

Exhibit A

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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:

STIVERS DAVID L & JEAN G TRS (PLN240303)

RESOLUTION NO. 26-

Resolution by the County of Monterey Zoning
Administrator:

- 1) Finding the project qualifies as a Class 1 and 3 Categorical Exemption pursuant to CEQA Guidelines section 15301 and 15303, and there are no exceptions pursuant to section 15300.2; and
- 2) Approving a Combined Development Permit consisting of a:
 - a. Coastal Administrative Permit and Design Approval for the construction of a 730 square foot addition to the existing 3,745 square foot single family dwelling with a detached 810 square foot garage, resulting in a 4,375 square foot single family dwelling with an attached 910 square foot 2-car garage;
 - b. Coastal Administrative Permit and Design Approval to allow construction of a 1,100 square foot accessory dwelling unit with an attached 600 square foot exercise room and golf simulator; and
 - c. Coastal Development Permit to allow modifications to a legal non-conforming land use (Pescadero Watershed Impervious Coverage).

[PLN240303, STIVERS DAVID L & JEAN G TRS,
3152 Spruance Road, Pebble Beach, Del Monte
Forest Land Use Plan (APN: (008-501-006-000))]

The STIVERS DAVID L & JEAN G TRS application (PLN240303) came on for public hearing before the County of Monterey Zoning Administrator on June 25, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the 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 1982 Monterey County General Plan;
- Del Monte Forest Land Use Plan (DMF LUP);
- Monterey County Coastal Implementation Plan, Part 1, Zoning Ordinance (Title 20); and
- Monterey County Coastal Implementation Plan, Part 5, (DMF CIP).

No conflicts were found to exist. No communications were received during the course of review of the project, indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) Project Scope. The project consists of the addition of 730 square feet to the existing single family dwelling and garage, which will result in a single family dwelling of 4,375 square feet with an attached 910 square foot garage. The project also includes construction of a 1,100 square foot accessory dwelling unit (ADU) with an attached 600 square foot exercise room and golf simulator. Associated site improvements include the replacement of 3,855 square feet of existing impervious driveway, walkways, and patios with pervious pavers and new impervious building and patio coverage, which will result in no change in existing impervious coverage.
- c) Allowed Use. The property is located at 3152 Spruance Road, Pebble Beach (APN: 008-501-006-000), in the Del Monte Forest Land Use Plan area. The parcel is zoned Low Density Residential with a density of 1 acre per unit with Design Control overlay district in the coastal zone or “LDR/1-D(CZ)”, which allows additions to existing single family dwellings except in cases where the subject property is between the sea and the first public road paralleling the sea resulting in a 10% or more addition of the internal floor area. The proposed addition is 730 square feet to the existing 3,745 square foot single family dwelling with a detached 810 square foot garage; pursuant to a Coastal Administrative Permit (Title 20 section 20.70.120.A). The additions would result in a 4,375 square foot single family dwelling with an attached 910 square foot garage and would comply with applicable site development standards outlined in Title 20 section 20.14.060. The proposed ADU complies with the applicable site development standards, pursuant to a Coastal Administrative Permit (Title 20 section 20.14.060 and 20.64.030). Therefore, the project is an allowed use for this site.
- d) Lot Legality. The subject property (APN: 008-501-006-000) is approximately 2.22 acre and is identified in its current configuration as Lot 2 and 3 of the Pescadero Heights Subdivision No. 2, Tract No. 463 as shown on the Cities and Towns Map, Volume 8, Page 21, in Block 1, dated June 30, 1969. Therefore, the County recognizes the subject property as a legal lot of record. The existing single family dwelling was constructed over both legal lots of record in approximately 1971. The owner proposes to have the existing single family dwelling remain and agrees to add a condition of approval (Condition No. 4) holding these

two legal lots under common ownership until such time as the single family dwelling, accessory dwelling unit, and all associated site improvements have been removed. Therefore, the existing single family dwelling would comply with applicable site development standards for setbacks, coverage, and floor area ratio as described below provided this agreement and condition remain in place.

- e) Development Standards. Title 20 section 20.14.060 identifies site development standards for Low Density Residential (LDR/1) zoning district, including setbacks, maximum height, allowable building site coverage, and Floor Area Ratio (FAR), pursuant to Title 20 sections 20.14.060 and 20.64.030. Provided the subject property contains to hold as one lot as described in the evidence above and conditioned, the proposed development meets these standards.

Allowable setback and height requirements for main structure and accessory structure (habitable) are below:

Main Structure - single-family dwelling and attached garage:

	Required:	Proposed:
Minimum Front Setback:	30 feet	>30 feet
Minimum Rear Setback:	20 feet	>20 feet
Minimum Side Setback:	20 feet	>20 feet
Maximum Height:	30 feet	15 feet 6 inches

Accessory Structure (Habitable) – Accessory Dwelling Units:

	Required:	Proposed:
Minimum Front Setback:	50 feet	50 feet
Minimum Rear Setback:	4 feet	>4 feet
Minimum Side Setback:	4 feet	>4 feet
Maximum Height:	16 feet	15 feet

The required setback between the main structure and habitable accessory structure is 10 feet, the proposed setback is greater than 30 feet.

The maximum allowable building site coverage is 15% (14,505 square feet), the proposed building site coverage is 9.1% (8,605 square feet). The maximum allowable FAR is 20% (19,341 square feet), the proposed FAR is 7.4% (6,985 square feet). Therefore, as proposed the project complies with the development standards pursuant to Title 20 section 20.14.060.

As described in Finding 1, Evidence “d”, the development occurs over 2 separate legal lots of record. The lots have historically been held in common ownership and have been transferred jointly as one lot. In order to avoid inconsistencies as it relates to site development standards, Condition No. 4 has been added, which will require the Owner to record on title a covenant and agreement to hold these two legal lots under common ownership until such time as the single family dwelling,

accessory dwelling unit, and all associated site improvements have been removed.

- f) Parking. Pursuant to Title 20 section 20.58.040 require that “Single-Family Detached” have a minimum of 2 parking spaces per unit. CIP Part 6, Appendix 15 identified properties that are subject to ADU parking requirements. This property is not identified within the Appendix and is therefore not subject to the ADU parking requirements. The project as proposed consists of a 2-car garage with 3 on-site parking spaces. Therefore, the proposed project complies with the County’s parking regulations.
- g) Design/Neighborhood and Community Character. The project site and surrounding area are designated as being within a Design Control or “D” overlay subject to the regulations outlined in Title 20 Chapter 20.44, which is intended to regulate the location, size, configuration, materials, and color of structures to assure protection of the public viewshed and the neighborhood character. The proposed addition and ADU will mirror the existing single family dwelling, which is designed in a modern, contemporary style. The existing home features clean lines, geometric shapes, and large expanses of windows, which will be mirrored in the addition and accessory structure. As designed, the proposed addition and accessory structure have colors that are consistent with the existing residence and nearby residences, which include smooth off-white cement exterior stucco and black windows. The exterior finishes will not detract from the surrounding environment and are consistent with the surrounding residential neighborhood character. Condition No. 9 has been applied to ensure that an exterior lighting plan is provided and approved prior to the issuance of building permits. Therefore, as designed, sited, and conditioned, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity as outlined in the General Plan, DMF LUP, DMF CIP, and Title 20.
- h) Accessory Dwelling Unit. As demonstrated in Finding 5, the project is consistent with the regulations outlined in Title 20 section 20.64.030.
- i) Cultural Resources. The Monterey County Geographic Information System (GIS) identifies the subject property as having moderate archaeological sensitivity. Pursuant to DMF CIP section 20.147.080.B.1, a Phase I Archaeological Survey (County of Monterey Library No. LIB250110) was prepared. The survey found no indicators of culturally significant materials on site. There is no evidence that any cultural resources would be disturbed by this project. The potential for inadvertent impacts on cultural resources is limited and will be controlled by the application of the County’s standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.
- j) Biological Resources. In accordance with the DMF LUP Policy 16, *“prior to the approval of development on existing legal lots of record, a biological report shall be prepared by a qualified biologist for the purpose of determining the presence of rare, endangered, and/or sensitive native plant and animal species and habitats and developing appropriate siting and design standards.”* Pursuant to DMF CIP section

20.147.040.B, a Biological Assessment (County of Monterey Library No. LIB250111) was prepared to ascertain if the site contained rare, endangered, and/or sensitive plant or animal species. The biological assessment did not find any indication or evidence of special status species on the site. The Biological Assessment did recommend that if construction activities occur during the nesting period (February 22 – August 1) the applicant shall obtain a nesting bird survey (Condition No. 8). Finally, as the project will occur in close proximity to a 27 inch at breast height Monterey Pine tree and root protection should be implemented prior to construction (Condition No. 7). Therefore, as proposed and conditioned the project will ensure the protection of Biological Resources and complies with the County's regulations.

- k) Legal Nonconforming Pescadero Watershed. DMF LUP Figure 2b identifies the subject property to be within the Carmel Bay "Area of Special Biological Significance" watershed. The Pescadero watershed site coverage is implemented in the DMF CIP section 20.147.030.A.1.b. This limits impervious coverage in the Pescadero Watershed to 9,000 square feet. The property was constructed in 1971 and, pursuant to the 1969 building plans, had impervious coverage similar to that which exists today. Therefore, in this case, the exceedance of the allowed site coverage is a legal non-conforming land use. The property currently has an existing legal non-conforming impervious coverage of 13,140 square feet. The proposed development will maintain the existing impervious site coverage by replacing 3,855 square feet of existing impervious surface areas with pervious material. The addition and other site development improvements total 3,855 square feet of impervious surface area. This will result in no increase in the legal non-conforming impervious coverage and will result in impervious coverage of 13,140 square feet. Title 20 section 20.68.020.C allows for a legal nonconforming land use, Pescadero Watershed Impervious Coverage, to a similar or more restricted nature, subject to a Coastal Development Permit in each case. The proposed project will not result in an expansion of the existing impervious coverage at the time the legal non-conforming impervious coverage was established; therefore, the applicant qualifies to maintain their legal non-conforming status with the approval of a Coastal Development Permit.
- l) Public Access. As demonstrated in Finding 7, the project is in conformance with the public access and recreation policies in the Coastal Act and applicable Local Coastal Program.
- m) Land Use Advisory Committee. The project was reviewed by the Del Monte Forest Land Use Advisory Committee on the June 4, 2026 meeting, where the committee unanimously recommended the project for approval (5 ayes, 0 noes, 1 absent).
- n) HCD-Planning staff conducted a site inspection on November 21, 2025 to verify that the project on the subject parcel conforms to the plans listed above.
- o) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240303.

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, Pebble Beach Community Service District, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and the California Coastal Commission. 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 technical reports were prepared for this property and are applicable to the proposed development:
 - “Geotechnical Investigation” (LIB250112), prepared by Grice Engineering Inc., Salinas, CA, February 6, 2025
 - “Phase I Archaeological Assessment” (LIB250110), prepared by Achasta Archaeological Services, Marina, CA, February 2024
 - “Phase I Historic Assessment” (LIB250113), prepared by Anthony Kirk, Ph.D., Palm Springs, February 1, 2025
 - “Biological Assessment” (LIB250111), prepared by Thompson Wildland Management, Monterey, CA February 18, 2025

Upon independent review, staff concurs with the conclusions of the report. There are no physical or environmental constraints that render the site physically unsuitable for the proposed project.
 - c) HCD-Planning staff conducted a site inspection on November 21, 2025 to verify that the project on the subject parcel conforms to the plans listed above.
 - d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN240303.
3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the 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, Pebble Beach Community Service District, HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau, and the California Coastal Commission. 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 utilities will be provided. Domestic water and sewage services are currently, and will continue to be, provided by CalAm through the Monterey Peninsula Water Management District and the Pebble Beach Community Services District (CSD). The applicant

provided correspondence from CalAm confirming the existing service connection to the property.

- c) HCD-Planning staff conducted a site inspection on November 21, 2025 to verify that the project on the subject parcel conforms to the plans listed above.
- d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN240303.

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 County of Monterey HCD-Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) HCD-Planning staff conducted a site inspection on November 21, 2025 to verify that the project on the subject parcel conforms to the plans listed above.
 - c) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN240303.

5. **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 construction of an 1,100 square foot Accessory Dwelling Unit (ADU) that includes independent living facilities as shown in the attached plans (See attached plans and Finding 1). ADU's within the Del Monte Forest require a Coastal Administrative Permit, pursuant to Title 20 section 20.64.030.G.
 - b) As proposed, the ADU is below the maximum 1,200 square foot floor area and will be the first ADU on the subject property. The proposed ADU is detached from the main dwelling and will be consistent with the design of said existing residence.
 - c) CIP Part 6, Appendix 15 identified properties that are subject to ADU parking requirements. This property is not identified within the Appendix; therefore, it is not required to provide a parking space for the ADU. Therefore, the project is consistent with the requirements of Title 20, section 20.64.030.E.5.
 - d) The ADU meets the required site development standards and design criteria defined in Title 20 sections 20.14.060 and 20.64.030.E.3 and Chapter 20.44 (see Finding 1, Evidence "e" and "g").
 - e) 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).

- f) HCD-Planning staff conducted a site inspection on November 21, 2025 to verify that the project on the subject parcel conforms to the plans listed above. Staff researched County records to assess if any violation exists on the subject property and found no violations. (see Finding 4 and supporting evidence).
- g) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240303.

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

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Sections 15301 (e) and 15303 (a) and (e) categorically exempt additions to a single family dwelling and construction of single family dwelling and accessory structure in residential zones.
 - b) The proposed project includes a 730 square foot addition to the existing single-family dwelling and the construction of a si attached garage and the construction of a 1,100 square foot ADU with an attached 600 square foot exercise and golf simulation room. The project has public services and facilities are available, and will not have a significant impact on the environment. Therefore, the project qualifies for a Class 1 and Class 3 categorical exemption pursuant to Section 15301 (e) and 15303 (a) and (e) of the CEQA guidelines.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on November 21, 2025.
 - d) 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. The project site is not located in an environmentally sensitive area, and will not impact an environmental resource of hazardous or critical concern. The project location is not within a sensitive environment. There is no cumulative impact without any prior successive projects of the same type in the same place, over time, and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site, nor is it located near or within view of a scenic highway.
 - e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240303.

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

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in DMF CIP Section 20.147.130, can be demonstrated.
 - b) The subject property is not described as an area where the Local Coastal Program requires physical public access (Figure 8, Major Public Access and Recreational Facilities, in the DMF LUP).
 - c) The subject project site is not identified as an area where the Local Coastal Program requires visual public access (Figure 3, Visual Resources, in the DMF LUP).
 - d) Based on the project location and its topographical relationship to visual public access points in the area, the development proposal will not interfere with visual access along 17-Mile Drive or from Point Lobos. Consistent with DMF LUP Policies 123 and 137, the proposed development will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity.
 - e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240303.

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

- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Title 20, Section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) Coastal Commission. Pursuant to Title 20, Section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development between the sea and the first through public road paralleling the sea (i.e., State Route/Highway 1).

DECISION

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

- 1) Find the project qualifies as a Class 1 and 3 Categorical Exemption pursuant to CEQA Guidelines section 15301 and 15303, and there are no exceptions pursuant to section 15300.2; and
- 2) Approve a Combined Development Permit consisting of a:
 - a. Coastal Administrative Permit and Design Approval to allow the construction of a 730 square foot addition to an existing 3,745 square foot single family dwelling with a detached 810 square foot garage;
 - b. Coastal Administrative Permit and Design Approval to allow construction of a 1,100 square foot accessory dwelling unit with an attached 600 square foot exercise room and golf simulator; and
 - c. Coastal Development Permit to allow modifications to a legal non-conforming land use (Pescadero Watershed Impervious Coverage).

PASSED AND ADOPTED this 25th day of June, 2026:

Mike Novo AICP, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION 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.

County of Monterey HCD Planning

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

PLN240303

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN240303) allows construction of a 730 square foot addition to an existing 3,745 square foot single family dwelling with a detached 810 square foot garage, construction of a detached 1,100 square foot accessory dwelling unit with an attached 600 square foot exercise room and golf simulator, and associated site improvements, including modifications to a legal non-conforming land use (Pescadero Watershed Impervious Coverage). The property is located at 3152 Spruance Road, Pebble Beach (Assessor's Parcel Number 008-501-006-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number 26-) was approved by the Zoning Administrator for Assessor's Parcel Number 008-501-006-000 on June 25, 2026. The permit was granted subject to 9 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. PDSP001 - COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, the Applicant/Owner shall record on title a "COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL" or an equivalent agreement, approved as to form by the Office of County Counsel, that requires the Applicant/Owner and its successors to hold the two properties under common ownership until such time as the single family dwelling, accessory dwelling unit, and all associated site improvements have been removed.

Compliance or Monitoring Action to be Performed: Prior to issuance of building or grading permits, the Applicant/Owner shall record on title an agreement satisfying the language of this condition.

5. 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.

6. 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.

7. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

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

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

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

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

8. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

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

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

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

Responsible Department: Planning

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

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

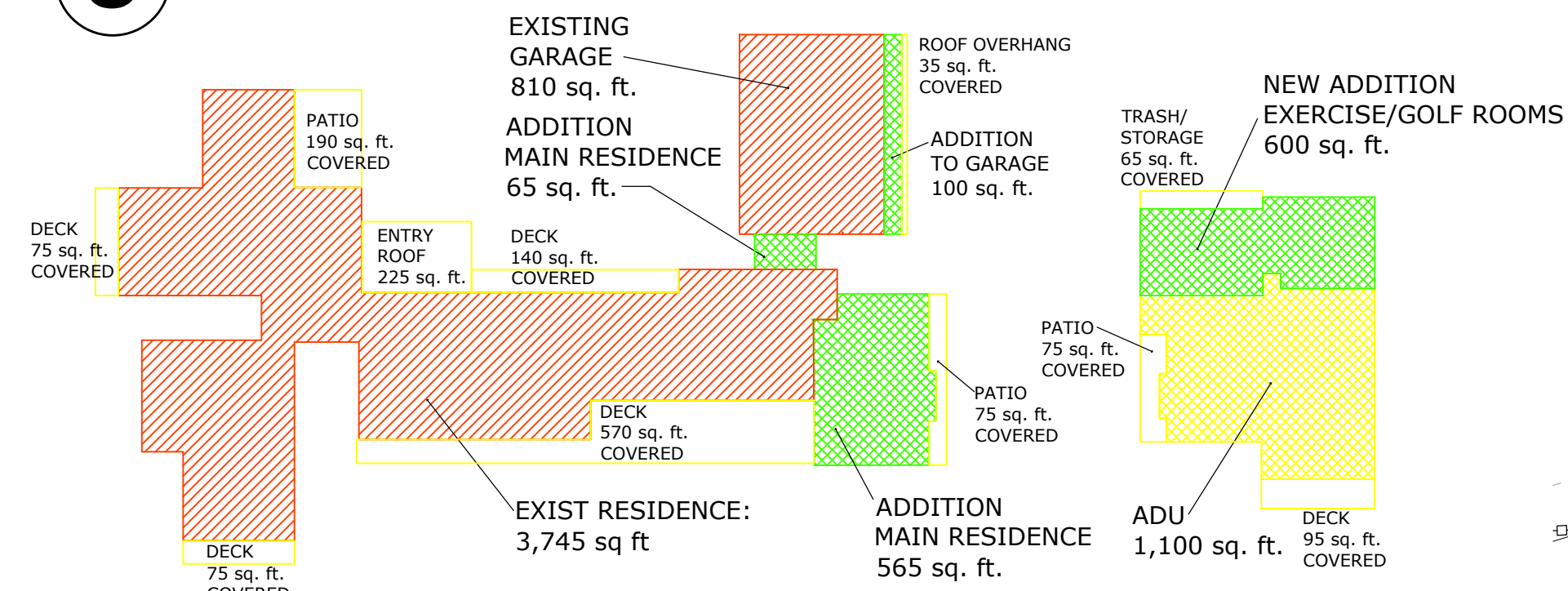
Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

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

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STIVERS' RESIDENCE ADDITION 3152 SPRUANCE RD. PEBBLE BEACH

6 NEW & EXISTING AREA DIAGRAM:



5 BUILDING DATA:

	LOT 2	LOT 3	TOTAL			
			EXISTING	EXIST TO REMAIN	NEW / ADDITION	PROPOSED TOTAL
RESIDENCE:			3,745 sq. ft.	3,745 sq. ft.	1,230 sq. ft.	4,975 sq. ft.
GARAGE:			810 sq. ft.	810 sq. ft.	100 sq. ft.	910 sq. ft.
NEW ADU:			--	--	1,100 sq. ft.	1,100 sq. ft.
LOT AREA: (2 LEGAL LOTS OF RECORD)	50,490 s.f. 1.16 ac.	44,245 s.f. 1.01 ac.	94,735 sq. ft. 2.174 acres	--	--	94,735 sq. ft. 2.174 acres
FLOOR AREA RATIO: (20% MAX)			4.8% 4,555 / 94,735	--	2.6% 2,430 / 94,735	7.4% 6,985 / 94,735
SITE BUILDING COVERAGE: (15% MAX) (INCL. COVERED DECK)			6.3% 5,930 / 94,735	--	2.8% 2,675 / 94,735	9.1% 8,605 / 94,735
IMPERVIOUS COVERAGE			13.9% 13,140 / 94,735	(SEE SHEET A1.3)	(SEE SHEET A1.3)	13.9% 13,140 / 94,735

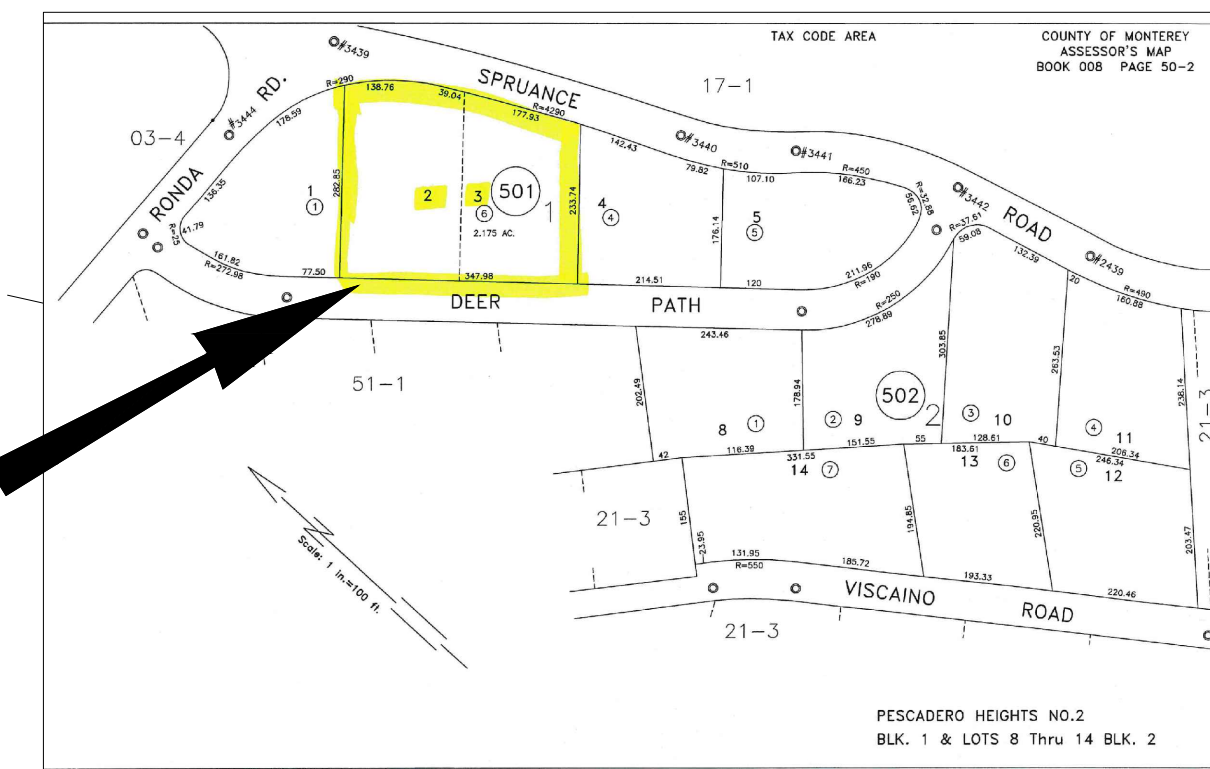
4 ZONING DATA:

ASSESSORS PARCEL ID: 008-501-006-000
(2 LEGAL LOTS OF RECORD; ONE APN AS NOTED ABOVE)
ADDRESS: 3152 SPRUANCE ROAD
PARCEL SIZE: 2.219 Acres
ZONING: LDR/1-D(CZ)
PLANNING AREA: Del Monte Forest LUP
Community: PEBBLE BEACH

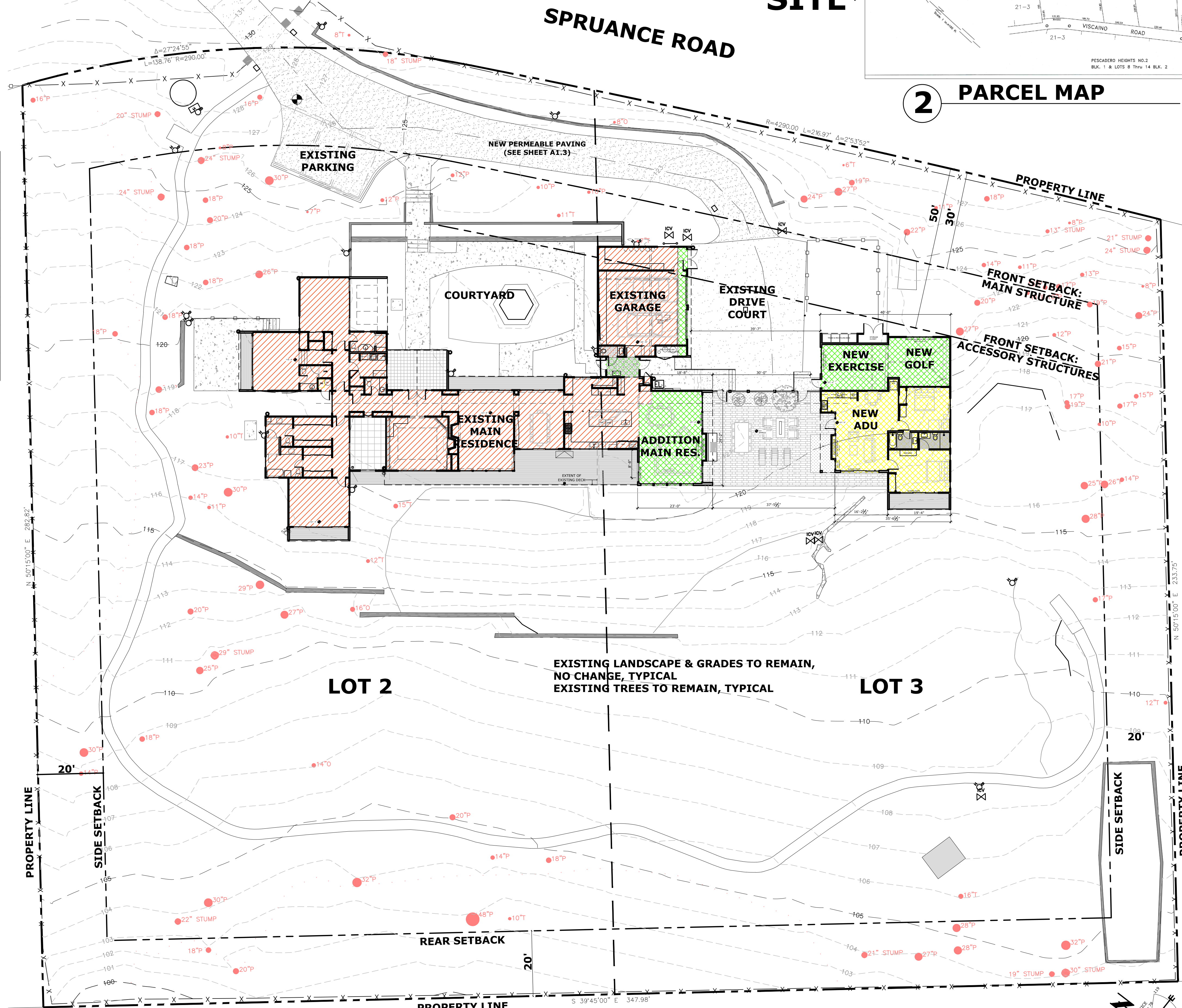
Historical Site: None
Archaeological Sensitivity: Moderate
School District: Carmel Unified
Fire District: Pebble Beach CSD
Water Mngmnt. Agency: MPWMD
Sewer Service Provider: Pebble Beach CSD

3 LIST OF SHEETS:

- A1.0 PROPOSED SITE / FLOOR PLAN and PROJECT DATA
- A1.1 PROPOSED PARTIAL SITE / FLOOR PLAN
- A1.2 CONSTRUCTION PARKING PLAN
- A1.3 IMPERVIOUS COVERAGE PLAN
- A2.0 PROPOSED FLOOR PLAN
- A2.1 PROPOSED FLOOR PLAN
- A3.0 PROPOSED EXTERIOR ELEVATIONS
- A3.1 PROPOSED EXTERIOR ELEVATIONS
- A3.2 PROPOSED EXTERIOR ELEVATIONS
- A4.0 EXTERIOR LIGHTING PLAN
- A5.0 EXTERIOR COLORS & MATERIALS & DETAILS
- A6.1 EXISTING FLOOR PLAN
- A6.2 EXISTING EXTERIOR ELEVATIONS
- A6.3 EXISTING EXTERIOR PHOTOGRAPHS
- C1 COVER & GENERAL NOTES
- C2 TOPOGRAPHY
- C3 GRADING & DRAINAGE PLAN
- C4 UTILITY PLAN
- C5 SECTIONS & DETAILS
- C6 EROSION CONTROL PLAN
- C7 EROSION CONTROL DETAILS



2 PARCEL MAP



1 PROPOSED SITE / FLOOR PLAN: Scale: 1/16"=1'-0"

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OWNER:
Jean & David Stivers
3152 Spruance Road
Pebble Beach, CA 93953

PROJECT:
Renovations & Additions
Stivers Residence
3152 Spruance Road
Pebble Beach, CA 93953
APN # 008-501-006

SHEET TITLE:
PROPOSED SITE / FLOOR PLAN

JOB NO. 06-24
DATE
February 18, 2025 DR Submittal
April 18, 2025 Del Monte ARB Submittal
June 12, 2025 Del Monte ARB Revision #1
March 2, 2026 DR Submittal #2 (Post Covenant Agreement)

A1.0
SHEET OF

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OWNER:
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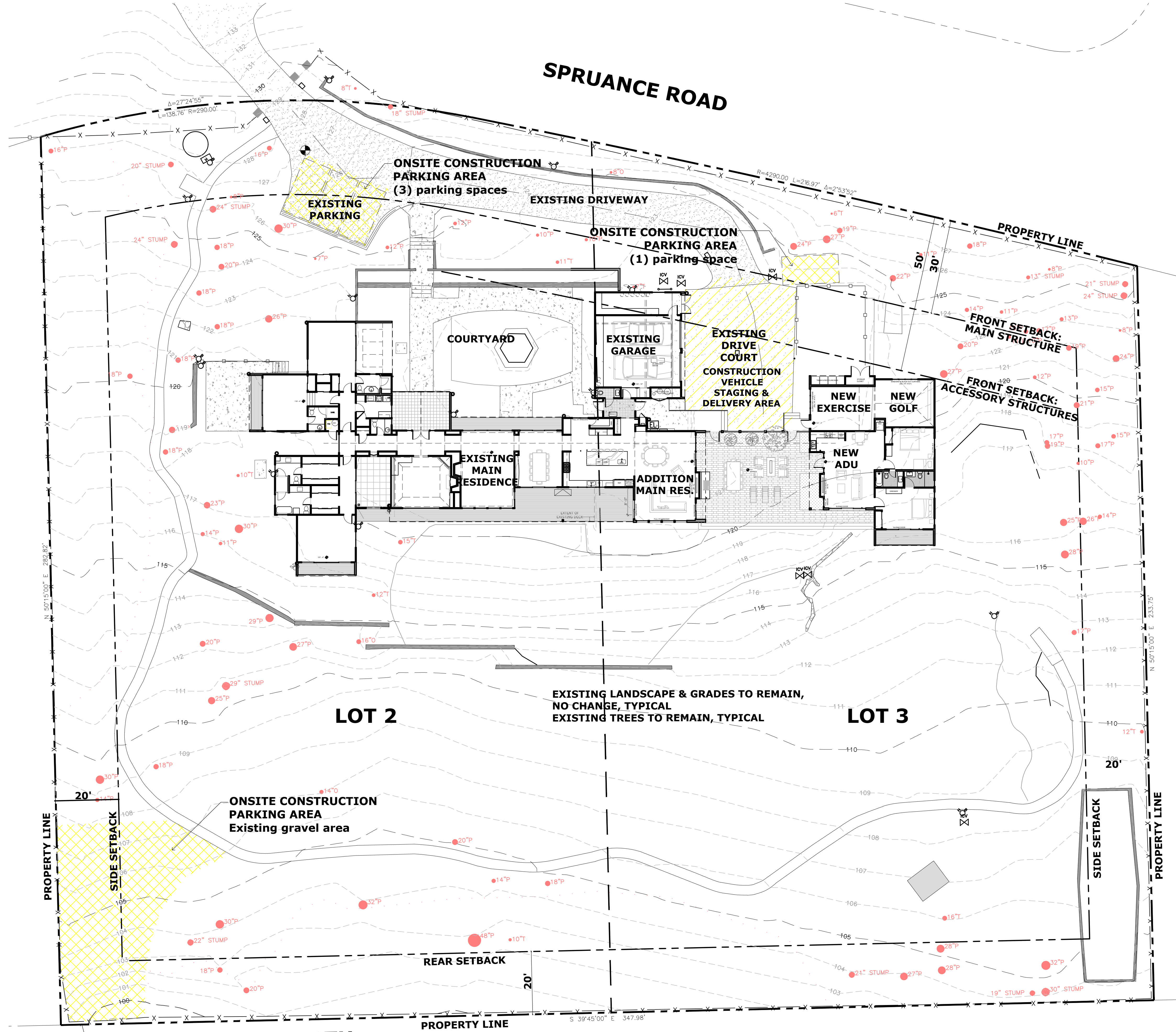
PROJECT:
Renovations & Additions
Stivers Residence
3152 Spruance Road
Pebble Beach, CA 93953
APN # 008-501-006

SHEET TITLE:
CONSTRUCTION PARKING PLAN

JOB NO. 06-24
DATE
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A1.2

SHEET OF



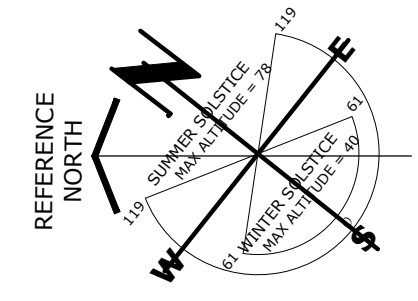
CONSTRUCTION PARKING NOTES:
PER DEL MONTE FOREST CONSTRUCTION REGULATIONS:
All construction related vehicles shall be parked on the property during construction. When no space is available on the construction site, the contractor shall be responsible for parking off-site. In the event of obstruction to the road-right-of-way or the flow of traffic in any way, including the temporary parking of construction related vehicles, the contractor shall provide traffic control facilities and measures, including competent flag people at both ends of the obstruction, to assist in the safe flow of traffic. Submission of a parking management plan shall be required as part of the permit approval process.

LEGEND

- ONSITE CONSTRUCTION PARKING AREA; CONSTRUCTION RELATED VEHICLES SHALL BE PARKED ON PROPERTY DURING CONSTRUCTION
- ONSITE CONSTRUCTION TEMPORARY VEHICLE STAGING & DELIVERY AREA

1 PROPOSED CONSTRUCTION PARKING PLAN
Scale: 1/16"=1'-0"

SEE SITE PLAN ON SHEET A1.0 FOR EXTENTS OF PROPERTY;
SEE SITE PLAN ON SHEET A1.1 FOR PARTIAL SITE PLAN
IN AREA OF PROPOSED ADDITION AND ADU



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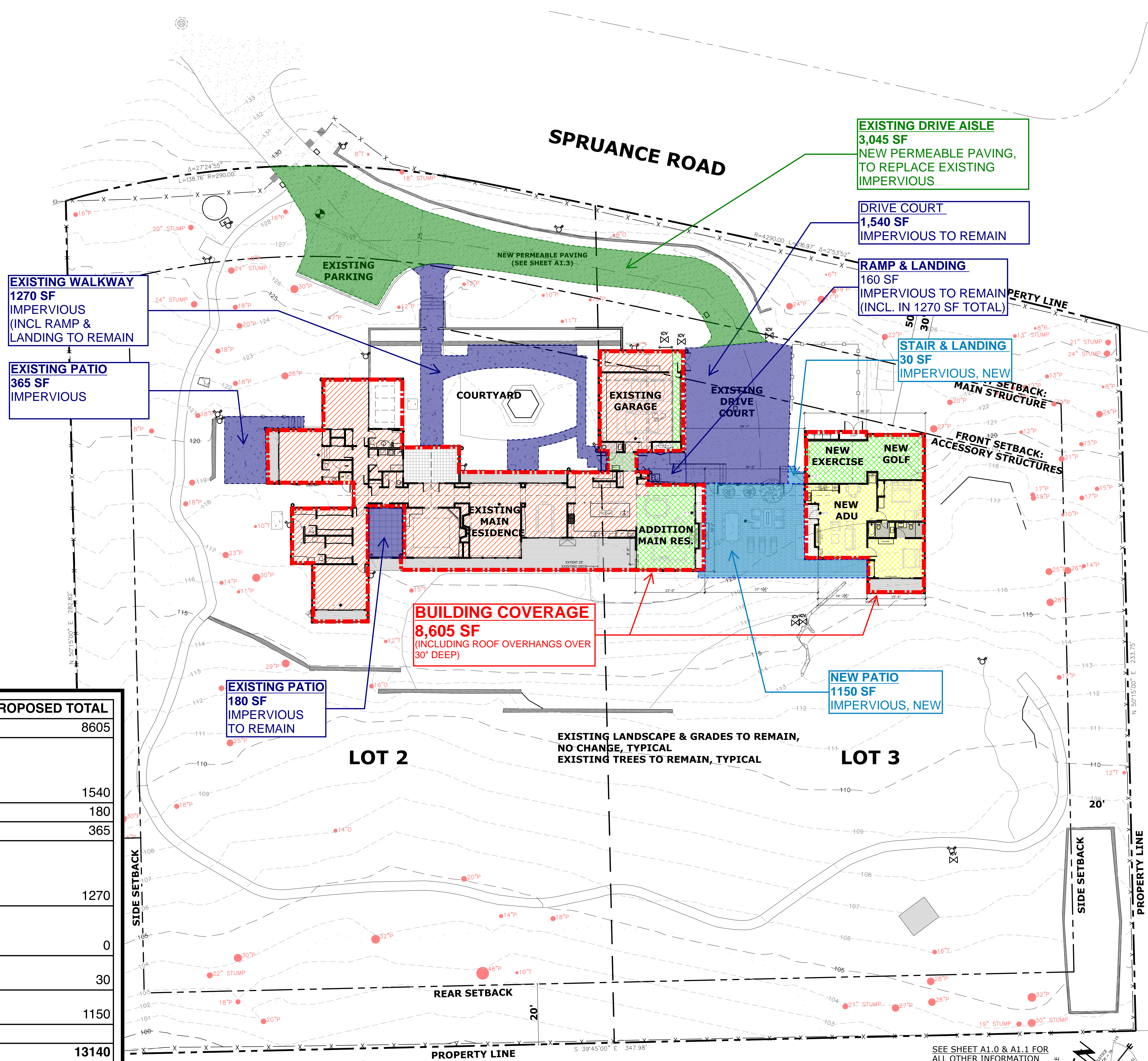
PROJECT:
Renovations & Additions
Stivers Residence
3152 Spruance Road
Pebble Beach, CA 93953
APN # 008-501-006

SHEET TITLE:
PROPOSED IMPERVIOUS COVERAGE PLAN

JOB NO. 06-24
DATE
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April 18, 2025 Del Monte ARB Submittal
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A1.3
SHEET OF

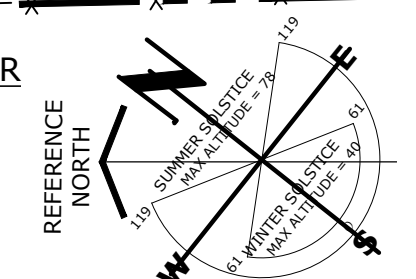
IMPERVIOUS AREA	EXISTING	NEW / ADDITION	PROPOSED TOTAL
BLDG SITE COVERAGE	5930	2675	8605
(E) DRIVEWAY INCL DRIVE COURT <i>(Replace portion of driveway with new Permeable Paving)</i>	4585	-3045	1540
(E) PATIO AT LIBRARY	180		180
(E) PATIO AT BEDROOM#2	365	0	365
(E) CONC WALKWAY AT COURTYARD <i>(65 SF Removed at new Mud Room)</i>	1335	-65	1270
(E) PAVERS AT KITCHEN <i>(Removed at new patio & addition)</i>	745	-745	0
(N) PAVING FROM DRIVE AT ADU ENTRY		30	30
(N) PATIO <i>(New Impervious Paving)</i>		1150	1150
IMPERVIOUS AREA TOTAL	13140	0	13140



**1 PROPOSED SITE / FLOOR PLAN:
IMPERVIOUS COVERAGE**

SEE SHEET A1.0 & A1.1 FOR ALL OTHER INFORMATION

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



STIVERS' RESIDENCE ADDITION

3152 SPRUANCE RD. PEBBLE BEACH

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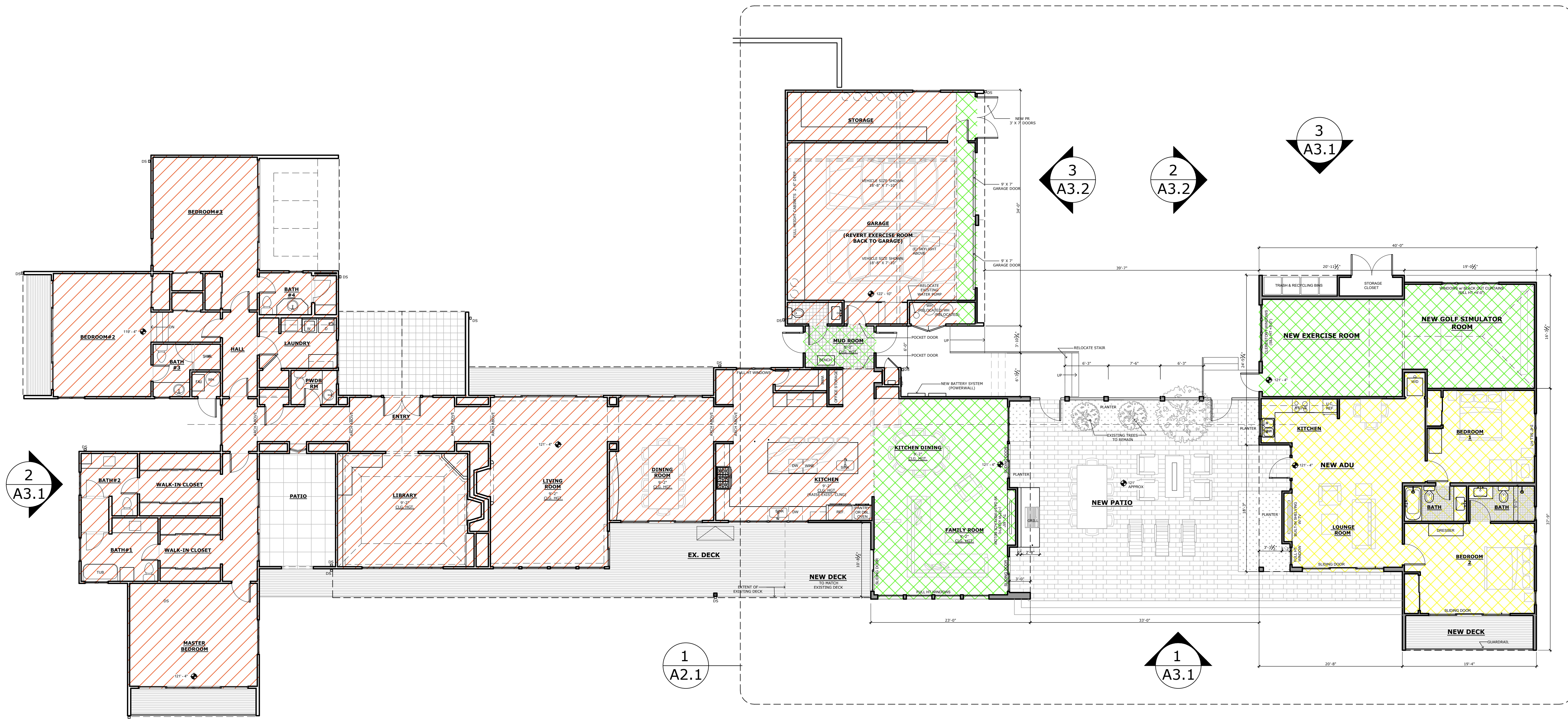
PROJECT:
Renovations & Additions
Stivers Residence
3152 Spruance Road
Pebble Beach, CA 93953
APN # 008-501-006

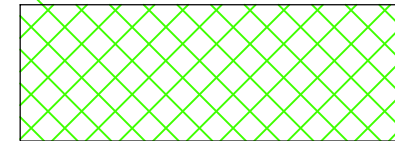
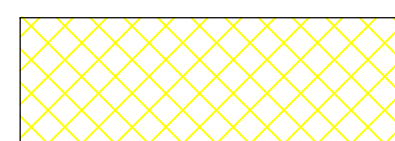
SHEET TITLE:
PROPOSED FLOOR PLAN

JOB NO. 06-24
DATE
February 18, 2025
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April 18, 2025
Del Monte ARB Submittal
June 12, 2025
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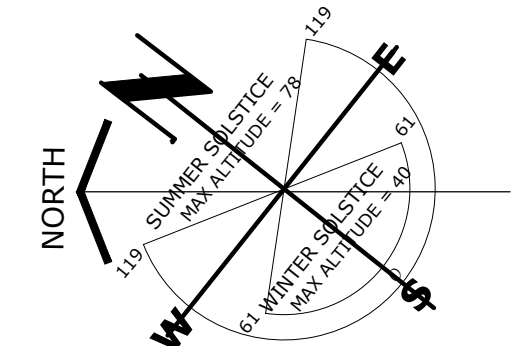
A2.0

SHEET OF



-  EXISTING FLOOR AREA or GARAGE AREA
-  NEW FLOOR AREA
-  NEW ADU FLOOR AREA

1 PROPOSED FLOOR PLAN
Scale: 1/8"=1'-0"



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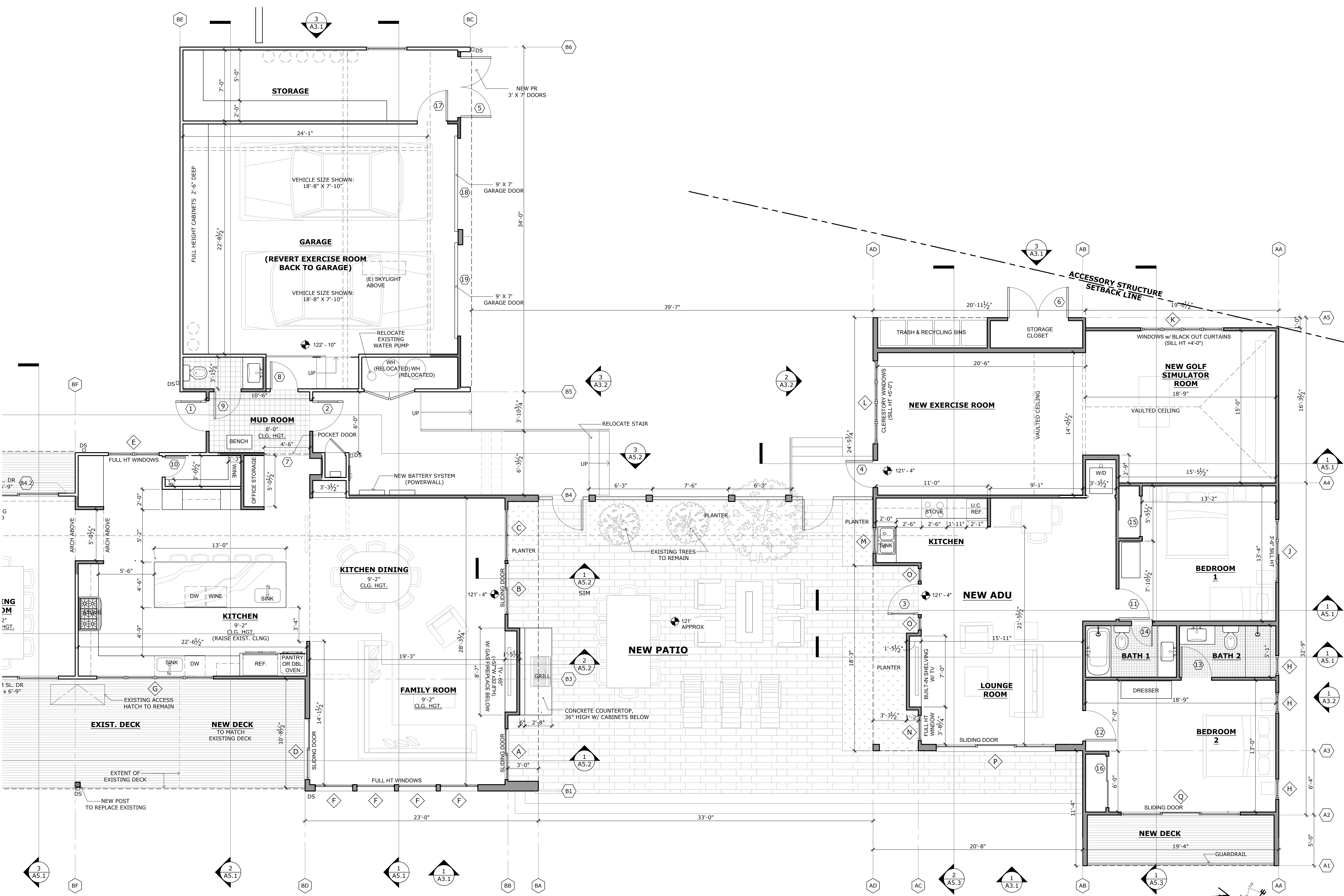
OWNER:
Jean & David Stivers
3152 Spruance Road
Pebble Beach, CA 93953

PROJECT:
Renovations & Additions
Stivers Residence
3152 Spruance Road
Pebble Beach, CA 93953
APN # 008-501-006

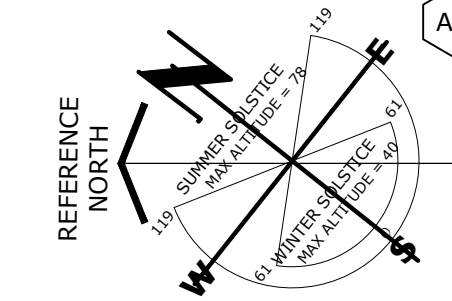
SHEET TITLE:
PROPOSED
PARTIAL
FLOOR PLAN

JOB NO. 06-24
DATE
February 18, 2025
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April 18, 2025
Del Monte ARB Submittal
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A2.1
SHEET
OF



1 PROPOSED PARTIAL FLOOR PLAN
Scale: 1/4"=1'-0"



STIVERS' RESIDENCE ADDITION

3152 SPRUANCE RD. PEBBLE BEACH

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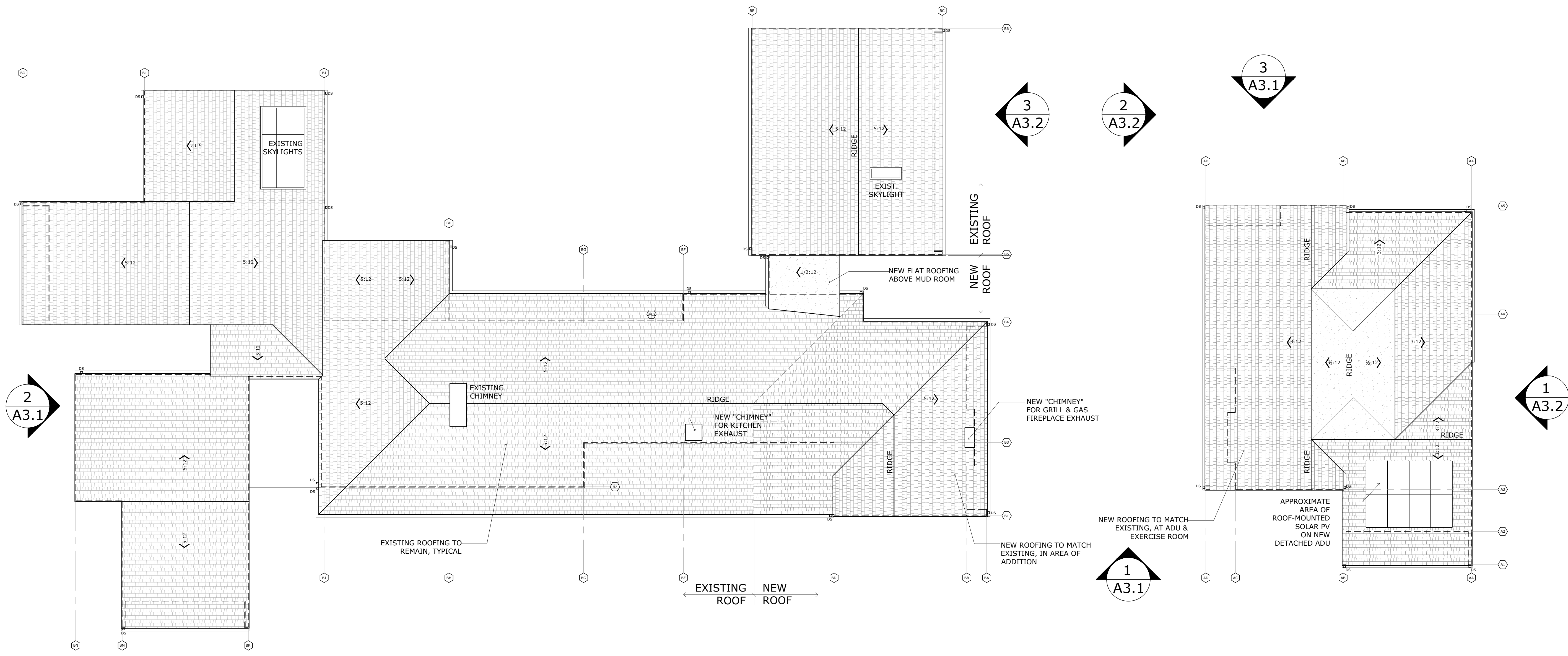
SHEET TITLE:
PROPOSED ROOF PLAN

JOB NO. 06-24
DATE

February 18, 2025
DR Submittal
April 18, 2025
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June 12, 2025
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A2.2

SHEET
OF

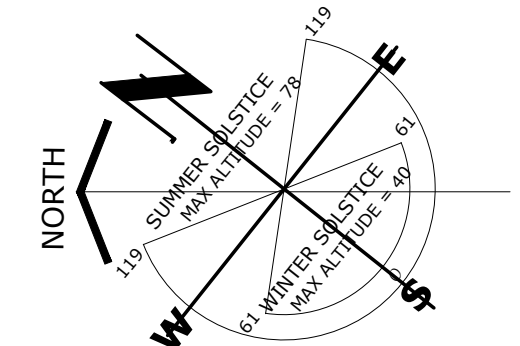


LEGEND

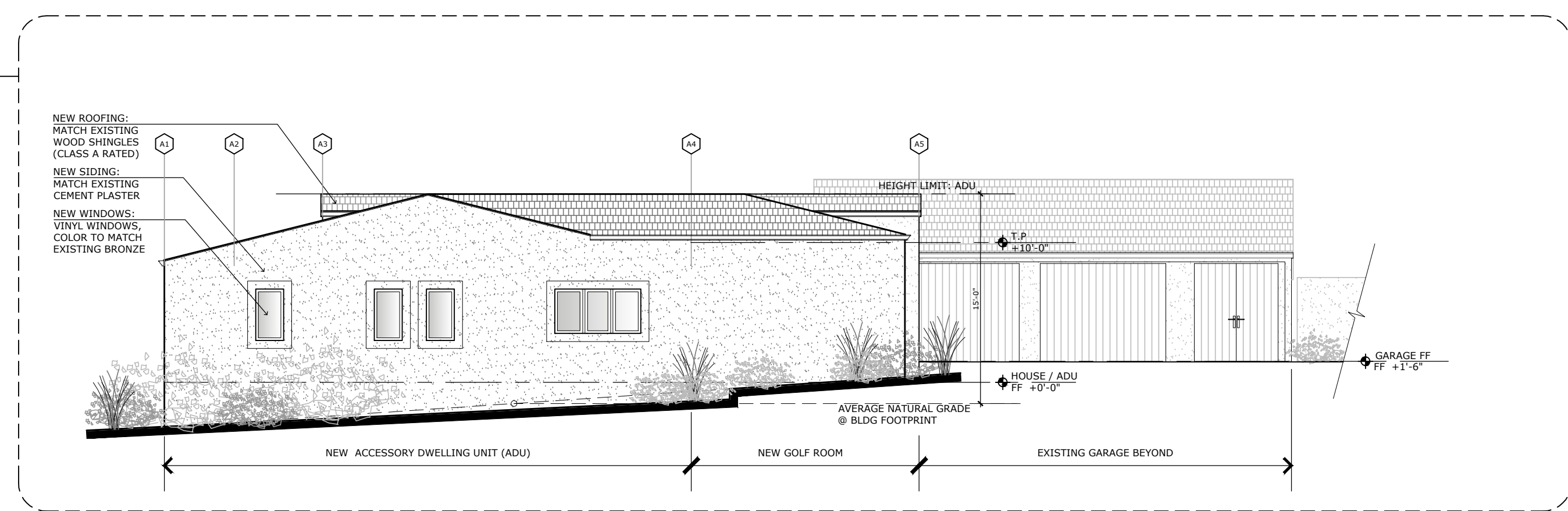
- NEW ROOFING:
WOOD SHINGLES TO MATCH EXISTING
(CLASS A RATED)
- EXISTING ROOFING:
WOOD SHINGLES
- NEW ROOFING:
BUILT-UP ROOFING AT LOW SLOPE ROOF
(CLASS A RATED)

1 PROPOSED ROOF PLAN

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

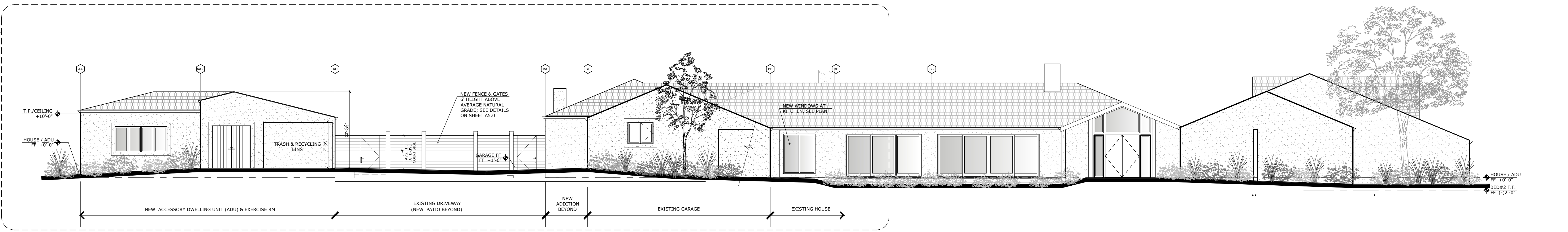


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A3.2



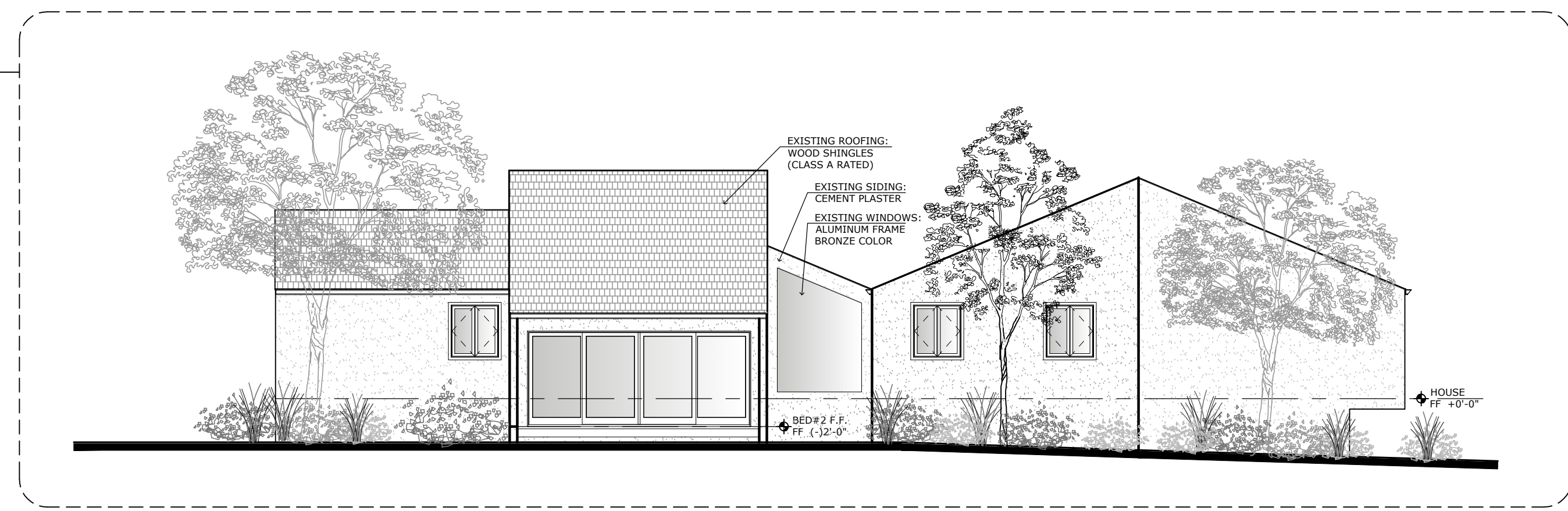
4 PROPOSED SOUTH ELEVATION
Scale: 1/8"=1'-0"

3
A3.1



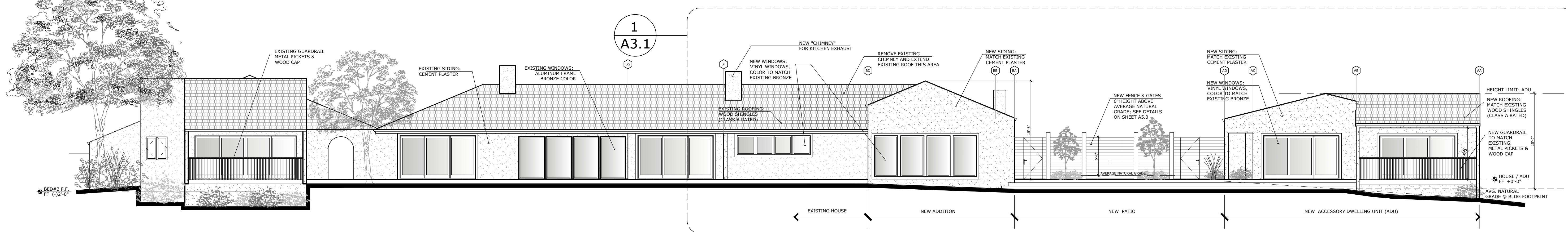
3 PROPOSED EAST ELEVATION
Scale: 1/8"=1'-0"

2
A3.1



2 PROPOSED NORTH ELEVATION (NO CHANGE)
Scale: 1/8"=1'-0"

1
A3.1



1 PROPOSED WEST ELEVATION
Scale: 1/8"=1'-0"

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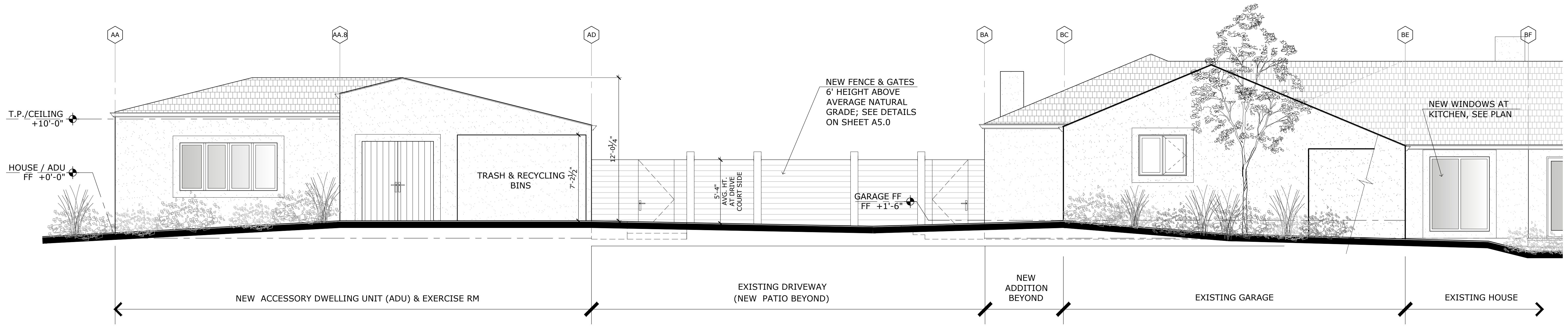
PROJECT:
Renovations & Additions
Stivers Residence
3152 Spruance Road
Pebble Beach, CA 93953
APN # 008-501-006

SHEET TITLE:
PROPOSED ELEVATIONS

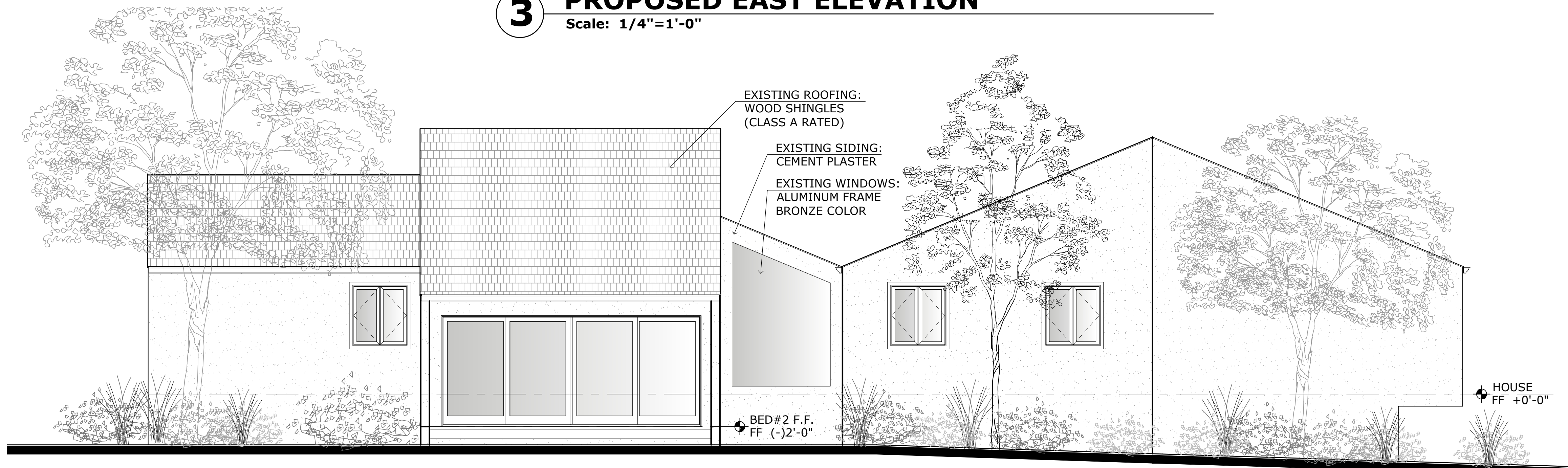
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A3.0

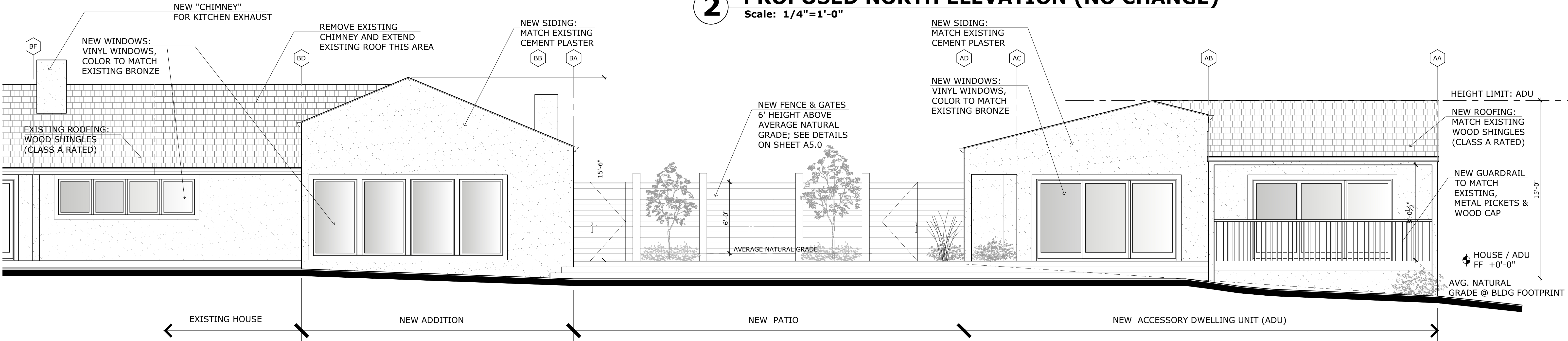
SHEET OF



3 PROPOSED EAST ELEVATION
Scale: 1/4"=1'-0"



2 PROPOSED NORTH ELEVATION (NO CHANGE)
Scale: 1/4"=1'-0"



1 PROPOSED WEST ELEVATION
Scale: 1/4"=1'-0"

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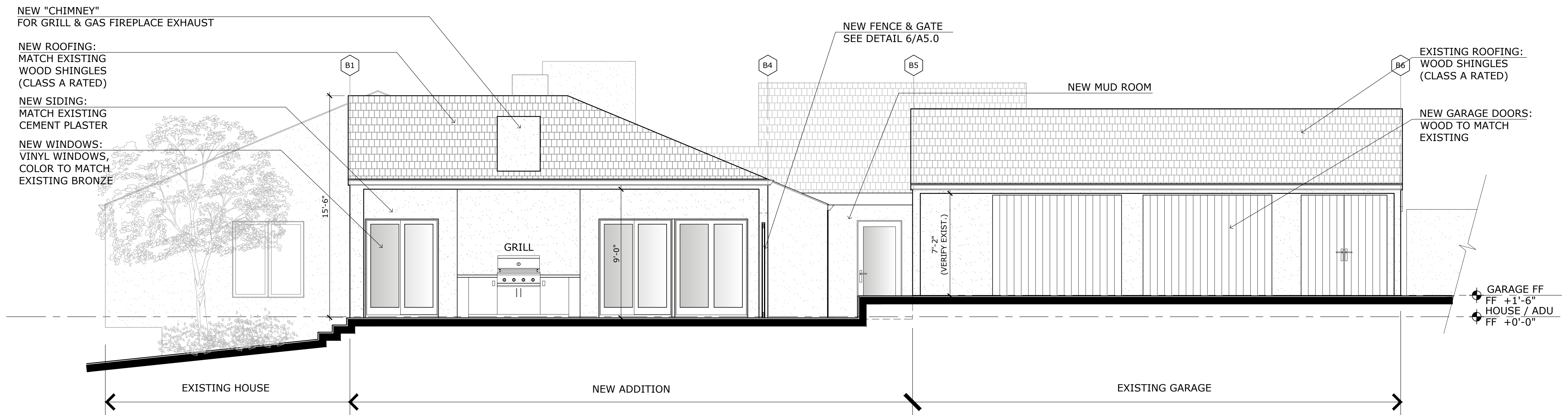
PROJECT:
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Pebble Beach, CA 93953
APN # 008-501-006

SHEET TITLE:
PROPOSED ELEVATIONS

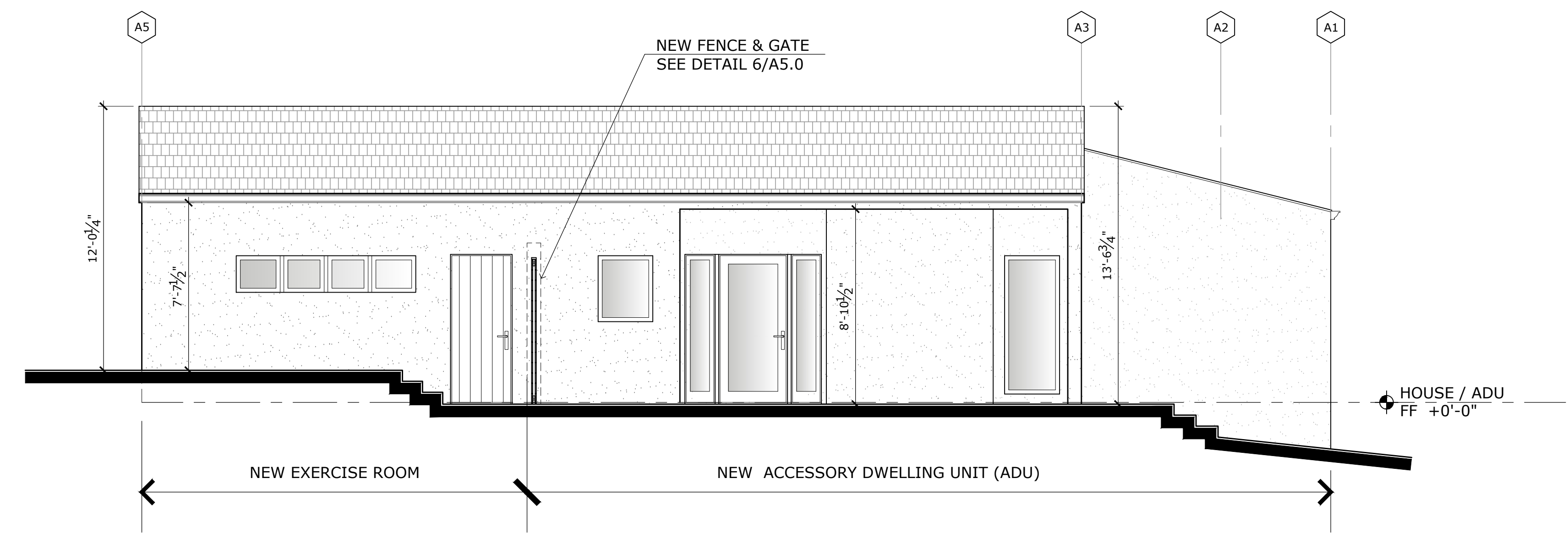
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A3.1

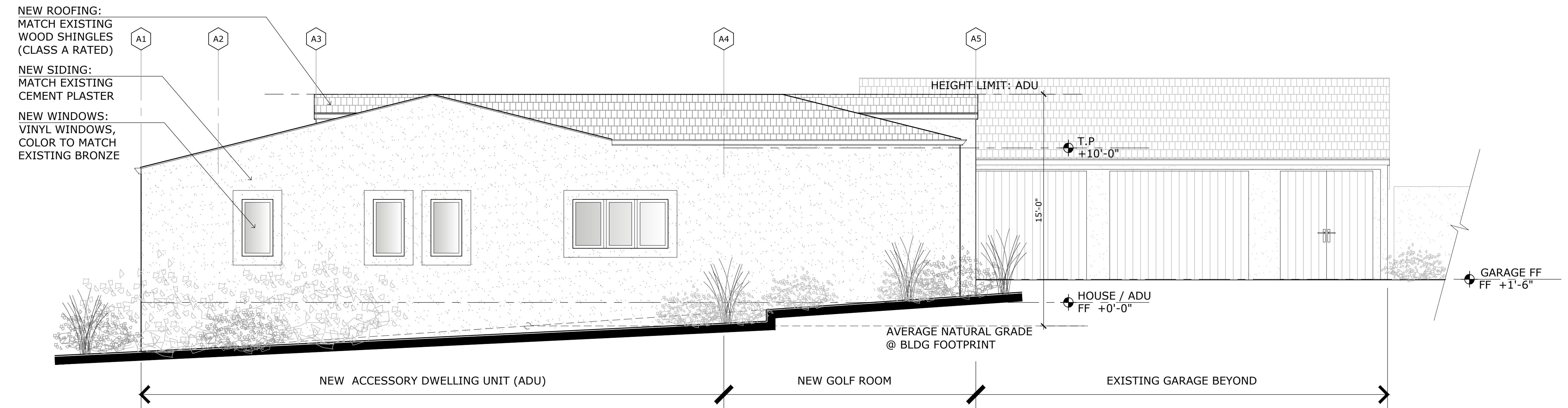
SHEET OF



3 PROPOSED SOUTH ELEVATION @ PATIO
Scale: 1/4"=1'-0"



2 PROPOSED NORTH ELEVATION @ PATIO (ADU)
Scale: 1/4"=1'-0"



1 PROPOSED SOUTH ELEVATION (ADU)
Scale: 1/4"=1'-0"

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SHEET TITLE:
PROPOSED ELEVATIONS

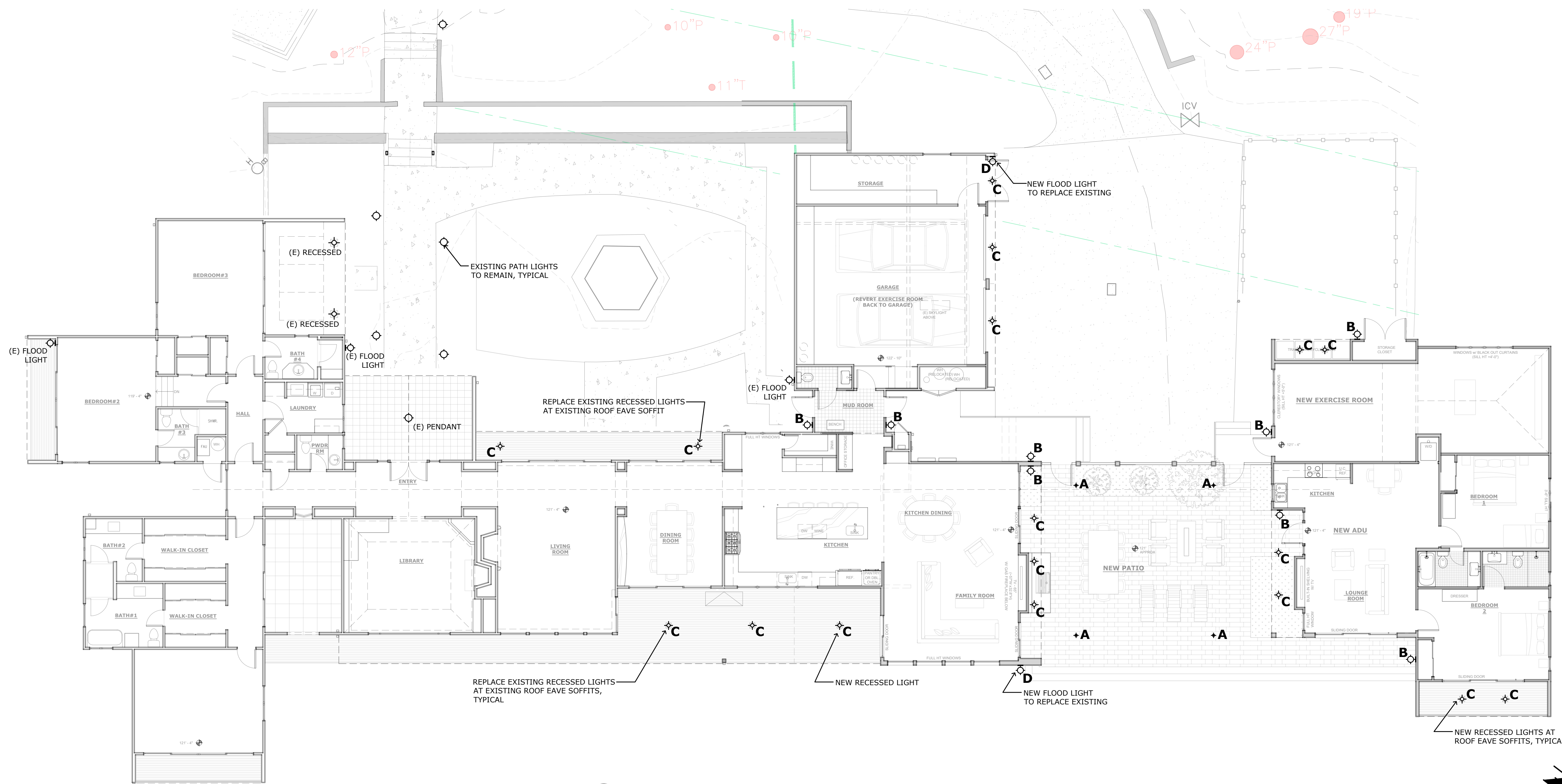
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A3.2

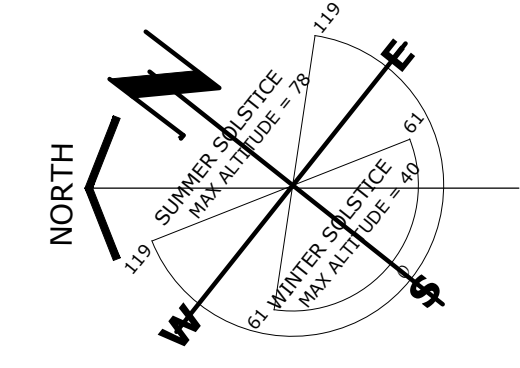
SHEET OF

			
<p>A</p> <p>BOLLARD SITE LIGHTING HINKLEY ATLANTIS 55602BZ OR EQUAL, 8W LED, 3" SQUARE BY 30" TALL, BRONZE FINISH</p>	<p>B</p> <p>WALL-MOUNTED SCNCE HINKLEY ATLANTIS 1645SK-LED OR EQUAL, 15W LED, DARK SKY COMPLIANT, 6" BY 9", BRONZE FINISH</p>	<p>C</p> <p>RECESSED FIXTURE ELCO KOTO ARCHITECTURAL DOWNLIGHT, 6" SQUARE TRIM, WHITE FINISH (TO MATCH ADJACENT PLASTER SOFFIT)</p>	<p>D</p> <p>FLOOD LIGHT WAC LIGHTING ENDURANCE WP-LED335 OR EQUAL, 35W LED, SHIELDED DIRECTIONAL FLOOD LIGHT, WHITE FINISH</p>

2 PROPOSED EXTERIOR LIGHTING SCHEDULE



1 PROPOSED EXTERIOR LIGHTING PLAN
Scale: 1/8"=1'-0"



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3152 Spruance Road
Pebble Beach, CA 93953
APN # 008-501-006

SHEET TITLE:
PROPOSED EXTERIOR LIGHTING PLAN

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A4.0

SHEET OF



F WOOD POST & HORIZONTAL SLATS AT NEW PATIO FENCE



E PAVERS AT NEW PATIO



**D NEW WINDOWS AND DOORS
COLOR TO MATCH EXISTING**



**C NEW COMPOSITE DECKING
(AT NEW ADU DECK)**



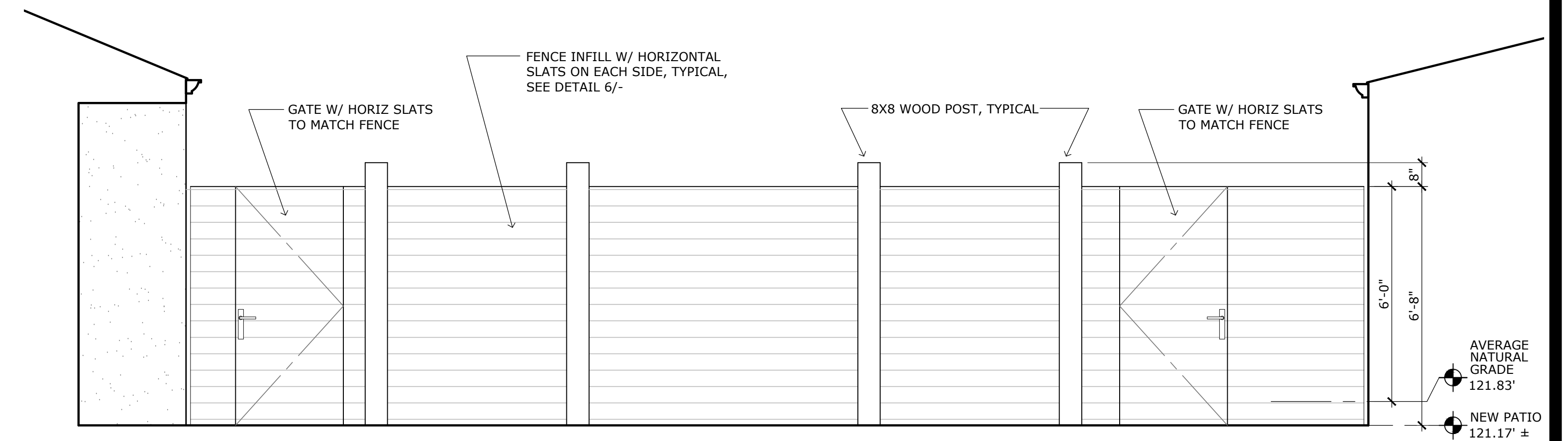
**B NEW WOOD SHINGLE ROOFING
COLOR TO MATCH EXISTING**



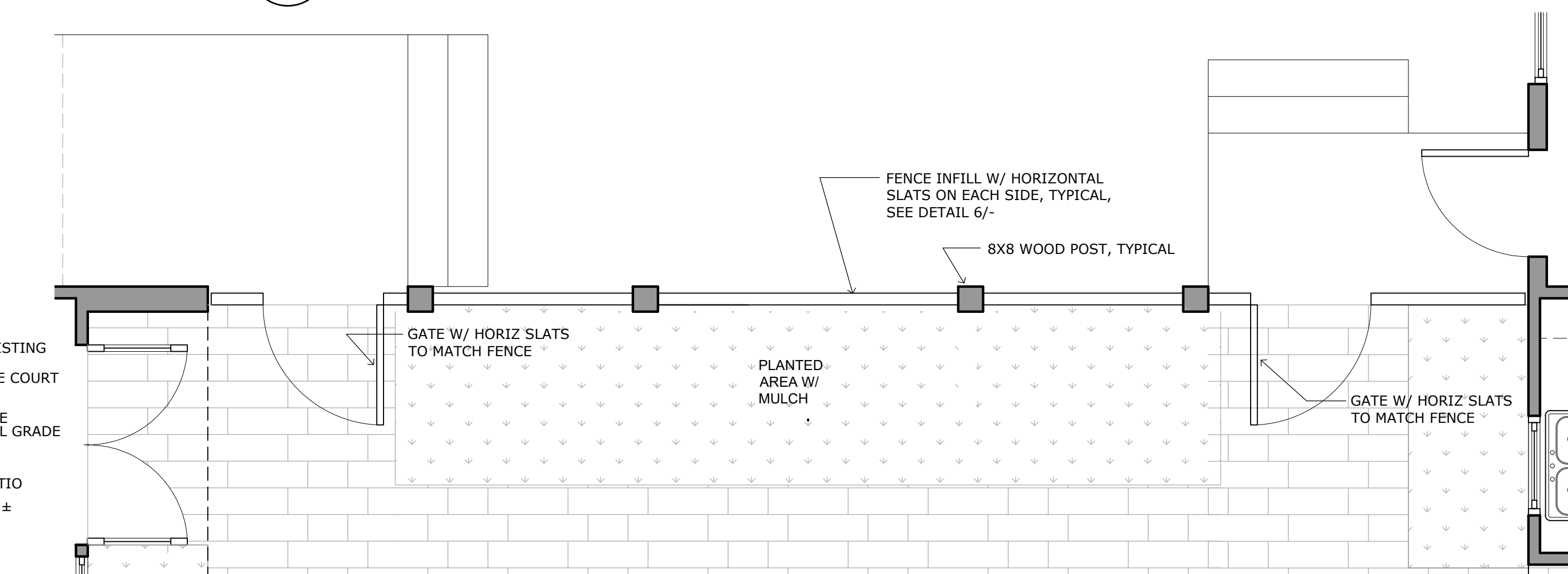
**A NEW CEMENT PLASTER SIDING
COLOR TO MATCH EXISTING**

3 COLOR & MATERIALS PHOTOS
Scale: NOT TO SCALE

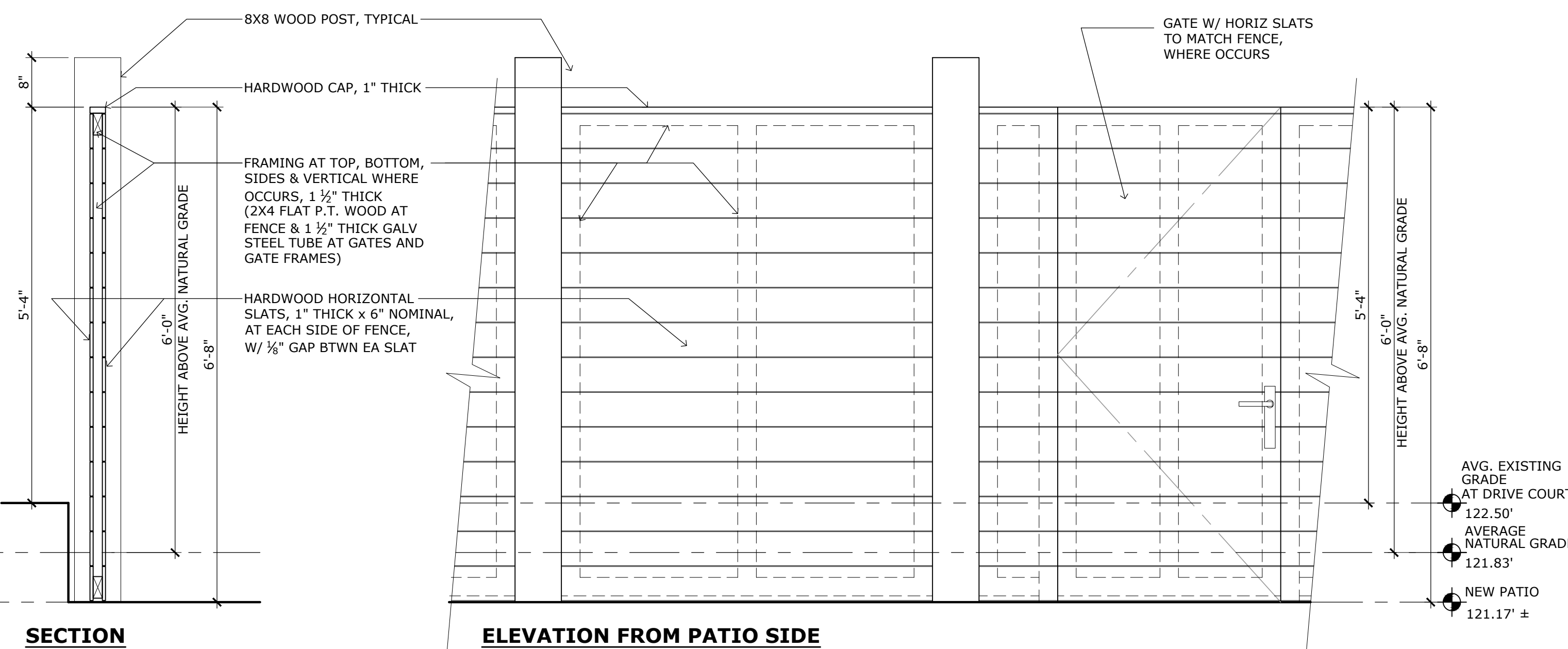
SEE EXTERIOR ELEVATIONS ON SHEETS A3.1 & A3.2
SEE EXISTING PHOTOGRAPHS ON SHEET A6.3



2 PARTIAL WEST ELEVATION AT PATIO FENCE
Scale: 3/8"=1'-0"



1 PARTIAL FLOOR PLAN AT PATIO FENCE
Scale: 3/8"=1'-0"



6 PATIO FENCE DETAILS
Scale: 3/4"=1'-0"

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SAUSALITO, CA 94965
(415) 332-0999

OWNER:
Jean & David Stivers
3152 Spruance Road
Pebble Beach, CA 93953

PROJECT:
Renovations & Additions
Stivers Residence
3152 Spruance Road
Pebble Beach, CA 93953
APN # 008-501-006

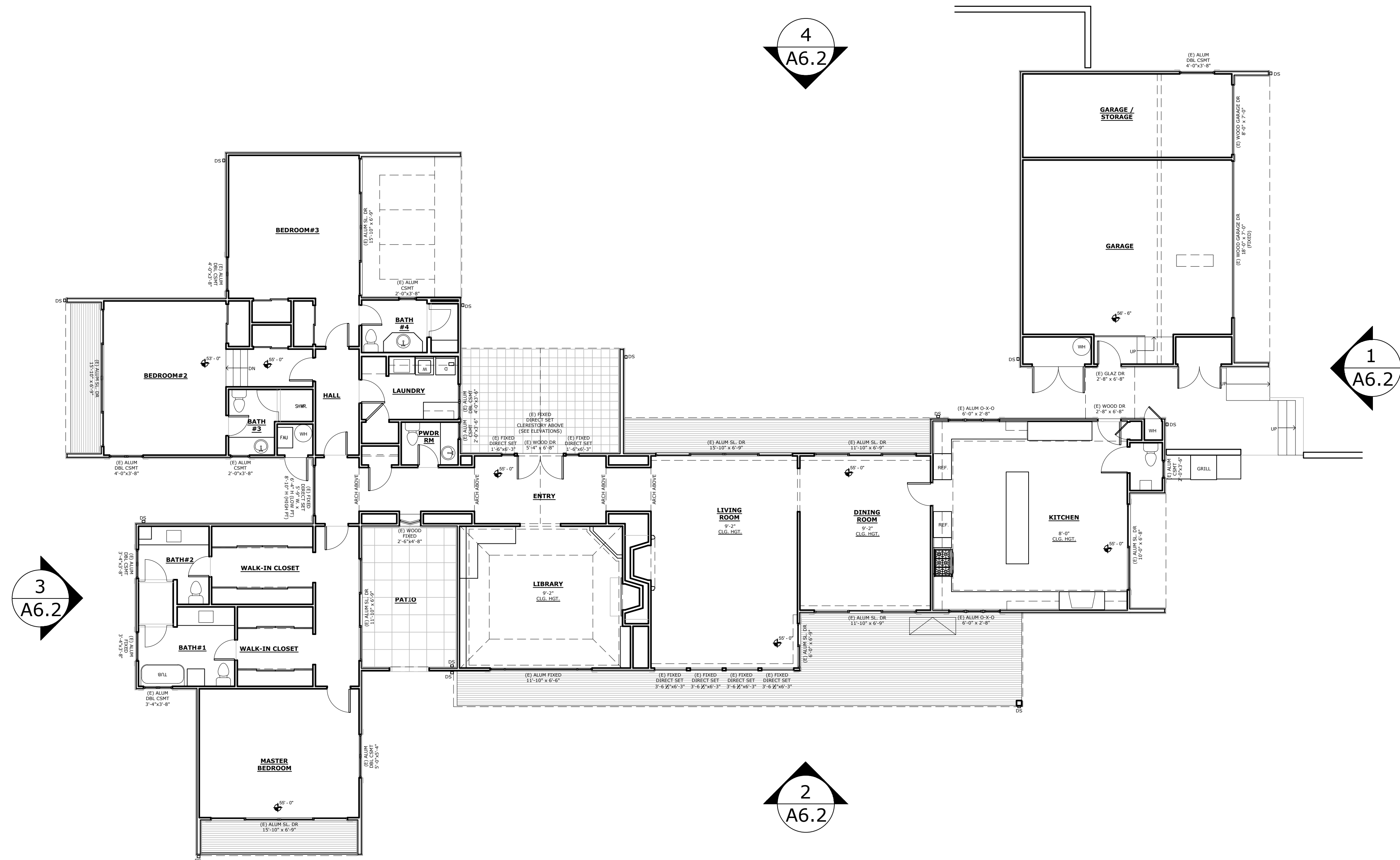
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PROPOSED COLORS & MATERIALS AND EXTERIOR DETAILS

JOB NO. 06-24
DATE
February 18, 2025 DR Submittal
April 18, 2025 Del Monte ARB Submittal
June 12, 2025 Del Monte ARB Revision #1
March 2, 2026 DR Submittal #2 (Post Covenant Agreement)

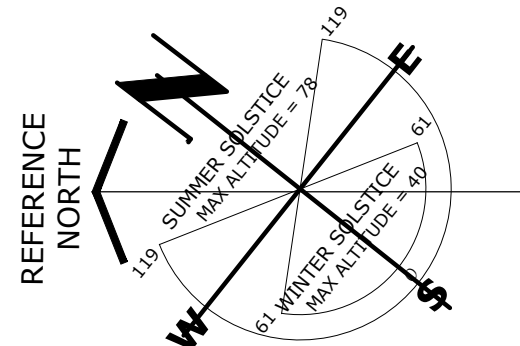
A5.0
SHEET OF

STIVERS' RESIDENCE ADDITION

3152 SPRUANCE RD. PEBBLE BEACH



1 EXISTING FLOOR PLAN
Scale: 1/8"=1'-0"



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SANTA MONICA, CA 90405



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APN # 008-501-006

SHEET TITLE:
EXISTING
FLOOR PLAN

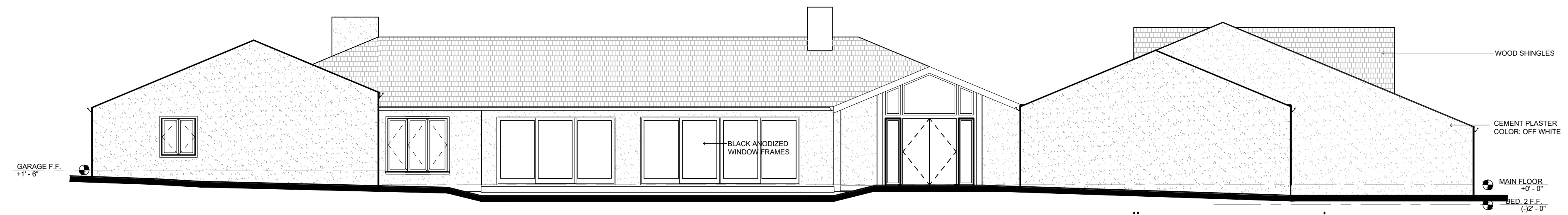
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A6.1

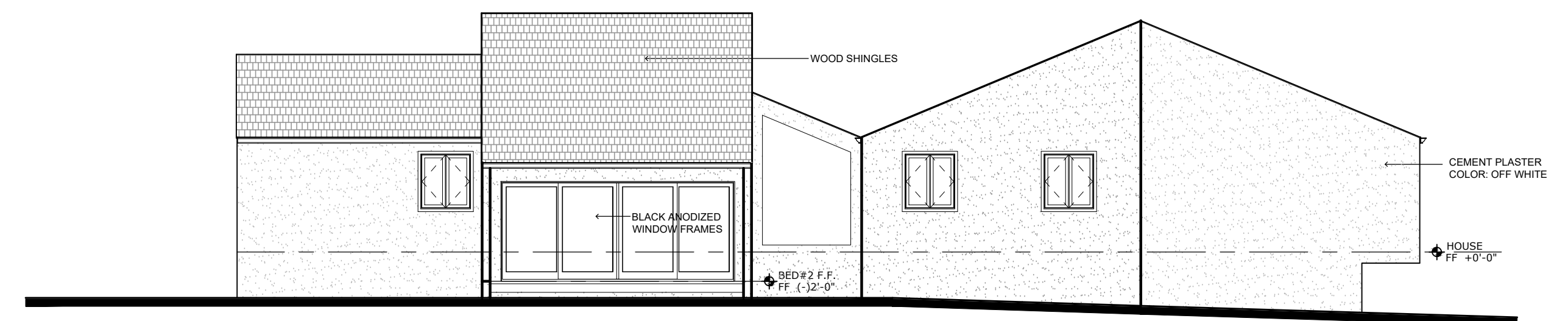
SHEET
OF

STIVERS' RESIDENCE ADDITION

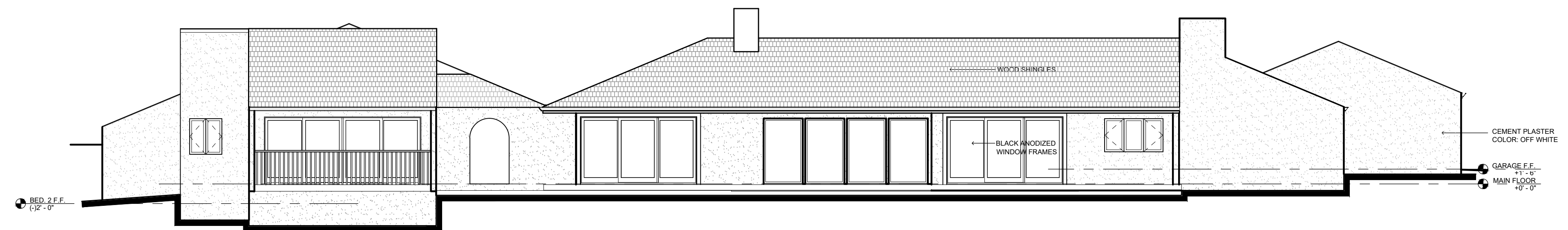
3152 SPRUANCE RD. PEBBLE BEACH



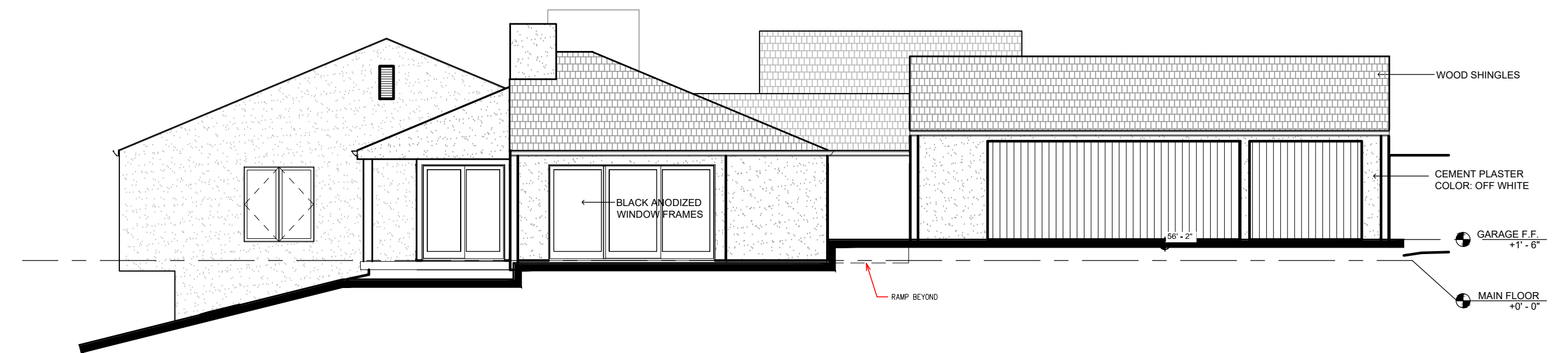
4 EXISTING EAST EXTERIOR ELEVATION
Scale: 1/8"=1'-0"



3 EXISTING NORTH EXTERIOR ELEVATION
Scale: 1/8"=1'-0"



2 EXISTING WEST EXTERIOR ELEVATION
Scale: 1/8"=1'-0"



1 EXISTING SOUTH EXTERIOR ELEVATION
Scale: 1/8"=1'-0"

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A6.2

SHEET
OF

STIVERS' RESIDENCE ADDITION

3152 SPRUANCE RD. PEBBLE BEACH



6 **EXISTING PHOTOGRAPH**
 LOOKING EAST AT EXISTING RESIDENCE;
 AREA OF TO BE RENOVATED AT NEW
 ADDITION TO THE RIGHT



5 **EXISTING PHOTOGRAPH**
 LOOKING NORTHWEST AT EXISTING DECK;
 AREA SHOWN TO REMAIN, NO CHANGE



4 **EXISTING PHOTOGRAPH**
 LOOKING SOUTHWEST AT EXISTING
 RESIDENCE; AREA OF ROOF TO BE RENOVATED
 AT NEW ADDITION ON THE UPPER LEFT



3 **EXISTING PHOTOGRAPH**
 LOOKING NORTHWEST AT EXISTING
 EXTERIOR SIDE OF KITCHEN TO BE
 RENOVATED WITH NEW ADDITION



2 **EXISTING PHOTOGRAPH**
 LOOKING WEST AT EXISTING GARAGE &
 EXTERIOR SIDE OF KITCHEN TO BE
 RENOVATED WITH NEW ADDITION



1 **EXISTING PHOTOGRAPH**
 LOOKING WEST AT EXISTING GARAGE TO
 BE RENOVATED

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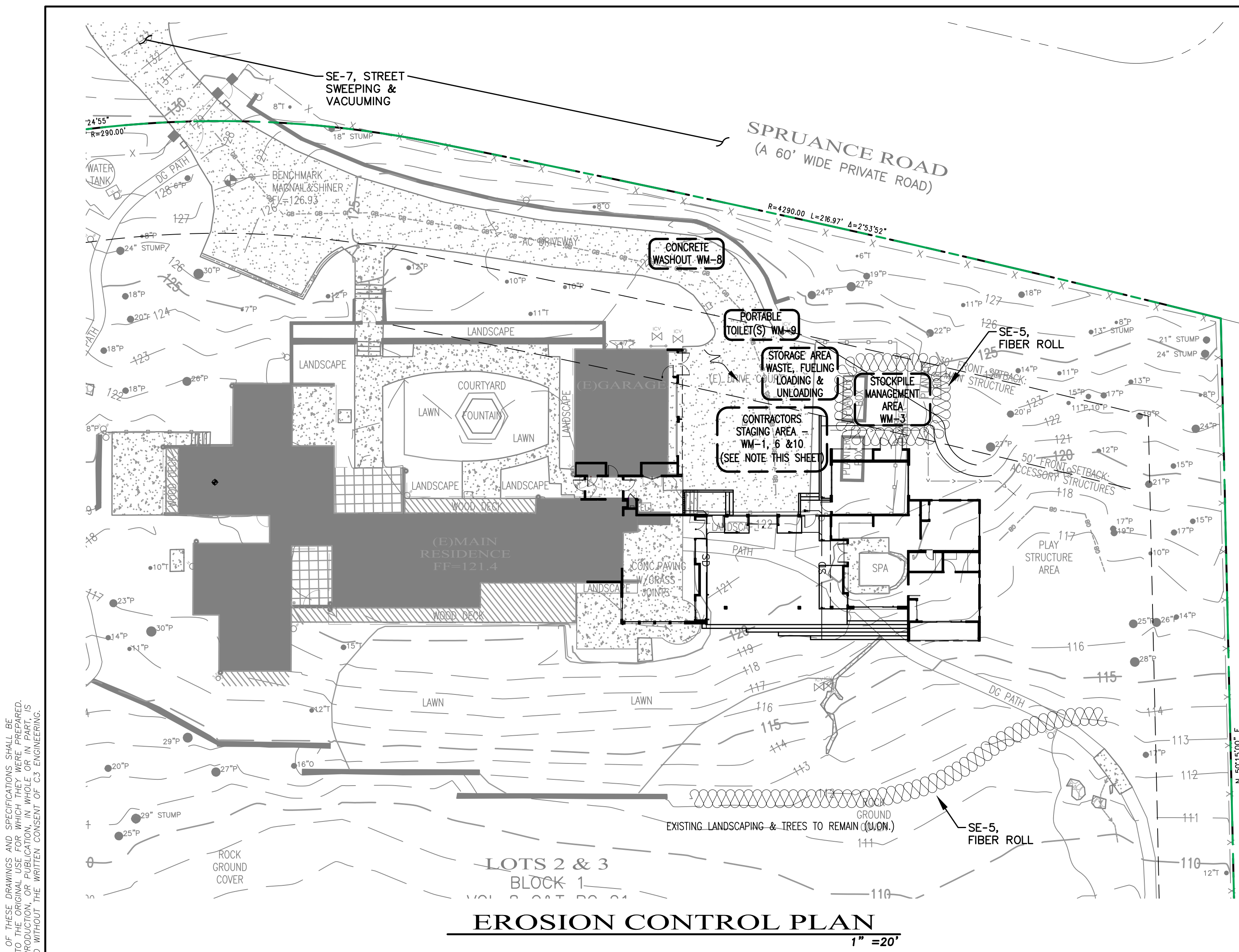
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 3152 Spruance Road
 Pebble Beach, CA 93953
 APN # 008-501-006

SHEET TITLE:
**EXISTING
 EXTERIOR
 PHOTOGRAPHS**

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A6.3
 SHEET
 OF



GENERAL NOTES

- AT ALL TIMES THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MINIMIZE SOIL EROSION AND PREVENT SEDIMENT LADEN RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM. ACCEPTABLE MEASURES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: INSTALLATION OF BERMS, SWALES, SILTING BASINS, CHECK DAMS, SILT FENCES, GRAVEL BAG BARRIERS, FIBER ROLLS, STABILIZED CONSTRUCTION ENTRANCES AND OR STABILIZING EXPOSED SLOPES. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY. DURING CONSTRUCTION THE CONTRACTOR SHALL MAINTAIN THE CITY RIGHT-OF-WAY FREE FROM DEBRIS AND DIRT. ALL BMP'S SHALL BE INSPECTED MONTHLY DURING DRY PERIODS, DAILY DURING THE RAINY SEASON AND IMMEDIATELY BEFORE AND AFTER EACH RAINFALL. REPAIRS SHALL BE MADE IMMEDIATELY TO ANY DAMAGED PORTION OF THE BMP.
- NO GRADING OPERATIONS SHALL BE CONDUCTED DURING THE RAINY SEASON (OCTOBER 1ST - APRIL 30TH) EXCEPT UPON A CLEAR DEMONSTRATION, TO THE SATISFACTION OF THE CITY ENGINEER, THAT ADEQUATE SITE EROSION CONTROL MEASURES ARE TO BE TAKEN TO MINIMIZE RISK OF INCREASED EROSION AND SEDIMENT DISCHARGE FROM THE SITE.
- SHOULD GRADING BE PERMITTED DURING THE RAINY SEASON, THE SMALLEST PRACTICABLE AREA OF ERODIBLE LAND SHALL BE EXPOSED AT ANY ONE TIME DURING GRADING OPERATIONS AND THE TIME OF EXPOSURE SHALL BE MINIMIZED.
- NATURAL FEATURES, INCLUDING VEGETATION TERRAIN, WATERCOURSES AND SIMILAR RESOURCES SHALL BE PRESERVED WHEREVER POSSIBLE.
- PERMANENT VEGETATION AND STRUCTURES FOR EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO OCTOBER 1ST.
- PERMITS SHALL IMPLEMENT BMP'S TO ENSURE THAT VEHICLES DO NOT TRACK OR SPILL EARTH MATERIALS INTO PUBLIC STREETS AND SHALL IMMEDIATELY REMOVE SUCH MATERIALS IF THIS OCCURS. SEDIMENT SHALL BE PREVENTED OR CONTROLLED FROM BEING TRACKED OFF-SITE BY VEHICLES LEAVING THE CONSTRUCTION AREA USING APPROPRIATE BEST MANAGEMENT PRACTICES SUCH AS STABILIZED CONSTRUCTION ENTRANCES/EXITS, STABILIZED CONSTRUCTION ROADWAYS, AND ENTRANCE/EXIT TIRE WASHES.
- TEMPORARY AND PERMANENT SEDIMENT AND DEBRIS CONTROL FACILITIES SHALL BE INSTALLED WHENEVER AND WHEREVER NECESSARY TO PROTECT AND DOWNSTREAM PROPERTIES FROM EROSION AND SEDIMENT DISCHARGE.
- TEMPORARY VEGETATION SUFFICIENT TO STABILIZE THE SOIL AS PERMANENT VEGETATION COVER IS MATURING SHALL BE ESTABLISHED ON A DISTURBED AREAS AS NEEDED AND AS EACH STAGE OF GRADING IS COMPLETED.
- GRADING PROJECTS THAT ARE STARTED BUT NOT COMPLETED BY OCTOBER 1ST OF EACH YEAR ARE TO BE "WINTERIZED" BY INSTALLATION OF PLANNED EROSION AND SEDIMENT CONTROL MEASURES, WHICH SHALL BE MAINTAINED IN GOOD REPAIR THROUGH THE FOLLOWING APRIL 30TH, AND UNTIL THE PROJECT IS COMPLETED.
- WHEN WORK IS ALLOWED, EXISTING GROUND COVER SHALL NOT BE CLEARED, DESTROYED, OR DISTURBED MORE THAN FIFTEEN (15) DAYS PRIOR TO GRADING OR CONSTRUCTION WORK UNLESS APPROVED IN ADVANCE BY THE ENGINEER.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT ARBORESCENT DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
 - PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
 - COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO ARBORESCENT DUST.
 - KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
 - LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
 THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE CITY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
- ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE CITY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
- ALL ON-SITE EROSION CONTROL FACILITIES SHALL BE PROPERLY MAINTAINED BY THE OWNERS FOR THE LIFE OF THE PROJECT SO THAT THEY DO NOT BECOME NUISANCES WITH STAGNANT WATER, HEAVY ALGAE GROWTH, INSECT BREEDING, ODOORS, DISCARDED DEBRIS, AND/OR SAFETY HAZARDS. VEGETATIVE MAINTENANCE REQUIRED MAY INCLUDE MOWING, FERTILIZATION, IRRIGATION AND/OR RESINING.
- INSPECTIONS:
 - THE APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES DURING ACTIVE CONSTRUCTION, TO REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED INTO RECEIVING WATER BODIES.
 - THE APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL DISTURBED AREAS HAVE BEEN STABILIZED AND ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
 - THE APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.
 - THE APPLICANT SHALL PROVIDE CERTIFICATION FROM A LICENSED PRACTITIONER THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTION IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT.

GENERAL NOTES

- WASTE MANAGEMENT POLLUTION CONTROL**
- THE DISCHARGER SHALL PREVENT DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PEROUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM.
 - THE DISCHARGER SHALL ENSURE THE CONTAINMENT OF SANITATION FACILITIES (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER. THE SANITATION FACILITIES SHALL BE CLEANED, REPLACED, AND INSPECTED REGULARLY FOR LEAKS AND SPILLS.
 - WASTE DISPOSAL CONTAINERS SHALL BE COVERED AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT. NO DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE ALLOWED.
 - STOCKPILED MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
 - PROCEDURES SHALL BE DEVELOPED THAT EFFECTIVELY ADDRESS HAZARDOUS AND NONHAZARDOUS SPILLS. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE.
 - SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY.
 - CONCRETE WASHOUT AREAS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND THE SURROUNDING AREAS.
 - DISCHARGER SHALL MAINTAIN VEHICLES TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS. ALL EQUIPMENT OR VEHICLES SHALL BE FUELED, MAINTAINED AND STORED IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMP'S. LEAKS SHALL BE CLEANED IMMEDIATELY AND DISPOSED OF PROPERLY.
 - THE CONTRACTOR SHALL REVIEW CONSTRUCTION ACTIVITIES TO IDENTIFY AND QUANTIFY LIKELY CONSTRUCTION MATERIALS AND WASTES. SPECIAL NOTICE SHALL BE MADE OF MATERIALS AND WASTES WITH SPECIAL HANDLING OR DISPOSAL REQUIREMENTS, SUCH AS LEAD CONTAMINATED SOILS, CONCRETE SAW-CUTTING LIQUIDS, WASTE CHEMICALS AND EMPTY CHEMICAL CONTAINERS. THE CONTRACTOR SHALL FOLLOW ALL MANUFACTURERS' STORAGE AND HANDLING RECOMMENDATIONS AND FOLLOW ALL FEDERAL, STATE, AND LOCAL REGULATIONS. WHERE POSSIBLE, CONTRACTOR SHALL USE SAFER AND LESS POLLUTING PRODUCTS.
- EROSION CONTROL (SOIL STABILIZATION)**
- SUFFICIENT QUANTITIES OF TEMPORARY EROSION CONTROL MATERIALS WILL BE MAINTAINED ON-SITE TO ALLOW FOR IMMEDIATE DEPLOYMENT BEFORE THE ONSET OF RAIN.
 - DISCHARGERS SHALL PROVIDE EFFECTIVE SOIL COVERS FOR INACTIVE AREAS (MORE THAN 14 DAYS UN-DISTURBED) AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL, AND COMPLETED LOTS.
 - DISCHARGERS SHALL LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, THE DISCHARGER SHALL CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION.
 - SPECIAL CARE SHALL BE TAKEN SO THAT NO FILL MATERIALS SHALL BE PLACED, SPREAD, OR ROLLED DURING UNFAVORABLE WEATHER CONDITIONS.
 - IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
- SEDIMENT CONTROL**
- DISCHARGERS SHALL EFFECTIVELY MANAGE ALL RUN-ON, ALL RUNOFF WITHIN THE SITE AND ALL RUNOFF THAT DISCHARGES OFF THE SITE. RUN-ON FROM OFF-SITE SHALL BE DIRECTED AWAY FROM ALL DISTURBED AREAS OR SHALL COLLECTIVELY BE IN COMPLIANCE WITH THE EFFLUENT LIMITATION OF THIS PERMIT.
 - DISCHARGERS SHALL ESTABLISH AND MAINTAIN EFFECTIVE PERMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
 - DISCHARGERS SHALL EFFECTIVELY MANAGE ALL RUN-ON, ALL RUNOFF WITHIN THE SITE AND ALL RUNOFF THAT DISCHARGES OFF THE SITE. RUN-ON FROM OFF-SITE SHALL BE DIRECTED AWAY FROM ALL DISTURBED AREAS OR SHALL COLLECTIVELY BE IN COMPLIANCE WITH THE EFFLUENT LIMITATION OF THIS PERMIT.
 - DISCHARGERS SHALL APPLY LINEAR SEDIMENT CONTROLS ALONG THE TOE OF THE SLOPE, FACE OF THE SLOPE, AND AT THE GRADE BREAKS OF EXPOSED SLOPES.
 - DISCHARGERS SHALL ENSURE THAT CONSTRUCTION ACTIVITY TRAFFIC TO AND FROM THE PROJECT IS LIMITED TO ENTRANCES AND EXITS THAT EMPLOY EFFECTIVE CONTROLS TO PREVENT OFFSITE TRACKING OF SEDIMENT.
 - DISCHARGERS SHALL ENSURE THAT ALL STORM DRAIN INLETS AND PERMETER CONTROLS, RUNOFF CONTROL BMP'S, AND POLLUTANT CONTROLS AT ENTRANCES AND EXITS (E.G. TIRE WASHOFF LOCATIONS) ARE MAINTAINED AND PROTECTED FROM ACTIVITIES THAT REDUCE THEIR EFFECTIVENESS.
 - DISCHARGERS SHALL INSPECT ON A DAILY BASIS ALL IMMEDIATE ACCESS ROADS DAILY.
 - AT A MINIMUM DAILY (WHEN NECESSARY) AND PRIOR TO ANY RAIN EVENT, THE DISCHARGER SHALL REMOVE ANY SEDIMENT OR OTHER CONSTRUCTION ACTIVITY RELATED MATERIALS THAT ARE DEPOSITED ON THE ROADS (BY VACUUMING OR SWEEPING).
 - IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL SEDIMENT CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
- TRACKING CONTROL**
- TRACKING CONTROLS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT, AT ALL ACCESS (INGRESS/EGRESS) POINTS TO THE PROJECT SITE WHERE VEHICLES AND/OR EQUIPMENT MAY TRACK SEDIMENT FROM THE CONSTRUCTION SITE ONTO PUBLIC OR PRIVATE ROADWAYS.
 - IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TRACKING CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
- WIND EROSION CONTROL**
- WIND EROSION CONTROL BMP'S SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT ON ALL DISTURBED SOILS ON THE PROJECT SITE THAT ARE SUBJECT TO WIND EROSION, AND WHEN SIGNIFICANT WIND AND DRY CONDITIONS ARE ANTICIPATED DURING PROJECT CONSTRUCTION. THE OBJECTIVE OF WIND CONTROLS IS TO PREVENT THE TRANSPORT OF SOIL FROM DISTURBED AREAS OF THE PROJECT SITE BY WIND.
 - IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WIND EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
- NON-STORMWATER MANAGEMENT POLLUTION CONTROL**
- NON-STORMWATER DISCHARGES CONSIST OF ALL DISCHARGES TO/FROM A MUNICIPAL STORM WATER CONVEYANCE, WHICH DO NOT ORIGINATE FROM PRECIPITATION EVENTS (I.E., ALL DISCHARGES FROM A CONVEYANCE SYSTEM OTHER THAN STORM WATER).
 - DISCHARGERS SHALL IMPLEMENT MEASURES TO CONTROL ALL NON-STORMWATER DISCHARGES DURING CONSTRUCTION.
 - DISCHARGERS SHALL WASH VEHICLES IN SUCH A MANNER AS TO PREVENT NON-STORMWATER DISCHARGES.
 - DISCHARGERS SHALL CLEAN STREETS IN SUCH A MANNER AS TO PREVENT UNAUTHORIZED NON-STORMWATER DISCHARGES.
 - IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE NON-STORMWATER MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:

LEGEND

- PROPOSED DRAINAGE FLOW
- FIBER ROLL, SEE A/C7

BMP'S

- EROSION CONTROL:**
- EC-1 SCHEDULING
 - EC-2 PRESERVATION OF EXISTING VEGETATION
 - EC-3 HYDRAULIC MULCH
 - EC-4 HYDROSEEDING
 - EC-8 WOOD MULCHING
 - EC-16 NON-VEGETATIVE STABILIZATION
- SEDIMENT CONTROL:**
- SE-1 SILT FENCE
 - SE-2 SEDIMENT BASINS
 - SE-3 SEDIMENT TRAP
 - SE-5 FIBER ROLL
 - SE-6 GRAVEL BAG BERM
 - SE-7 STREET SWEEPING AND VACUUMING
 - SE-8 GRAVEL BAG BARRIER
 - SE-9 STRAW BALE BARRIER
 - SE-10 STORM DRAIN INLET PROTECTION
 - SE-13 COMPOST SOCKS AND BERMS
 - SE-14 BOFFLETRAP
- WASTE MANAGEMENT AND MATERIAL POLLUTION CONTROL:**
- WM-1 MATERIAL DELIVERY AND STORAGE
 - WM-2 MATERIAL USED
 - WM-3 STOCKPILE MANAGEMENT
 - WM-4 SPILL PREVENTION AND CONTROL
 - WM-5 SOLID WASTE MANAGEMENT
 - WM-6 HAZARDOUS WASTE MANAGEMENT
 - WM-7 CONTAMINATED SOIL MANAGEMENT
 - WM-8 CONCRETE WASTE MANAGEMENT
 - WM-9 SANITARY/SEPTIC WASTE MANAGEMENT
 - WM-10 LIQUID WASTE MANAGEMENT
- TRACKING CONTROL:**
- TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT
 - TC-3 ENTRANCE/OUTLET TIRE WASH
- WIND EROSION CONTROL:**
- WE-1 WIND EROSION CONTROL
- NON-STORMWATER MANAGEMENT:**
- NS-1 WATER CONSERVATION PRACTICES
 - NS-2 DETERIATING OPERATIONS
 - NS-3 PAWING AND GRINDING OPERATIONS
 - NS-6 ILLICIT CONNECTION/DISCHARGE
 - NS-7 POTABLE WATER IRRIGATION
 - NS-8 VEHICLE AND EQUIPMENT CLEANING
 - NS-9 VEHICLE AND EQUIPMENT FUELING
 - NS-10 VEHICLE AND EQUIPMENT MAINTENANCE
 - NS-12 CONCRETE CURING
 - NS-13 CONCRETE FINISHING
 - NS-14 MATERIAL AND EQUIPMENT USE
- REFER TO THE CASQA BMP HANDBOOK FOR BMP FACT SHEETS. SWPPP W003 3 272388695**

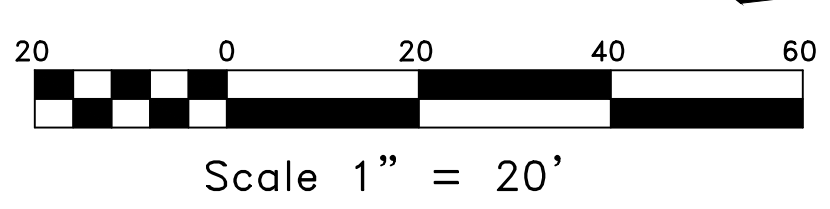
INSPECTIONS

PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.

DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION, THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.

PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO 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.

PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL PROVIDE RMA-ENVIRONMENTAL SERVICES A LETTER FROM A LICENSED PRACTITIONER.



BEST MANAGEMENT PRACTICE (BMP'S)

- THE FOLLOWING STANDARD BMP'S SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE MONTEREY REGIONAL STORMWATER MANAGEMENT PROGRAM:
- PAINTING:**
- MINIMIZE USE OF OIL-BASED PAINTS
 - STORE SOLVENTS AND PAINTS IN ORIGINAL CONTAINERS OR OTHER FIRE MARSHAL APPROVED CONTAINER.
 - SPILT SOLVENTS ARE HAZARDOUS WASTES. STORE SPILT SOLVENTS IN APPROVED CONTAINERS. REUSE SOLVENTS AS MUCH AS POSSIBLE AND USE PAINTS AS MUCH AS POSSIBLE RATHER THAN DISPOSING OF THEM. DISPOSE OF SPILT SOLVENTS AND UNUSABLE PAINT AS A HAZARDOUS WASTE.
 - NEVER CLEAN PAINT EQUIPMENT WHERE SOLVENTS, PAINT OR CONTAMINATED RINSE WATER CAN ENTER THE STORM DRAIN SYSTEM.
- PLASTERING/STUCCO/TILING/SITE-MIXED CONCRETE:**
- STORE PLASTER AND CEMENT IN COVERED AREAS AND KEEP THEM OUT OF THE WIND.
 - CONSERVE MATERIALS. DON'T MIX MORE PRODUCT THAN CAN BE USED BEFORE IT HARDENS.
 - IF THERE IS LEFT OVER PRODUCT, PLACE THE EXCESS IN AN EARTHEN DEPRESSION. LET THE PRODUCT CURE AND DISPOSE OF AS REGULAR REFUSE.
 - ALL RINSE WATER IS TO BE PLACED IN AN EARTHEN DEPRESSION CAPABLE OF HOLDING THE RINSE WATER AS WELL AS ANY RAIN WATER THAT WOULD FALL/RUN INTO THE DEPRESSION.
- READY-MIXED CONCRETE:**
- HAVE AN EARTHEN DEPRESSION DUG PRIOR TO THE ARRIVAL OF THE READY-MIX TRUCK.
 - IF A PUMP IS USED, PLACE THE ENTIRE PUMP PRIMING FLUID AND REJECT CONCRETE IN THE DEPRESSION.
 - PLACE ALL SPILLED CONCRETE AND CHUTE WASH WATER IN THE DEPRESSION.
 - ALL TRUCK AND PUMP RINSE WATER IS TO BE TAKEN BACK TO THE READY-MIX BATCH PLANT FOR TREATMENT/RECYCLING.
 - BEFORE CREATING AN EXPOSED AGGREGATE FINISH, CAREFULLY PLAN AND PREPARE TO PREVENT THE SLURRY THAT IS WASHED OFF FROM ENTERING THE STORM DRAIN SYSTEM AND GUTTERS.
- EARTH MOVING/GRADING:**
- REMOVE EXISTING VEGETATION ONLY WHEN NECESSARY.
 - PLANT TEMPORARY VEGETATION WHEN SLOPE HAVE BEEN DISTURBED BUT CONSTRUCTION IS STILL ONGOING DURING PERIODS OF RAIN
 - PROTECT DOWN SLOPE DRAINAGE COURSES BY RECOGNIZED METHODS SUCH AS THOSE IN THE CASQA HANDBOOK.
 - USE CHECK DAMS OR DITCHES TO DIVERT WATER AROUND EXCAVATIONS.
 - COVER STOCKPILES OF EXCAVATED SOIL WITH RINSE WATER TO PREVENT WIND BLOWN DUST.
 - SCHEDULE GRADING ACTIVITIES DURING DRY PERIODS.
- NON-HAZARDOUS MATERIALS**
- BERM AND COVER STOCKPILES OF SAND, DIRT OR OTHER CONSTRUCTION MATERIAL WITH TARP WHEN RAIN IS FORECAST OR IF NOT ACTIVELY BEING USED WITH 14 DAYS.
- HAZARDOUS MATERIALS**
- LABEL ALL HAZARDOUS MATERIALS AND HAZARDOUS WASTES (SUCH AS PESTICIDES, PAINTS, THINNERS SOLVENTS, FUEL, OIL, AND ANTIFREEZE) IN ACCORDANCE WITH CITY, COUNTY STATE AND FEDERAL REGULATIONS.
 - STORE HAZARDOUS MATERIAL AND WASTES IN WATER TIGHT CONTAINERS, STORE IN APPROPRIATE SECONDARY CONTAINMENT, AND COVER THEM AT THE END OF EVERY WORK DAY OR DURING WET WEATHER OR WHEN RAIN IS FORECAST.
 - FOLLOW MANUFACTURER'S APPLICATION INSTRUCTIONS FOR HAZARDOUS MATERIALS AND BE CAREFUL NOT USE MORE THAN NECESSARY. DO NOT APPLY CHEMICALS OUTDOORS WHEN RAIN IS FORECAST WITHIN 24 HOURS.
 - ARRANGE FOR APPROPRIATE DISPOSAL OF ALL HAZARDOUS WASTES.
- WASTE MANAGEMENT**
- COVER WASTE DISPOSAL CONTAINER SECURELY WITH TARPS AT THE END OF EACH WORK DAY AND DURING WET WEATHER.
 - CHECK WASTE DISPOSAL CONTAINERS FREQUENTLY FOR LEAKS AND TO MAKE SURE THEY ARE NOT OVERFILLED. NEVER HOSE DOWN A DUMPSTER ON THE CONSTRUCTION SITE.
 - CLEAN OR REPLACE PORTABLE TOILETS AND INSPECT THEM FREQUENTLY FOR LEAKS AND SPILLS.
 - DISPOSE OF ALL WASTE AND DEBRIS PROPERLY. RECYCLE MATERIALS AND WASTES THAT CAN BE RECYCLED (SUCH AS ASPHALT, CONCRETE, AGGREGATE BASE MATERIALS, WOOD, PIPE, ETC.)
 - DISPOSE OF LIQUID RESIDUES FROM PAINTS, THINNERS, SOLVENTS, GLUES AND CLEANING FLUIDS AS HAZARDOUS WASTE.
- CONSTRUCTION ENTRANCE**
- ESTABLISH AND MAINTAIN EFFECTIVE PERMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM SITE AND TRACKING OFF SITE.
 - SWEEP OR VACUUM ANY STREET TRACKING IMMEDIATELY AND SECURE SEDIMENT SOURCE TO PREVENT FURTHER TRACKING. NEVER HOSE DOWN STREETS TO CLEAN UP TRACKING.
- MAINTENANCE AND PARKING**
- DESIGNATE AN AREA FITTED WITH APPROPRIATE BMP'S FOR VEHICLE AND EQUIPMENT PARKING AND STORAGE.
 - PERFORM MAJOR MAINTENANCE, REPAIR JOBS AND VEHICLE AND EQUIPMENT WASHING OFF SITE.
 - IF REFUELING OR VEHICLE MAINTENANCE MUST BE DONE ONSITE, WORK IN A BERMED AREA AWAY FROM STORM DRAINS AND OVER A DRIP PAN BIG ENOUGH TO COLLECT FLUIDS, RECYCLE OR DISPOSE OF FLUIDS AS HAZARDOUS WASTE.
 - IF VEHICLE OR EQUIPMENT CLEANING MUST BE DONE ONSITE. CLEAN WITH WATER ONLY IN A BERMED AREA THAT WILL NOT ALLOW RINSE WATER TO RUN INTO GUTTERS, STREETS, STORM DRAINS OR SURFACE WATERS.
 - DO NOT CLEAN VEHICLE OR EQUIPMENT ONSITE. USING SOAPS, SOLVENTS, DEGREASERS, STEAM CLEANING EQUIPMENT, ETC.
- SPILL PREVENTION AND CONTROL**
- KEEP SPILL CLEANUP MATERIALS (RAGS, ABSORBENTS, ETC.) AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
 - INSPECT VEHICLES AND EQUIPMENT FREQUENTLY FOR AND REPAIR LEAKS PROMPTLY. USE DRIP PANS TO CATCH LEAKS UNTIL REPAIRS ARE MADE.
 - CLEAN UP SPILLS OR LEAKS IMMEDIATELY AND DISPOSE OF CLEANUP MATERIALS PROPERLY.
 - DO NOT HOSE DOWN SURFACES WHERE FLUIDS HAVE SPILLED. USE DRY CLEANUP METHODS (ABSORBENTS MATERIAL, CAT LITTER AND/OR RAGS).
 - SWEEP UP SPILLED DRY MATERIALS IMMEDIATELY. DO NOT TRY TO WASH THEM AWAY WITH WATER OR BURY THEM.
 - CLEAN UP SPILL ON DIRT AREAS BY DIGGING UP AND PROPERLY DISPOSING OF CONTAMINATED SOIL.
 - REPORT SIGNIFICANT SPILLS IMMEDIATELY. YOU ARE REQUIRED BY LAW TO REPORT ALL SIGNIFICANT RELEASES OF HAZARDOUS MATERIALS, INCLUDING OIL TO REPORT A SPILL - 1) DIAL 911 OR YOUR LOCAL EMERGENCY RESPONSE NUMBER 2) CALL THE GOVERNORS OFFICE OF EMERGENCY SERVICES WARNING CENTER. (800) 852-7550 (24 HOURS)
- EROSION CONTROL**
- SCHEDULE GRADING AND EXCAVATION WORK FOR DRY WEATHER ONLY. STABILIZE ALL AREAS, INSTALL AND MAINTAIN TEMPORARY EROSION CONTROLS (SUCH AS EROSION CONTROL FABRIC OR BONDED FIBER MATRIX) UNTIL VEGETATION IS ESTABLISHED.
 - SEED OR PLANT VEGETATION FOR EROSION CONTROL ON SLOPES OR WHERE CONSTRUCTION IS NOT IMMEDIATELY PLANNED.
- SEDIMENT CONTROL**
- PROTECT STORM DRAIN INLETS, GUTTERS, DITCHES AND DRAINAGE COARSE WITH APPROPRIATE BMP'S SUCH AS GRAVEL BAGS, FIBER ROLLS, BERMS ETC.
 - PREVENT SEDIMENT FROM MIGRATING OFFSITE BY INSTALLING AND MAINTAINING SEDIMENT CONTROLS SUCH AS FIBER ROLLS, SILT FENCES OR SEDIMENT BASINS.
 - KEEP EXCAVATED SOIL ON THE SITE WHERE IT WILL NOT COLLECT INTO THE STREET.
 - TRANSFER EXCAVATED MATERIALS TO DUMP TRUCKS ON THE SITE NOT IN THE STREET.
 - CONTAINMENT SOILS
- IF ANY OF THE FOLLOWING CONDITIONS ARE OBSERVED, TEST FOR CONTAMINATION AND CONTACT THE REGIONAL WATER QUALITY CONTROL BOARD: 1) UNUSUAL SOIL CONDITIONS, DISCOLORATION OR ODOOR 2) ABANDONED UNDERGROUND TANKS 3) ABANDONED WELLS 4) BURIED BARRELS DEBRIS OR TRASH 5) AVOID PAWING AND SEALING EXISTING OR NEWLY EXCAVATED SOIL ON THE SITE WHERE IT WILL NOT COLLECT INTO THE STREET.
- COVER STORM DRAIN INLETS AND MANHOLES WHEN APPLYING SEAL COAT, TRACK COAT SLURRY SEAL, FOG SEAL, ETC.
 - COLLECT AND RECYCLE OR APPROPRIATELY DISPOSE OF EXCESS ABRASIVE GRAVEL OR SAND.
 - DO NOT USE WATER OR WASH DOWN FRESH ASPHALT CONCRETE PAVEMENT.
- SAW CUTTING & ASPHALT / CONCRETE REMOVAL**
- COMPLETELY COVER OR BARRICADE STORM DRAIN INLETS WHEN SAW CUTTING. USE FILTER FABRIC, CATCH BASIN INLET FILTERS OR GRAVE BAGS TO KEEP SLURRY OUT OF THE STORM DRAIN SYSTEM.
 - SHOVEL, ABSORB OR VACUUM SAW CUT SLURRY AND DISPOSE OF ALL WASTES AS SOON AS YOU ARE FINISHED IN ONE LOCATION OR AT THE END OF EACH WORK DAY (WHICHEVER IS SOONER)
 - IF SAW CUT SLURRY ENTERS A CATCH BASIN, CLEAN IT UP IMMEDIATELY.
- CONCRETE, GROUT & MORTAR APPLICATION**
- STORE CONCRETE, GROUT AND MORTAR UNDER COVER ON PALLETS AND AWAY FROM DRAINAGE AREAS. THESE MATERIALS MUST NEVER REACH A STORM DRAIN.
 - WASH OUT CONCRETE EQUIPMENT/TRUCKS OFFSITE OR IN A CONTAINED AREA SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL OR ONTO SURROUNDING AREAS.
 - LET CONCRETE HARDEN AND DISPOSE OF AS GARBAGE.
 - COLLECT THE WASH WATER FROM WASHING EXPOSED AGGREGATE CONCRETE AND REMOVE IT FOR APPROPRIATE DISPOSAL OFFSITE.
- DEWATERING**
- EFFECTIVELY MANAGE ALL RUN-ON, ALL RUN-OFF WITH THE SITE AND ALL RUN-OFF THAT DISCHARGES FROM THE SITE. DIVERT RUN-ON WATER FROM OFFSITE AWAY FROM ALL DISTURBED AREAS OR OTHERWISE ENSURE COMPLIANCE
 - WHEN DEWATERING TRY AND OBTAIN APPROVAL FROM THE LOCAL MUNICIPALITY BEFORE DISCHARGE WATER TO A STREET GUTTER OR STORM DRAIN. FILTRATION OR DIVERSION THROUGH A BASIN, TANK OR SEDIMENT TRAP MAY BE REQUIRED.
 - IN AN AREA OF KNOWN CONTAMINATION, TESTING IS REQUIRED PRIOR TO RELEASE OR DISCHARGE OF GROUNDWATER. CONSULT WITH THE ENGINEER TO DETERMINE WHETHER TESTING IS REQUIRED AND KNOW TO INTERPRET RESULTS. CONTAMINATED GROUNDWATER MUST BE TREATED OR Hauled OFF-SITE FOR PROPER DISPOSAL.
- PAINTING/CLEANUP**
- NEVER CLEAN BRUSHES OR RINSE PAINT CONTAINERS INTO A STREET, GUTTER, STORM DRAIN, OR SURFACE WATERS.
 - FOR WATER-BASED PAINTS, PAINT OUT BRUSHES THE EXTENT POSSIBLE. RINSE TO THE SANITARY SEWER ONCE YOU HAVE GAINED PERMISSION FROM THE LOCAL WASTEWATER TREATMENT AUTHORITY. NEVER POUR PAINT DOWN A DRAIN.
 - FOR OIL-BASED PAINTS, PAINT OUT BRUSHES TO THE EXTENT POSSIBLE AND CLEAN WITH THINNER OR SOLVENT IN A PROPER CONTAINER. FLUID AND REUSE THINNERS AND SOLVENTS. DISPOSE OF RESIDUE AND UNUSABLE THINNER AS HAZARDOUS WASTES.
- PAINTING/REMOVAL**
- CHEMICAL PAINT STRIPPING RESIDUAL AND CHIPS AND DUST FROM MARINE PAINTS OR PAINTS CONTAINING LEAD OR TRIBUTYL TIN MUST BE DISPOSED OF AS HAZARDOUS WASTES.
 - PAINT CHIPS AND DUST FORM NON-HAZARDOUS DRY STRIPPING AND SAND BLASTING MAY BE SWEEPED UP OR COLLECTED IN PLASTIC DROP CLOTHS AND DISPOSED OF AS TRASH
- LANDSCAPING**
- CONTAIN STOCK PILED LANDSCAPING MATERIALS BY STORING THEM UNDER TARPS WHEN THEY ARE NOT ACTIVELY BEING USED.
 - STOCK PILED LANDSCAPING MATERIAL ON PALLETS, COVER OR STORE THESE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED OR Hauled.
 - DISCONTINUE APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECAST RAIN EVENT OR DURING WET WEATHER.
- BEST MANAGEMENT PRACTICES (BMP'S) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY. FACT SHEETS, AND DETAILS FOR THE BMP'S SELECTED FOR THIS PROJECT, CAN BE FOUND IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.
- NOTE:**
- CONTRACTORS STAGING AREA DESIGNATED FOR FOLLOWING STORM WATER BEST MANAGEMENT PRACTICES: SCHEDULING, WATER CONSERVATION PRACTICES, VEHICLE & EQUIPMENT CLEANING, SOLID WASTE MANAGEMENT, MATERIAL DELIVERY & MANAGEMENT, SPILL PREVENTION & CONTROL, SOLID WASTE MANAGEMENT, HAZARDOUS WASTE MANAGEMENT, CONCRETE WASTE MANAGEMENT, SANITARY WASTE MANAGEMENT.

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EROSION AND SEDIMENT CONTROL PLAN
STIVERS RESIDENCE
APN# 008-501-006-000
PREPARED FOR: STIVERS

Project Location: 3152 SPRUANCE RD., PEBBLE BEACH, CA 93953

SCALE: AS NOTED
DATE: 12/14/2024
DESIGN BY: FJC
DRAWN BY: ECH
CHECKED BY: FJC
SHEET NUMBER:
OF 7 SHEETS
PROJECT# 124-182

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 Plotted: Mar 04, 2025 - 4:37pm

