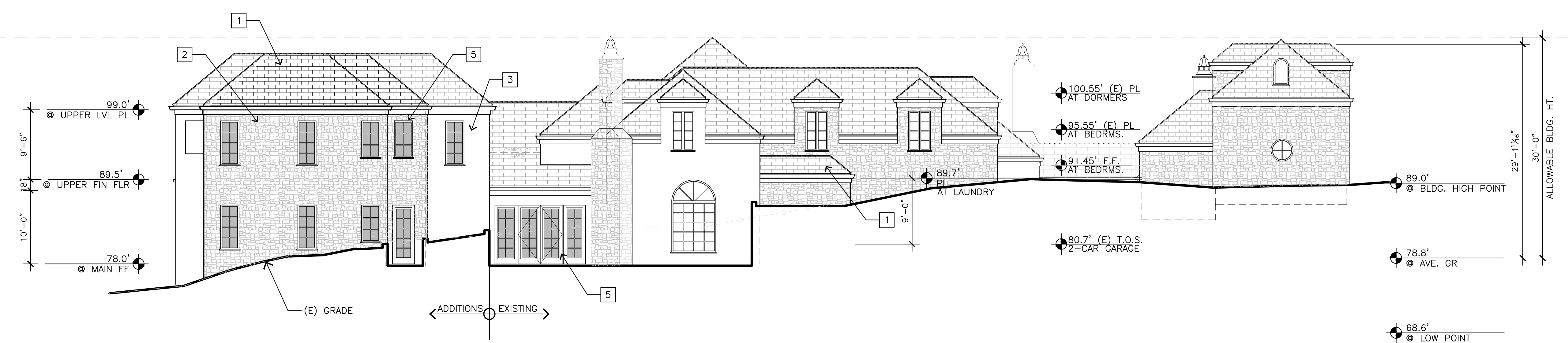
SHEET NO.

A6.1



D - NORTH ELEVATION

1/8"=1'-0"



E - WEST ELEVATION

1/8"=1'-0"

EXTERIOR FINISH LEGEND

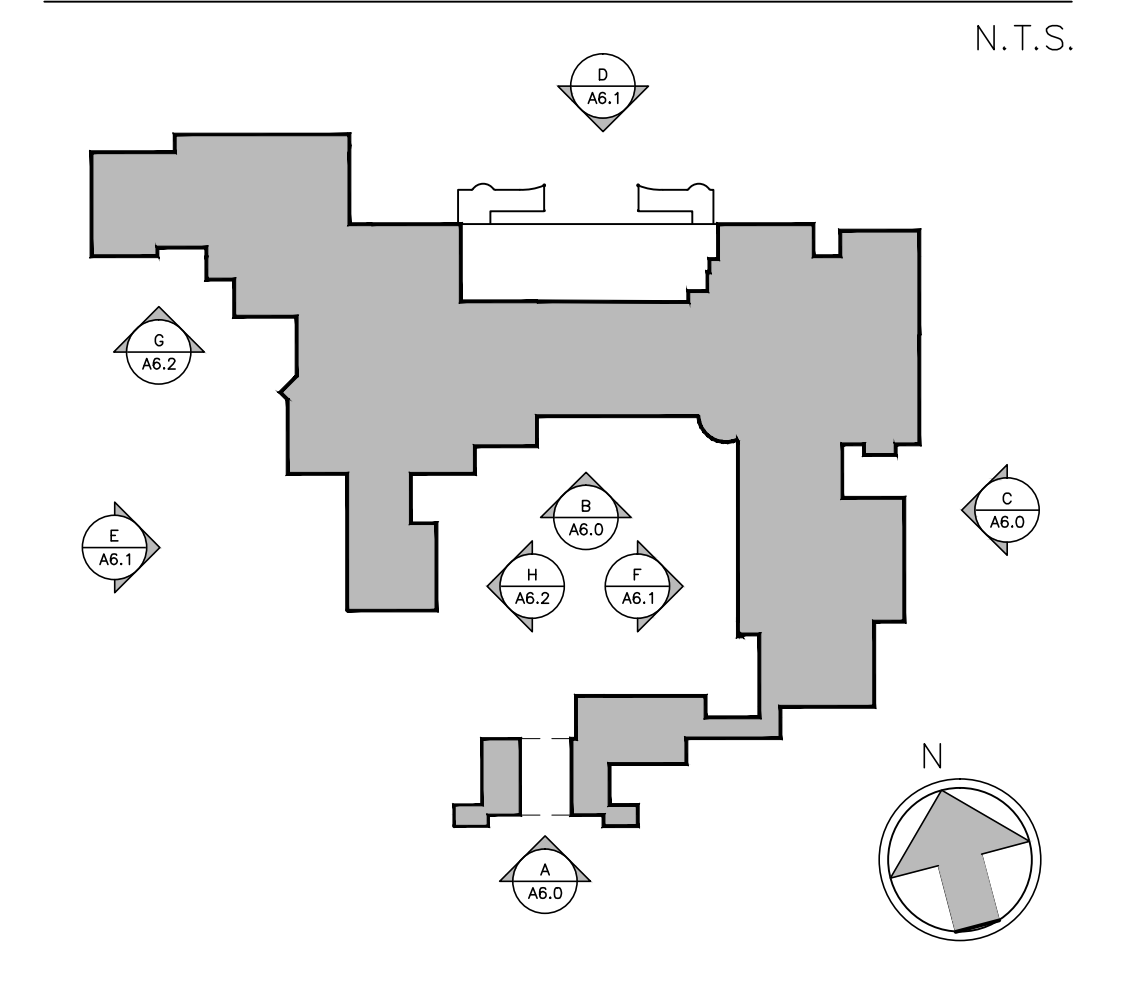
1	SLATE ROOF - MATCH EXISTING
2	EXTERIOR RANDOM STONE - MATCH EXISTING
3	EXTERIOR STUCCO - MATCH EXISTING
4	COPPER GUTTER AND DOWNSPOUTS - MATCH EXISTING
5	WOOD FRAME METAL CLAD EXTERIOR DOOR AND WINDOWS
6	BRONZE EXTERIOR DOOR AND WINDOWS (TYP. AT NORTH ELEV., U.N.O)
7	3/4" THK. GLASS RAILING WITH BRONZE POST
8	NEW SKYLIGHTS
9	NEW CONSERVATORY ROOF



F - WEST ELEVATION AT TERRACE, CONSERVATORY, AND COURTYARD

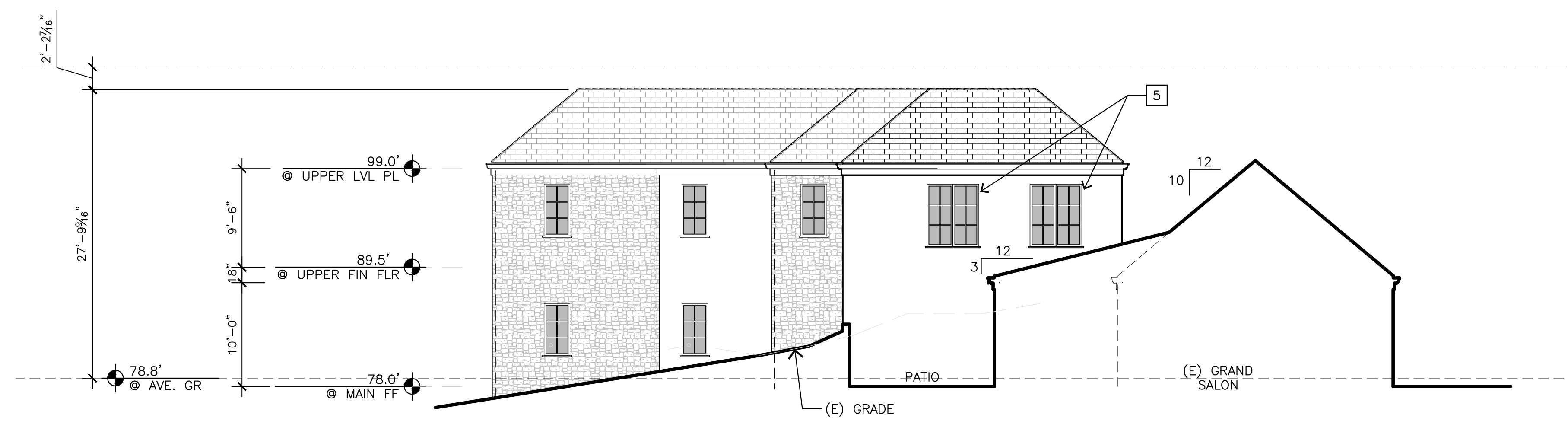
1/8"=1'-0"

KEY PLAN



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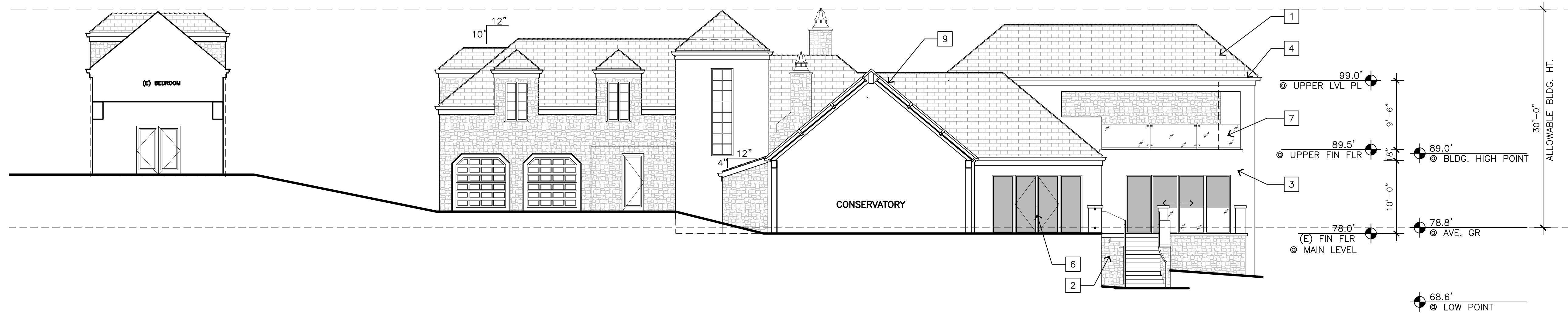
STAMPS:



G - SOUTH ELEVATION AT PATIO - PARTIAL

1/8"=1'-0"

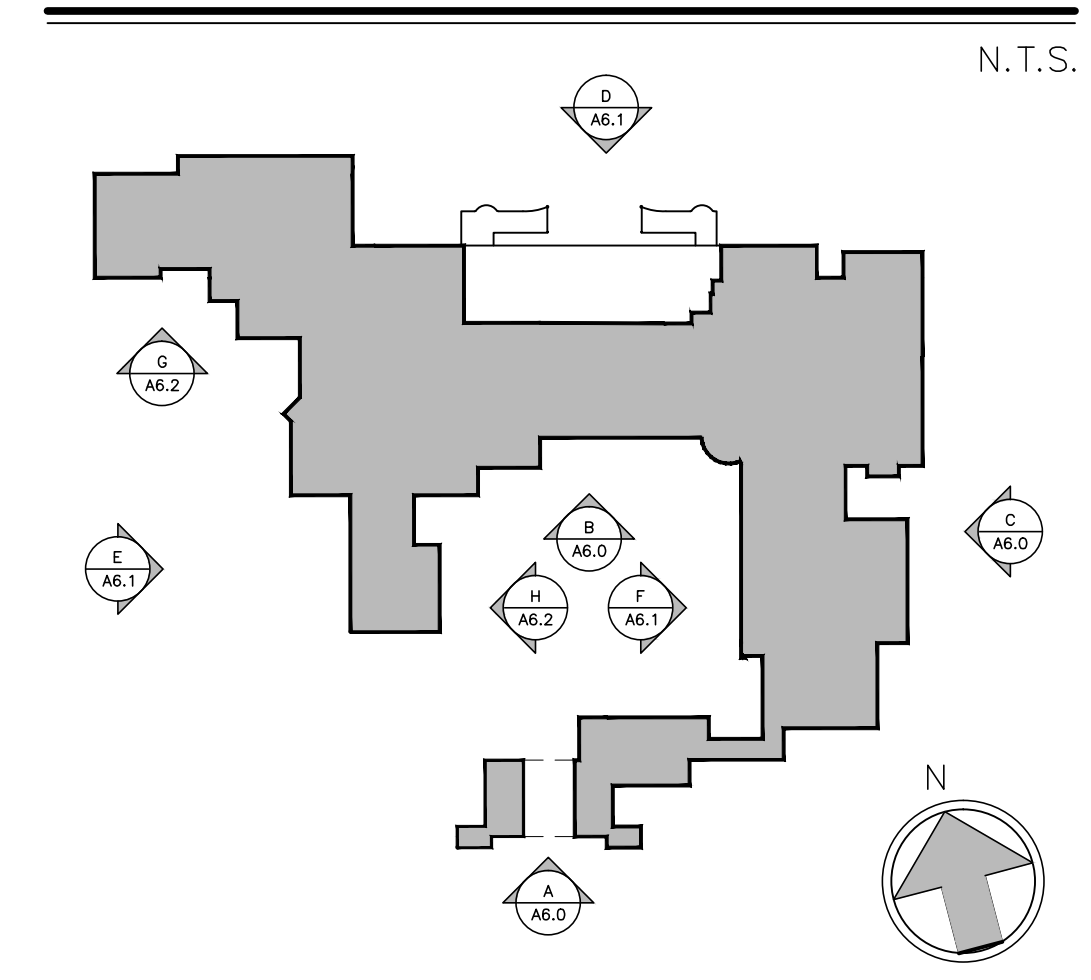
EXTERIOR FINISH LEGEND	
1	SLATE ROOF - MATCH EXISTING
2	EXTERIOR RANDOM STONE - MATCH EXISTING
3	EXTERIOR STUCCO - MATCH EXISTING
4	COPPER GUTTER AND DOWNSPOUTS - MATCH EXISTING
5	WOOD FRAME METAL CLAD EXTERIOR DOOR AND WINDOWS
6	BRONZE EXTERIOR DOOR AND WINDOWS (TYP. AT NORTH ELEV., U.N.O)
7	3/4" THK. GLASS RAILING WITH BRONZE POST
8	NEW SKYLIGHTS
9	NEW CONSERVATORY ROOF



H - EAST ELEVATION AT TERRACE, CONSERVATORY, AND COURTYARD

1/8"=1'-0"

KEY PLAN



PROJECT/CLIENT:

**SKINNER
RESIDENCE**

PROJECT ADDRESS:

1151 SOMBRIA LN.
PEBBLE BEACH, CA
93953

APN: 008-281-020

DATE: AUGUST 18, 2022
PLANNING SUBMITTAL

REVISIONS:

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ELEVATIONS

SHEET NO.

A6.2

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93953

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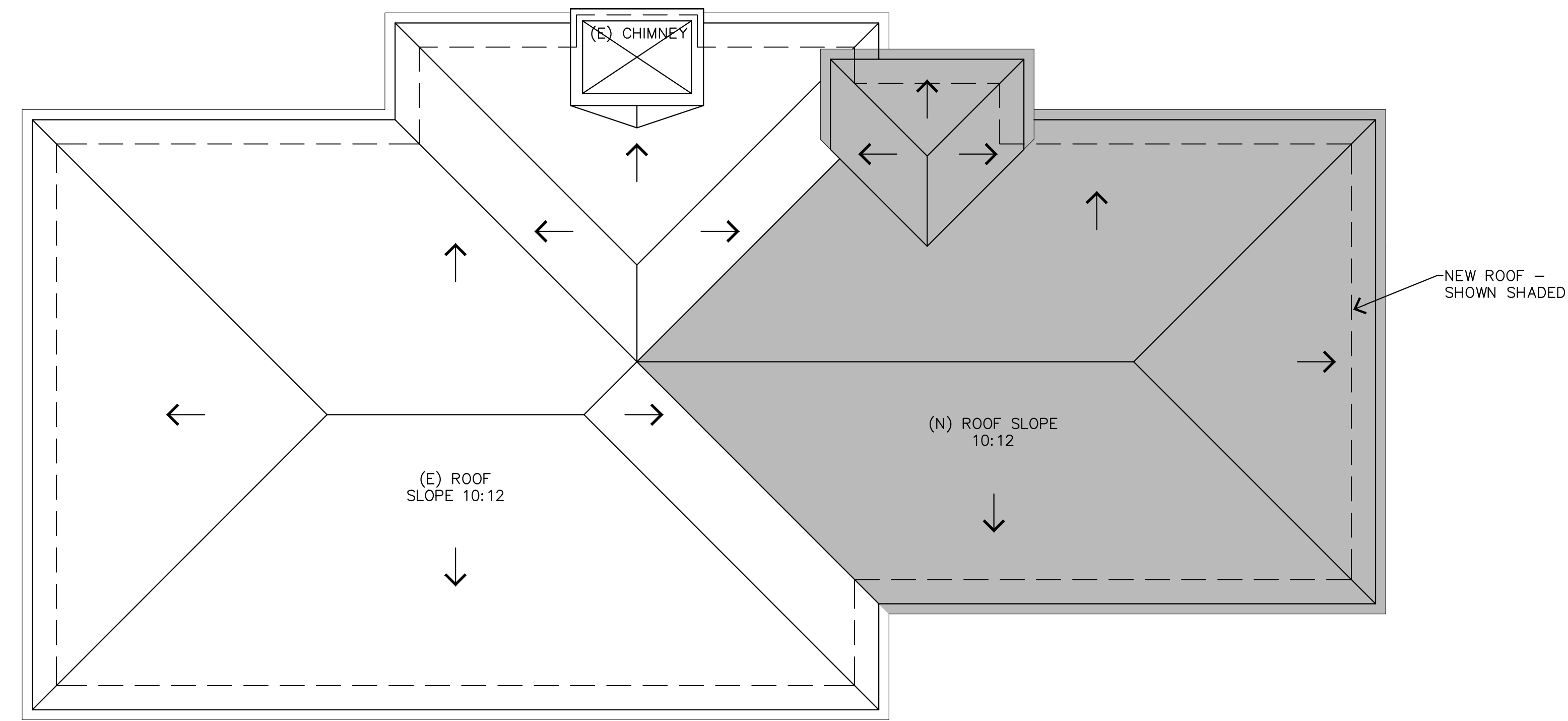
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ADU
FLOOR - ROOF
PLANS

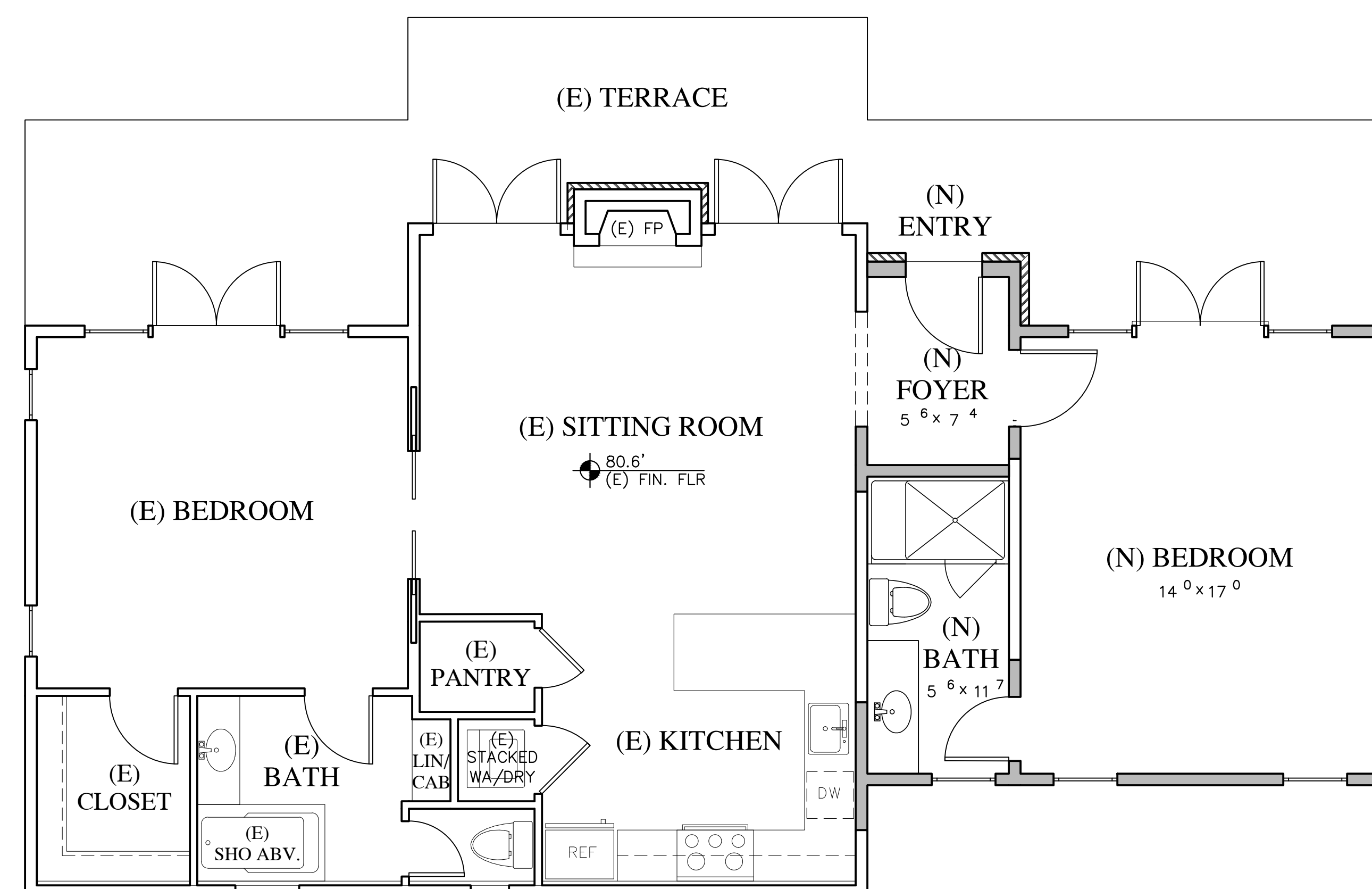
SHEET NO.

A6.5



ROOF PLAN

1/4" = 1'-0"



FLOOR PLAN

1/4" = 1'-0"

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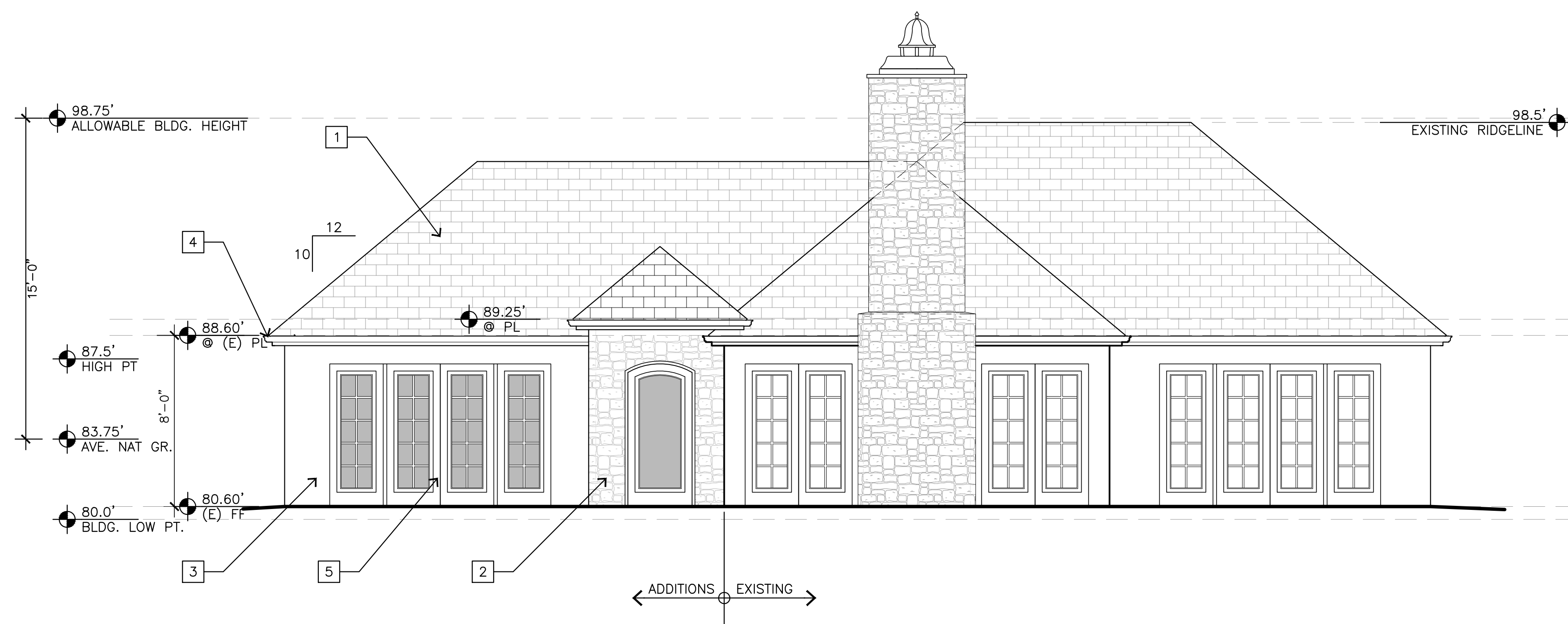
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**ADU
ELEVATIONS**

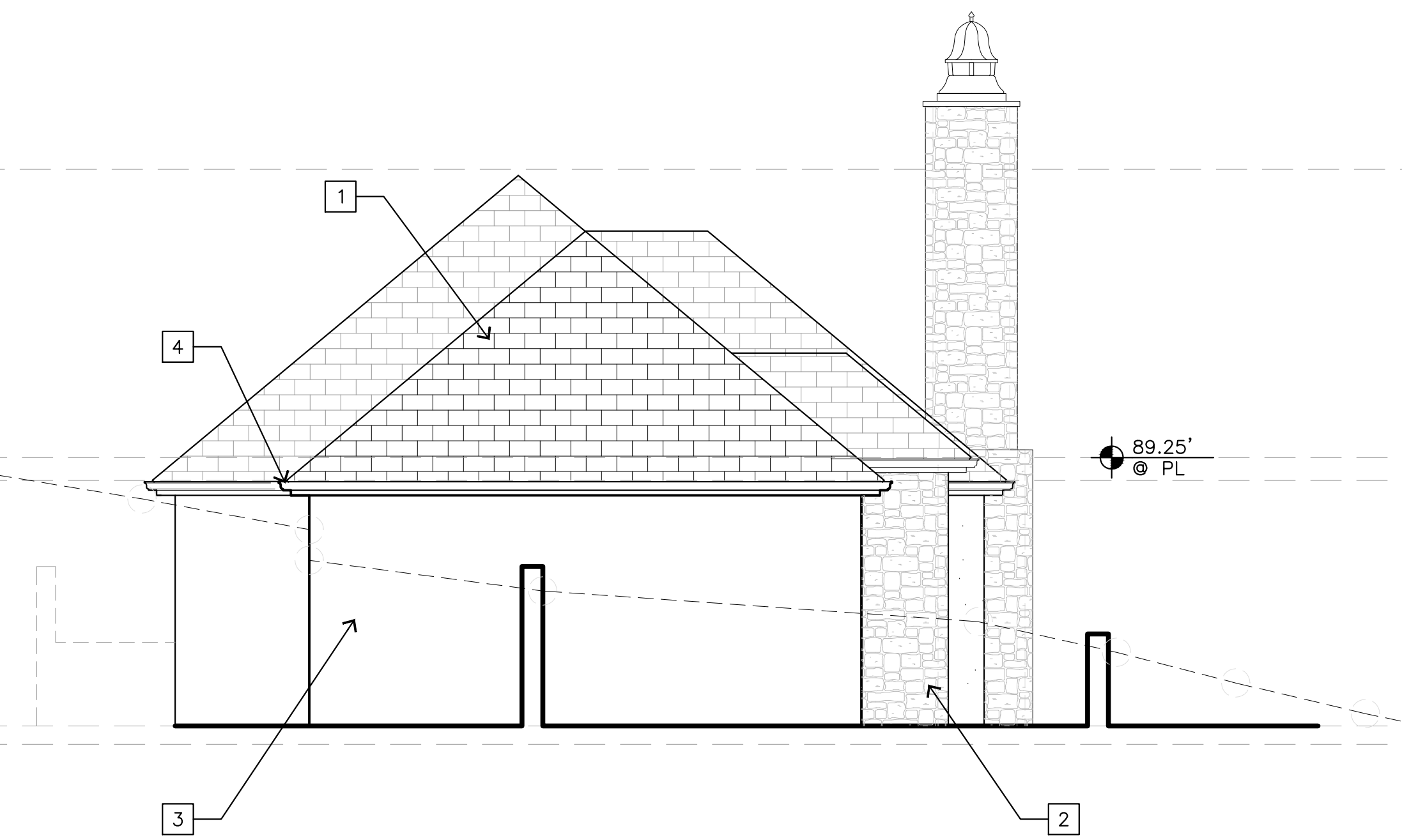
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EAST ELEVATION

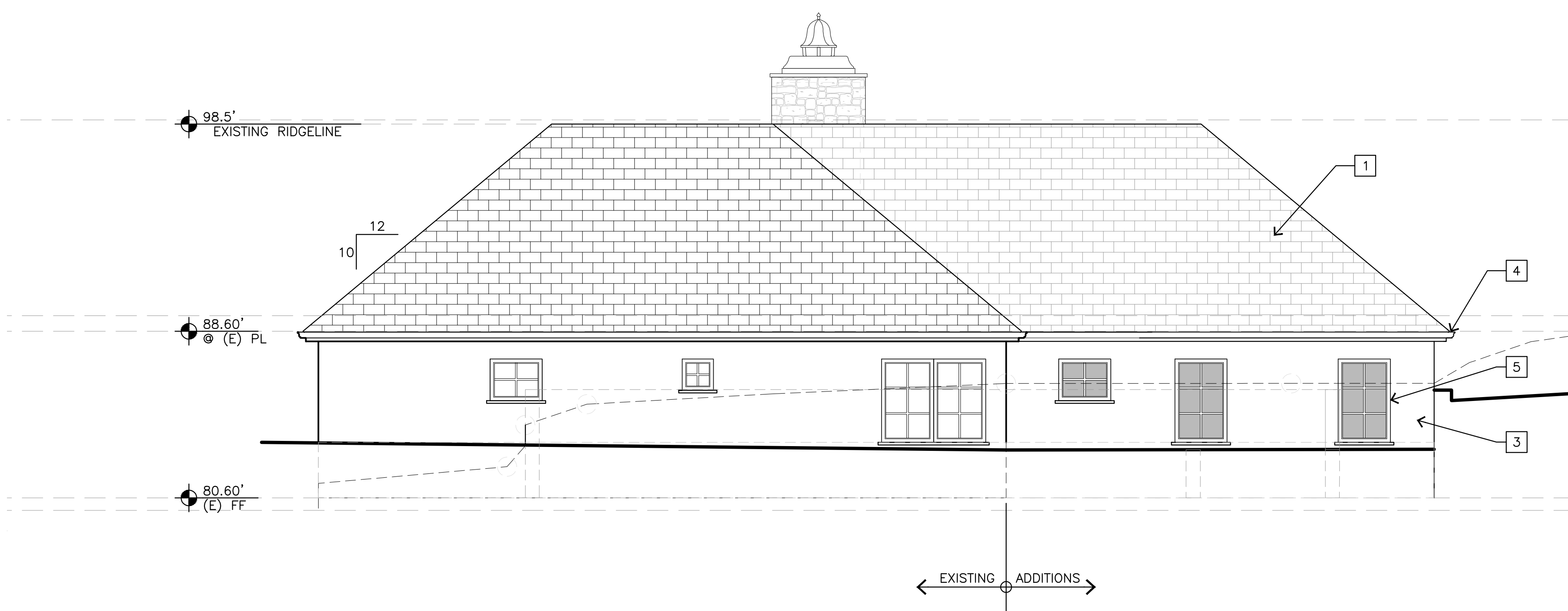
1/4"=1'-0"



SOUTH ELEVATION

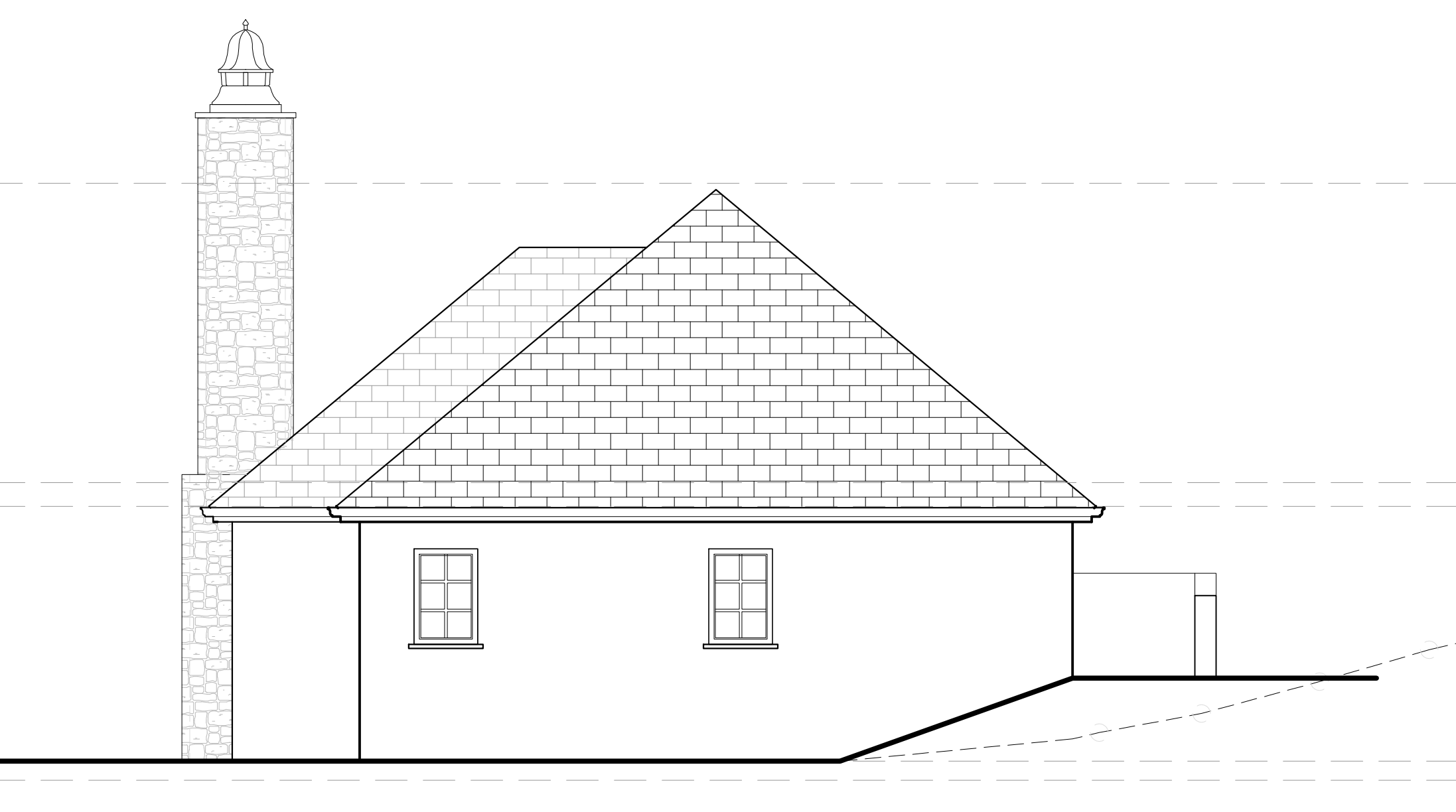
1/4"=1'-0"

EXTERIOR FINISH LEGEND	
1	SLATE ROOF - MATCH EXISTING
2	EXTERIOR RANDOM STONE - MATCH EXISTING
3	EXTERIOR STUCCO - MATCH EXISTING
4	COPPER GUTTER AND DOWNSPOUTS - MATCH EXISTING
5	WOOD FRAME METAL CLAD EXTERIOR DOOR AND WINDOWS - MATCH (E)



WEST ELEVATION

1/4"=1'-0"



NORTH ELEVATION

1/4"=1'-0"

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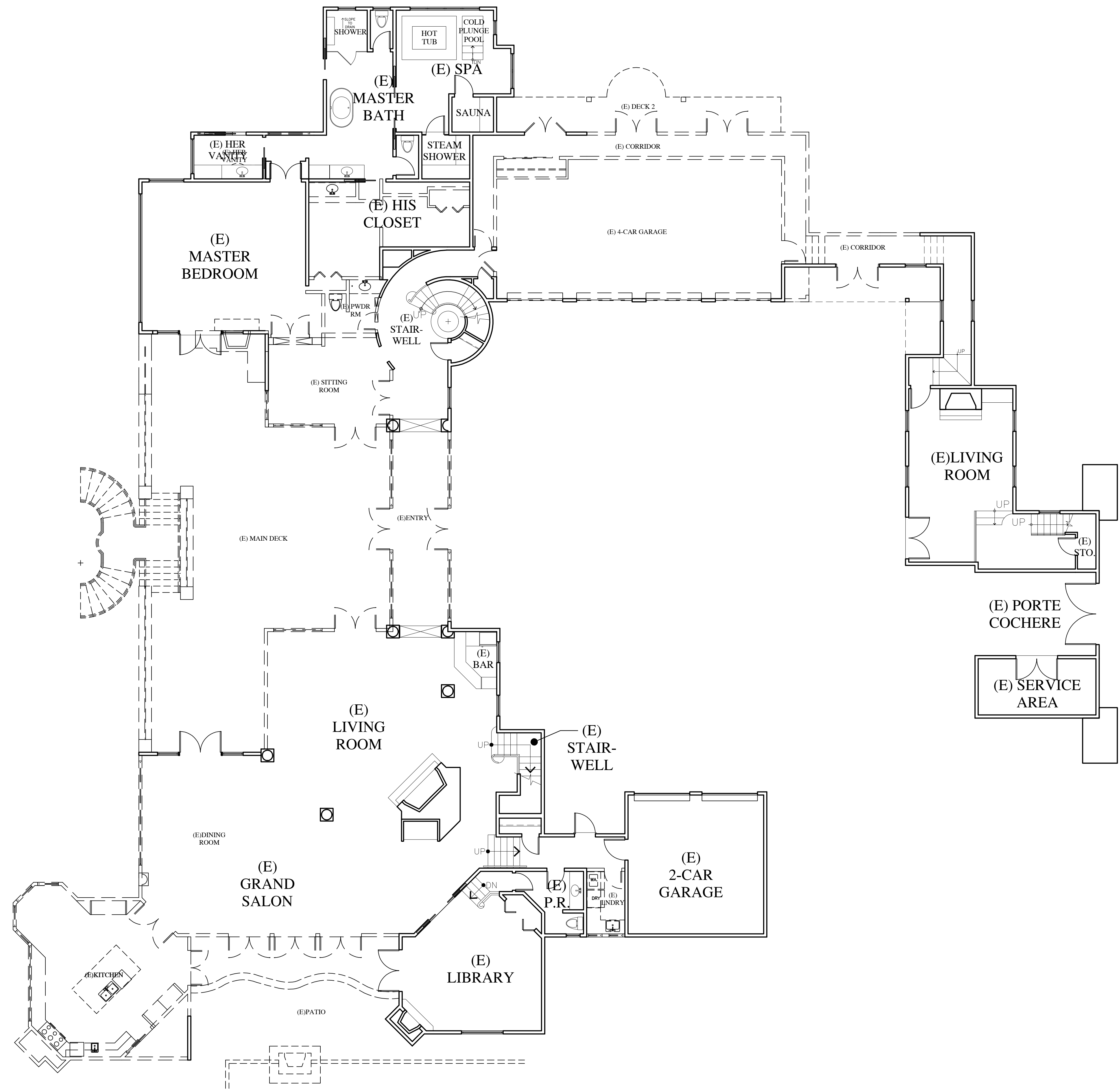
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**MAIN LEVEL
EXISTING**

SHEET NO.

D2.0



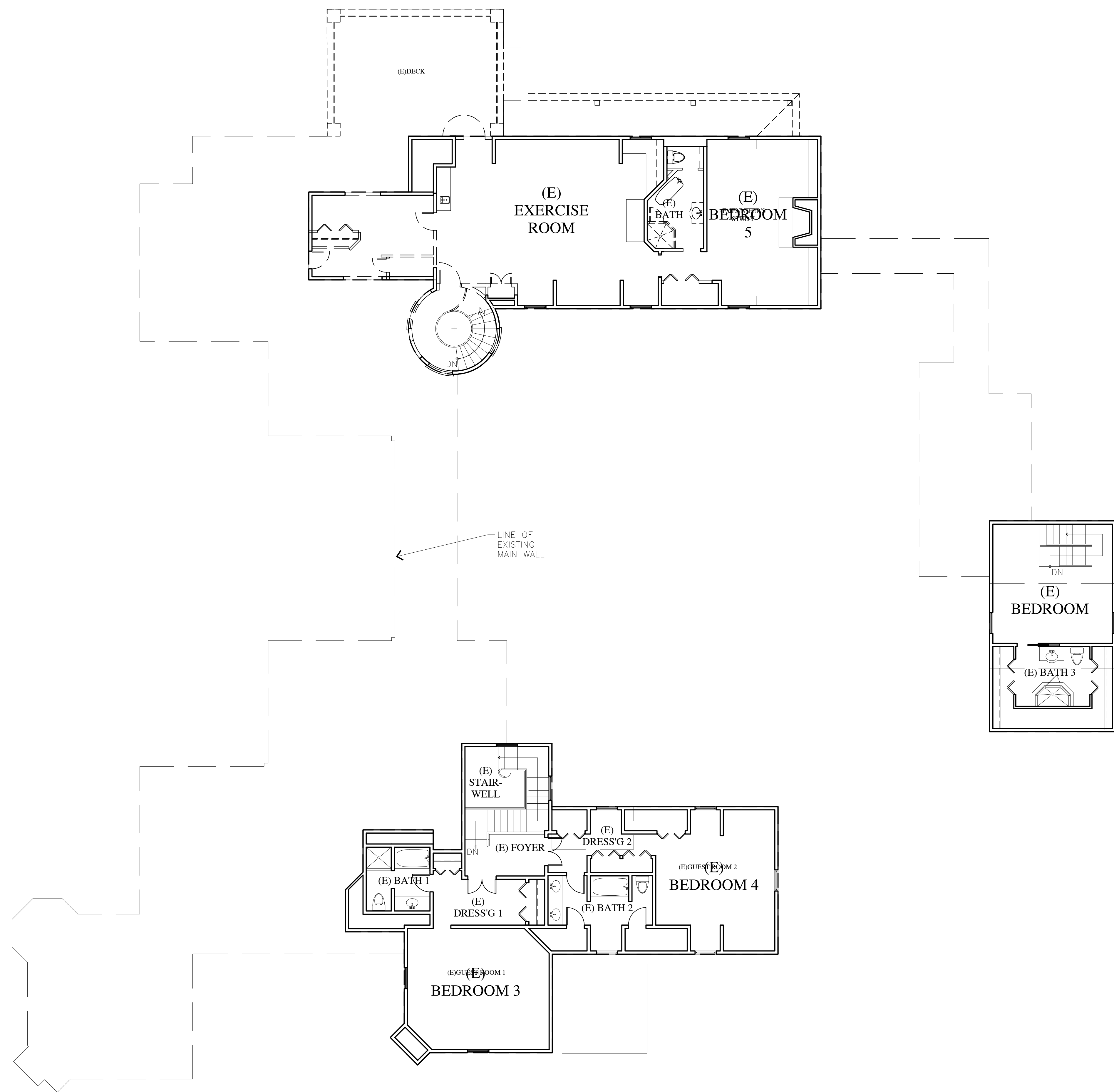
WALL LEGEND

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

MAIN LEVEL EXISTING-DEMOLITION PLAN

1/8" = 1'-0" N

8/25/2022 9:15:28 AM



WALL LEGEND

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

UPPER LEVEL EXISTING-DEMOLITION PLAN

1/8" = 1'-0" N

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REVISIONS:

UPPER LEVEL
 EXISTING

SHEET NO.
D3.0

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STAMPS:

PROJECT/CLIENT:

SKINNER
RESIDENCE

PROJECT ADDRESS:

1151 SOMBRIA LN.
PEBBLE BEACH, CA
93953

APN: 008-281-020

DATE: AUGUST 18, 2022
PLANNING SUBMITTAL

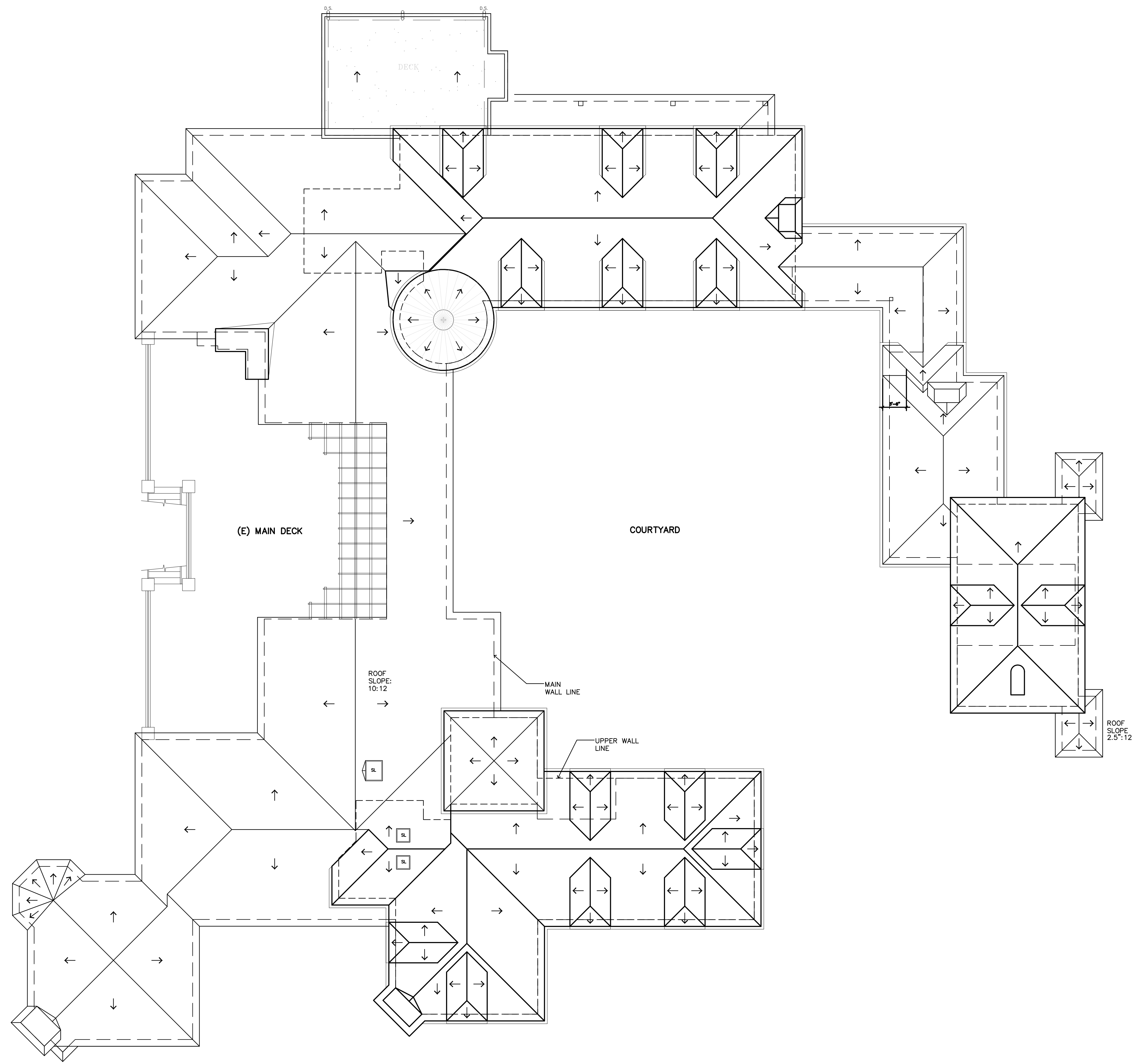
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ROOF PLAN
EXISTING

SHEET NO.

D4.0



ROOF - EXISTING

1/8" = 1'-0" N

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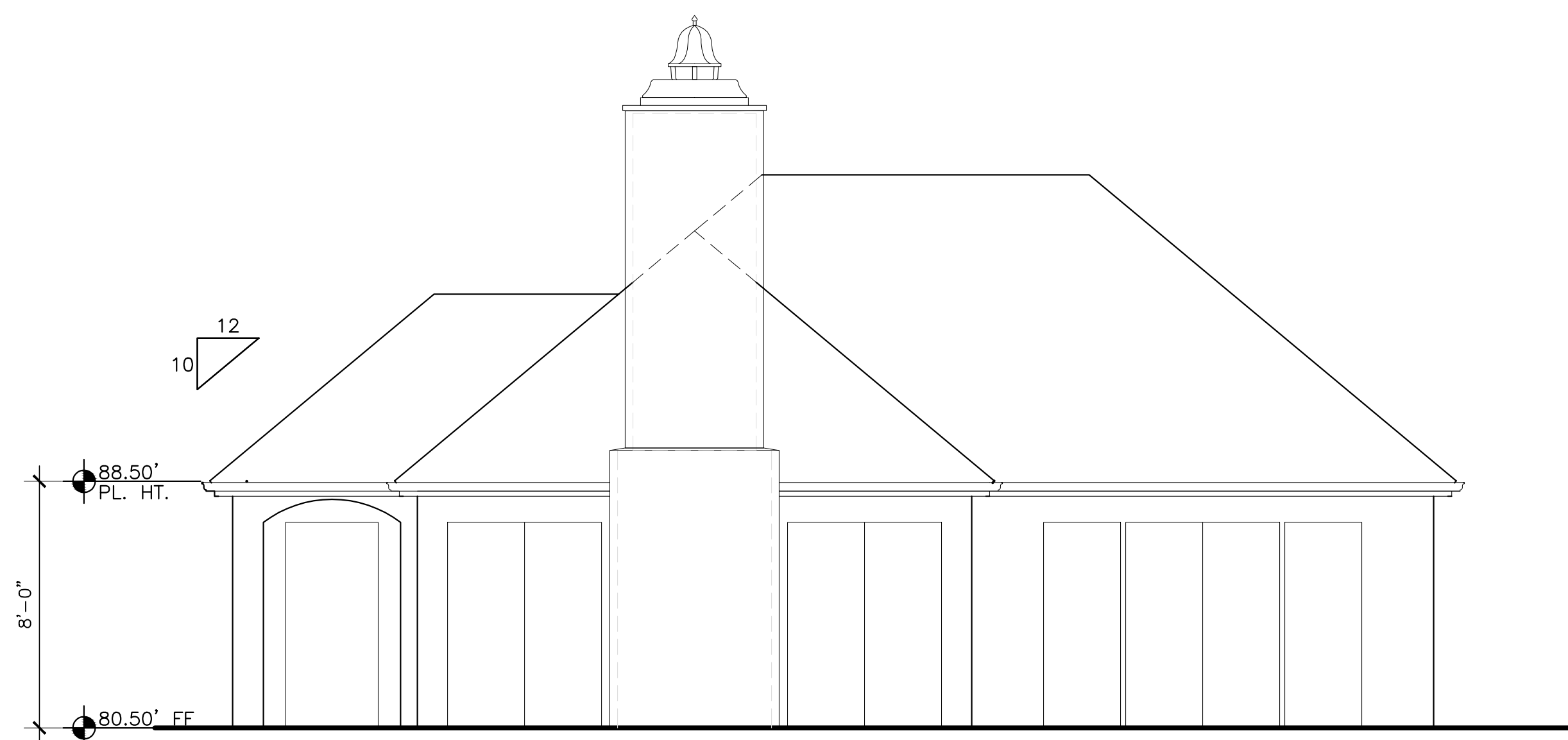
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**ADU
FLOOR - ROOF
EXISTING**

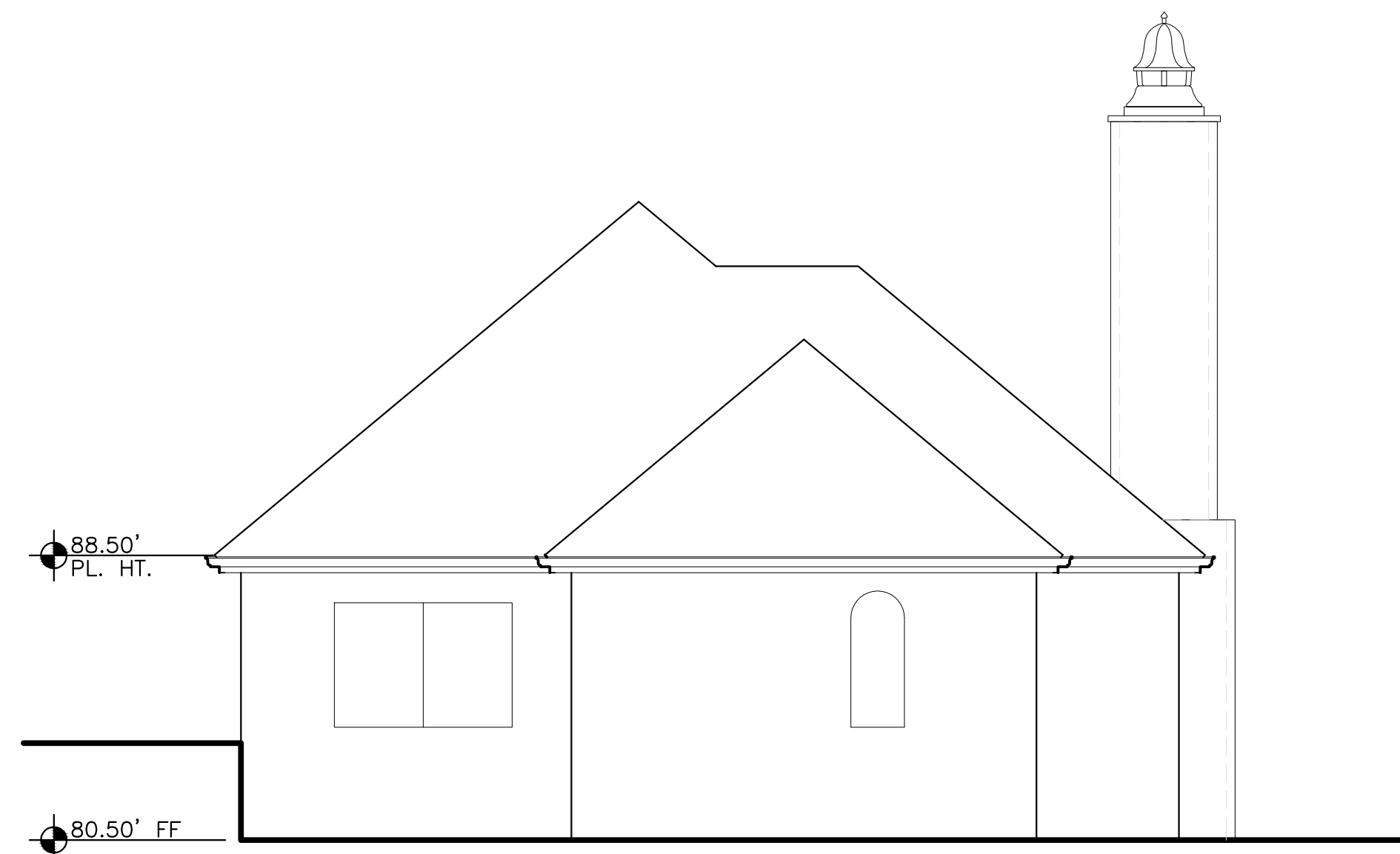
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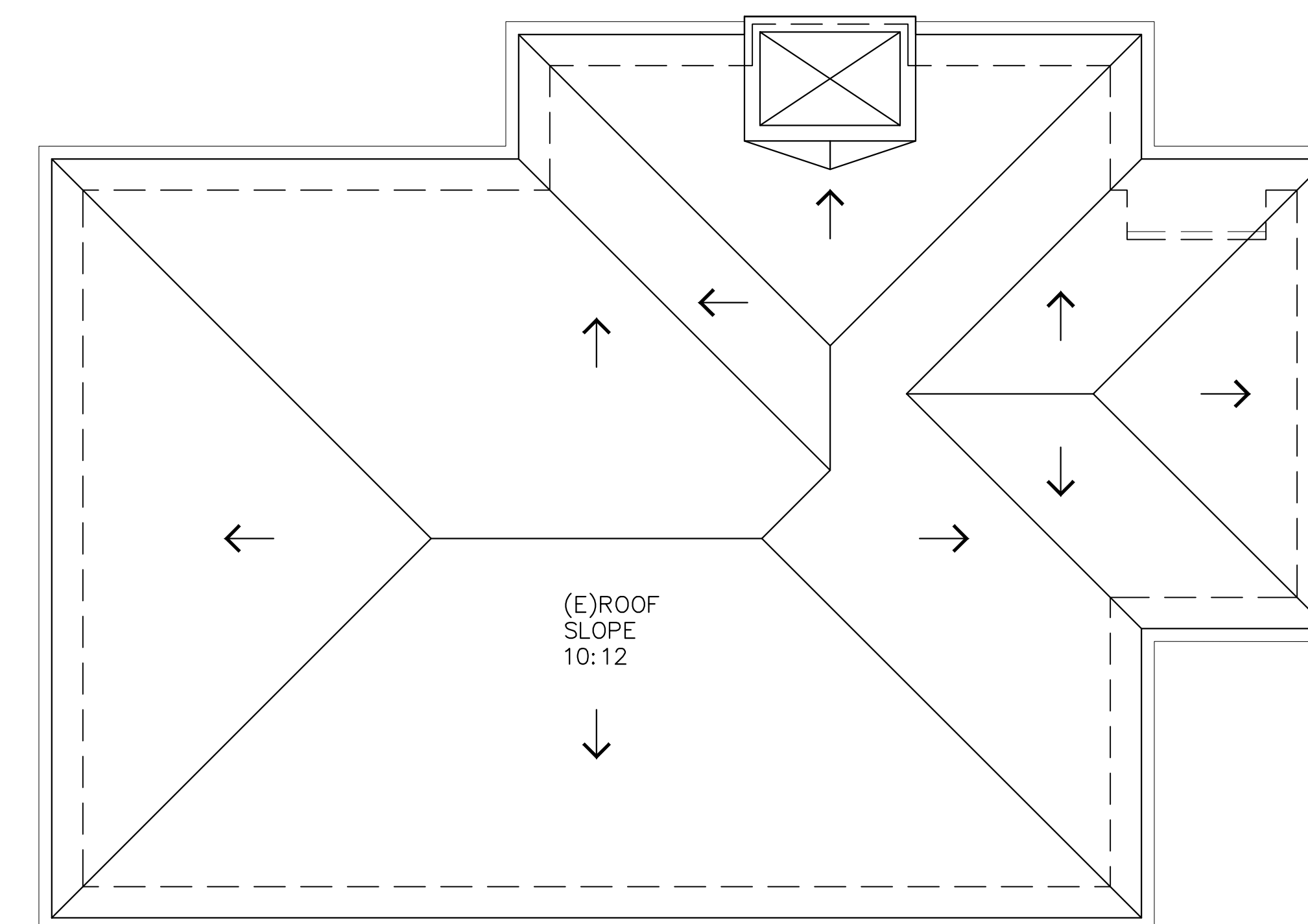
EAST ELEVATION - EXISTING

1/8"=1'-0"



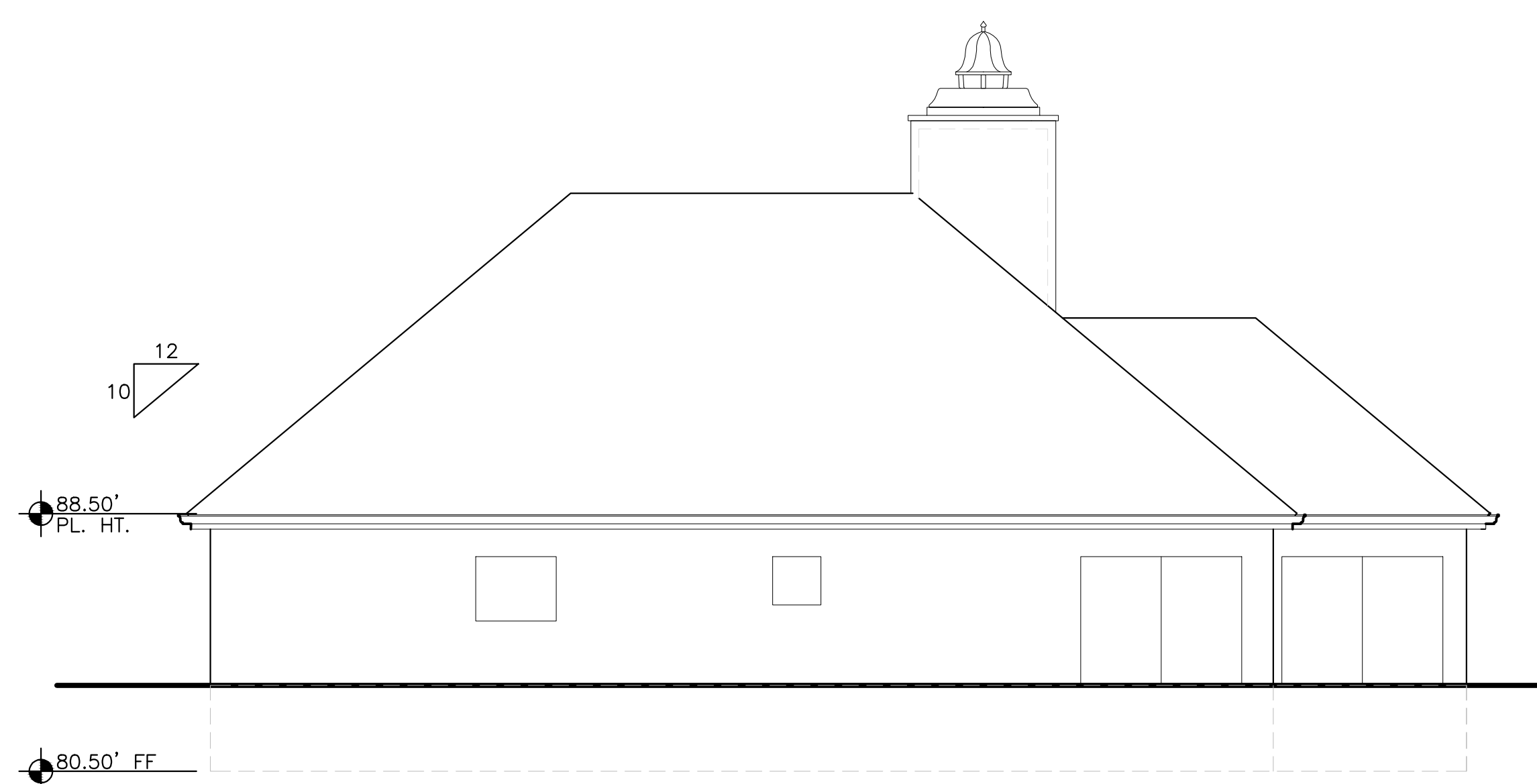
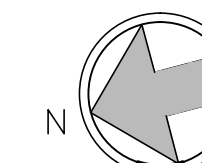
SOUTH ELEVATION - EXISTING

1/8"=1'-0"



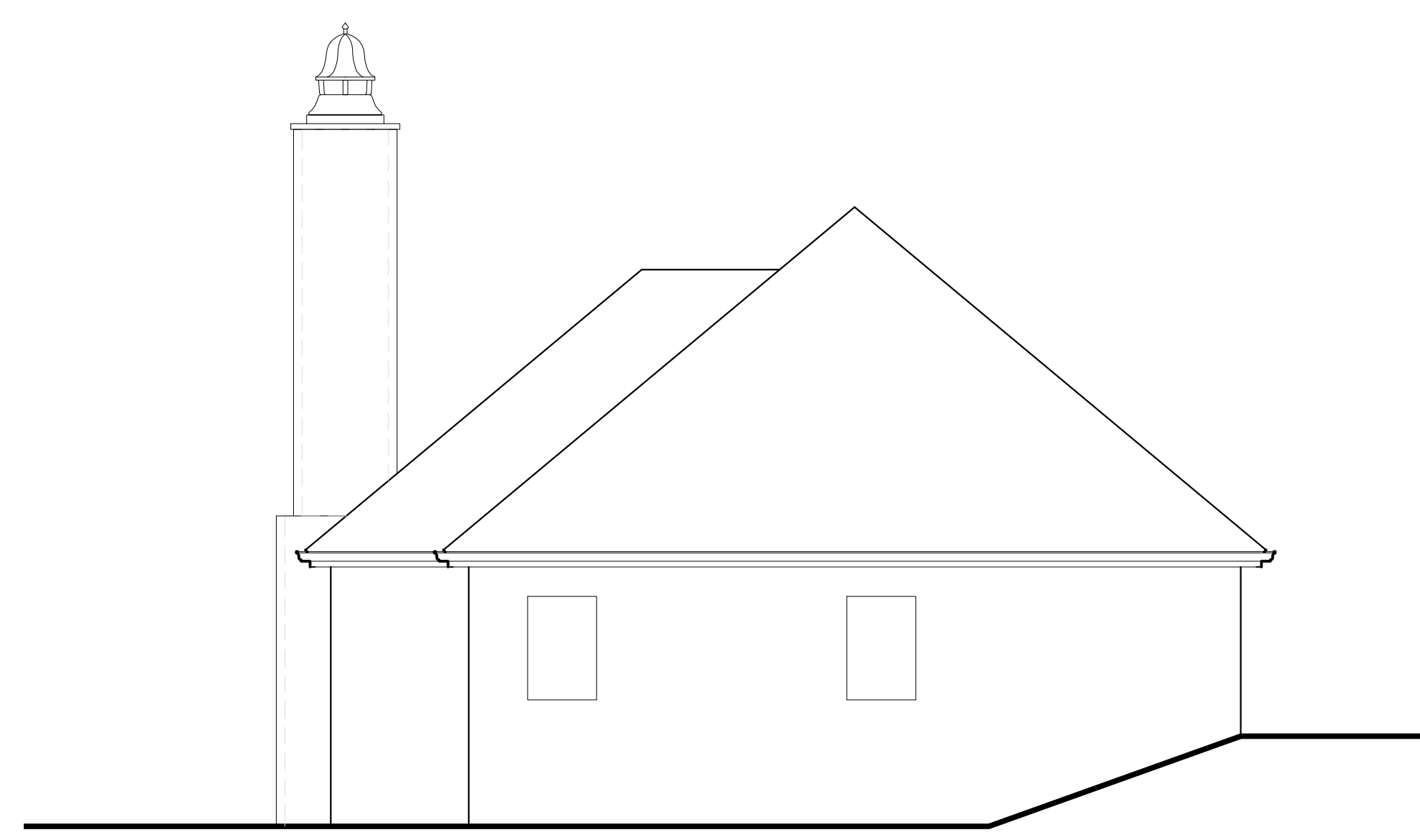
ADU ROOF PLAN - EXISTING

1/8"=1'-0"



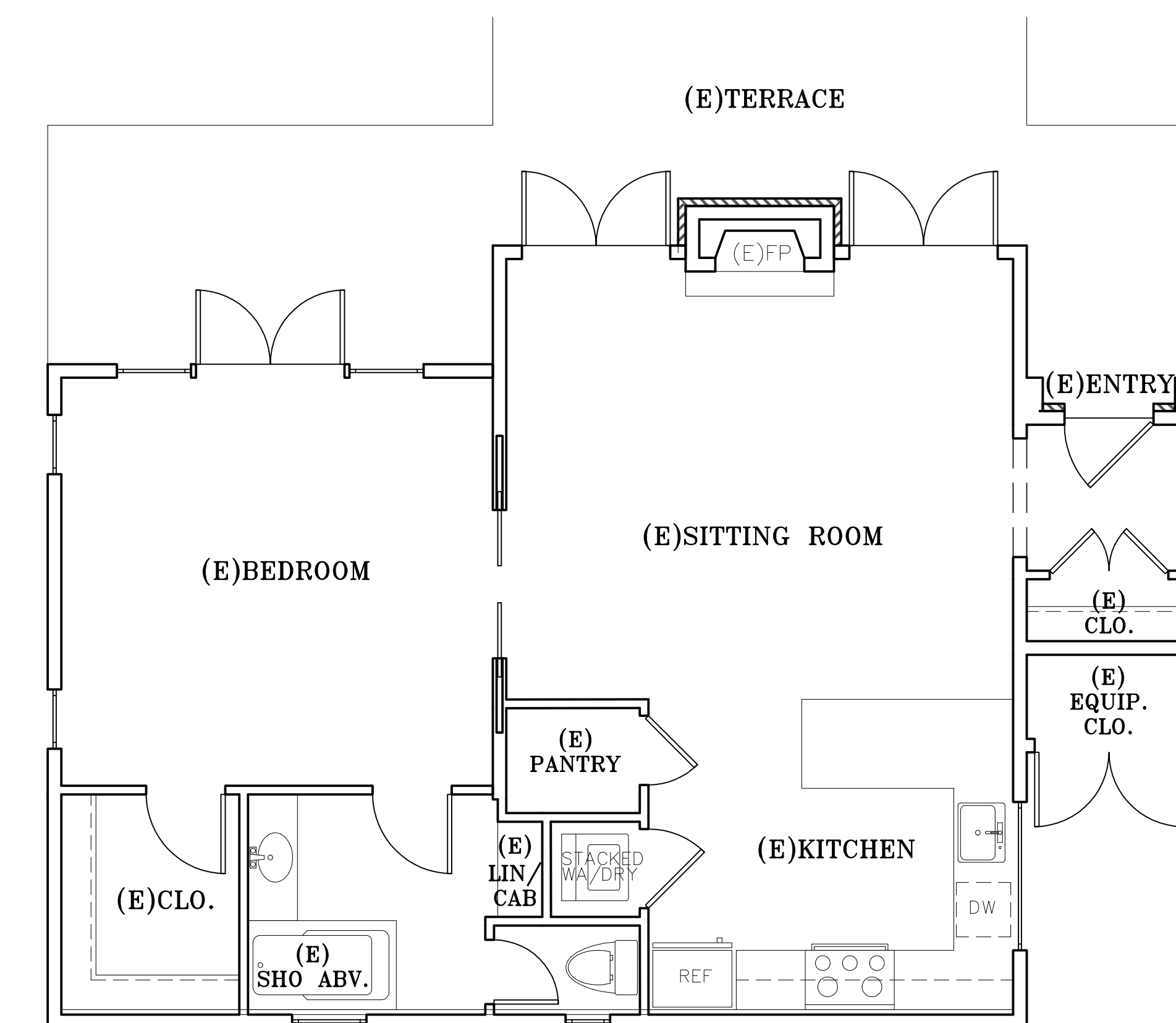
WEST ELEVATION - EXISTING

1/8"=1'-0"



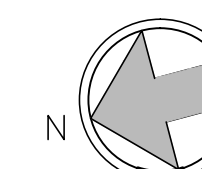
NORTH ELEVATION - EXISTING

1/8"=1'-0"



ADU FLOOR PLAN - EXISTING

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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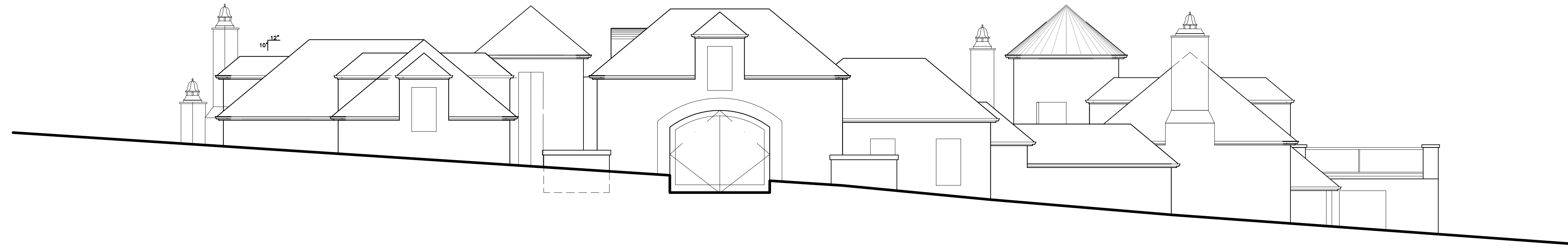
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**EXISTING
ELEVATIONS**

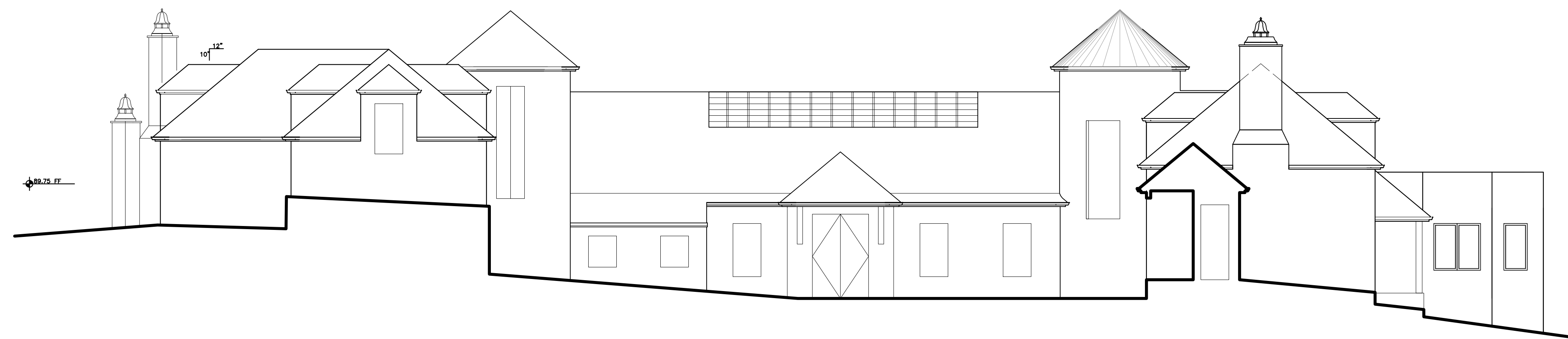
SHEET NO.

E6.0



SOUTH ELEVATION - EXISTING

1/8"=1'-0"



SOUTH ELEVATION AT COURTYARD - EXISTING

1/8"=1'-0"



WEST ELEVATION AT MAIN DECK AND COURTYARD - EXISTING

1/8"=1'-0"

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RESIDENCE**

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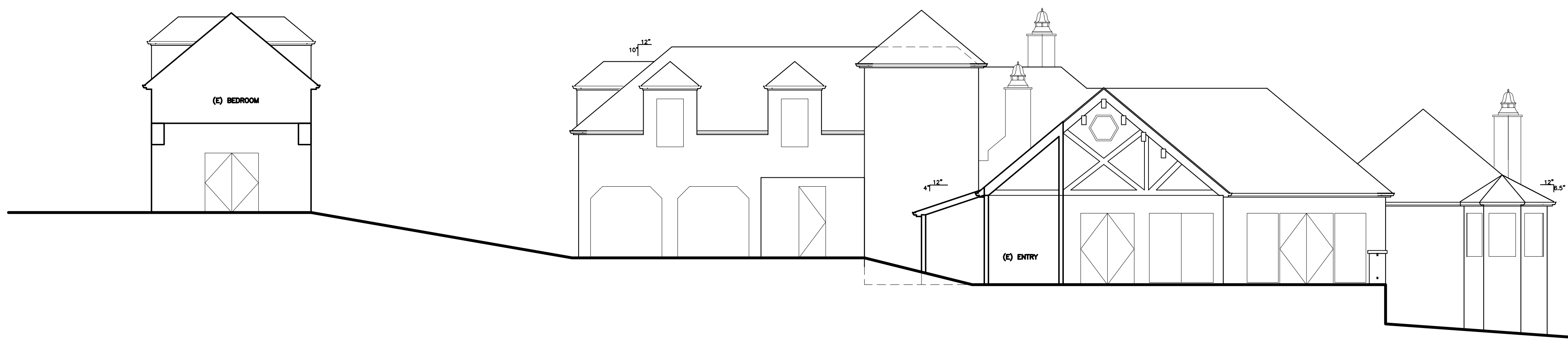
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**EXISTING
ELEVATIONS**

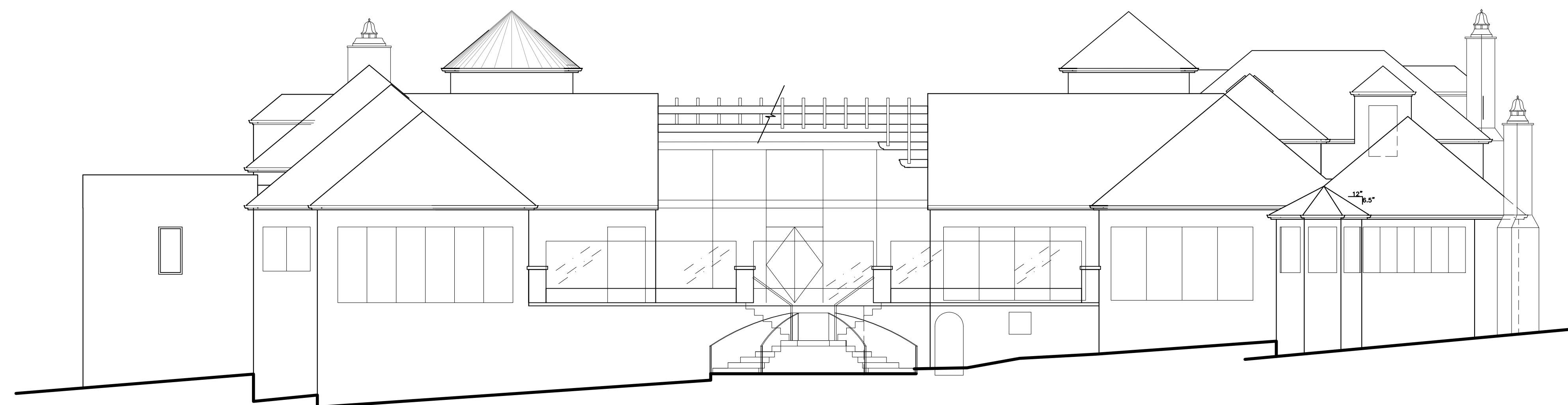
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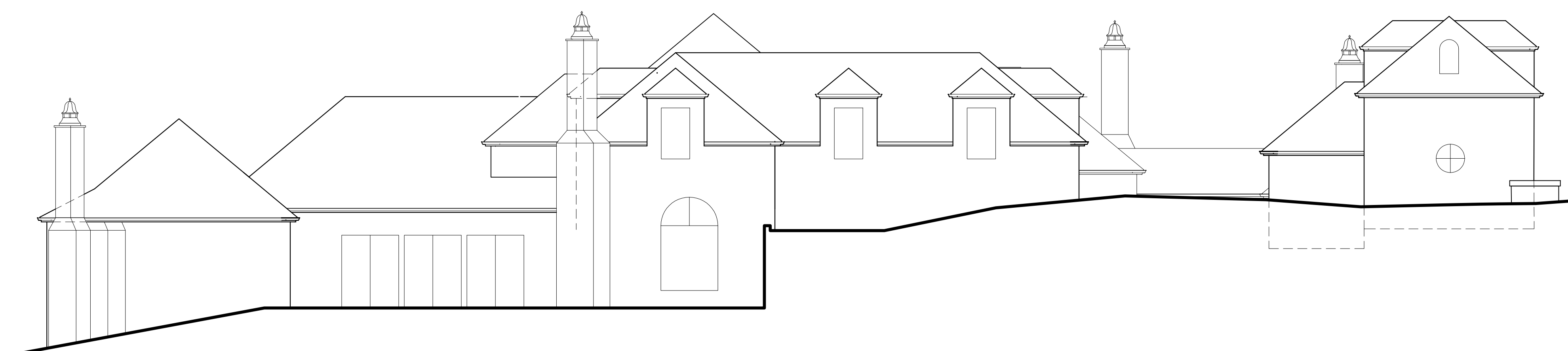
EAST ELEVATION AT MAIN DECK AND COURTYARD - EXISTING

1/8" = 1'-0"



NORTH ELEVATION - EXISTING

1/8" = 1'-0"



WEST ELEVATION - EXISTING

1/8" = 1'-0"

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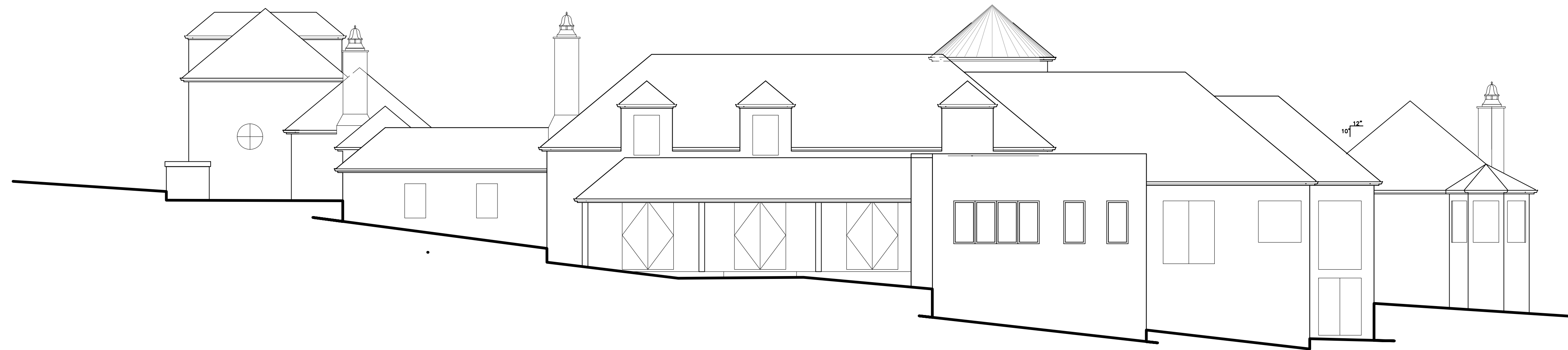
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**EXISTING
ELEVATIONS**

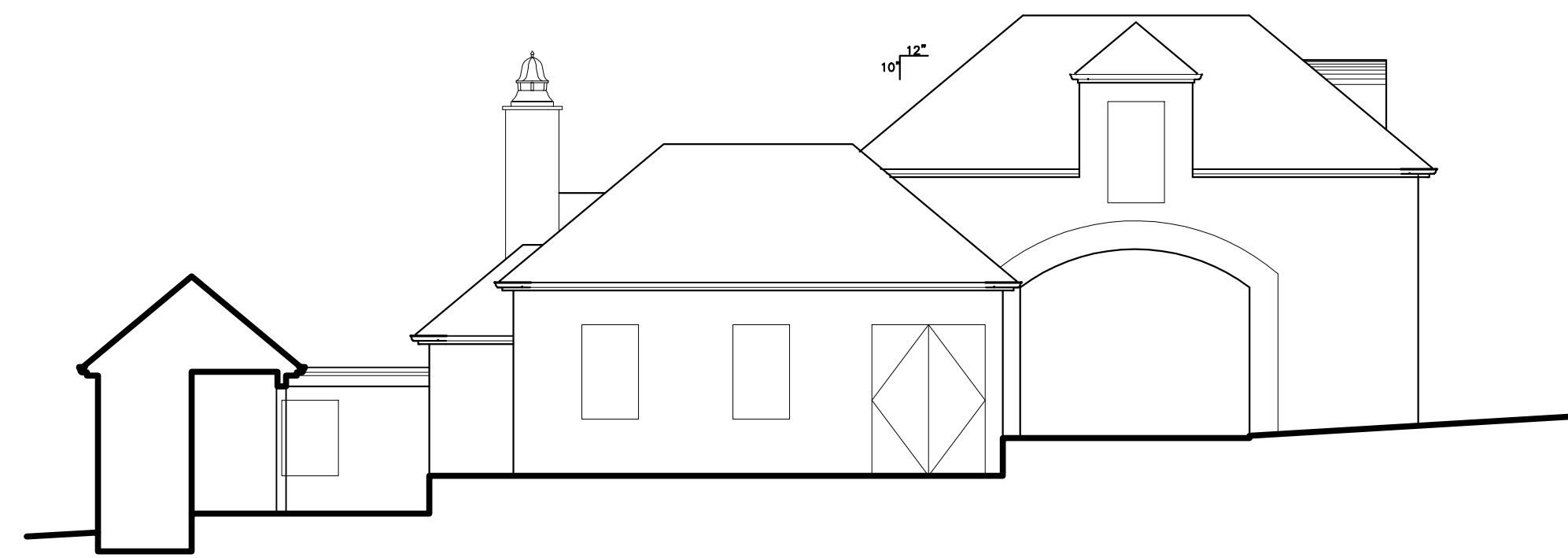
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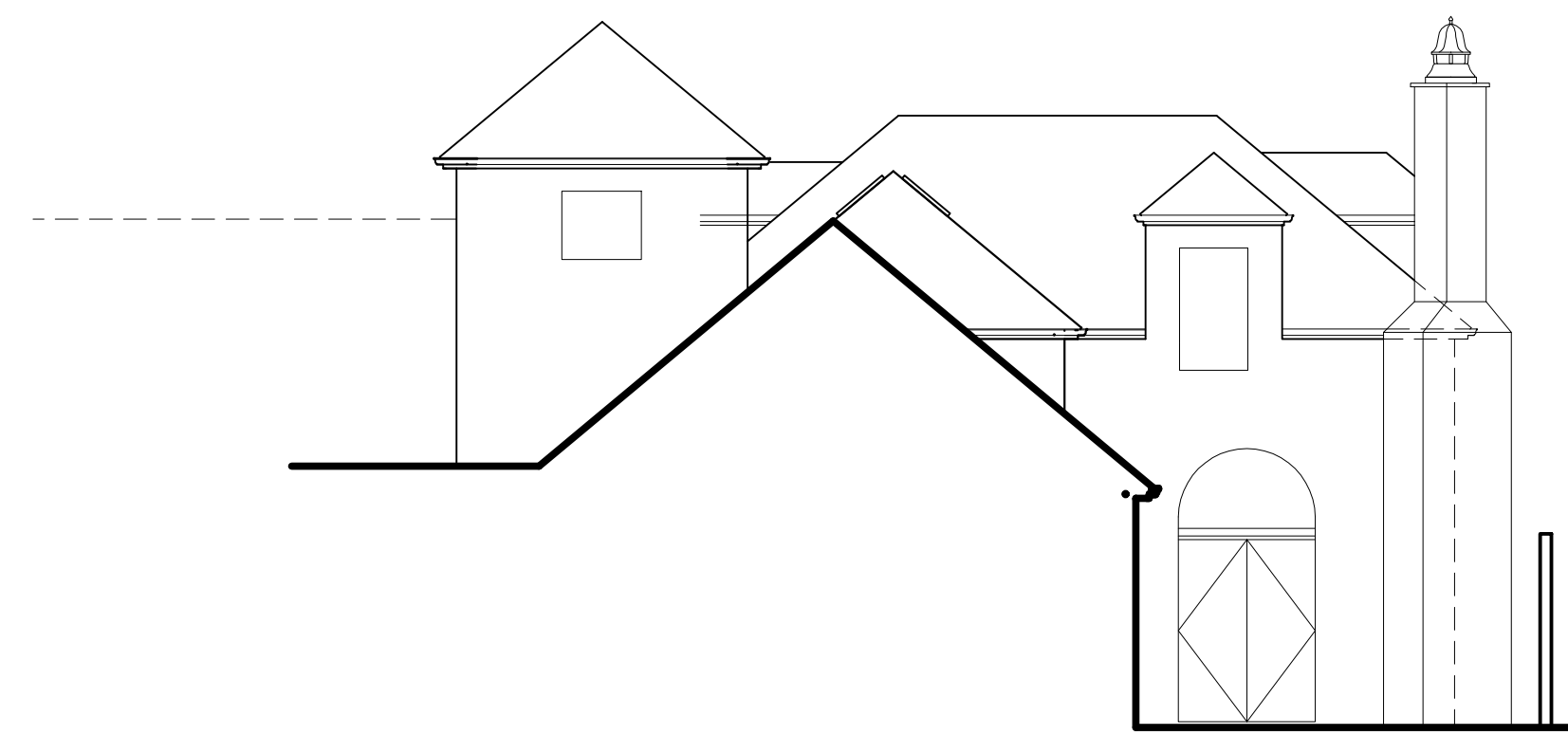
EAST ELEVATION - EXISTING

1/8"=1'-0"



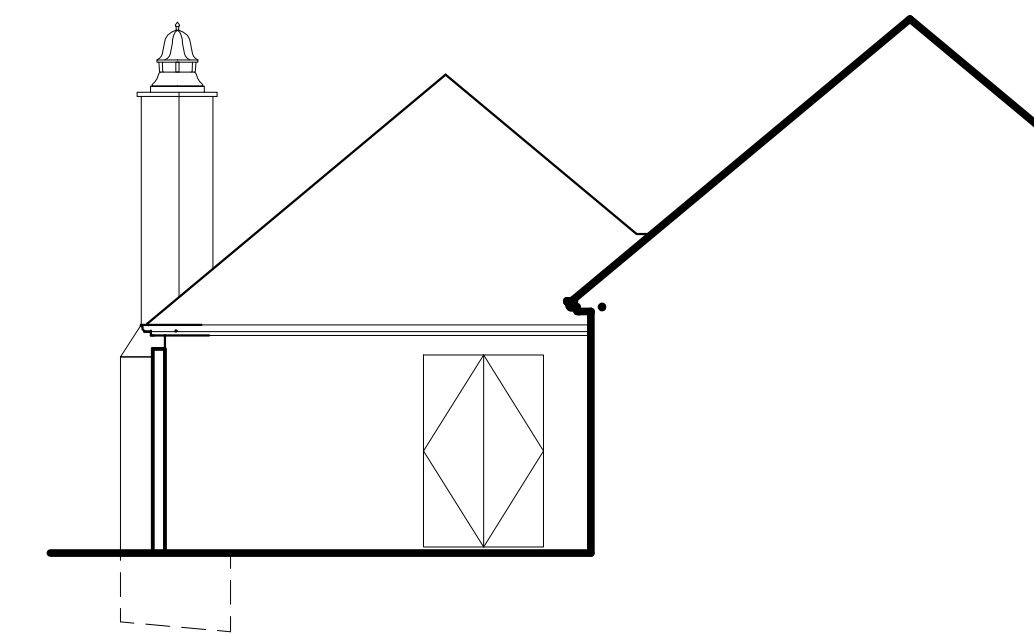
NORTH ELEVATION AT CRTYRD - EXISTING

1/8"=1'-0"



NORTH ELEVATION AT PATIO - EXISTING

1/8"=1'-0"



SOUTH ELEVATION AT PATIO - EXISTING

1/8"=1'-0"



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CALIFORNIA 93950

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www.missionlandscaping.com

email: missionlandscaping@me.com

Landscape & General Contractors C27 & B 392291

Landscape Architecture

CA Lic #5806

Project:

Skinner Residence
1151 Sombria Ln.
Pebble Beach, CA 93953.

APN: 008-281-020

Revisions:



Drawing Title:

Landscape Plan

Date: 07/11/22

Scale: 1/16"=1'0"

Drawn By: PW

Page Number:

L1.0

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SCOPE OF WORK:

THIS IS RESTORATION LANDSCAPE PROJECT AROUND THE NEW ADDITIONS TO THE EXISTING STRUCTURE WITH AN EXPANSION OF THE EXISTING DRIP IRRIGATION SYSTEM RUN BY A SMART CONTROLLER.

PROJECT INFORMATION:

OWNER: ROBERT AND STEFANIE SKINNER
SITE: 1151 SOMBRIA LN., PEBBLE BEACH, CA 93953.
APN: 008-281-020
TOPOGRAPHY: GENTLY SLOPING
TREE REMOVAL: NONE
GRADING: SEE GRADING PLAN

XERISCAPE PRACTICES:

1. LOW WATER USE, DROUGHT TOLERANT PLANTS
2. WATER CONSERVING IRRIGATION TECHNIQUES AND SYSTEMS
3. DRIP IRRIGATE ALL PLANT MATERIAL
4. INSTALLATION OF RAIN SENSOR

LANDSCAPING STATEMENT:

I PATRICK WILSON 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

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

BUILDING DEPARTMENT NOTES:

PERMITS & INSPECTIONS:

THE CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS FOR THE WORK AND GIVE THE OWNER TIMELY NOTICE OF INTENT TO EACH INSPECTION.

CODES:

ALL MATERIAL, WORKMANSHIP AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE 2016 EDITION OF THE CBC AND LOCAL BUILDING CODES.

NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONABLY AVAILABLE SOURCE OF RECLAIMED WATER.

CONTRACTOR TO USE AUTO SHUT-OFF NOZZLES ON ANY WATER HOSES USED ON THE PROJECT.

LAYOUT NOTES:

ANNOTATED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DRAWINGS.

FIRE SAFETY NOTES:

ALL NON IRRIGATED BRUSH TO BE KEPT AT GROUND LEVEL FOR AN AREA OF 50' SURROUNDING THE PROPOSED RESIDENCE.

TREES TO BE CLEARED OF DEAD LIMBS WITHIN A 50' RADIUS OF THE PROPOSED RESIDENCE. ANY TREE LIMBS WITHIN 10' OF A CHIMNEY WILL BE REMOVED.

ANY TREE WORK INCLUDING PRUNING OR REMOVAL TO REQUIRE APPROVAL OF THE CITY FORESTER.

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 HACIENDA DR.

PLANTING NOTES:

ALL LANDSCAPE AREAS SHALL BE CONTINUOUSLY MAINTAINED IN A LITTER FREE, WEED FREE CONDITION AND ALL PLANT MATERIAL SHALL BE CONTINUOUSLY MAINTAINED IN A HEALTHY GROWING CONDITION.

STAKING: STAKING SHALL BE PROVIDED FOR TREES AND SHRUBS AS NEEDED. TIES TO BE LOCATED AND SIZED TO ALLOW FOR EXPANSION AND GROWTH.

MULCHING: SPREAD 3" OF WOOD CHIPS OVER ALL EXPOSED PLANTING AREAS

STAGING: WHEN STAGING PLANT MATERIAL ON SITE INSTALL A TEMPORARY DRIP LINE AS NEEDED.

SOIL AMENDMENT: SOIL TO BE AMENDED WITH NITRIFIED REDWOOD SAWDUST COMPOST AND BE INCORPORATED AT A RATE OF AT LEAST 4 CUBIC YARDS PER 1,000 SQUARE FEET TO A DEPTH OF 6" INTO THE LANDSCAPE AREA.

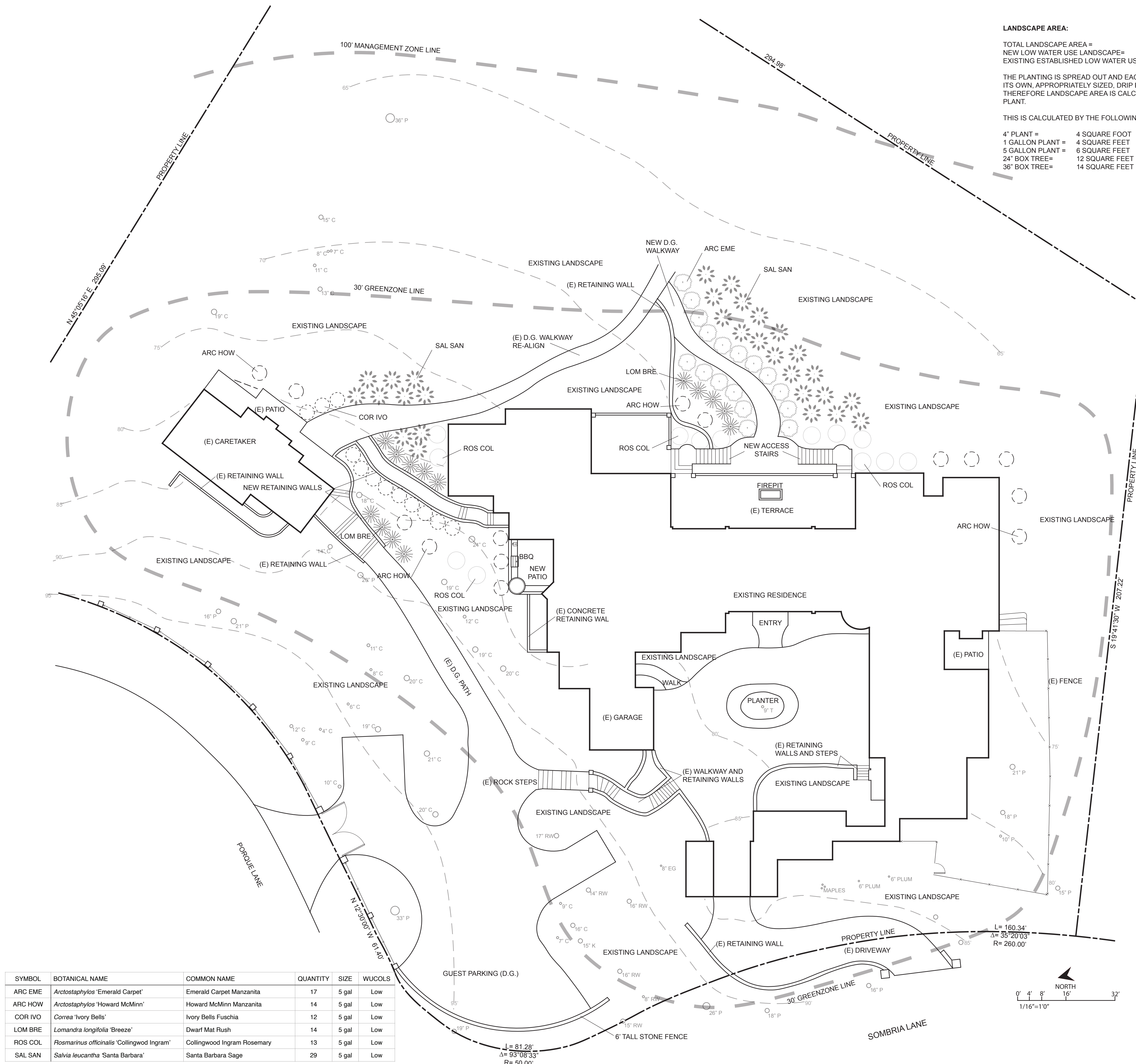
LANDSCAPE AREA:

TOTAL LANDSCAPE AREA = 594 SQUARE FEET
NEW LOW WATER USE LANDSCAPE = 3,000 SQUARE FEET
EXISTING ESTABLISHED LOW WATER USE LANDSCAPE = 3,000 SQUARE FEET

THE PLANTING IS SPREAD OUT AND EACH PLANT HAS ITS OWN, APPROPRIATELY SIZED, DRIP EMITTER AND THEREFORE LANDSCAPE AREA IS CALCULATED PER PLANT.

THIS IS CALCULATED BY THE FOLLOWING GUIDELINES

4" PLANT = 4 SQUARE FOOT
1 GALLON PLANT = 4 SQUARE FEET
5 GALLON PLANT = 6 SQUARE FEET
24" BOX TREE = 12 SQUARE FEET
36" BOX TREE = 14 SQUARE FEET



SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	WUCOLS
ARC EME	<i>Arctostaphylos</i> 'Emerald Carpet'	Emerald Carpet Manzanita	17	5 gal	Low
ARC HOW	<i>Arctostaphylos</i> 'Howard McMinn'	Howard McMinn Manzanita	14	5 gal	Low
COR IVO	<i>Correa</i> 'Ivory Bells'	Ivory Bells Fuschia	12	5 gal	Low
LOM BRE	<i>Lomandra longifolia</i> 'Breeze'	Dwarf Mat Rush	14	5 gal	Low
ROS COL	<i>Rosmarinus officinalis</i> 'Collingwood Ingram'	Collingwood Ingram Rosemary	13	5 gal	Low
SAL SAN	<i>Salvia leucantha</i> 'Santa Barbara'	Santa Barbara Sage	29	5 gal	Low



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CALIFORNIA 93950

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F 831 373 2283

www.missionlandscaping.com
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missionlandscaping@me.com

Landscape & General
Contractors C27 & B 392291
Landscape Architecture
CA Lic #5806

Project:

Skinner Residence
1151 Sombria Ln.
Pebble Beach, CA 93953.

APN: 008-281-020
Revisions:



Drawing Title:

Irrigation Plan

Date: 07/11/22

Scale: 1/16"=1'0"

Drawn By: PW

Page Number:

L2.0

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XERISCAPE PRACTICES:

1. LOW WATER USE, DROUGHT TOLERANT PLANTS
2. WATER CONSERVING IRRIGATION TECHNIQUES AND SYSTEMS
3. DRIP IRRIGATE ALL NON-TURF PLANT MATERIAL
4. INSTALLATION OF WEATHER SENSOR AND SMART CONTROLLER TO REGULATE EFFICIENT WATERING.
5. IRRIGATION ZONES TO BE BASED ON LIKE WATER NEEDS.

AUTOMATIC CONTROLLER DEVICE:

SHALL BE WALL MOUNTED AS DIRECTED BY LANDSCAPE CONTRACTOR. SERVICE TO BE 120 VOLT AC HARDWIRED PER ELECTRICAL CONTRACTOR.

LOW VOLTAGE LIGHTING:

TO BE INSTALLED IN ELECTRICAL CONDUIT. RUN ADDITIONAL 2" CHASES AND EXTRA WIRES AS NEEDED. LOCATE BELOW MAIN IRRIGATION LINES. SEE ELECTRICAL PLAN.

HOSE BIBS:

TO BE BRASS AND INSTALLED ON A 4"x4" PRESSURE TREATED POST.

VALVE BOXES, PIPE, AND HOSE BIBS: ALL EXPOSED COMPONENTS OF IRRIGATION SYSTEM TO BE PURPLE IN COLOR TO SHOW IT IS RECLAIMED WATER.

IRRIGATION NOTES:

ALL IRRIGATION MAIN LINE TRENCHING SHALL BE A MINIMUM OF 18" MIN. BELOW FINISH AT PLANTER BEDS AND 24" MIN. BELOW PAVED SURFACES. LATERAL LINES TO BE 12" BELOW FINISH AND DRIP LINES TO BE 5" BELOW FINISH.

CONNECT IRRIGATION WATER LINE TO DOMESTIC MAIN SUPPLY VIA BACKFLOW PREVENTION DEVICE. (SEE DETAIL.)

ALL BANKS OF IRRIGATION VALVES TO BE CONNECTED TO IRRIGATION MAINLINE AFTER A GATE VALVE FOR SERVICING OF INDIVIDUAL BANKS.

IRRIGATION DEMAND:

14GPM AT 55 PSI STATIC UPSTREAM OF BACKFLOW PREVENTOR. VERIFY EXACT PRESSURE PRIOR TO COMMENCEMENT OF WORK.

ALL TRENCHES FOR IRRIGATION WORK TO BE LAID OUT ON SITE TO AVOID DAMAGE TO ANY EXISTING TREE ROOTS

IRRIGATION NOTES:

SYSTEM DESIGNED TO PREVENT LOW HEAD DRAINAGE AND NO OVERSPRAY OR RUNOFF

IRRIGATION LAID OUT TO CONFORM TO HYDROZONES INDICATED ON LANDSCAPE PLAN

SYSTEM DESIGNED TO ACHIEVE MINIMUM IRRIGATION EFFICIENCY OF .75 FOR OVERHEAD SPRAY AND .81 FOR DRIP ZONES

SYSTEM USES LOW VOLUME IRRIGATION IN MULCHED PLANTING AREAS

SYSTEM HAS MATCHED PRECIPITATION RATES FOR HEAD AND EMISSION DEVICES

THE IRRIGATION HEADS ARE LAID OUT FOR OPTIMAL SPACING

SWING JOINTS ARE USED ON ALL SPRINKLER HEADS

SYSTEM USES CHECK OR ANTI-DRAIN VALVES

SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY FOR TURF OR OTHER AREAS LESS THAN 10 FEET IN WIDTH

WHERE SPRINKLER HEADS ARE CLOSER THAN 24" TO HARDSCAPE, HARDSCAPE IS DESIGNED TO DRAIN ENTIRELY INTO LANDSCAPE

EACH VALVE IRRIGATES HYDROZONE WITH SIMILAR CONDITIONS WITH SPRINKLER HEADS AND EMISSION DEVICES THAT ARE APPROPRIATE FOR THE PLANT TYPE WITHIN THE HYDROZONE

TREES WILL BE PLACED ON SEPARATE VALVES FROM SHRUBS, GROUNDCOVERS, AND TURF WHERE FEASIBLE

DRIP EMITTERS TO BE 1 GPH UNLESS OTHERWISE NOTED

LANDSCAPING STATEMENT:

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I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

Patrick Wilson

IRRIGATION LEGEND:

- ===== 1.5" DIA SCH. 40 PVC MAIN SUPPLY LINE
- ☒ FEBCO BACKFLOW PREVENTION DEVICE
- ⊗ MAINLINE MASTER VALVE
- ⊞ IRRIGATION WATER METER + FLOW SENSOR
- VALVE BOX
- ⊙ RAINBIRD ESP-SMT SMART IRRIGATION CONTROLLER
- HOSE BIB
- ▼ RAINBIRD ESP RAIN SENSOR
- ⊞ GATE VALVE
- ==== 4" SCH 40 PVC CHASE PIPE

IRRIGATION SCHEDULE:

FOR ESTABLISHMENT PERIOD - ONE YEAR
1 AND 2 GALLON PLANTS 15 MINS X 2 TIMES PER WEEK
5 AND 15 GALLON PLANTS 20 MINS X 2 TIMES PER WEEK
24" BOX TREES 30 MINS X 2 TIMES PER WEEK

FOR MATURE PERIOD - AFTER ONE YEAR OR DETERMINE ON PLANT TO PLANT BASIS

1 AND 2 GALLON PLANTS 15 MINS X 1 TIMES PER WEEK
5 AND 15 GALLON PLANTS 20 MINS X 1 TIMES PER WEEK
24" BOX TREES 30 MINS X 1 TIMES PER WEEK

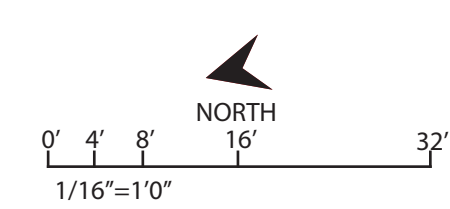
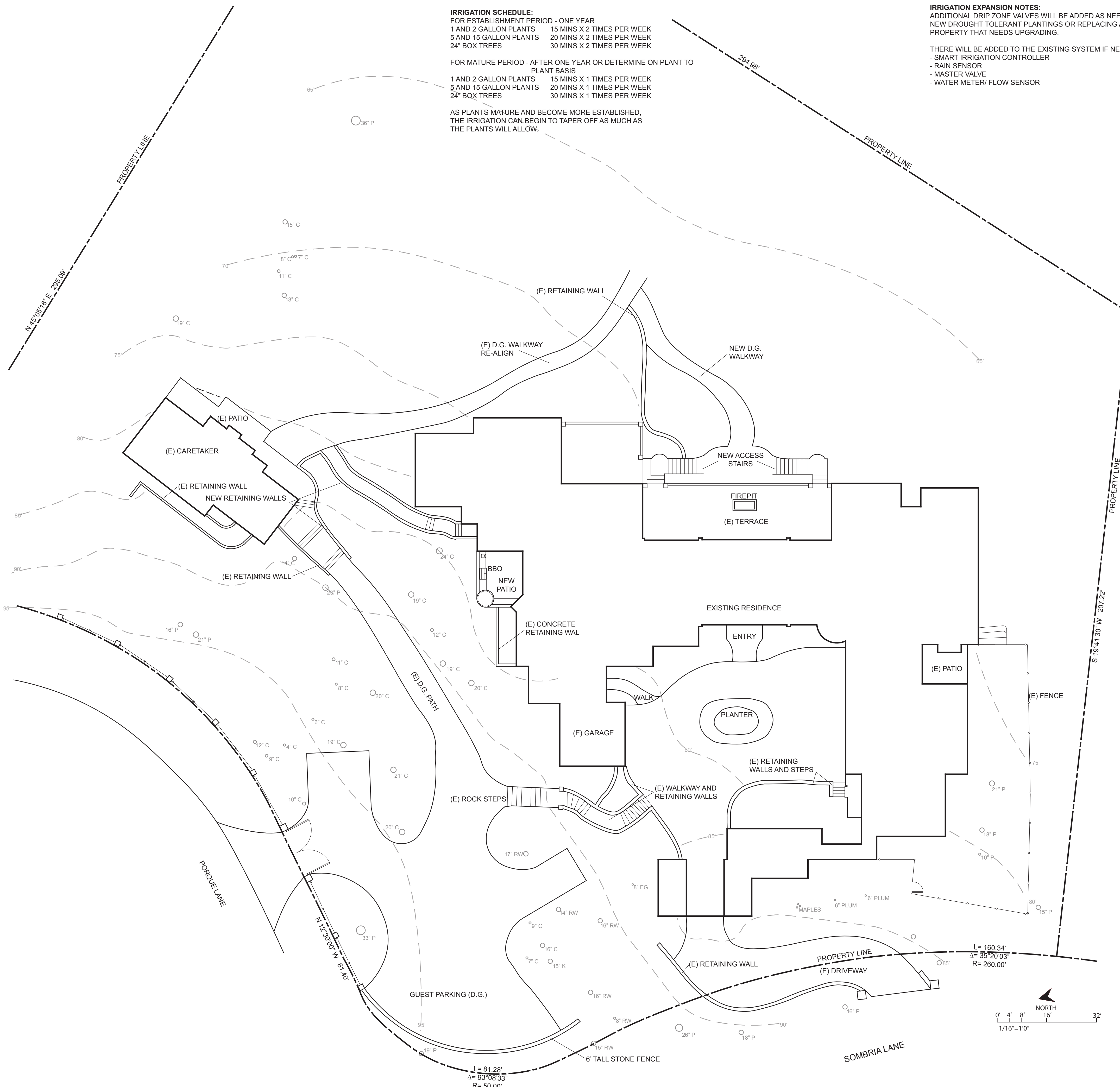
AS PLANTS MATURE AND BECOME MORE ESTABLISHED, THE IRRIGATION CAN BEGIN TO TAPER OFF AS MUCH AS THE PLANTS WILL ALLOW.

IRRIGATION EXPANSION NOTES:

ADDITIONAL DRIP ZONE VALVES WILL BE ADDED AS NEEDED FOR NEW DROUGHT TOLERANT PLANTINGS OR REPLACING ANY ON THE PROPERTY THAT NEEDS UPGRADING.

THERE WILL BE ADDED TO THE EXISTING SYSTEM IF NECESSARY THE FOLLOWING:

- SMART IRRIGATION CONTROLLER
- RAIN SENSOR
- MASTER VALVE
- WATER METER/ FLOW SENSOR



L= 81.28'
Δ= 93°08'33"
R= 50.00'

L= 160.34'
Δ= 35°20'03"
R= 260.00'



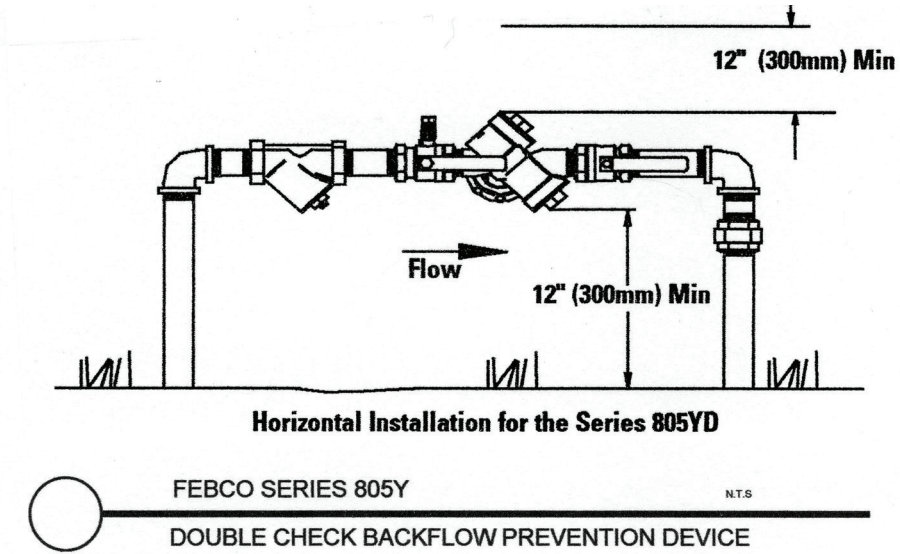
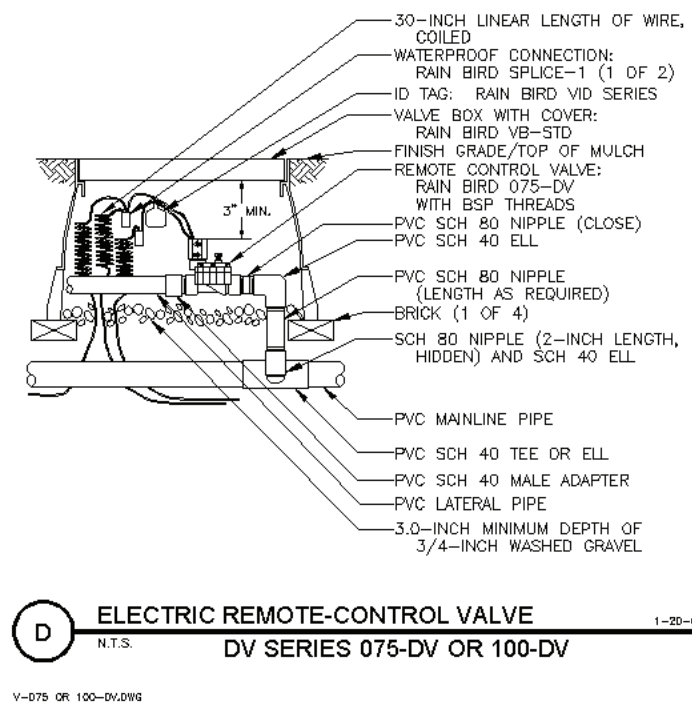
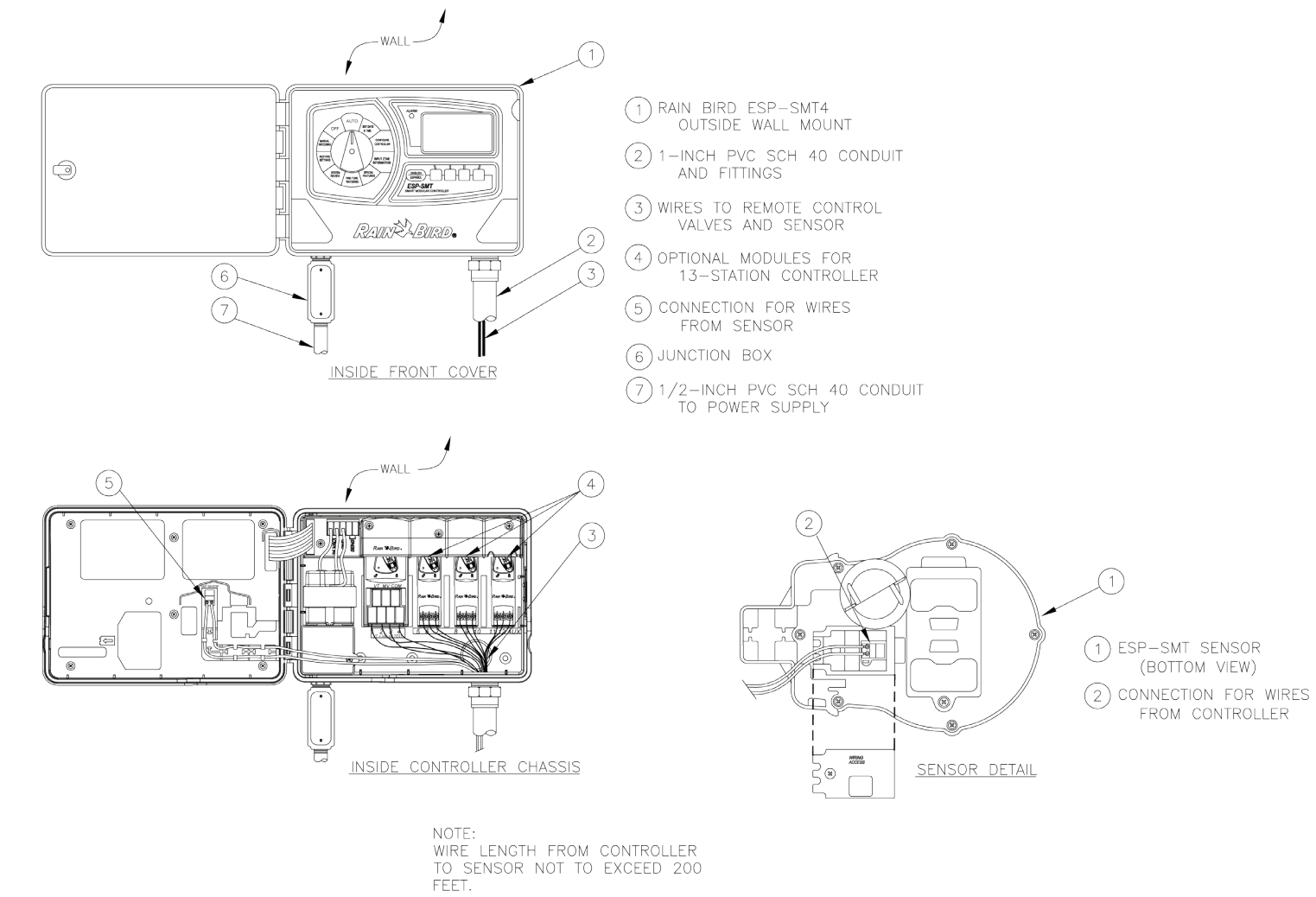
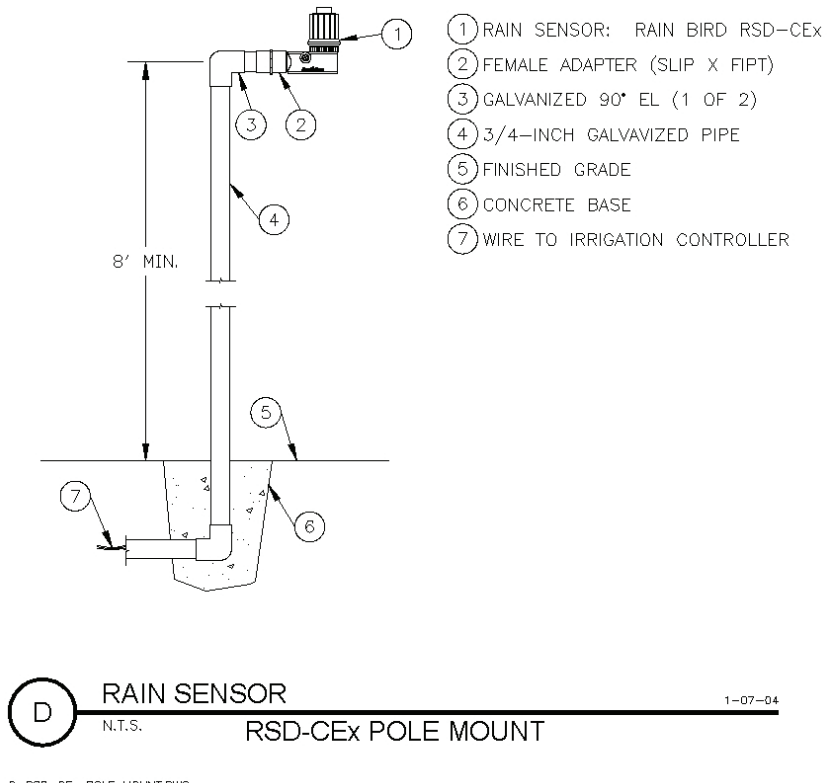
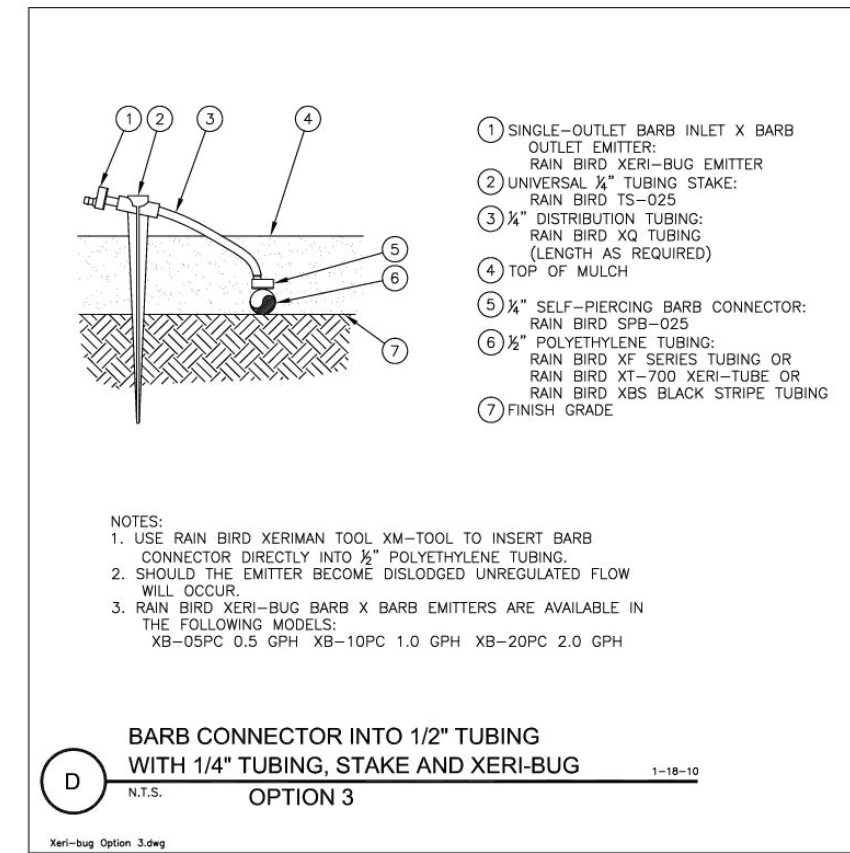
MISSION
LANDSCAPING
P.O. BOX 875
PACIFIC GROVE
CALIFORNIA 93950

P 831 373 8293
F 831 373 2283
www.missionlandscaping.com
email:
missionlandscaping@me.com
Landscape & General
Contractors C27 & B 392291
Landscape Architecture
CALic #5806

Project:

Skinner Residence
1151 Sombria Ln.
Pebble Beach, CA 93953.

APN: 008-281-020
Revisions:



Water Efficient Landscape Worksheet							
Instructions:							
Fill in all items in this color							
Answer is shown in this color							
Reference Evapotranspiration (Eto)		36 Pebble Beach					
	ETWU requirement	ETWU requirement	ETWU requirement	ETWU requirement	MAWA requirement	ETWU requirement	
Hydrozone#/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (LA) (sq. ft.)	ETAF x Area	
Regular Landscape Areas							
1) low water use plants	0.2	Drip	0.81	0.247	3594	887.41	
2) medium water use plants	0.4	Drip	0.81	0.494	0	0.00	
3) high water use (pool & spa)	0.7	Drip	1	0.700	0	0.00	
					Totals	3,594	887.41
Special Landscape Areas (SLA): Recycled Water							
1) low water use plants				1	0	0	
2) medium water use plants				1	0	0	
3) medium water use plants				1	0	0	
					Totals	0	0
Estimated Total Water Use (ETWU)						19,807	
Maximum Allowed Water Allowance (MAWA)						36,098	
Plant Water Use Type	Plant Factor	Irrigation method	Irrigation Efficiency				
very low	0-0.1	overhead spray	0.75				
low	0.1-0.3	drip	0.81				
medium	0.4-0.6						
high	0.7-1.0						
MAWA (annual gallons allowed)= (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]							
where 0.62 is a conversion factor that converts acre-inches per acre/year to gallons per sq. ft. / year. LA is the total landscape area in sq. ft., SLA is the total special landscape area in sq. ft., and ETAF is .55 for residential areas and 0.45 for non-residential areas.							
ETAF Calculations							
Regular Landscape Areas							
Total ETAF x Area	887						
Total Area	3,594	Average ETAF for regular landscape areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.					
Average ETAF	0.25						
All Landscape Areas							
Total ETAF x Area	887						
Total Area	3,594						
Sitewide ETAF	0.25						

NEW LOW WATER USE LANDSCAPE= 594 SQUARE FEET
EXISTING ESTABLISHED LOW WATER USE LANDSCAPE= 3,000 SQUARE FEET

ESTIMATED TOTAL WATER USE (ETWU) = 19,807 GALLONS PER YEAR
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)= 36,098 GALLONS PER YEAR
ETWU IS LESS THAN MAWA



Drawing Title:

Irrigation Details

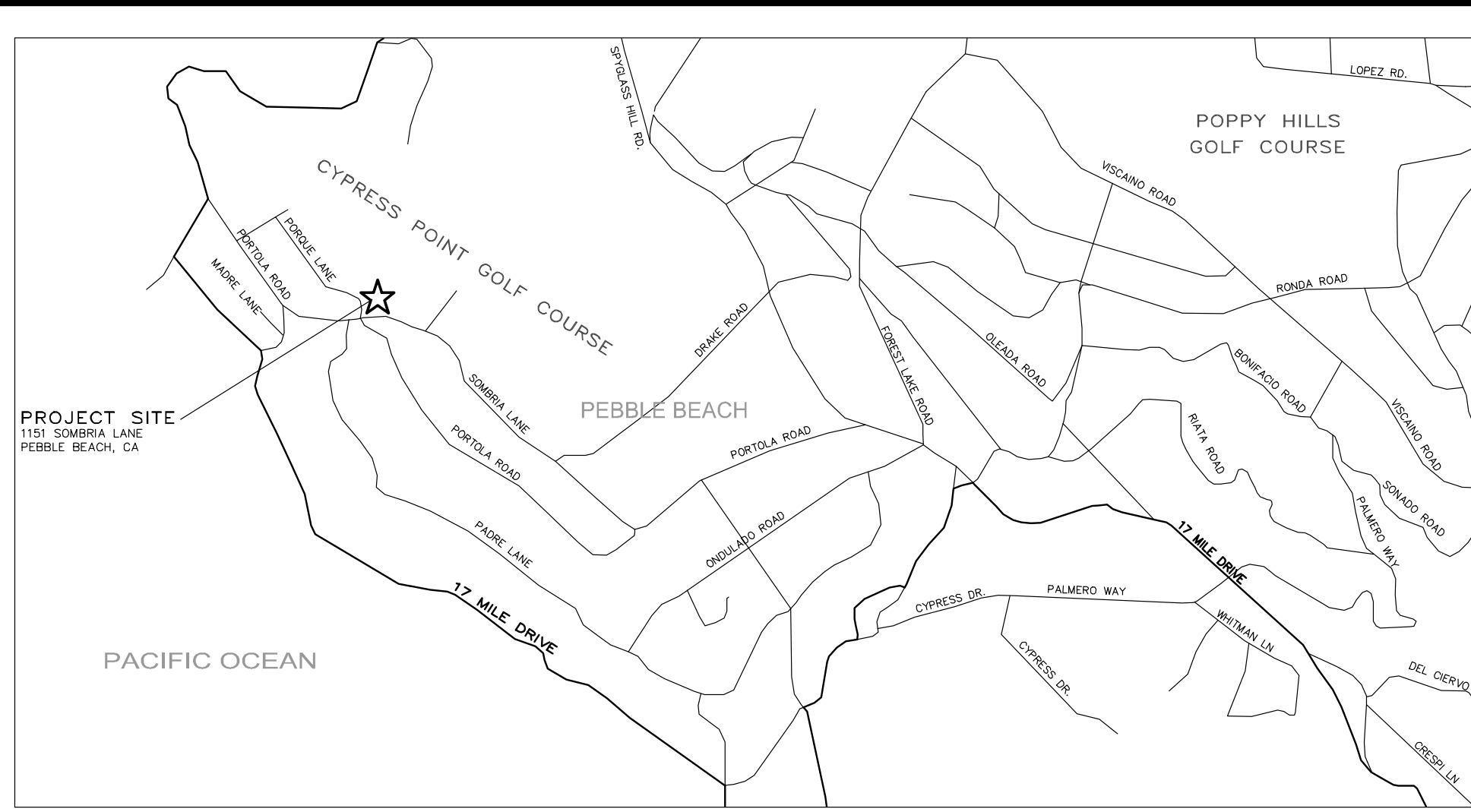
Date: 07/11/22

Scale:

Drawn By: pw

Page Number:

L2.1



VICINITY MAP
NOT TO SCALE

STORM WATER CONTROL NOTES:

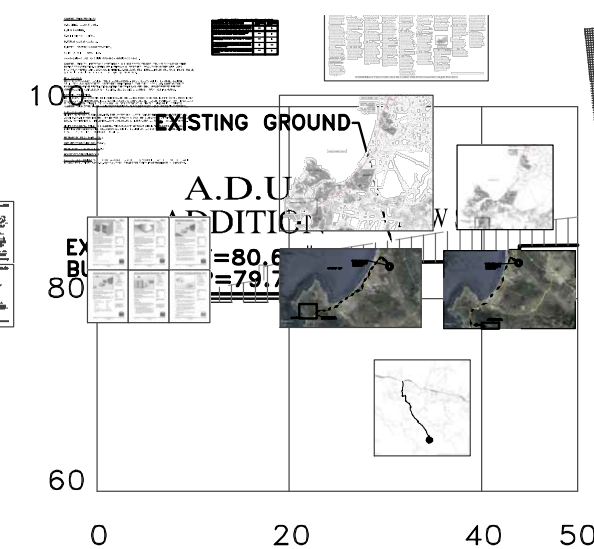
- 1) THE PROJECT IS NOT LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER No. 2013-0001-DWO; THEREFORE, THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRs) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.
- 2) THE PROJECT IS NOT IN ANY OF THE CONDITIONED AREAS OF THE PEBBLE BEACH COMPANY DRAINAGE REQUIREMENTS AND IS NOT REQUIRED TO ANY SPECIAL STORM WATER FACILITY DESIGN.
- 3) PER MONTEREY COUNTY CODE 16.12.070 RUNOFF CONTROL, THIS PROJECT SHALL INCLUDE STORM WATER FACILITIES DESIGNED TO LIMIT THE 10-YR POST-DEVELOPMENT TO THE 10-YR PRE-DEVELOPMENT RUNOFF RATE.

TOTAL LOT AREA = 96,224 SQ.FT.
TOTAL IMPERVIOUS AREA = 5,110 SQ.FT.
TOTAL AREA OF DISTURBANCE = 9,500 SQ.FT.±

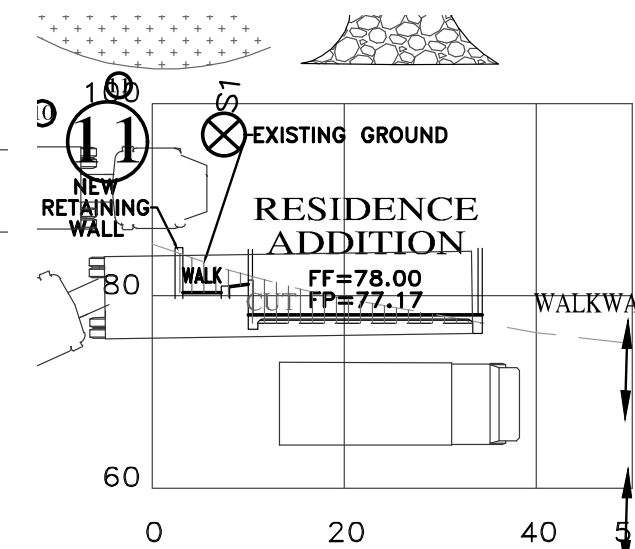
GRADING QUANTITIES:
CUT = 225 C.Y.
FILL = 190 C.Y.
NET = 35 C.Y. EXPORT

INDEX TO SHEETS

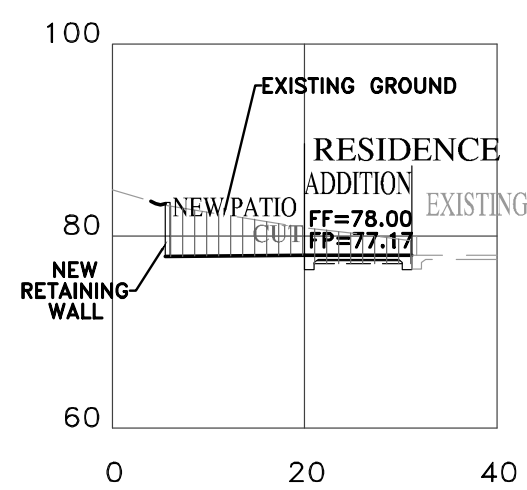
- SHEET C1 GRADING, DRAINAGE & UTILITY PLAN
SHEET C2 EROSION CONTROL PLAN
SHEET C3 CONSTRUCTION MANAGEMENT PLAN



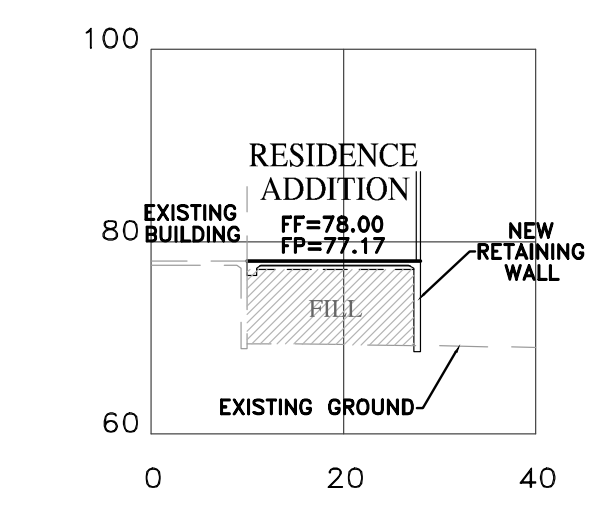
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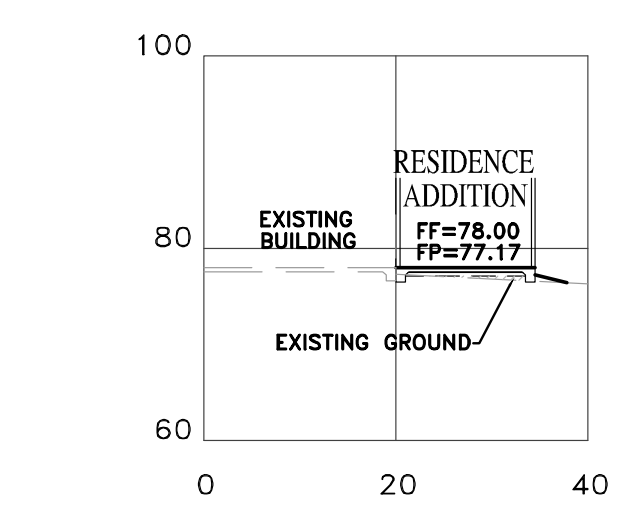
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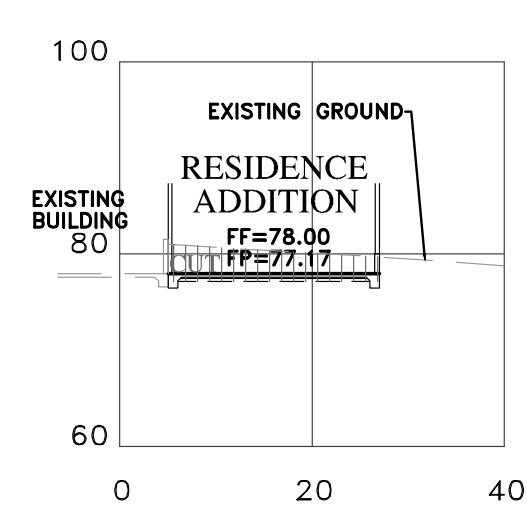
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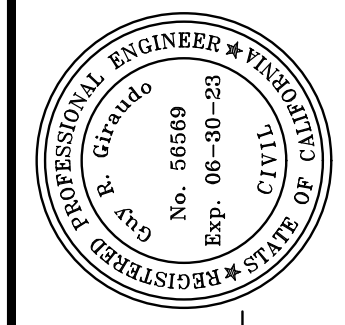
SECTION D-D
SCALE: 1"=20' H&V



SECTION E-E
SCALE: 1"=20' H&V



SECTION F-F
SCALE: 1"=20' H&V



APPROVED BY:
GUY R. GIRARDO
PROFESSIONAL ENGINEER # 56589
Exp. 06-30-25



" GRADING, DRAINAGE & UTILITY PLAN "
GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
SKINNER RESIDENCE
A.P.N.: 008-281-020
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
FOR
MR. & MRS. ROBERT & STEFANIE SKINNER

CONTACT INFORMATION:
PRIMARY: OWNER
MR. & MRS. ROBERT & STEFANIE SKINNER
1151 SOMBRIA LANE
PEBBLE BEACH, CA 93953
SECONDARY: ARCHITECT
INTERNATIONAL DESIGN GROUP
ATTN: MR. JASON DIAZ
721 LIGHT HOUSE AVE.
PACIFIC GROVE, CA 93950
PH (831)646-1261

SITE LOCATION:
1151 SOMBRIA LANE
PEBBLE BEACH, CA 93953

SCALE: 1"=20'
DATE: AUGUST 2022
JOB NO. 2536-01

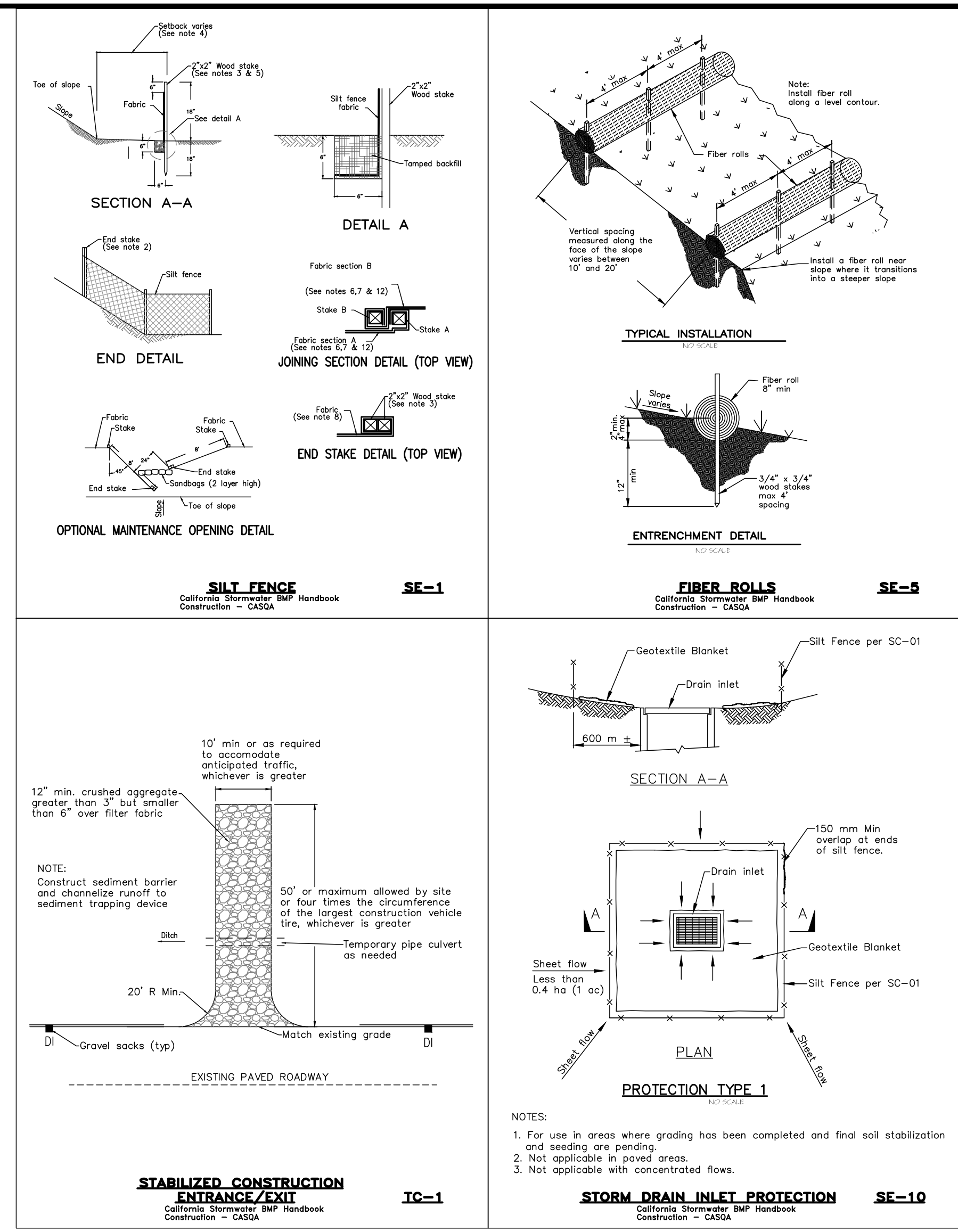
No.	DATE	BY	REVISION
08/11/22	AMS	RELEASED TO CLIENT	

SHEET **C1**
OF 3 SHEETS



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 LAUCUS* (BLUE WILD RYE), *HORDEUM BRACHYANTHERUM* (MEADOW BARLEY), *FESTUCA RUNRUMOLATE* 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. FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ON-SITE, 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 ON-SITE 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. TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BY A LICENSED AND CERTIFIED ARBORIST.
10. 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 KEYS 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 sicknesses 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

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

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

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
 Bacteria
 Oil and Grease
 Organics

Potential Alternatives
None

Stockpile Management WM-3

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.

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
 Bacteria
 Oil and Grease
 Organics

Potential Alternatives
None

Hazardous Waste Management WM-6

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

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
 Bacteria
 Oil and Grease
 Organics

Potential Alternatives
None

Sanitary/Septic Waste Management WM-9

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

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
 Bacteria
 Oil and Grease
 Organics

Potential Alternatives
None

Solid Waste Management WM-5

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

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
 Bacteria
 Oil and Grease
 Organics

Potential Alternatives
None

Preservation Of Existing Vegetation EC-2

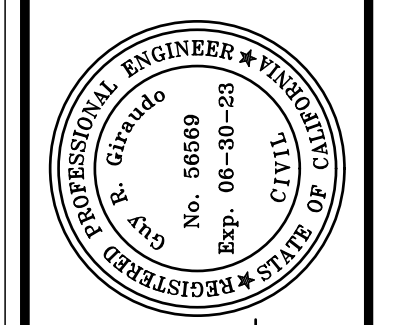
Description and Purpose
Carefully planned preservation of existing vegetation minimizes the potential of removing or injuring existing trees, vines, shrubs, and grasses that protect soil from erosion.

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
 Bacteria
 Oil and Grease
 Organics

Potential Alternatives
None



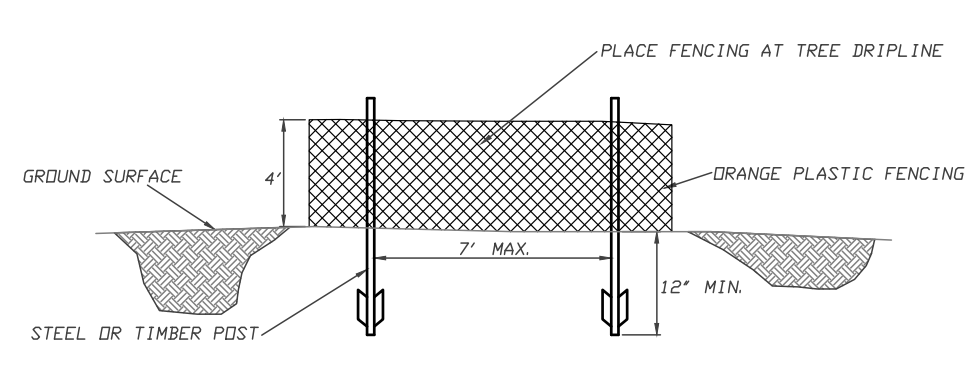
APPROVED BY:
GUY R. GIRARDI
 CIVIL ENGINEER



"EROSION & SEDIMENT CONTROL PLAN"
 GRADING, DRAINAGE & EROSION CONTROL PLAN
 OF
 SKINNER RESIDENCE
 A.P.N.: 008-281-020
 FOR
 PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
 MR. & MRS. ROBERT & STEFANIE SKINNER

SCALE: AS SHOWN
 DATE: AUGUST 2022
 JOB NO. 2536-01
 SHEET **C2**
 OF 3 SHEETS

No.	DATE	BY	REVISION
08/11/22	AMS		RELEASED TO CLIENT



EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:
225 CY CUT
190 CY FILL

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

PERFORM MINOR GRADING, CONSTRUCT STRUCTURE ADDITIONS, AND INSTALL UNDERGROUND UTILITIES: EXISTING DRIVEWAY AREA TO BE USED FOR MATERIAL AND EQUIPMENT STAGING.

INSTALL NEW DECOMPOSED GRANITE DRIVEWAY AND LANDSCAPING.

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

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

HAUL ROUTES:
THE HAUL ROUTE TO THE SITE IS FROM 17 MILE DRIVE TO PORTOLA ROAD TO SOMBRIA LANE. (HAUL TRUCKS EXIT IN THE SAME FASHION.) VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE (IF NECESSARY) ON SOMBRIA LANE. 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 PARKING AREA AND IN LEGAL SPACES ALONG SOMBRIA LANE, 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).

TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION	3	2
GRADING & SOIL REMOVAL (EXPORT)	5	2
ENGINEERING MATERIALS (IMPORT)	4	2
TOTALS	12	6

TRUCK TRIP GENERATION NOTES:

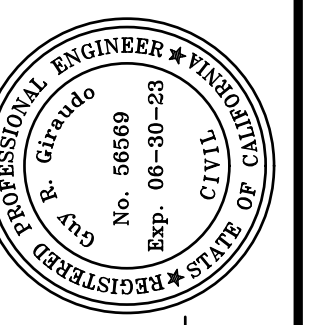
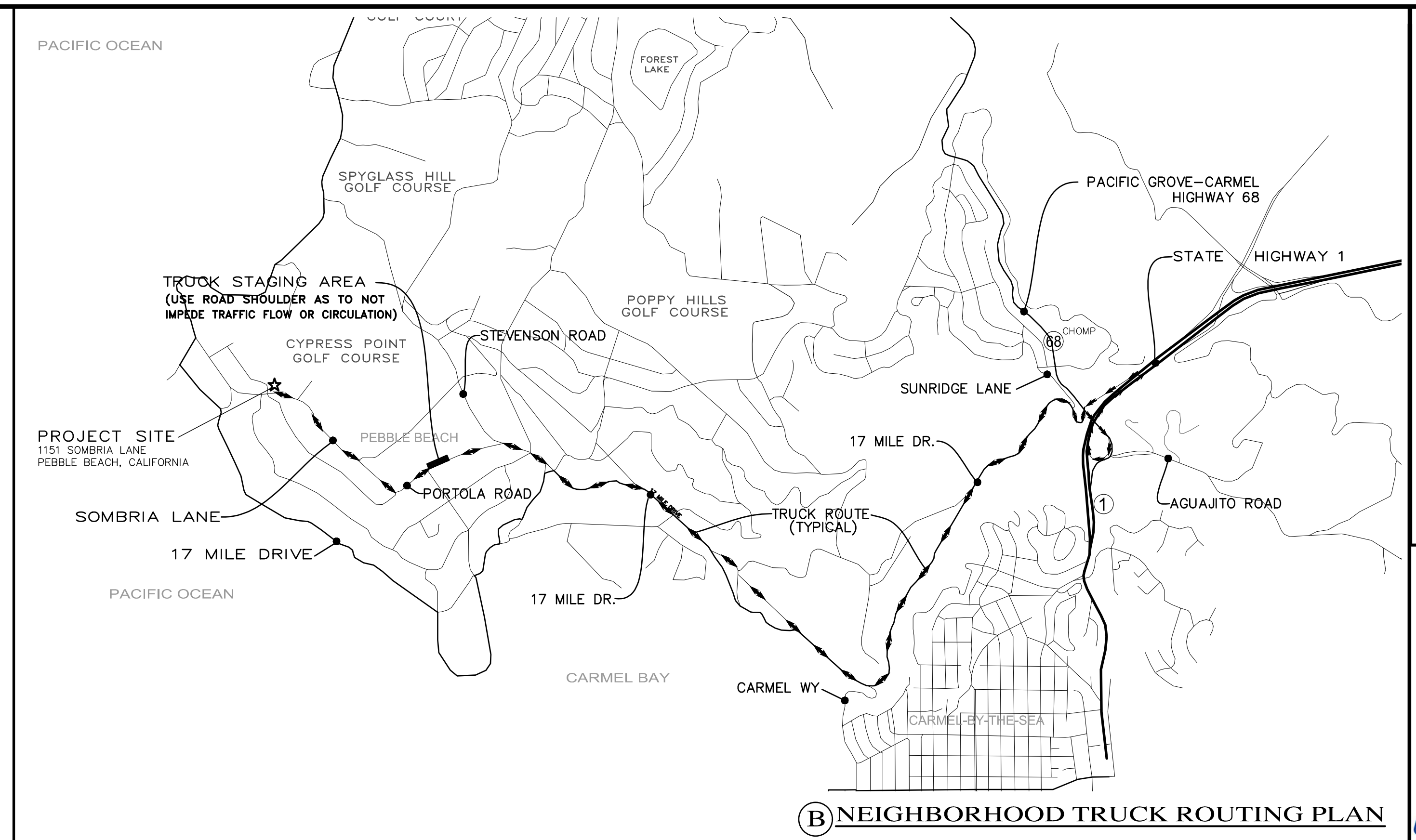
- TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 8 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 5 TRUCK LOADS PER DAY.
- THERE ARE 35 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
- GRADING OPERATIONS SHALL TAKE APPROXIMATELY 7 WORKING DAYS TO COMPLETE.
- THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 120 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 6-10

HOURS OF OPERATION/DAY: 8

PROJECT SCHEDULING: PROJECTED START DATE 22 AUGUST 2022, 7 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

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



APPROVED BY:
GUY R. GIRARDO
Professional Engineer
No. 54690
Exp. 06-30-23



CONSTRUCTION MANAGEMENT PLAN
GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
SKINNER RESIDENCE
A.P.N.: 008-281-020
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
MR. & MRS. ROBERT & STEFANIE SKINNER

SCALE: AS SHOWN
DATE: AUGUST 2022
JOB NO. 2536-01

SHEET **C3**
OF 3 SHEETS

No.	DATE	BY	REVISION
08/11/22	AMS		RELEASED TO CLIENT

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