

In the matter of the application of  
**Peter & Jennifer Roberts (PLN060062)**

**FINDINGS & DECISION**

for a Coastal Development Permit in accordance with Title 20 (Monterey County Coastal Implementation Plan Ordinance) Chapter 20.70 (Coastal Development Permits) of the Monterey County Code, and Design Approval to allow the construction of an 850 sq. ft. caretaker's unit (grading of 140 cu. yds. cut/40 cu. yds. fill); and two retaining walls. The project is located at 1151 Sombria Lane, Pebble Beach, Del Monte Forest, Coastal Zone, and came on regularly for hearing before the Zoning Administrator on June 8, 2006.

Said Zoning Administrator, having considered the application and the evidence presented relating thereto,

**FINDINGS OF FACT**

1. **FINDING: CONSISTENCY** – The Project, as conditioned is consistent with applicable plans and policies, the Del Monte Forest Land Use Plan, Coastal Implementation Plan (Part 5), Part 6 of the Coastal Implementation Plan, and the Monterey County Zoning Ordinance (Title 20) which designates this area as appropriate for residential development.

**EVIDENCE: (a) Plan Conformance** – Staff has reviewed the project as contained in the application and accompanying materials for consistency with the Del Monte Forest Land Use Plan (LUP), Part 5 of the Coastal Implementation Plan (CIP), and Part 6 of the Coastal Implementation Plan (CIP) and for conformity with the Monterey County Zoning Ordinance (Title 20) and have determined that the project is consistent with the Del Monte Forest Land Use Plan which designates this area as appropriate for residential development. Conditions have been incorporated addressing exterior lighting and landscaping requirements. Staff notes are provided in Project File PLN060062.

**(b) Land Use** – The parcel is zoned Low Density Residential, 1.5 acres/unit, Design Control District, Coastal Zone (LDR/1.5-D (CZ)).

**(c) Development Standards** – The project is in compliance with Site Development Standards for a Low Density Residential District in accordance with §20.14.060. The caretaker unit meets the development standards of §20.64.030, including overall build out in Del Monte Forest as defined by Table A in the Del Monte Forest Land Use Plan. The proposed caretaker unit complies with all of the applicable requirements of Section 20.64.030.C and will be served by adequate sewage disposal and water supply facilities.

**(d) Floor Area Ratio (FAR)** – Development standards for the zoning district limit FAR to 17.5 percent of the property. The project proposes FAR of 11.7 percent (total 11,269 square feet, including existing house).

**(e) Site Visit** – The on-site inspection of the parcel by the project planner. The proposed project, as designed, will not have a significant adverse effect on the public viewshed. No Environmentally Sensitive Habitat exists on the property.

**(f) Tree Removal** – No trees are proposed for removal.

**(g) Project File** – The application, plans, and support materials submitted by the applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in Project File PLN060062.

2. **FINDING: SITE SUITABILITY** – The site is suitable for the use proposed.

**EVIDENCE:** (a) The application and plans submitted by the applicant in the project file at the Monterey County Planning and Building Inspection Department.

(b) The project has been reviewed by the Monterey County Planning and Building Inspection Department, Water Resources Agency, the applicable Fire Department, Public Works Department and Environmental Health Division. There has been no indication from those agencies that the site is not suitable. There are no physical or environmental constraints such as geologic or seismic hazard areas, environmentally sensitive habitats, or similar areas that would indicate the site is not suitable for the use proposed.

(c) The proposed project is consistent with policies of the Del Monte Forest Land Use Plan dealing with development in archaeologically sensitive areas, evidenced by the archaeological report prepared by Mary Doane and Trudy Haversat dated February 2006 contained in the project file. Condition number three has been added to require that work be stopped in the event that any archaeological resources are found on site.

3. **FINDING: CEQA** – The proposed project will not have a significant environmental impact.

**EVIDENCE:** Criteria contained in Article 19, Sections 15300.2 (Exceptions) & 15303 (Small Structures) of the California Environmental Quality Act Guidelines allow this project to be categorically exempted from environmental review. Due to the project's limited scale, no significant adverse environmental impacts were identified during review of the proposed project.

4. **FINDING: PUBLIC ACCESS** - The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights (see 20.70.050.B.4). No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan, can be demonstrated.

**EVIDENCE** (a) The subject property is not described as an area where the Local Coastal Program requires access.

(b) The subject property is not indicated as part of any designated trails or shoreline access as shown in Figure 15, the Recreational Facilities Map, and Figure 16, the Shoreline Access Map, of the Del Monte Forest Area Land Use Plan.

(c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

(d) The subject property is not adjacent to the sea shore and is not described as an area where the Local Coastal Program requires access, according to Sections 20.70.050.B.4.c.i and ii.

5. **FINDING: HEALTH AND SAFETY** – The establishment, maintenance, and operation of the proposed development 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 or to the general welfare of the County.

**EVIDENCE:** The project as described in the application and accompanying material was reviewed by the Department of Planning and Building Inspection, applicable Fire Department, Public Works and Parks Departments, Environmental Health Division, and Water Resources Agency. The respective departments and Agency 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 or the County in general.

6. **FINDING: NO VIOLATIONS** – The subject properties are in compliance with all rules and regulations pertaining to zoning uses, subdivisions and other applicable provisions of Title 20. Zoning violation abatement costs, if any, have been paid.

**EVIDENCE:** Staff verification of the Monterey County Planning and Building Inspection Department records indicates that no violations exist on subject property.

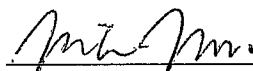
7. **FINDING: APPEALABILITY** – The project is appealable to the Board of Supervisors and the California Coastal Commission.

**EVIDENCE:** Sections 20.86.070 and 20.86.080 of the Monterey County Coastal Implementation Plan.

### DECISION

**THEREFORE**, it is the decision of said Zoning Administrator that said application for a Coastal Development Permit be granted as shown on the attached sketch, subject to the attached conditions.

**PASSED AND ADOPTED** this 8th day of June, 2006.

  
MIKE NOVO  
ZONING ADMINISTRATOR

COPY OF THIS DECISION MAILED TO APPLICANT ON JUN 13 2006

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 OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE JUN 23 2006

THIS APPLICATION IS ALSO APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE DECISION BY THE BOARD OF SUPERVISORS, 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

### 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 the Monterey County Planning and Building Inspection Department office in Salinas.

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

**Monterey County Planning and  
Building Inspection  
Condition Compliance & Mitigation Monitoring  
and/or Reporting Plan**

**Project Name: Roberts**

**File No: PLN060062**

**APN: 008-281-020-000**

**Approval by: Zoning Administrator**

**Date: 8 June 2006**

*\*Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Clearing Condition</i>	<i>Timing</i>	<i>Verif- ication of comp- liance</i>
<b>1</b>		<b>PBD029 - SPECIFIC USES ONLY</b> The Robert's Coastal Development Permit and Design Approval are to allow the construction of a 850 sq. ft. caretaker's unit (grading of 140 cu. yds. cut/40 cu. yds. fill); and two retaining walls. The project is located at 1151 Sombria Lane, Pebble Beach (Assessor's Parcel Number 008-281-020-000), Del Monte Forest, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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 Planning and Building Inspection. 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. <b>(Planning and Building Inspection)</b>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	
<b>2</b>		<b>PBD025 - NOTICE-PERMIT APPROVAL</b> The applicant shall record a notice which states: A permit (Resolution 060062) was approved by the Zoning Administrator for Assessor's Parcel Number 008-281-020-000 on <b>8 June 2006</b> . The permit was granted subject to <b>thirteen (13)</b> conditions of approval which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. <b>(Planning and Building Inspection)</b>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to issuance of grading and building permits or start of use	

3	<p><b>PBD030 - STOP WORK - RESOURCES FOUND</b></p> <p>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. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society 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 the discovery. <b>(Planning and Building Inspection)</b></p>	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection Department 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.	Owner/ Applicant/ Archaeologist	Ongoing	
4	<p><b>PBD021 – LIGHTING – EXTERIOR LIGHTING PLAN</b></p> <p>All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 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 exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. <b>(Planning and Building Inspection)</b></p>	Submit three copies of the lighting plans to PBI for review and approval.	Owner/ Applicant	Prior to issuance of building permits	
5	<p><b>WR40 - WATER CONSERVATION MEASURES</b></p> <p>The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:</p> <p>a. All toilets shall be ultra-low flush toilets with a maximum</p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	

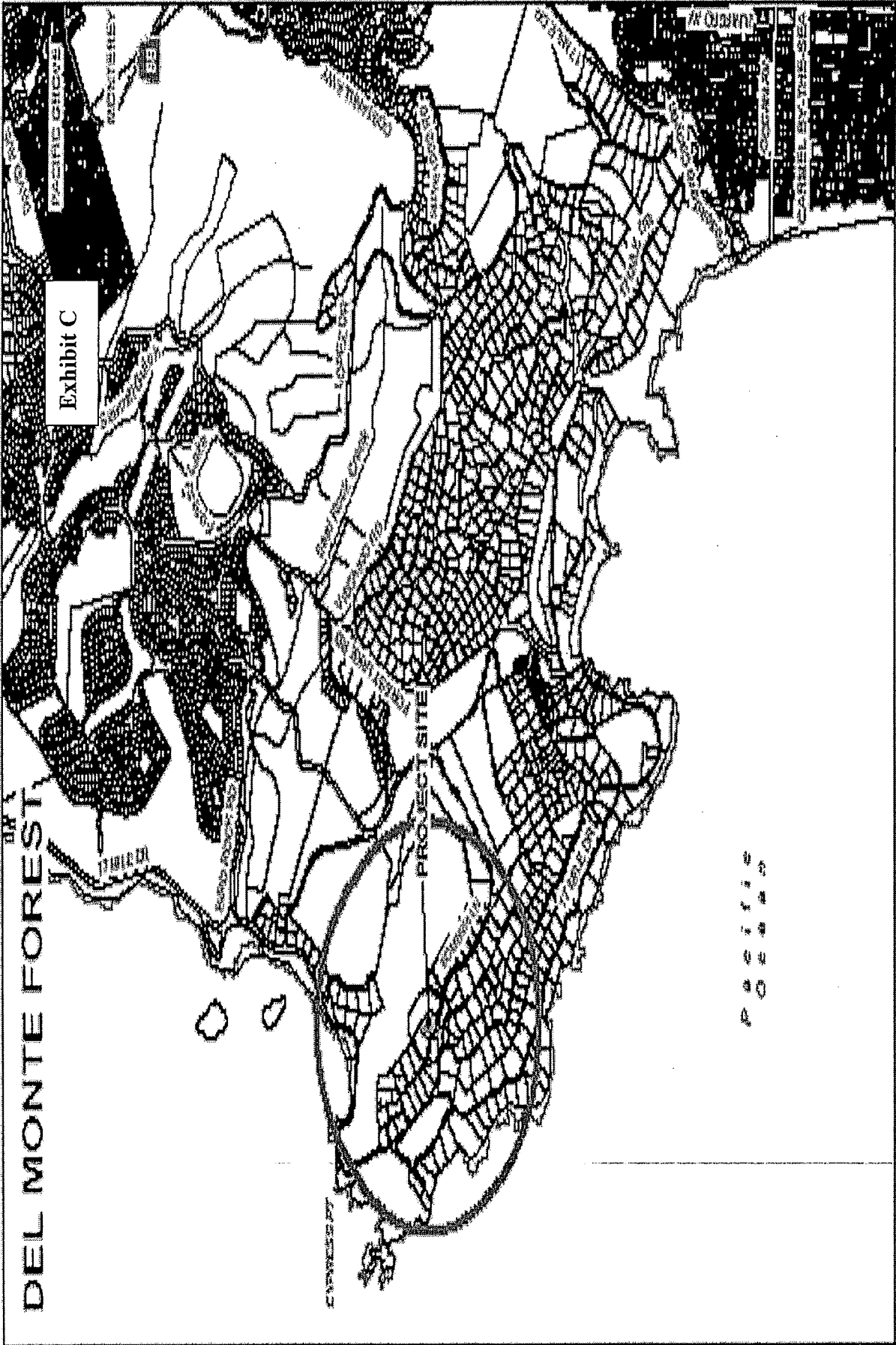
		<p>tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.</p> <p>b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. <b>(Water Resources Agency)</b></p>				
6		<p><b>FIRE007 - DRIVEWAYS</b></p> <p>Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the</p>	<p>1) Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <p>2) Applicant shall schedule fire dept. clearance inspection.</p>	Owner/ Applicant	<p>Prior to issuance of grading and building permits</p> <p>Prior to final building inspection</p>	



		top of the "T" shall be a minimum of 60 feet in length. <b>(Pebble Beach Community Services District)</b>				
7		<b>FIRE011 - ADDRESSES FOR BUILDINGS</b> All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. <b>(Pebble Beach Community Services District)</b>	1) Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.  2) Applicant shall schedule fire dept. clearance inspection.	Owner/ Applicant	Prior to issuance of building permit  Prior to final building inspection	
8		<b>FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)</b> Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. <b>(Pebble Beach Community Services District)</b>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.  Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner  Applicant or owner	Prior to issuance of grading and/or building permit.  Prior to issuance of grading and/or building	

					permit.	
9		<b>CU0010 - CARETAKER UNIT - DEED RESTRICTION – COASTAL</b> The applicant shall record a deed restriction as a condition of project approval, stating that the Caretaker unit shall not be separately rented, let, or leased to other than the caretaker whether compensation be direct or indirect. <b>(RMA - Planning Department)</b>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to Issuance of Grading and Building Permits	
10		<b>WR43 - WATER AVAILABILITY CERTIFICATION</b> The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. <b>(Water Resources Agency)</b>	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	
11		<b>FIRE021 - FIRE PROTECTION EQUIPMENT &amp; SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</b> The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. <b>(Pebble Beach Community Services District)</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.  Applicant shall schedule fire dept. rough sprinkler inspection.  Applicant shall schedule fire dept. final sprinkler inspection.	Applicant or owner	Prior to issuance of building permit  Prior to framing inspection  Prior to final building inspection	
12		<b>PBD018(A) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY)</b> The site shall be landscaped. At least 60 days prior to occupancy, two (2) copies of a landscaping plan shall be submitted to the Director of Planning and Building Inspection for approval. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall be accompanied by a nursery or contractor's estimate of the cost of	Submit landscape plans and contractor's estimate to PBI for review and approval.	Owner/ Applicant/ Contractor	At least 60 days prior to final inspection or occupancy	

		installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County Planning and Building Inspection Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. <b>(Planning and Building Inspection)</b>				
13		<b>PBD032(B) – TREE AND ROOT PROTECTION</b> Trees which are located close to the 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 shall be demonstrated prior to issuance of building permits subject to the approval of the Director of Planning and Building Inspection. <b>(Planning and Building Inspection)</b>	Submit evidence of tree protection to PBI for review and approval.	Owner/ Applicant	Prior to Issuance of Grading and/or Building Permits	

END OF CONDITIONS



	
N  0 1000 2000 Feet	
APPLICANT: ROBERTS	FILE # PLN0600682
APN: 008-281-020-060	City Limits
<input type="checkbox"/> 500' Limit	<input type="checkbox"/> 2500' Limit

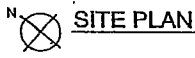
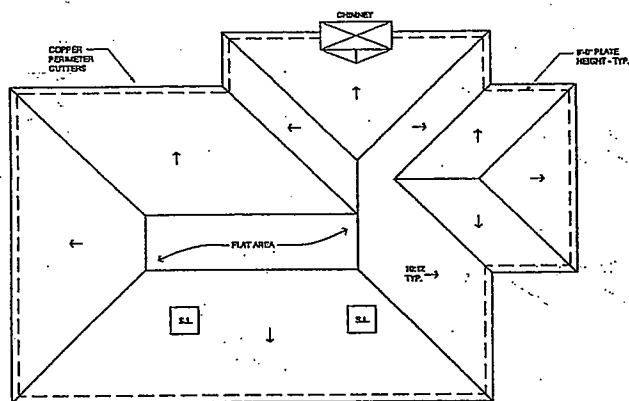


PHOTO COURTESY OF THE AIRPORT AUTHORITY OF NEW YORK AND JERSEY

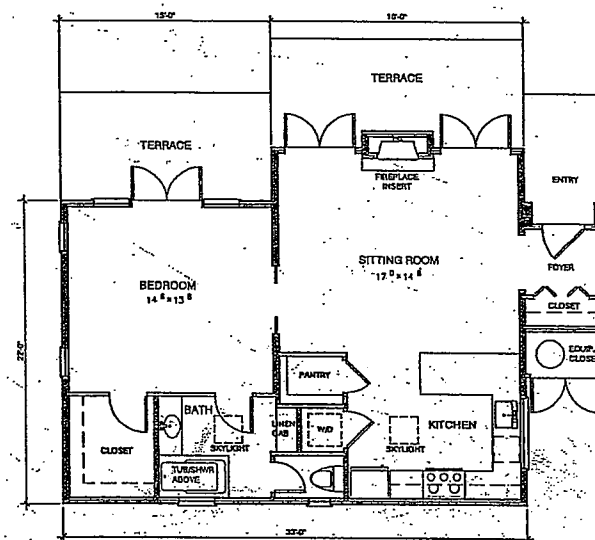
SHEET NUMBER  
A0.1



N  
PROJECT NORTH

ROOF PLAN

0' 2' 4' 6'  
1/4" = 1'-0"



N  
PROJECT NORTH

PROPOSED FLOOR PLAN

0' 2' 4' 6'  
1/4" = 1'-0"

PROJECT NAME  
**ROBERTS  
RESIDENCE**

1151 SORBRIA LANE  
PEBBLE BEACH, CA  
95550



**MOORE DESIGN  
LLC**

254 ADELPHI ST.  
MONTEREY, CA 95035  
TEL: 415.212.1234 FAX: 415.212.1235  
jmoore@mooredesignllc.com

JOB NUMBER: 0513

DRAWING DATE: 03-20-2008

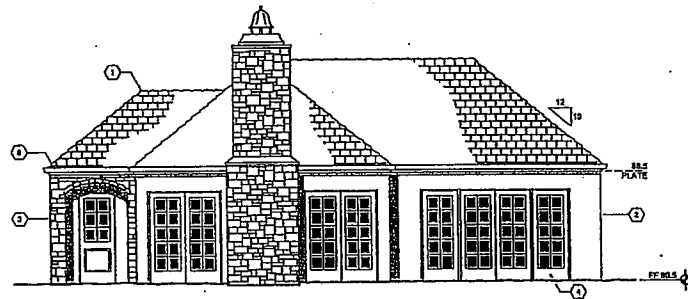
REVISIONS:  
DATE: 03-20-2008  
BY: JMOORE

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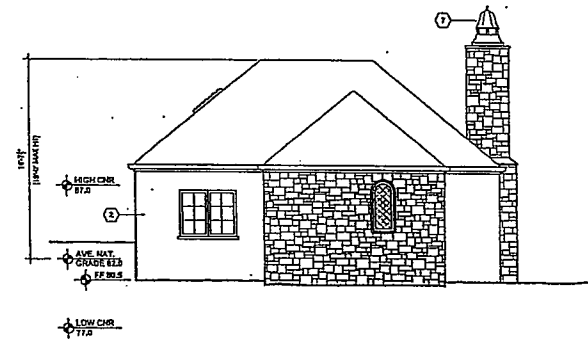
SHEET TITLE  
**PROPOSED  
FLOOR PLAN**

SHEET NUMBER  
**A2.1**



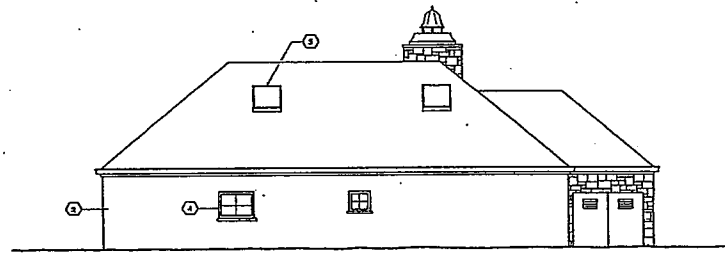
EAST ELEVATION

0' 2' 4' 6'  
1/4" = 1'-0"



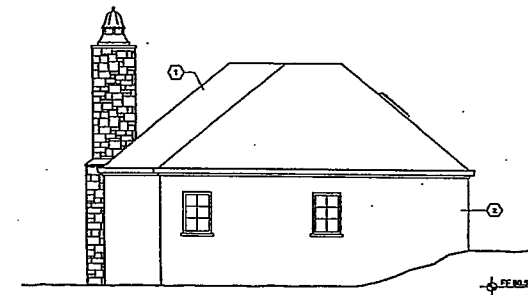
SOUTH ELEVATION

0' 2' 4' 6'  
1/4" = 1'-0"



WEST ELEVATION

0' 2' 4' 6'  
1/4" = 1'-0"



NORTH ELEVATION

0' 2' 4' 6'  
1/4" = 1'-0"

**SHEET NOTES**

- ① ROOF - SLATE TO MATCH EXISTING RESIDENCE.
- ② WALLS - PAINTED CEMENT PLASTER TO MATCH EXISTING RESIDENCE.
- ③ WALLS - STONE (SEE ELEVATIONS) TO MATCH EXISTING RESIDENCE.
- ④ DOORS/WINDOWS - DOUBLE PANE WOOD TO MATCH EXISTING RESIDENCE.
- ⑤ STYLICITE - FLAT DARK ANODIZED.
- ⑥ PERIMETER COPPER GUTTERS TO MATCH EXISTING RESIDENCE.
- ⑦ COPPER CHIMNEY SHROUD.

PROJECT NAME  
**ROBERTS  
RESIDENCE**

1151 SOMBRANA LANE  
PERDUE BEACH, CA  
93920

*MOORE DESIGN*  
**MOORE DESIGN  
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831.424.2722 FAX 831.424.2728  
jmoore@mooredesign.org

JOB NUMBER: 0613  
DRAWING DATE: 05-08-2006

REVISIONS:  
# DATE: NOTE

All ideas, designs, arrangements and plans submitted by the drawing are owned by, and the property of Moore Design, LLC. The use of these plans and specifications is restricted to the original plan for which they were prepared, and shall not be used in any other project without the written consent of Moore Design, LLC. This is the plan and specifications prepared by Moore Design, LLC, and shall not be used in any other project without the written consent of Moore Design, LLC.

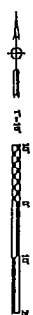
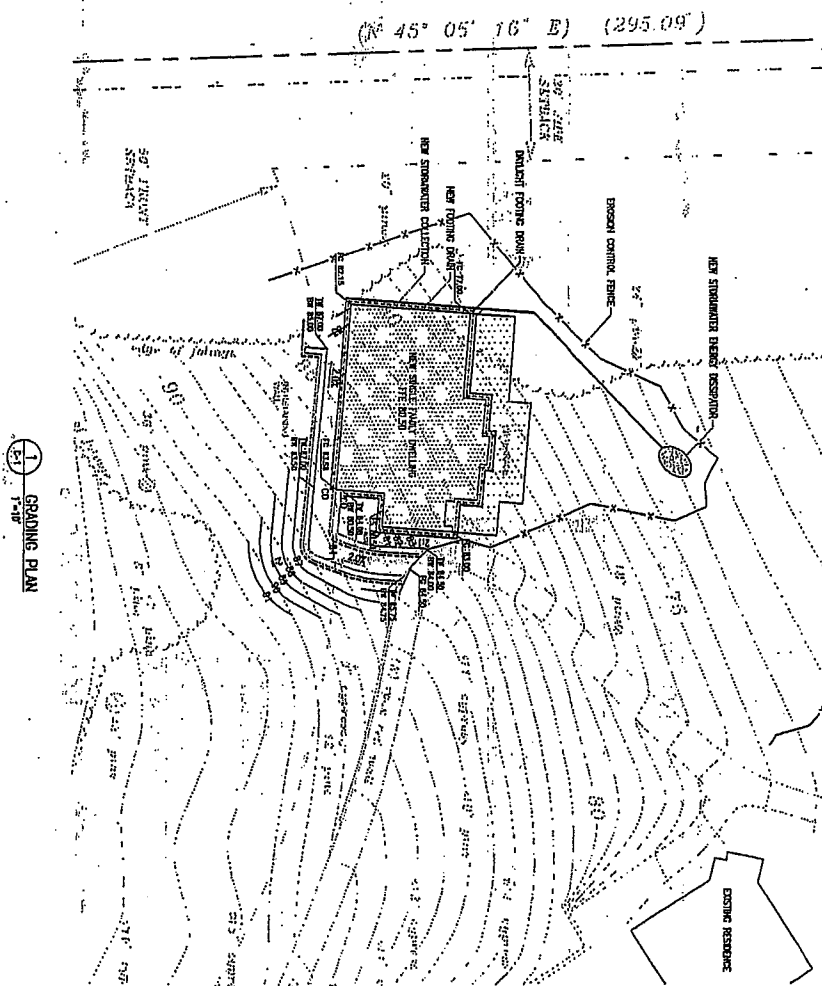
Drawings are not to be scaled. When dimensions are shown on drawings, these dimensions shall govern over all other dimensions.

SHEET TITLE  
**ELEVATIONS**

SHEET NUMBER  
**A4.1**

[illegible]

1. ALL CHANGES MUST BE REPORTED TO THESE AGENCIES IMMEDIATELY BY THE SINKER PROJECT.
2. IF THE SINKER IS USED IN THE DESIGNATED WATERSHED, BUT ASSOCIATED WITH THE PROPOSED CONSTRUCTION, IT SHOULD BE LISTED AS POSSIBLE.
3. IF A NEW SINKER IS DISCOVERED, ALL SINKERS SHOULD BE IMMEDIATELY PROTECTED WITH STEEL WELCH, BRASSER BARRIER, AND COINTEGRATED COATED WITH PLASTIC SHEETING. THESE SINKERS SHOULD BE KEPT ON HAND AT ALL TIMES FOR EMERGENCY CONSTRUCTION.
4. ALL OLD AND FLUJING SINKERS MUST BE DESTROYED WHERE THEY ARE USED FROM AVOIDING PROPOSED CONSTRUCTION OF WATERSHEDS. THEY ARE PROTECTED ON WATERSHEDS REMAINING AFTER COMPLETION OF THE AID SHOULD BE DESTROYED.
5. RE-VEGETATE AND PROTECT ALL DESTROYED SINKERS PRIOR TO CLOSURE. THE APPROPRIATE PROTECTIVE MEASURES SHOULD BE USED TO PROTECT THE SINKERS AND SINKER WHICH SHOULD BE USED TO PROTECT OTHER. PERMANENT VEGETATION SHOULD INCLUDE WILLOW AND PROTECT RESIDENT PLANTS.
6. RESIDENT PLANTS AT THE SINK SHOULD ALWAYS BE CAREFULLY COMPACTED AND REVEGETATED.
7. RESIDENT PLANTS AT THE SINK SHOULD BE KEPT AND USED TO PROTECT THE SINKERS. WATERSHED SHOULD BE ESTABLISHED TO CONTROL BULKY WATERS AND PREVENT IT FROM SEEPING AND FLOODS AND OTHER DISTURBANCES.
8. PLANTING SHOULD BE INSTALLED ON ALL ROOF TOPS WHICH COULD BE DAMAGED BY DAMAGED TO PLANTING. PLANTING SHOULD BE KEPT ON HAND AT ALL TIMES FOR EMERGENCY CONSTRUCTION.

[illegible]

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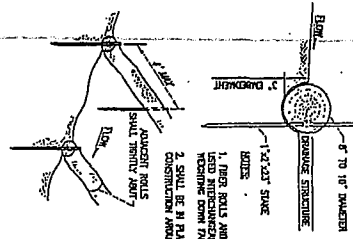
ROBERTS RESIDENCE  
NEW SINGLE FAMILY  
DWELLING  
GRADING, DRAINAGE, AND  
EROSION CONTROL PLAN

ROBERTS RESIDENCE  
1151 SOMBRIA LANE  
PEBBLE BEACH, CA  
008-281-020-000

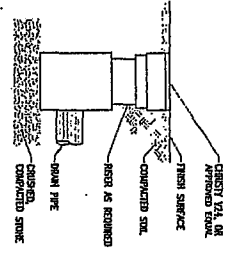
**Benjamin Associates, Inc.**  
720 York Street #114  
San Francisco, California 94110  
Ph 415-330-2900  
Fx 415-320-2003  
[www.benjamin-inc.com](http://www.benjamin-inc.com)



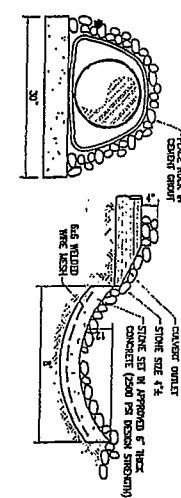
1	ISSUED AS SVWT FOR DEVICE	11/21/94	18
FILE	CLASSIFICATION	DATE	INITIALS
REVISIONS			



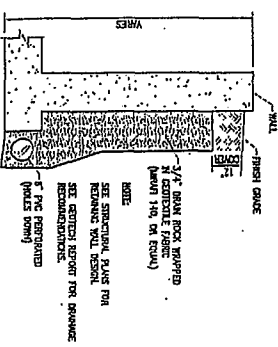
1 EROSION CONTROL  
NO SCALE



2 AREA DRAIN  
NO SCALE



3 ENERGY DISSIPATOR  
NO SCALE



4 FOOTING DRAIN  
NO SCALE

C-2

NO.	DATE	BY	APPROVED
1	06/12	AS SHOWN	
2			
3			

ROBERTS RESIDENCE  
NEW SINGLE FAMILY DWELLING  
DETAILS

ROBERTS RESIDENCE  
1151 SOMBRIA LANE  
PEBBLE BEACH, CA  
008-281-020-000



NO.	DATE	DESCRIPTION	BY	CHKD.
1				
2				
3				