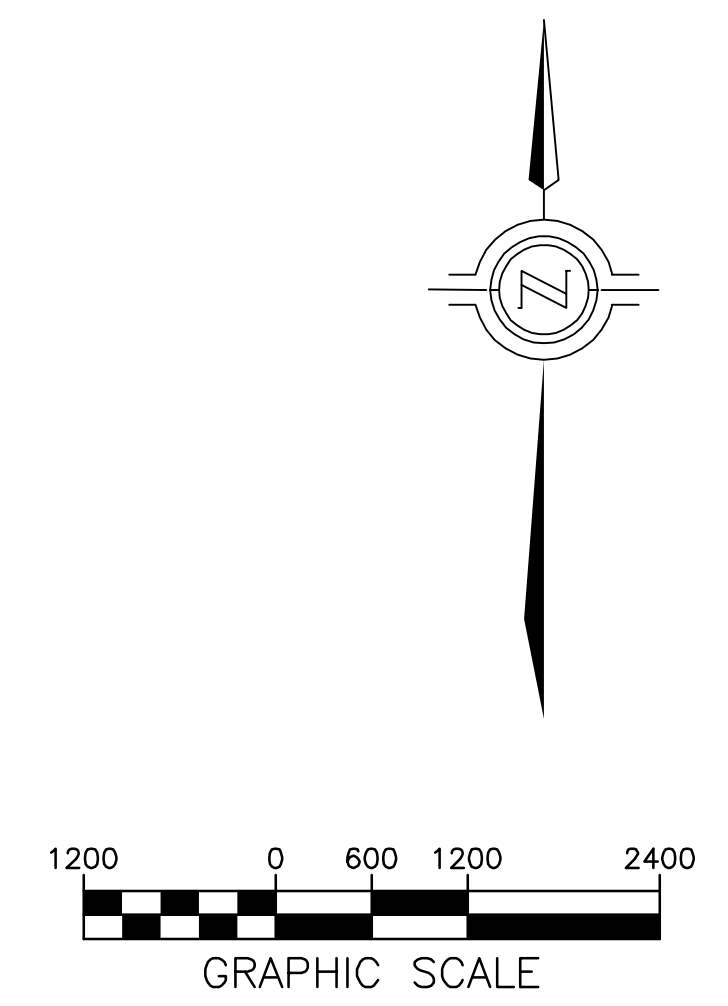


PEBBLE BEACH
DRIVING RANGE



PROJECT SITE MAP

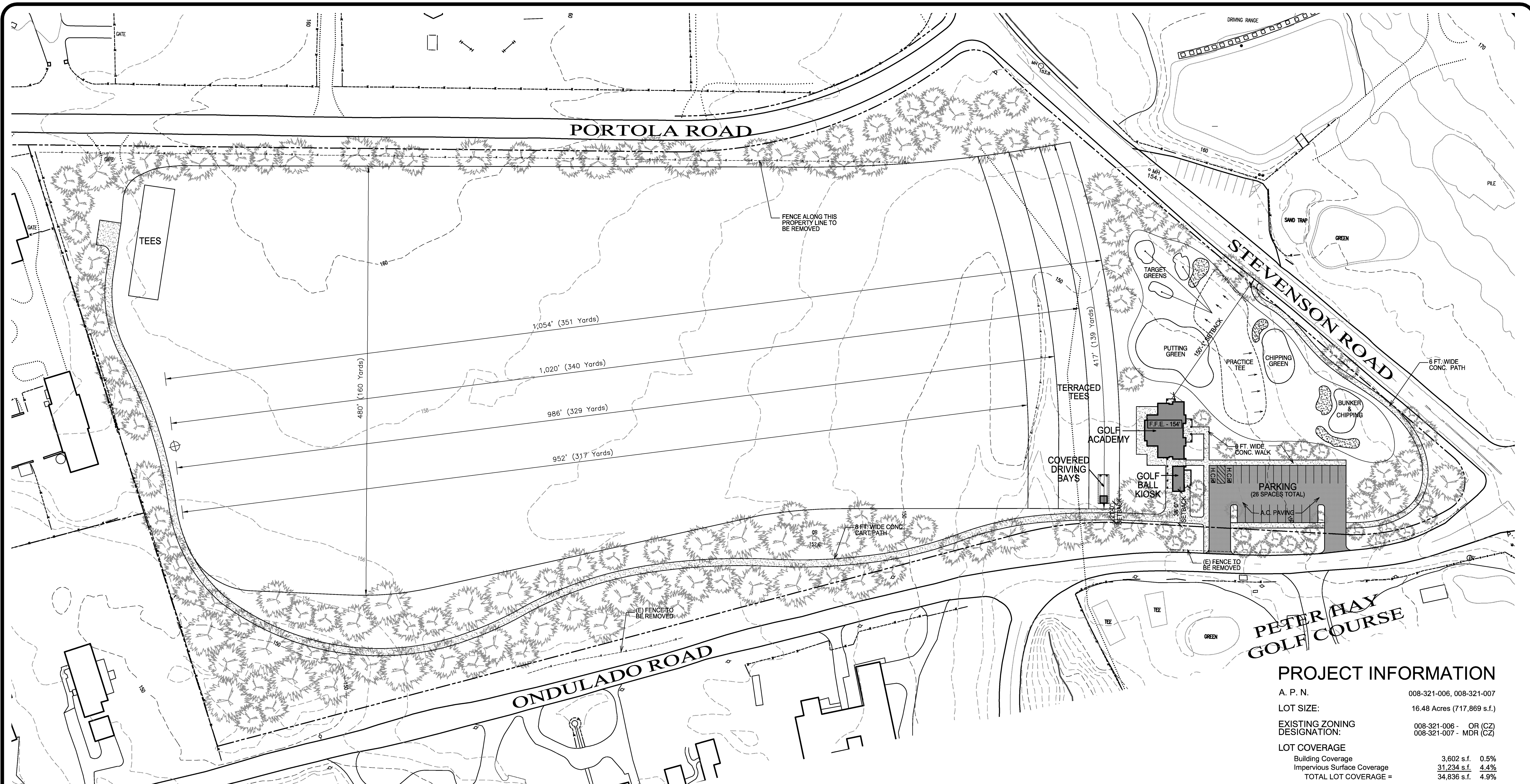
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PARCEL INFORMATION: EL PESCADERO RANCHO, MONTEREY COUNTY, CALIFORNIA

PEBBLE BEACH DRIVING RANGE
DEL MONTE FOREST PLAN
COVER SHEET

DR-1
DATE: MAY 2011



PROJECT NORTH
 ↑
PROPOSED SITE PLAN
 SCALE: 1" = 50'-0"

PROJECT INFORMATION

A. P. N.	008-321-006, 008-321-007
LOT SIZE:	16.48 Acres (717,869 s.f.)
EXISTING ZONING DESIGNATION:	008-321-006 - OR (CZ) 008-321-007 - MDR (CZ)
LOT COVERAGE	
Building Coverage	3,602 s.f. 0.5%
Impervious Surface Coverage	31,234 s.f. 4.4%
TOTAL LOT COVERAGE =	34,836 s.f. 4.9%

PARKING SUMMARY			
PARKING REQUIRED:	Floor Area	Load	Parking Spaces
Golf Academy			
Teaching Center	1380 s.f.	1:50	28
Office	323 s.f.	1:250	2
Toilets, Circulation, Maintenance	468 s.f.	0	0
Storage	138 s.f.	0	0
Golf Ball Kiosk			
Equipment, Toilet	355 s.f.	0	0
Driving Range Tees			
1 Space per Tee x 25	-	-	25
TOTAL PARKING REQUIRED =			55
PARKING PROVIDED :			
Standard			24
Handicap			2
TOTAL PARKING PROVIDED =			26

△ REVISE LAYOUT © 2011 PEBBLE BEACH COMPANY, ALL RIGHTS RESERVED

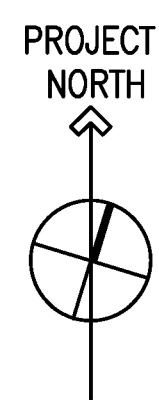
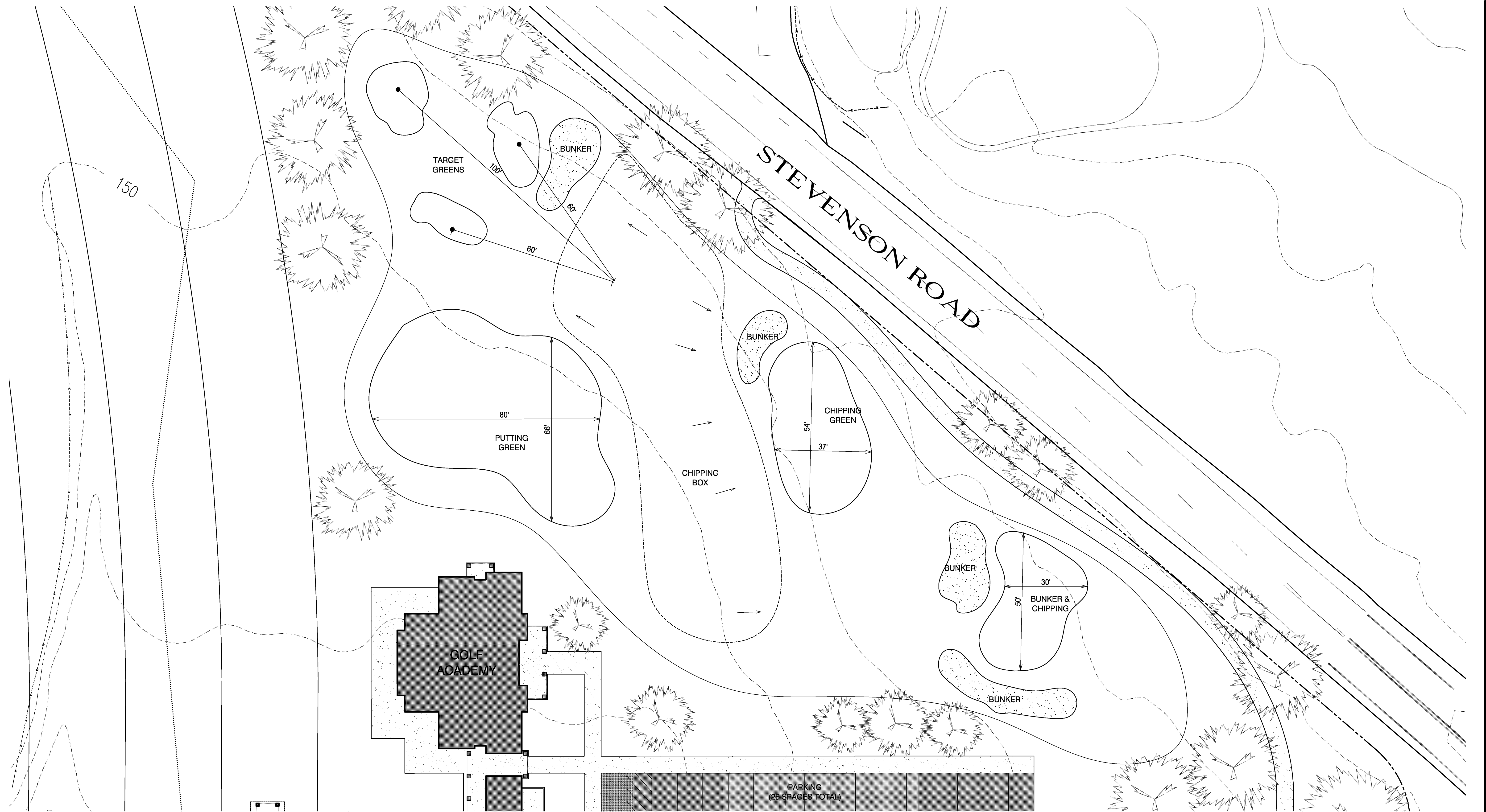
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 EL PESCADERO RANCHO, MONTEREY COUNTY, CALIFORNIA

PEBBLE BEACH DRIVING RANGE
 DEL MONTE FOREST PLAN
SITE PLAN

DR-2
 DATE: MAY 2011



PUTTING & CHIPPING AREA

SCALE: 1" = 16'-0"

△ ADDED SHEET

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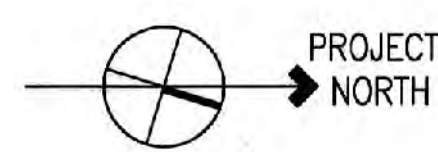
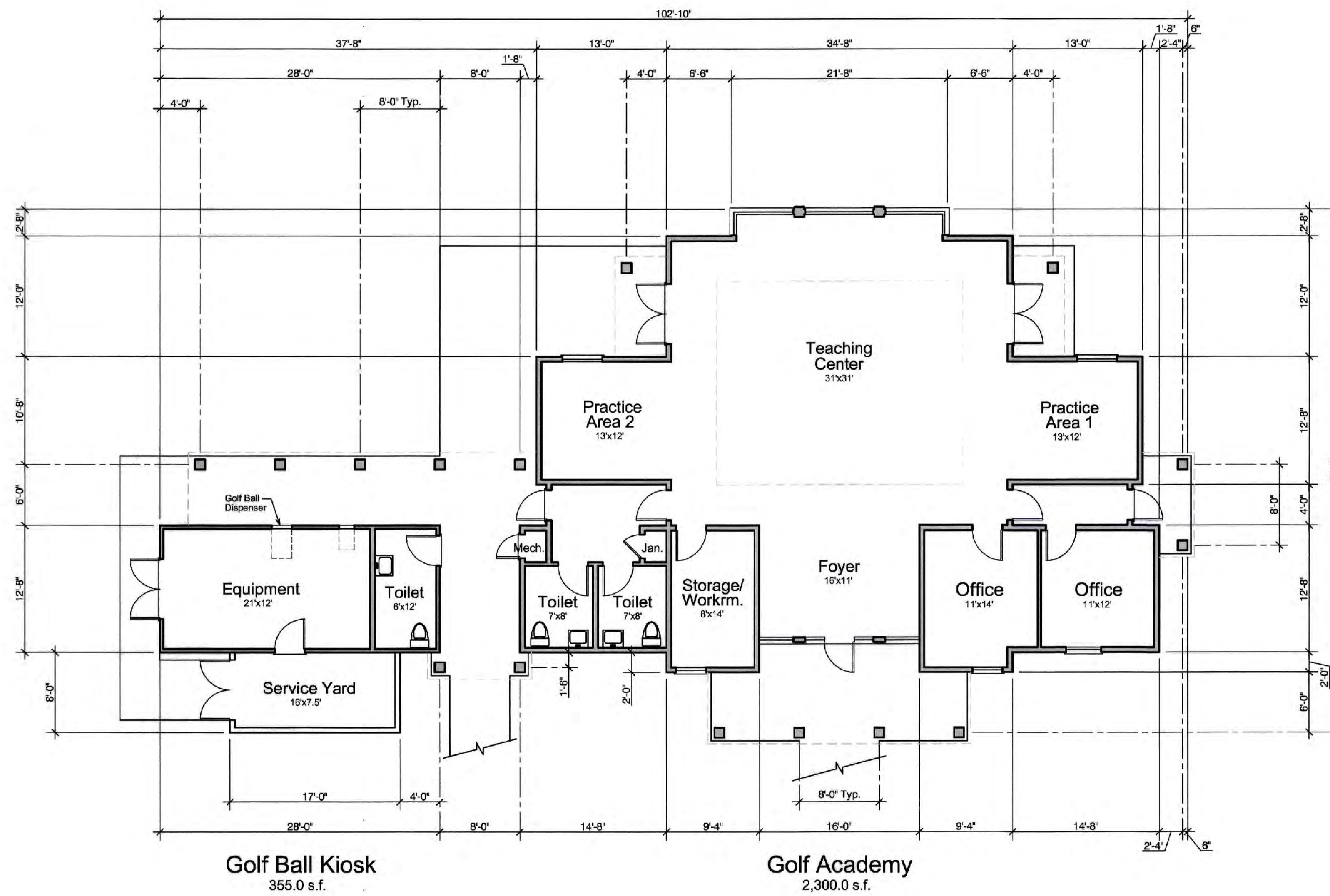
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PARCEL INFORMATION: A.P. # 008-321-006 AND A.P. # 008-321-007
EL PESCADERO RANCHO, MONTEREY COUNTY, CALIFORNIA

PEBBLE BEACH DRIVING RANGE
DEL MONTE FOREST PLAN
PUTTING & CHIPPING AREA

DR-2.1

DATE: MAY 2011



PROPOSED FLOOR PLAN
 SCALE: 1/8" = 1'-0" Total Floor Area = 2,655.0 s.f.

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 EL PESCADERO RANCHO, MONTEREY COUNTY, CALIFORNIA

PEBBLE BEACH DRIVING RANGE
 DEL MONTE FOREST PLAN
 PROPOSED FLOOR PLAN

DR-3
 DATE: MAY 2011

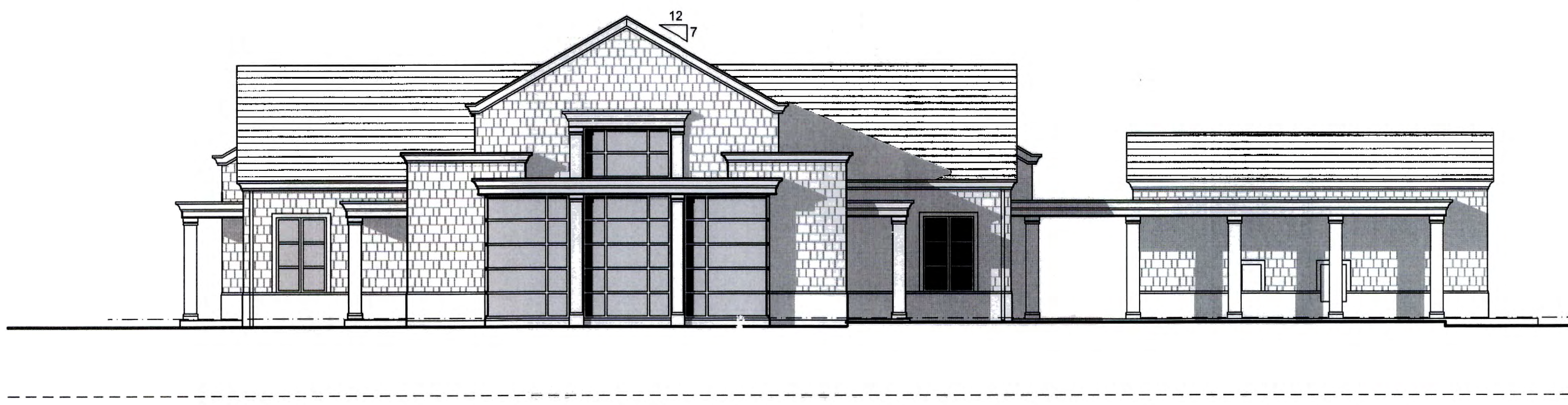
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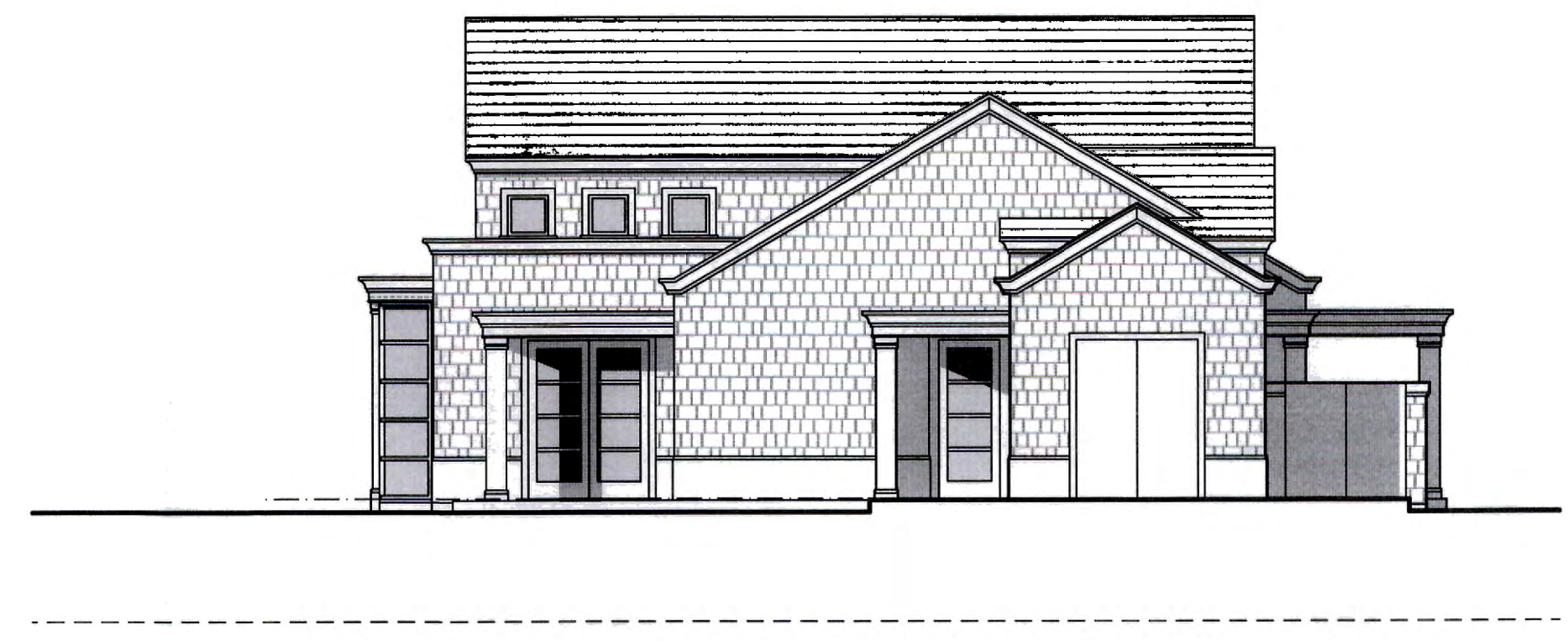
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

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 EL PESCADERO RANCHO, MONTEREY COUNTY, CALIFORNIA

PEBBLE BEACH DRIVING RANGE
 DEL MONTE FOREST PLAN
 EXTERIOR ELEVATIONS

DR-4
 DATE: MAY 2011

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**AREA OF DEVELOPMENT
WITHIN SLOPES 30% AND OVER**

760 SQFT (EXISTING TEE/GREEN)

TREE REMOVAL

PINE TREES*	
6"-11" DIAMETER	= 44
12"-23" DIAMETER	= 60
24" & GREATER DIAMETER	= 28
OAK TREES*	
6"-11" DIAMETER	= 0
12"-23" DIAMETER	= 0
24" & GREATER DIAMETER	= 0
* TREE REMOVAL BASED UPON FIELD SURVEY.	

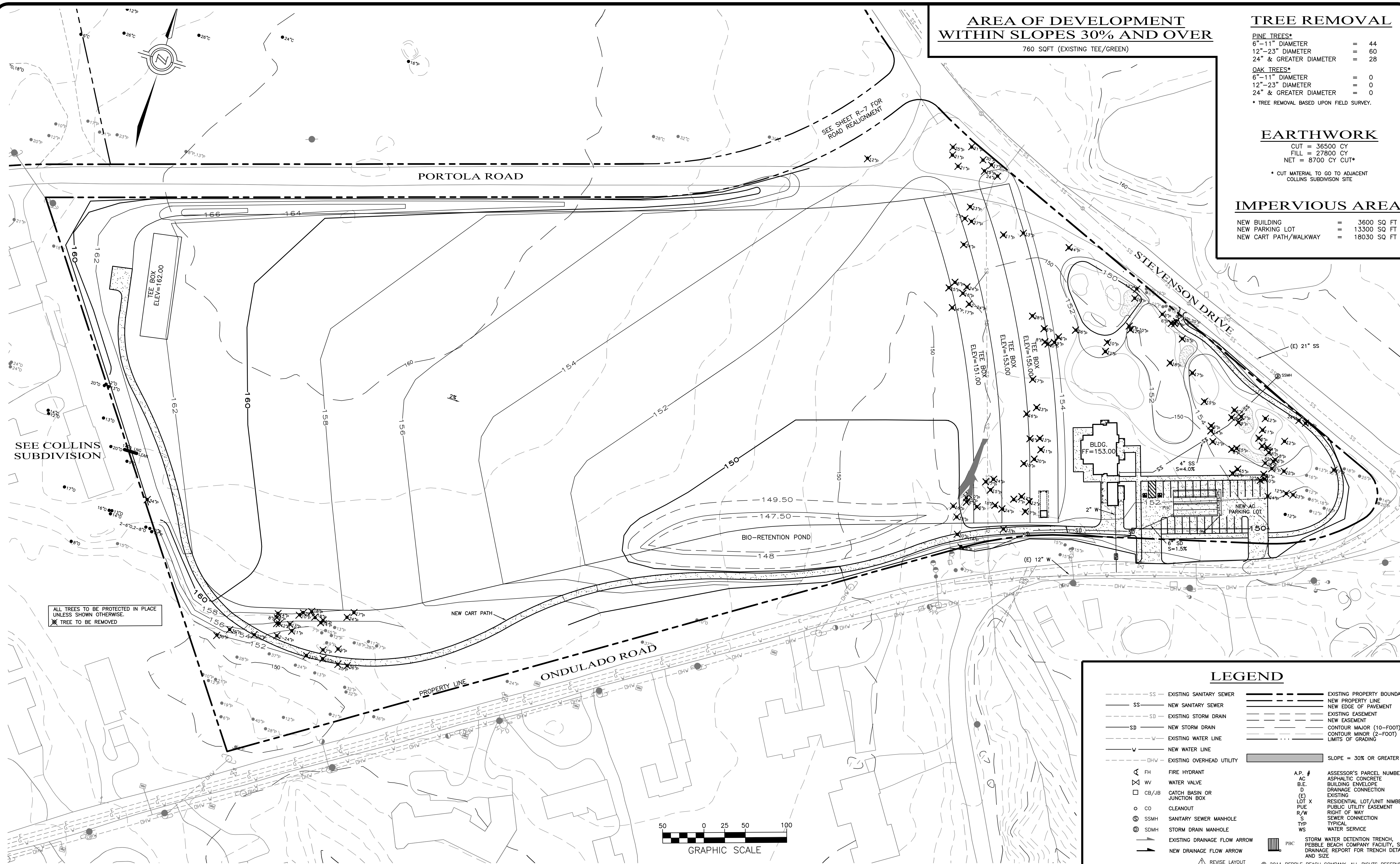
EARTHWORK

CUT	= 36500 CY
FILL	= 27800 CY
NET	= 8700 CY CUT*

* CUT MATERIAL TO GO TO ADJACENT COLLINS SUBDIVISION SITE

IMPERVIOUS AREA

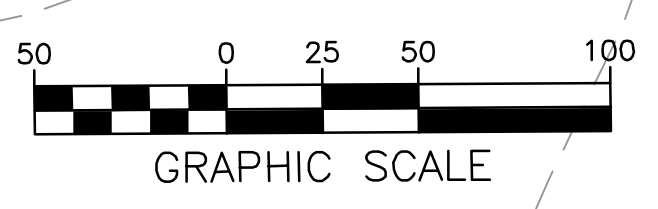
NEW BUILDING	= 3600 SQ FT
NEW PARKING LOT	= 13300 SQ FT
NEW CART PATH/WALKWAY	= 18030 SQ FT



SEE COLLINS SUBDIVISION

SEE SHEET R-7 FOR ROAD REALIGNMENT

ALL TREES TO BE PROTECTED IN PLACE UNLESS SHOWN OTHERWISE.
X TREE TO BE REMOVED



LEGEND

SS	EXISTING SANITARY SEWER	---	EXISTING PROPERTY BOUNDARY
SS	NEW SANITARY SEWER	---	NEW PROPERTY LINE
SD	EXISTING STORM DRAIN	---	NEW EDGE OF PAVEMENT
SD	NEW STORM DRAIN	---	EXISTING EASEMENT
SD	NEW STORM DRAIN	---	NEW EASEMENT
W	EXISTING WATER LINE	---	CONTOUR MAJOR (10-FOOT)
W	NEW WATER LINE	---	CONTOUR MINOR (2-FOOT)
DHW	EXISTING OVERHEAD UTILITY	---	LIMITS OF GRADING
FH	FIRE HYDRANT	---	SLOPE = 30% OR GREATER
WV	WATER VALVE	---	A.P. # ASSESSOR'S PARCEL NUMBER
CB/JB	CATCH BASIN OR JUNCTION BOX	---	AC ASPHALTIC CONCRETE
CO	CLEANOUT	---	B.E. BUILDING ENVELOPE
SSMH	SANITARY SEWER MANHOLE	---	D DRAINAGE CONNECTION
SDMH	STORM DRAIN MANHOLE	---	(E) EXISTING
EDFA	EXISTING DRAINAGE FLOW ARROW	---	LOT X RESIDENTIAL LOT/UNIT NUMBER
NDA	NEW DRAINAGE FLOW ARROW	---	PUE PUBLIC UTILITY EASEMENT
RS	REVISE LAYOUT	---	R/W RIGHT OF WAY
		---	S SEWER CONNECTION
		---	TYP TYPICAL
		---	WS WATER SERVICE
		---	PBC STORM WATER DETENTION TRENCH, PEBBLE BEACH COMPANY FACILITY, SEE DRAINAGE REPORT FOR TRENCH DETAIL AND SIZE

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EL PESCADERO RANCHO, MONTEREY COUNTY, CALIFORNIA

PEBBLE BEACH DRIVING RANGE
DEL MONTE FOREST PLAN
GRADING AND SITE DRAINAGE PLAN

DR-5
DATE: MAY 2011

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WHEN CREATING DEFENSIBLE SPACE, KEEP THESE SAFETY TIPS IN MIND:

- All equipment with an internal combustion engine must be equipped with an approved and operable spark arrestor.
- Metal blades striking rocks can create sparks and start fires. Use caution.
- To protect water quality and habitat do not remove vegetation associated with water, avoid using heavy equipment near waterways and do not clear vegetation near waterways to the bare mineral soil. Keep soil disturbance to a minimum.

OTHER HINTS TO SECURE A LEAN, CLEAN AND GREEN ZONE:

- Select less flammable plants for your Lean, Clean and Green Zone:
 - Shorter plants (less than 2 feet) are safer than taller ones.
 - If kept green, herbaceous plants (grass and non-woody flowers) are better choices than shrubs and trees.
 - If planting shrubs and trees, choose deciduous (trees that shed their leaves) ones over evergreens. Avoid planting juniper, pine and palms.
- Remove tree limbs that are touching the house or deck, or are within 10 feet of the chimney. If limbs are encroaching on overhead lines, contact your telephone or power company for removal.
- Use hard surfaces (concrete, stone, asphalt, brick, etc.) in your landscaping.
- Clear ALL flammable vegetation from within 10 feet of propane tanks.

YOUR RESPONSIBILITY:

California law (PRC 4291) requires property owners and/or occupants to create 100 feet of DEFENSIBLE SPACE around homes and buildings.

YOUR GOAL — TO CREATE A:

Lean, Clean and Green Zone
An area of 30 feet immediately surrounding your home.

Reduced Fuel Zone

The fuel reduction zone in the remaining 70 feet (or to the property line).

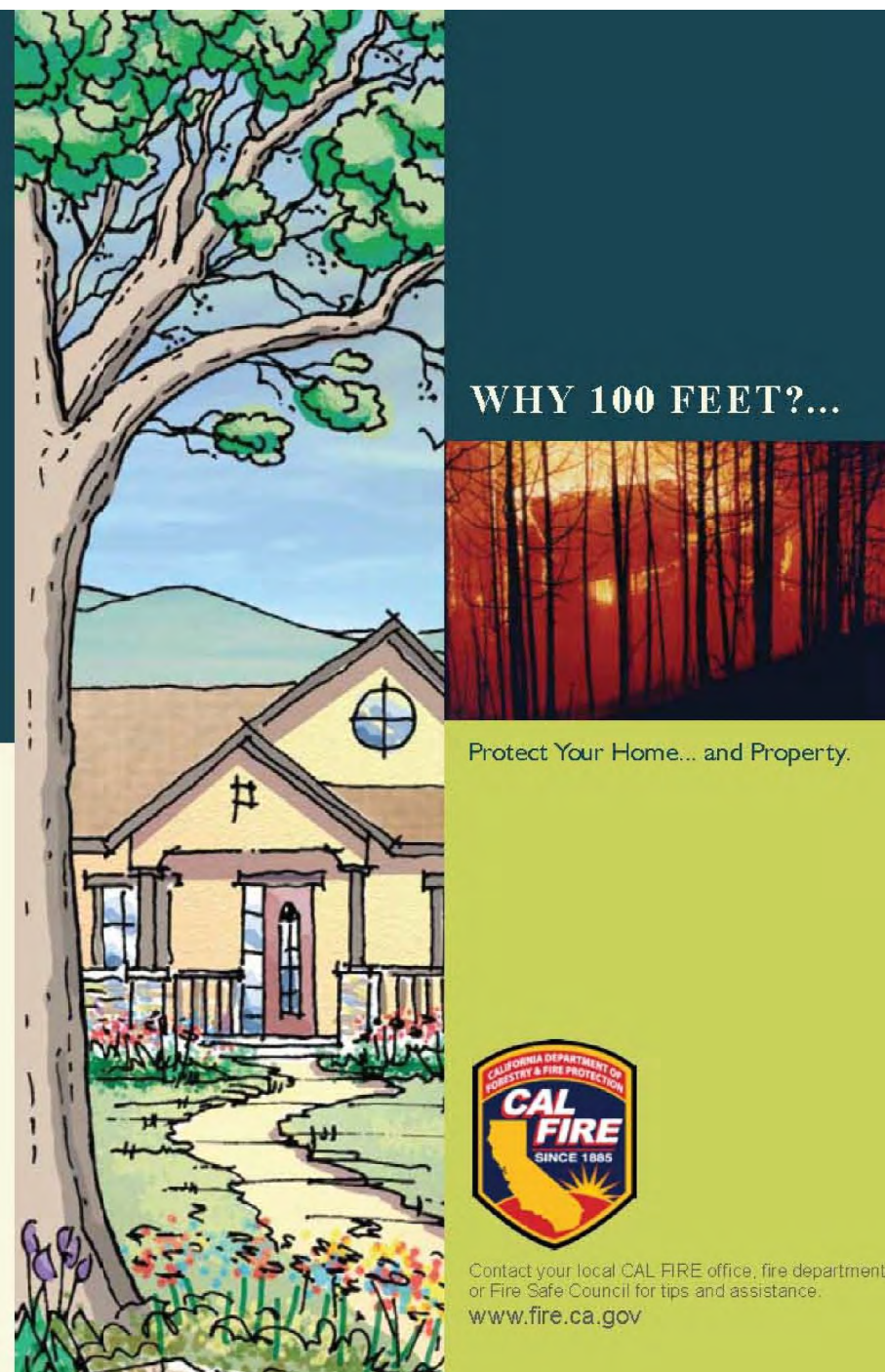


**Compliance with PRC 4291 is required by any person who owns, leases, controls, occupies, or maintains a building or structure in or adjacent to an incineration area, forest-covered lands, or other-covered lands, grass-covered lands or any land that is covered with flammable material and is within the State Responsibility Area. PRC 4291 requires 100 feet of Defensible Space (or to the property line if less than 100 feet) from every building or structure that is used for support or shelter of any life or occupancy. Owner, lessee or operator must also comply with all existing environmental protection laws and must obtain all necessary permits. Contact your local resource or planning agency officials to ensure compliance with federal, state and local requirements.*

WHY 100 FEET?...



...Because Defensible Space is YOUR responsibility



WHY 100 FEET?...

Protect Your Home... and Property.



Contact your local CAL FIRE office, fire department, or Fire Safe Council for tips and assistance. www.fire.ca.gov

OUTSIDE

1 Design/Construction

- Use ignition resistant construction (effective January 1, 2008) for roofs/roof assemblies, gutters, vents, decks, exterior walls, exterior windows.
- Enclose the undersides of eaves, balconies and above ground decks with fire resistant materials
- Show your 100 feet Defensible Space on plot plan
- Build your home away from ridge tops, canyons and areas between high points of a ridge
- Consider installing residential sprinklers
- Make sure that electric service lines, fuse boxes and circuit breaker panels are installed and maintained per code
- Contact qualified individuals to perform electrical maintenance and repairs

2 Access

- Make sure that your street name sign is visibly posted at each street intersection
- Post your house address so it is easily visible from the street, especially at night
- Address numbers should be at least 3 inches tall and on a contrasting background
- Identify at least two exit routes from your neighborhood
- Clear flammable vegetation at least 10 feet from roads and five feet from driveways
- Cut back overhanging tree branches above access roads
- Construct roads that allow two-way traffic
- Make sure dead-end roads, and long drive ways have turn-around areas wide enough for emergency vehicles
- Design bridges to carry heavy emergency vehicles
- Post clear road signs to show traffic restrictions such as dead-end roads, and weight and height limitations

3 Roof

- Install a fire resistant roof. Contact your local fire department for current roofing requirements
- Remove dead leaves and needles from your roof and gutters
- Remove dead branches overhanging your roof and keep branches 10 feet from your chimney
- Cover your chimney outlet and stovepipe with a nonflammable screen of 1/2 inch or smaller mesh

4 Landscape

- Create a Defensible Space of 100 feet around your home. It is required by law
- Create a **"LEAN, CLEAN and GREEN ZONE"** by removing all flammable vegetation within 30 feet immediately surrounding your home
- Then create a **"REDUCED FUEL ZONE"** in the remaining 70 feet to your property line
- You have two options in this area:
 - A. Create horizontal and vertical spacing between plants.** The amount of space will depend on how steep your property is and the size of your plants.
 - B. Large trees do not have to be removed as long as all of the plants beneath them are removed.**
- Remove lower tree branches at least six feet from the ground
- Landscaping with fire resistant plants
- Maintain all plants with regular water and keep dead branches, leaves and needles removed
- When clearing vegetation, use care when operating equipment such as lawnmowers. One small spark may start a fire; a string trimmer is much safer

5 Yard

- Stack woodpiles at least 30 feet from all structures and remove vegetation within 10 feet of woodpiles
- Above ground Liquefied Petroleum Gas (LP-gas) containers (500 or less water gallons) shall be located a minimum of 10 feet with respect to buildings, public ways, and lot lines of adjoining property that can be built upon - CFC 380-3
- Remove all stacks of construction materials, pine needles, leaves and other debris from your yard
- Contact your local fire department to see if debris burning is allowed. If you obtain a burning permit follow all local air quality restrictions

6 Emergency Water Supply

- Maintain an emergency water supply that meets fire department standards through one of the following:
 - a community water/hydrant system
 - a cooperative emergency storage tank with neighbors
 - a minimum storage supply of 2,500 gallons on your property (like a pond or pool)
- Clearly mark all emergency water sources
- Create easy firefighter access to your closest emergency water source
- If your water comes from a well, consider an emergency generator to operate the pump during a power failure

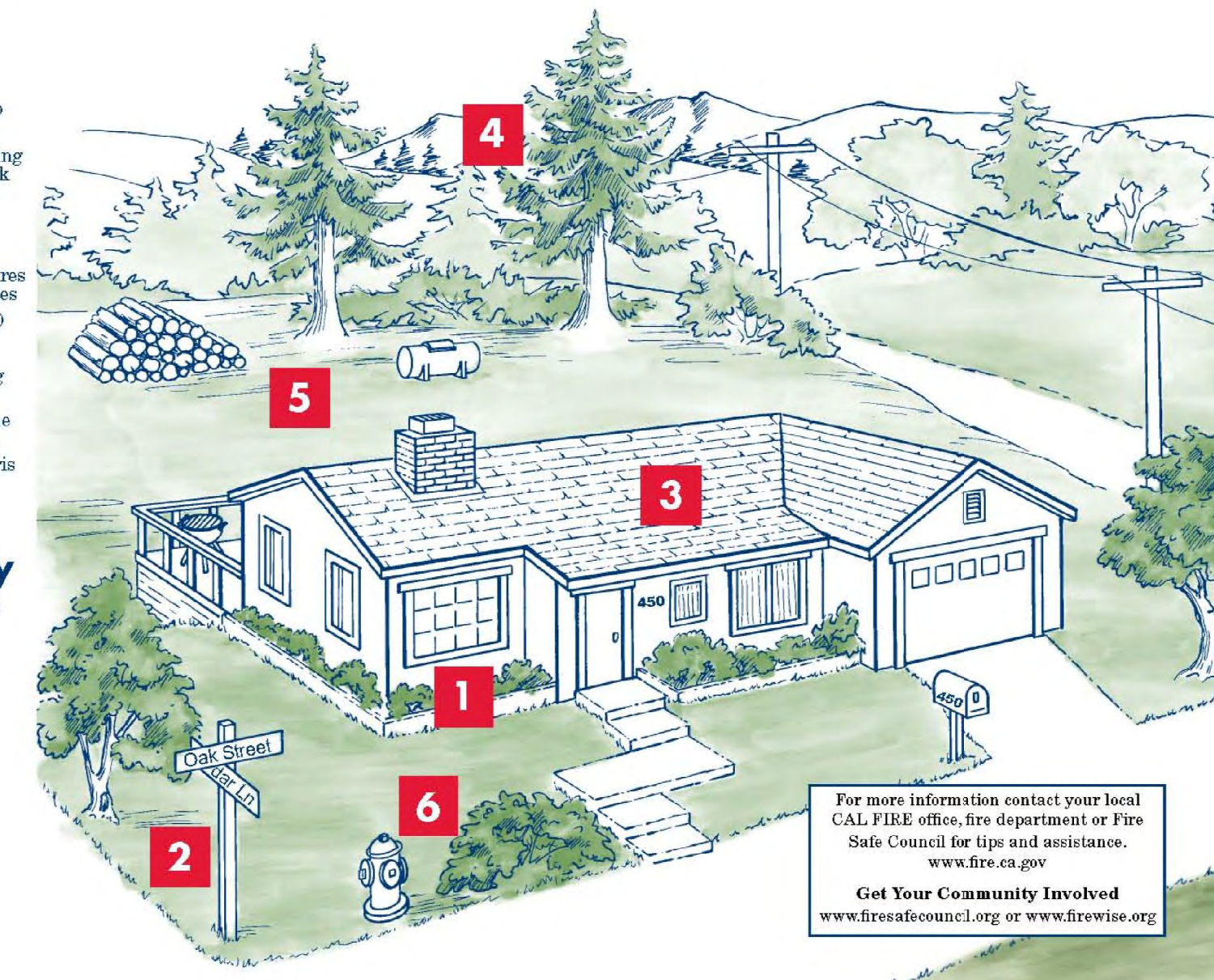
California Department of Forestry and Fire Protection



Homeowners Checklist

www.fire.ca.gov

How To Make Your Home Fire Safe



For more information contact your local CAL FIRE office, fire department or Fire Safe Council for tips and assistance. www.fire.ca.gov
Get Your Community Involved
www.dreadfire.org or www.firewise.org

TWO ZONES MAKE UP THE REQUIRED 100 FEET OF DEFENSIBLE SPACE:

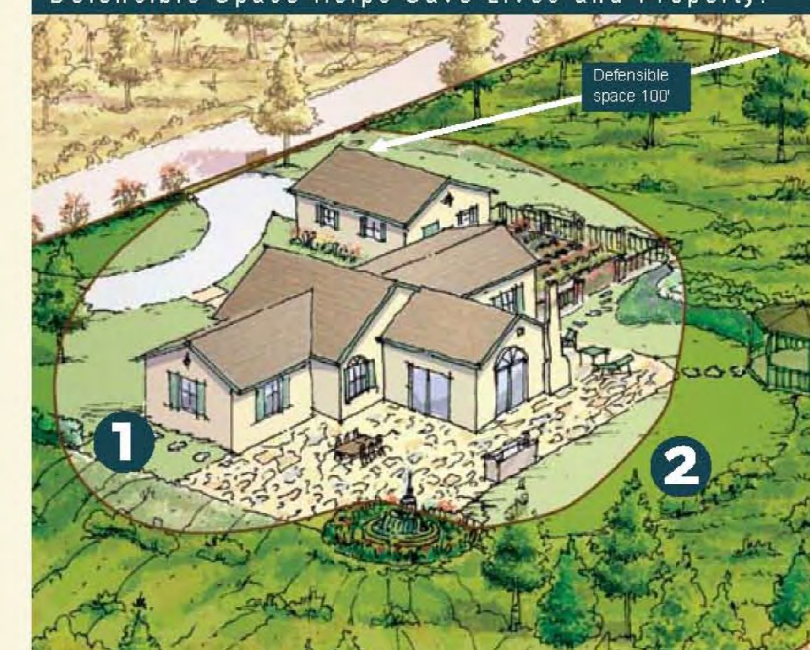
1. Lean, Clean and Green Zone

An area of 30 feet immediately surrounding your home.

2. Reduced Fuel Zone

The fuel reduction zone in the remaining 70 feet (or to the property line).

Defensible Space Helps Save Lives and Property!



COMPLY WITH THE LAW AND HELP SAVE YOUR HOME BY CREATING DEFENSIBLE SPACE.

Follow these guidelines:

1. Create a Lean, Clean and Green Zone

Remove all flammable vegetation and any dead or dying plants within 30 feet of each building or structure.

You may keep single trees or other vegetation that are trimmed of all dead and dying foliage and are well pruned and maintained.

2. Decrease Fuel In the Reduced Fuel Zone

Surface litter consists of fallen leaves, needles, twigs, bark, cones, pods, small branches, etc. Remove loose surface litter so it does not exceed a depth of three inches.

Make It Safe: Logs, Stumps and Snags

All logs and stumps should be removed unless they are embedded in the soil. If you keep an embedded log, remove nearby vegetation.

A standing dead tree (snag) may be kept for wildlife providing there is only one snag per acre, and if the snag were to fall, it would not reach buildings or structures and would not land on roadways or driveways.

Provide Fuel Separation and Treatment

Guidelines for fuel treatment as published by CDF are designed to reduce the spread of wildfires.

Choose option 2a or 2b. The best option for your property will be based on its characteristics (slope, vegetation size, vegetation type—brush, grass, trees, etc.—and other fuel characteristics). Properties with greater fire hazards will require larger separation between fuels. For example, a property on a steep slope with larger vegetation will require greater spacing between trees and shrubs than a level property that has small, sparse vegetation.

2a: Grasses

Ideally, grass should not exceed four inches in height. In situations where these fuels are isolated from other fuels or where necessary to stabilize soil, grasses and forbs may reach a height of 18 inches.

2a: Horizontal Clearance for Shrubs and Trees

Uncleared ground fuels provide an open freeway for the rapid spread and increased intensity of fire.

Clearance between shrubs should be 4 to 40 feet depending on the slope of the land and size and type of vegetation. Check the chart below for an estimation of clearance distance. Any questions regarding requirements for a specific property should be addressed to your local fire official.

Minimum Horizontal Clearance	
SHRUBS	TREES
From edge of one shrub to the edge of the next	From edge of one tree canopy to the edge of the next
<p>Mild to mid slope (0% to 20% slope) Four times (4x) the height of the shrub (Two shrubs 2' high should be spaced 8' apart)</p>	<p>Mild to mid slope (0% to 20% slope) 10 feet</p>
<p>Mild to moderate slope (20% to 40% slope) Four times (4x) the height of the shrub (Two shrubs 2' high should be spaced 8' apart)</p>	<p>Mild to moderate slope (20% to 40% slope) 20 feet</p>
<p>Moderate to steep slope (greater than 40% slope) Six times (6x) the height of the shrub (Two shrubs 2' high should be spaced 12' apart)</p>	<p>Moderate to steep slope (greater than 40% slope) 30 feet</p>

2a: Vertical Clearance for Shrubs and Trees

Low branches create "ladders" from the ground fuels to the trees.

To determine the proper vertical clearance between shrubs and the lowest branches of trees, use the formula below.

Minimum Vertical Clearance
3x HEIGHT OF SHRUB = MINIMUM VERTICAL CLEARANCE

Example: A five foot shrub is growing near a tree.
3 x 5 = 15 feet of clearance needed between the top of the shrub and the lowest tree branches.

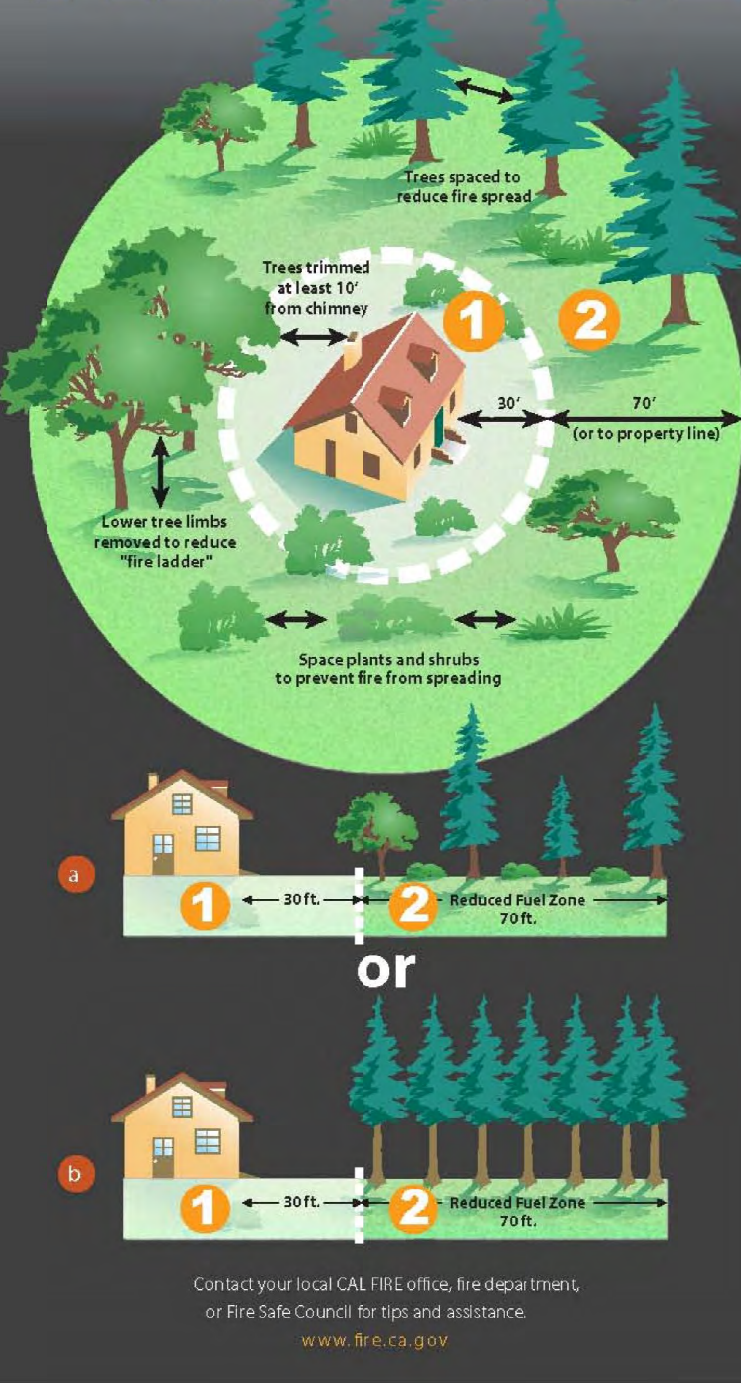
Note: A grouping of vegetation may be treated as a single plant if the foliage of the grouping does not exceed 10 feet in width. For example, three individual manzanita plants growing in a cluster with a total foliage width of 8 feet can be "grouped" and considered as one plant.

2b: Defensible Space with Continuous Tree Canopy

To achieve Defensible Space while keeping a larger stand of trees with a continuous tree canopy, adhere to the guidelines below:

- Prune lower branches of trees to a height of six to 15 feet from the top of the vegetation below (or the lower 1/3 of branches for small trees). Properties with greater fire potential such as steeper slopes or more severe fire danger will require pruning heights in the upper end of this range.
- Remove all ground fuels greater than four inches in height. Single specimens of trees or other vegetation may be kept if they are well-spaced, well-pruned and create an overall condition that avoids the spread of fire to other vegetation or to structures.

100' DEFENSIBLE SPACE Make Your Home FIRE SAFE



Why 100 Feet?

Following these simple steps can dramatically increase the chance of your home surviving a wildfire.

A Defensible Space of 100 feet around your home is required by law. The goal is to protect your home while providing a safe area for firefighters.

1 "Lean, Clean and Green Zone"

Clearing an area of 30 feet immediately surrounding your home is critical. This area requires the greatest reduction in flammable vegetation.

2 "Reduced Fuel Zone"

The fuel reduction zone in the remaining 70 feet (or to property line) will depend on the steepness of your property and the vegetation.

Spacing between plants improves the chance of stopping a wildfire before it destroys your home. You have two options in this area:

1. Create horizontal and vertical spacing between plants. The amount of space will depend on how steep the slope is and the size of the plants.

2. Large trees do not have to be cut and removed as long as all of the plants beneath them are removed. This eliminates a vertical "fire ladder."

When clearing vegetation, use care when operating equipment such as lawnmowers. One small spark may start a fire; a string trimmer is much safer.

Remove all build-up of needles and leaves from your roof and gutters. Keep tree limbs trimmed at least 10 feet from any chimneys and remove dead limbs that hang over your home or garage. The law also requires a screen over your chimney outlet of not more than 1/2 inch mesh.

These regulations affect most of the grass, brush, and timber-covered private lands in the State. Some of the department's regulations may have additional requirements. Some activities may require special procedures for threatened and endangered species, 2) avoiding erosion, and 3) protection of water quality. Check with local officials if in doubt. Current regulations allow an insurance company to require additional clearance. The area to be treated does not extend beyond your property. The State Board of Forestry and Fire Protection has approved Guidelines to assist you in complying with the new law. Contact your local CAL FIRE office for more details.



GRADING AND EROSION CONTROL SPECIFICATIONS

GENERAL NOTES

- 1.) ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.
- 2.) CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD ALL DESIGN PROFESSIONALS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
- 3.) A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. THE CONTRACTOR IS HEREBY NOTIFIED THAT ONLY EXCAVATION WILL EXPOSE THE TYPE(S), EXTENT, SIZE(S), LOCATION(S) AND DEPTH(S) OF SAID UTILITIES. THE OWNER, DEVELOPER AND THEIR CONSULTANTS ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN, NOR THE ACCURACY OF THE DELINEATION OF SAID UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED AND ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR IS HEREBY NOTIFIED THAT, PRIOR TO COMMENCING CONSTRUCTION HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND REQUESTING A VISUAL VERIFICATION OF THEIR UNDERGROUND UTILITIES AND OR FACILITIES. REPAIR OF DAMAGE TO ANY UNDERGROUND UTILITY OR FACILITY SHALL BE MADE AT THE CONTRACTORS EXPENSE. CONTRACTOR SHALL ALSO, 48 HOURS PRIOR TO CONSTRUCTION NOTIFY USA (UNDERGROUND SERVICE ALERT) AT THE FOLLOWING TOLL FREE NUMBER 1-800-642-2444.
- 4.) UNAUTHORIZED CHANGES AND USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE NOR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- 5.) ALL WORK SHALL BE IN CONFORMANCE WITH:
 - A) THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS OF THE LATEST REVISION. (STATE STDS)
 - B) THE MONTEREY COUNTY GRADING ORDINANCE 2535 AND THE MONTEREY COUNTY EROSION CONTROL ORDINANCE 2806
 - C) UNIFORM BUILDING CODE OF LATEST REVISION.
 - D) COUNTY OF MONTEREY "STANDARD PROPERTY DEVELOPMENT SPECIFICATIONS" REVISED 1/81, "STANDARD DETAILS AND ROADWAY DESIGN STANDARDS" BOTH DATED 10/77.
 - E) EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF MONTEREY COUNTY EROSION CONTROL REGULATIONS (CHAPTER 16.12).
- 6.) CONTRACTOR SHALL NOTIFY THE ENGINEER, SOILS ENGINEER AND MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT AT LEAST 48 HOURS PRIOR TO COMMENCING WORK.
- 7.) THE CONTRACTOR SHALL PROVIDE AN EMERGENCY PHONE NUMBER TO THE PEBBLE BEACH SECURITY AND FIRE DEPARTMENTS, AND INFORM THESE AGENCIES DAILY REGARDING EXCAVATION, BARRICADES, ETC. WITHIN THE RIGHT(S) OF WAY.
- 8.) IF CONDITIONS NOT COVERED BY THESE PLANS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER OR THE OWNERS REPRESENTATIVE (PEBBLE BEACH COMPANY – CONSTRUCTION MANAGEMENT).
- 9.) CHANGES MUST BE APPROVED IN WRITING BY THE CIVIL ENGINEER. THE COUNTY OF MONTEREY PUBLIC WORKS DEPARTMENT MUST ULTIMATELY APPROVE ALL CHANGES SUBSEQUENT TO APPROVAL BY THE CIVIL ENGINEER.
- 10.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE DUST CONTROL THROUGHOUT THE THE GRADING OPERATION AND CONFORM TO THE STANDARDS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT FOR AIRBORNE PARTICULANTS (DUST). DUST CONTROL MEASURES SHALL BE IMPLEMENTED TO REDUCE FUGITIVE DUST EMISSIONS AT THE SITE INCLUDING THE FOLLOWING:
 - A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH SURFACES AT LEAST TWICE DAILY, THE USE OF SUB-POTABLE WATER IS PREFERRED.
 - B) COVER STOCKPILES OF DEBRIS, SOIL, SAND OR OTHER MATERIALS THAT MAY BE BLOWN BY THE WIND.
 - C) SWEEP CONSTRUCTION AREAS AND ADJACENT STREETS OF ALL MUD AND DUST DAILY OR AS NEEDED.
 - D) LANDSCAPE OR COVER COMPLETED PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE IN THAT AREA.
- 11.) IF ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS ARE DISCOVERED DURING CONSTRUCTION, WORK SHALL BE HALTED WITHIN 50 METERS (150 FEET) OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHAEOLOGIST. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES SHALL BE FORMULATED AND IMPLEMENTED.
- 12.) WHEN WINTER OPERATIONS TAKE PLACE, THE FOLLOWING MEASURES SHALL BE TAKEN TO PREVENT ACCELERATED EROSION. ADDITIONAL MEASURES MAY BE REQUIRED BY THE BUILDING DEPARTMENT.
 - A) BETWEEN OCTOBER 15 AND APRIL 15, DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
 - B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY. EROSION-PROOF SURFACING MAY BE REQUIRED BY THE BUILDING INSPECTOR IN AREAS OF HIGH EROSION HAZARD.
 - C) RUNOFF FROM A SITE SHALL BE DETAINED OR FILTERED BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE. THESE DRAINAGE CONTROLS SHALL BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
 - D) EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
 - E) THE DIRECTOR OF BUILDING INSPECTION SHALL STOP ALL OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF THE DIRECTOR DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
- 13.) CONTRACTOR TO RE-VEGETATE ALL CUT AND FILL SLOPES EXPOSED DURING AND AFTER CONSTRUCTION. (AS SPECIFIED BY THE PEBBLE BEACH COMPANY). IRRIGATION WILL BE REQUIRED TO ESTABLISH GRASSES DURING DRY WEATHER. SEEDED AREAS SHOULD BE INSPECTED FOR FAILURES AND RE-SEEDED AND FERTILIZED.

- 14.) CONSTRUCTION ACTIVITY SHALL BE RESTRICTED TO THE HOURS AS DETERMINED BY THE PEBBLE BEACH COMPANY – CONSTRUCTION MANAGEMENT. CONSTRUCTION EQUIPMENT SHALL HAVE MUFFLERS IN GOOD CONDITION.
- 15.) CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF OF ANY JURISDICTIONAL BODY, FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT STATE OF CALIFORNIA DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, SALINAS, CA. PHONE (831) 443-3050. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND TRAFFIC CONTROL WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATIONS FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, 21 WEST LAUREL DRIVE, SUITE 45, SALINAS CALIFORNIA 93906. PHONE (831) 443-3050, PRIOR TO ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
- 16.) ALL CUT SLOPES SHALL NOT EXCEED 2:1; ALL FILL SLOPES SHALL NOT EXCEED 2:1; EXCEPT WHERE NOTED OR APPROVED BY THE SOILS ENGINEER.
- 17.) AT COMPLETION OF THE CONSTRUCTION, THE CONTRACTOR SHALL FURNISH REPRODUCIBLE AS-BUILT IMPROVEMENT PLANS TO THE OWNER. SAID PLANS SHALL SHOW ALL CHANGES AND ADDITIONS/DELETIONS IN RED ON THE REPRODUCIBLE PLANS.
- 18.) CONTRACTOR SHALL COMPLY WITH ALL MEASURES FOR PROTECTION OF TREES AND OTHER SENSITIVE RESOURCES AS WELL AS ALL BEST MANAGEMENT PRACTICES.

CONSTRUCTION STAKING/PRECONSTRUCTION MEETING

- 1.) A MINIMUM OF 10 WORKING DAYS BEFORE CONSTRUCTION IS TO BEGIN, THE CONTRACTOR SHALL COORDINATE AN ON SITE MEETING WITH THE OWNERS REPRESENTATIVE AND ENGINEER AND SURVEYOR (WWD CORP.), THE FOLLOWING SHALL BE INCLUDED IF THEIR FACILITIES ARE INCLUDED: SOILS/GEOTECHNICAL ENGINEER, PG&E REPRESENTATIVES, MAJOR SUBCONTRACTOR REPRESENTATIVES, CALIFORNIA AMERICAN WATER COMPANY INSPECTOR AND PEBBLE BEACH COMMUNITY SERVICE DISTRICT.
- 2.) CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE.
- 3.) RESPONSIBILITY OF THE VARIOUS ENTITIES WILL BE DEFINED AT THE MEETING. CONTRACTOR WILL SUBSEQUENTLY PROVIDE A LIST TO ALL PARTICIPANTS OF ALL THE REPRESENTATIVES INVOLVED WITH THEIR NAMES AND PHONE NUMBERS, ALONG WITH A COPY OF THE CONSTRUCTION SCHEDULE.
- 4.) OWNER WILL RETAIN WWD CORPORATION TO PROVIDE CONSTRUCTION STAKING FOR THE PROJECT. CONTRACTOR TO PROVIDE WWD CORPORATION WITH WEEKLY STAKING REQUEST, SAID REQUEST SHALL BE PROVIDED ON FRIDAY FOR THE FOLLOWING WEEKS WORK AND SHALL ADEQUATELY DEFINE THE REQUIRED STAKING INTERVAL/OFFSET/ETC.
- 5.) CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF STAKING SET IN FIELD. IF, FOR ANY REASON, STAKES ARE DISTURBED OR LOST, CONTRACTOR IS RESPONSIBLE FOR PAYMENT OF REPLACING SAME. WWD CORPORATION WILL HAVE THE RIGHT TO REMOVE ALL STAKING AT THE END OF EACH WORKING DAY SHOULD THEY EXPECT THAT THE STAKING IS NOT BEING ADEQUATELY PROTECTED FROM DISTURBANCE. SUBSEQUENT REPLACEMENT OF THE REMOVED STAKES WILL BE PAID FOR BY THE CONTRACTOR.

COORDINATION WITH OTHER CONTRACTORS

- 1.) IT IS FORESEEABLE THAT OTHER CONTRACTORS WILL BE PERFORMING WORK ON THE PROJECT CONCURRENTLY WITH THE WORK BEING DONE UNDER THIS CONTRACT. CONTRACTOR(S) SHALL COOPERATE WITH ONE ANOTHER TO FACILITATE THE MOST EXPEDIENT COMPLETION OF THE PROJECT AND AS TO NOT INTERFERE WITH WORK BEING PERFORMED.

SOILS AND GEOTECHNICAL/PAVING AND GRADING

- 1.) THE WORK HEREON WILL BE REVIEWED BY THE ENGINEER AND INSPECTED/TESTED BY THE GEOTECHNICAL ENGINEER.
- 2.) APPROVAL OF THE GEOTECHNICAL ENGINEER OR THEIR AUTHORIZED REPRESENTATIVE, AND PEBBLE BEACH COMPANY, IS REQUIRED ON COMPLETED WORK PRIOR TO BACKFILLING TRENCHES. BACK FILLING DONE WITHOUT SUCH APPROVAL SHALL NOT BE ACCEPTABLE.
- 3.) ONSITE GRADING AND EARTHWORK SHALL BE TESTED BY THE GEOTECHNICAL ENGINEER DESIGNATED BY THE OWNER, TO VERIFY COMPLIANCE WITH THE RECOMMENDATIONS OF THE SOILS REPORT, THE PLANS AND THE SPECIFICATIONS. ALL GRADING AND EARTHWORK SHALL BE DONE TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
- 4.) ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION. THE SUB GRADE SHALL BE COMPACTED TO THE DEPTH REQUESTED BY THE GEOTECHNICAL ENGINEER AND SHALL BE COMPACTED TO THE MINIMUM COMPACTION RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
- 5.) THE GEOTECHNICAL ENGINEER SHALL PROVIDE FINAL CERTIFICATION THAT ALL GRADING WAS DONE IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. THE CONTRACTOR WILL SUBMIT GEOTECHNICAL ENGINEERS REPORTS PRIOR TO FINAL APPROVAL BY THE BUILDING INSPECTION DEPARTMENT.

SUBMITTALS

- 1.) PRIOR TO INSTALLATION OF ANY SEWER, WATER, RECLAIMED WATER, STORM DRAIN, PAVING MATERIALS OR OTHER MATERIALS REQUIRED BY THIS PROJECT, THE CONTRACTOR SHALL SUBMIT TO THE PEBBLE BEACH COMPANY 7 COPIES OF MATERIAL SPECIFICATIONS USED OR EQUIPMENT TO BE INSTALLED. CONTRACTOR SHALL RECEIVE WRITTEN CONFIRMATION FROM THE PEBBLE BEACH COMPANY APPROVING SAID MATERIAL OR EQUIPMENT PRIOR TO INSTALLATION OF SAME.
- 2.) ALL MATERIALS AND EQUIPMENT SHALL BE NEW. ALTERNATES WILL NOT BE INSTALLED WITHOUT PRIOR WRITTEN APPROVAL FROM THE PEBBLE BEACH COMPANY.

INSPECTIONS AND TESTING

- 1.) PAVING AND GRADING – SEE (SOILS AND GEOTECHNICAL/PAVING AND GRADING) ABOVE.

STORM DRAINAGE

- 1.) PIPE SHALL BE ADS HIGH DENSITY POLYETHYLENE INSTALLED PER MANUFACTURERS RECOMMENDATIONS. CATCH BASINS AND OTHER DRAINAGE FACILITIES SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS OR AS DETAILED ON THE PLANS OR AS APPROVED BY THE ENGINEER IN THE FIELD.

AS BUILT PLANS

- 1.) CONTRACTOR SHALL MAINTAIN A SET OF PLANS ONSITE REFLECTING, IN RED PENCIL, ALL CHANGES MADE DURING THE COURSE OF CONSTRUCTION. THESE PLANS SHALL BE SIGNED BY THE CONTRACTOR AND TURNED OVER TO THE OWNER WHEN CONSTRUCTION IS COMPLETED AND THE JOB IS EXCEPTED AS COMPLETE BY THE OWNER. THESE PLANS MUST REFLECT THE CHANGES AND, IF NOT, THE 10% RETENTION PERIOD CAN BE EXTENDED BY THE OWNER UNTIL SUCH TIME AS THE PLANS ARE COMPLETED. (SEE GENERAL NOTE 17).

PERMITS

- 1.) CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED TO CONSTRUCT IMPROVEMENTS SHOWN ON THESE PLANS. OWNER WILL REIMBURSE CONTRACTOR FOR SAID PERMITS.

General Landscape and Irrigation Notes:

Landscape and Irrigation Plans shall comply with all published requirements of the County of Monterey and the California Department of Water Resources, Model Water Efficient Ordinance, Chapter 2.7. The Landscape plans shall meet the following design criteria:

Design Plan.

(a) For the efficient use of water, the landscape shall be carefully designed and planned for the intended function of the project.

(1) Plant Material

(A) Plants will be selected for the landscape, providing the Estimated Total Water Use in the landscape area does not exceed the Maximum Applied Water Allowance. To encourage the efficient use of water, the plans include the following:

- 1. protection and preservation of native species and natural vegetation;
- 2. selection of water-conserving plant and turf species;
- 3. selection of plants based on disease and pest resistance;
- 4. selection of trees based on applicable local tree ordinances or tree shading guidelines; and
- 5. selection of plants from local and regional landscape program plant lists.

(B) Each hydrozone shall have plant materials with similar water use, with the exception of hydrozones with plants of mixed water use, as specified in Section 492.7(a)(2)(D).

(C) Plants shall be selected and planted appropriately based upon their adaptability to the climatic, geologic, and topographical conditions of the project site. To encourage the efficient use of water, the plans include the following:

- 1. use of the Sunset Western Climate Zone System which takes into account temperature, humidity, elevation, terrain, latitude, and varying degrees of continental and marine influence on local climate;
- 2. recognition of the horticultural attributes of plants (i.e., mature plant size, invasive surface roots) to minimize damage to property or infrastructure [e.g., buildings, sidewalks, power lines]; and
- 3. consideration of the solar orientation for plant placement to maximize summer shade and winter solar gain.
- 4. minimum tree sizes shall be 5 gal. size. Minimum shrub and vine sizes shall be 1 gal size.

(D) Turf is not utilized on slopes greater than 25% where the toe of the slope is adjacent to an impermeable hardscape and where 25% means 1 foot of vertical elevation change for every 4 feet of horizontal length (rise divided by run x 100 = slope percent).

(E) The landscape addresses fire safety and prevention including a defensible space or zone around a building or structure as required per Public Resources Code Section 4291(a) and (b). Avoiding fire-prone plant materials and highly flammable mulches.

(F) Invasive and/or noxious plant species are not utilized.

(2) Water Features

(A) Recirculating water systems shall be used for water features.

(B) Where available, recycled water shall be used as a source for decorative water features.

(C) Surface area of a water feature shall be included in the high water use hydrozone area of the water budget calculation.

(D) Pool and spa covers are utilized.

(3) Mulch and Amendments

(A) A minimum two inch (2") layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.

(B) Stabilizing mulching products shall be used on slopes.

(C) The mulching portion of the seed/mulch slurry in hydro-seeded applications shall meet the mulching requirement.

(D) Soil amendments shall be incorporated according to recommendations of the soil report and what is appropriate for the plants selected.

(b) The landscape design plan:

(1) delineates and labels each hydrozone by number, letter, or other method;

(2) identifies each hydrozone as low, moderate, high water, or mixed water use. Temporarily irrigated areas of the landscape shall be included in the low water use hydrozone for the water budget calculation;

(3) identifies recreational areas;

(4) identifies areas permanently and solely dedicated to edible plants;

(5) identifies areas irrigated with recycled water;

(6) identifies type of mulch and application depth;

(7) identifies soil amendments, type, and quantity;

(8) identifies type and surface area of water features;

(9) identifies hardscapes (pervious and non-pervious);

(10) identifies location and installation details of applicable stormwater best management practices that encourage on-site retention and infiltration of stormwater. Stormwater best management practices are included in the landscape design plan and examples include, but are not limited to:

(A) infiltration beds, swales, and basins that allow water to collect and soak into the

ground;

(B) constructed wetlands and retention ponds that retain water, handle excess flow, and filter pollutants; and

(C) pervious or porous surfaces (e.g., permeable pavers or blocks, pervious or porous concrete, etc.) that minimize runoff.

(11) identifies any applicable rain harvesting or catchment technologies (e.g., rain gardens, cisterns, etc.);

(12) will contain the following statement: "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan"; and

(13) will bear the signature of a licensed landscape architect.

Irrigation Design Plan.

(a) For the efficient use of water, an irrigation system shall meet all the requirements listed in this section and the manufacturers' recommendations. The irrigation system and its related components shall be planned and designed to allow for proper installation, management, and maintenance. An irrigation design plan meeting the following design criteria shall be submitted as part of the Landscape Documentation Package.

(1) System

(A) Dedicated landscape water meters will be used for landscape areas smaller than 5,000 square feet to facilitate water management.

(B) Automatic irrigation controllers utilizing either evapotranspiration or soil moisture sensor data shall be required for irrigation scheduling in all irrigation systems.

(C) The irrigation system shall be designed to ensure that the dynamic pressure at each emission device is within the manufacturer's recommended pressure range for optimal performance.

1. If the static pressure is above or below the required dynamic pressure of the irrigation system, pressure-regulating devices such as inline pressure regulators, booster pumps, or other devices shall be installed to meet the required dynamic pressure of the irrigation system.

2. Static water pressure, dynamic or operating pressure, and flow reading of the water supply shall be measured at the point of connection. These pressure and flow measurements shall be conducted at the design stage. If the measurements are not available at the design stage, the measurements shall be conducted at installation.

(D) Sensors (rain, freeze, wind, etc.), either integral or auxiliary, that suspend or alter irrigation operation during unfavorable weather conditions shall be required on all irrigation systems, as appropriate for local climatic conditions. Irrigation should be avoided during windy or freezing weather or during rain.

(E) Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) shall be required, as close as possible to the point of connection of the water supply, to minimize water loss in case of an emergency (such as a main line break) or routine repair.

(F) Backflow prevention devices shall be utilized to protect the water supply from contamination by the irrigation system. All applicable local agency codes (i.e., public health) for additional backflow prevention requirements shall be included.

(G) High flow sensors that detect and report high flow conditions created by system damage or malfunction will be utilized.

(H) The irrigation system shall be designed to prevent runoff, low head drainage, overspray, or other similar conditions where irrigation water flows onto non-targeted areas, such as adjacent property, non-irrigated areas, hardscapes, roadways, or structures.

(I) Relevant information from the soil management plan, such as soil type and infiltration rate, shall be utilized when designing irrigation systems.

(J) The design of the irrigation system shall conform to the hydrozones of the landscape design plan.

(K) The irrigation system will be designed and installed to meet, at a minimum, the irrigation efficiency criteria as described in Section 492.4 regarding the Maximum Applied Water Allowance.

(L) The project applicant will inquire with the local water purveyor about peak water operating demands (on the water supply system) or water restrictions that may impact the effectiveness of the irrigation system.

(M) In mulched planting areas, the use of low volume irrigation will be utilized to maximize water infiltration into the root zone.

(N) Sprinkler heads and other emission devices shall have matched precipitation rates, unless otherwise directed by the manufacturer's recommendations.

(O) Head to head coverage will be utilized. Sprinkler spacing shall be designed to achieve the highest possible distribution uniformity using the manufacturer's recommendations.

(P) Swing joints or other riser-protection components will be utilized on all risers subject to damage that are adjacent to high traffic areas.

(Q) Check valves or anti-drain valves will be utilized for all irrigation systems.

(R) Narrow or irregularly shaped areas, including turf, less than eight (8) feet in width in any direction shall be irrigated with subsurface irrigation or low volume irrigation system.

(S) Overhead irrigation shall not be permitted within 24 inches of any non-permeable surface. Allowable irrigation within the setback from non-permeable surfaces may include drip, drip line, or other low flow non-spray technology. The setback area may be planted or unplanted. The surfacing of the setback may be mulch, gravel, or other porous material. These restrictions will be modified if:

- 1. the landscape area is adjacent to permeable surfacing and no runoff occurs; or
- 2. the adjacent non-permeable surfaces are designed and constructed to drain entirely to landscaping; or

3. the irrigation designer may specify an alternative design or technology, as part of the Landscape Documentation Package and clearly demonstrates strict adherence to irrigation system design criteria in Section (a)(1)(H). Prevention of overspray and runoff must be confirmed during the irrigation audit.

(T) Slopes greater than 25% shall not be irrigated with an irrigation system with a precipitation rate exceeding 0.75 inches per hour. This restriction may be modified if the landscape designer specifies an alternative design or technology, as part of the Landscape Documentation Package, and clearly demonstrates no runoff or erosion will occur. Prevention of runoff and erosion must be confirmed during the irrigation audit.

(2) Hydrozone

(A) Each valve shall irrigate a hydrozone with similar site, slope, sun exposure, soil conditions, and plant materials with similar water use.

(B) Sprinkler heads and other emission devices shall be selected based on what is appropriate for the plant type within that hydrozone.

(C) Where feasible, trees shall be placed on separate valves from shrubs, groundcovers, and turf.

(D) Individual hydrozones that mix plants of moderate and low water use, or moderate and high

1. plant factor calculation is based on the proportions of the respective plant water uses and their plant factor; or

2. the plant factor of the higher water using plant is used for calculations.

(E) Individual hydrozones that mix high and low water use plants shall not be permitted.

(F) On the landscape design plan and irrigation design plan, hydrozone areas shall be designated by number, letter, or other designation. On the irrigation design plan, designate the areas irrigated by each valve, and assign a number to each valve. Use this valve number in the Hydrozone Information Table (see Appendix B Section A). This table can also assist with the irrigation audit and programming the controller.

(b) The irrigation design plan contains:

(1) location and size of separate water meters for landscape;

(2) location, type and size of all components of the irrigation system, including controllers, main and lateral lines, valves, sprinkler heads, moisture sensing devices, rain switches, quick couplers, pressure regulators, and backflow prevention devices;

(3) static water pressure at the point of connection to the public water supply;

(4) flow rate (gallons per minute), application rate (inches per hour), and design operating pressure (pressure per square inch) for each station;

(5) recycled water irrigation systems as specified in Section 492.14;

(6) the following statement: "I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan"; and

(7) the signature of a licensed landscape architect.

Irrigation Scheduling.

(a) For the efficient use of water, all irrigation schedules shall be developed, managed, and evaluated to utilize the minimum amount of water required to maintain plant health. Irrigation schedules shall meet the following criteria:

(1) Irrigation scheduling shall be regulated by automatic irrigation controllers.

(2) Overhead irrigation shall be scheduled between 8:00 p.m. and 10:00 a.m. unless weather conditions prevent it. If allowable hours of irrigation differ from the local water purveyor, the stricter of the two shall apply. Operation of the irrigation system outside the normal watering window is allowed for auditing and system maintenance.

(3) For implementation of the irrigation schedule, particular attention will be paid to irrigation run times, emission device, flow rate, and current reference evapotranspiration, so that applied water meets the Estimated Total Water Use. Total annual applied water shall be less than or equal to Maximum Applied Water Allowance (MAWA). Actual irrigation schedules shall be regulated by automatic irrigation controllers using current reference evapotranspiration data (e.g., CIMIS) or soil moisture sensor data.

(4) Parameters used to set the automatic controller shall be developed and submitted for each of the following:

(A) the plant establishment period;

(B) the established landscape; and

(C) temporarily irrigated areas.

(5) Each irrigation schedule shall consider for each station all of the following that apply: (A) irrigation interval (days between irrigation);

(B) irrigation run times (hours or minutes per irrigation event to avoid runoff);

(C) number of cycle starts required for each irrigation event to avoid runoff;

(D) amount of applied water scheduled to be applied on a monthly basis;

(E) application rate setting;

(F) root depth setting;

(G) plant type setting;

(H) soil type;

(I) slope factor setting;

(J) shade factor setting; and

(K) irrigation uniformity or efficiency setting.

Irrigation Efficiency.

(a) For the purpose of determining Maximum Applied Water Allowance, average irrigation efficiency is assumed to be 0.71. Irrigation systems shall be designed, maintained, and managed to meet or exceed an average landscape irrigation efficiency of 0.71.

Recycled Water.

(a) The installation of recycled water irrigation systems shall allow for the current and future use of recycled water, unless a written exemption has been granted.

(b) Irrigation systems and decorative water features shall use recycled water unless a written exemption has been granted by the local water purveyor stating that recycled water meeting all public health codes and standards is not available and will not be available for the foreseeable future.

(c) All recycled water irrigation systems shall be designed and operated in accordance with all applicable local and State laws.

(d) Landscapes using recycled water are considered Special Landscape Areas. The ET Adjustment Factor for Special Landscape Areas shall not exceed 1.0.

Landscape Water Efficiency Requirements

The landscape plans shall meet or exceed all requirements of the Monterey Peninsula Water Management District (Ord. No 141).

D. Non-Residential Water Efficiency Standards for New Structures

All Non-Residential New Structures receiving a Water Permit on or after January 1, 2010 shall meet or exceed the following standards:

11. b. Weather-Based Irrigation System Controllers shall include functioning Soil Moisture Sensors and a Rain Sensor as components of the system.

c. Drip Irrigation shall be utilized for watering all non-turf irrigated plantings.

d. Rotating Sprinkler Nozzles shall be utilized for turf irrigation.

e. Overhead spray irrigation shall not be used to water non-turf Landscaping, including trees and shrubs.

f. Irrigation Systems shall operate with at least 70 percent efficiency.

g. Rainwater collection/irrigation systems are encouraged to supplement irrigation for new Landscaping. New Structures shall be encouraged to include one or more rainwater Cisterns and a system to provide at least 75 percent of exterior irrigation during normal rainfall years. Systems must be compliant with local catchment system standards.

h. Graywater collection/irrigation systems are encouraged to supplement irrigation for new Landscaping. Systems must be compliant with local catchment system standards, including Monterey County Department of Environmental Health.

i. All Sites utilizing a Graywater reuse system shall install and maintain a backflow prevention device as required by any Water Distribution System Operator that supplies water to the Site.

20. The implementation of water conservation Best management Practices shall be integrated into construction and operation of the project to the extent possible.

Existing Tree Preservation:

The landscape plans shall comply with the following:

The County of Monterey Code of Ordinances; Title 16 – Environment; Chapter 16.60

Preservation of Oak and other Protected Trees (Ord. 3420, 1989)

16.60.030 - Regulations.

Except as provided in Section 16.60.060 of this Chapter the following regulations apply:

A. No oak or madrone tree six inches or more in diameter two feet above ground level shall be removed in the North County Area Plan or Toro Area Plan areas without approval of the permit(s) required in Section 16.60.040 of this Chapter.

B. No oak, madrone or redwood tree six inches or more in diameter two feet above ground level shall be removed in the Carmel Valley Master Plan area without approval of the permit(s) required in Section 16.60.040 of this Chapter.

C. No native tree six inches or more in diameter two feet above ground level shall be removed in the Cachagua Area Plan area without approval of the permit(s) required in Section 16.60.040 of this Chapter.

- D. "Native trees," for the purpose of this Section, are:
- 1. Santa Lucia Fir;
 - 2. Black Cottonwood;
 - 3. Fremont Cottonwood;
 - 4. Box Elder;
 - 5. Willows;
 - 6. California Laurel;
 - 7. Sycamores;
 - 8. Oaks;
 - 9. Madrones.

E. No oak tree may be removed in any other area of the County of Monterey designated in the applicable area plan as Resource Conservation, Residential, Commercial or Industrial (except Industrial, Mineral Extraction) without approval of the permit(s) required in Section 16.60.040 of this Chapter.

F. No landmark oak tree shall be removed in any area except as may be approved by the Director of Planning pursuant to Section 16.60.040 of this Chapter. Landmark oak trees are those trees which are twenty-four (24) inches or more in diameter when measured two feet above the ground, or trees which are visually significant, historically significant, or exemplary of their species.

G. No oak trees may be removed in any other area of the County of Monterey designated in the applicable area plan as Agricultural or Industrial, Mineral Extraction, unless such removal meets and purpose and standards required in Section 16.60.050 of this Chapter.

H. No oak trees may be removed in any area of the County of Monterey for commercial harvesting purposes without approval of a use permit by the Planning Commission.

New Construction:

County of Monterey Code of Ordinances; Title 18 – New Construction

18.50.050 - Requirements for new construction.

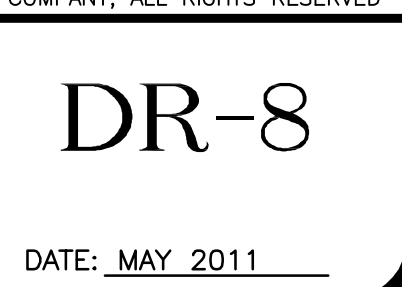
A. All new construction shall include as part of the exterior landscape development, low water use or native drought-resistant plant material and low precipitation sprinkler heads, bubblers, drip irrigation system and timing devices. Before any permit may be issued for such new construction, the applicant shall submit a landscape plan for review and approval by the Director of Building Services in conformity with landscape guidelines adopted by the Board of Supervisors.

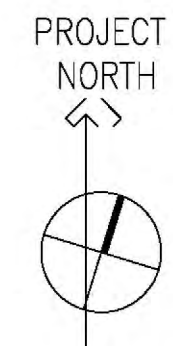
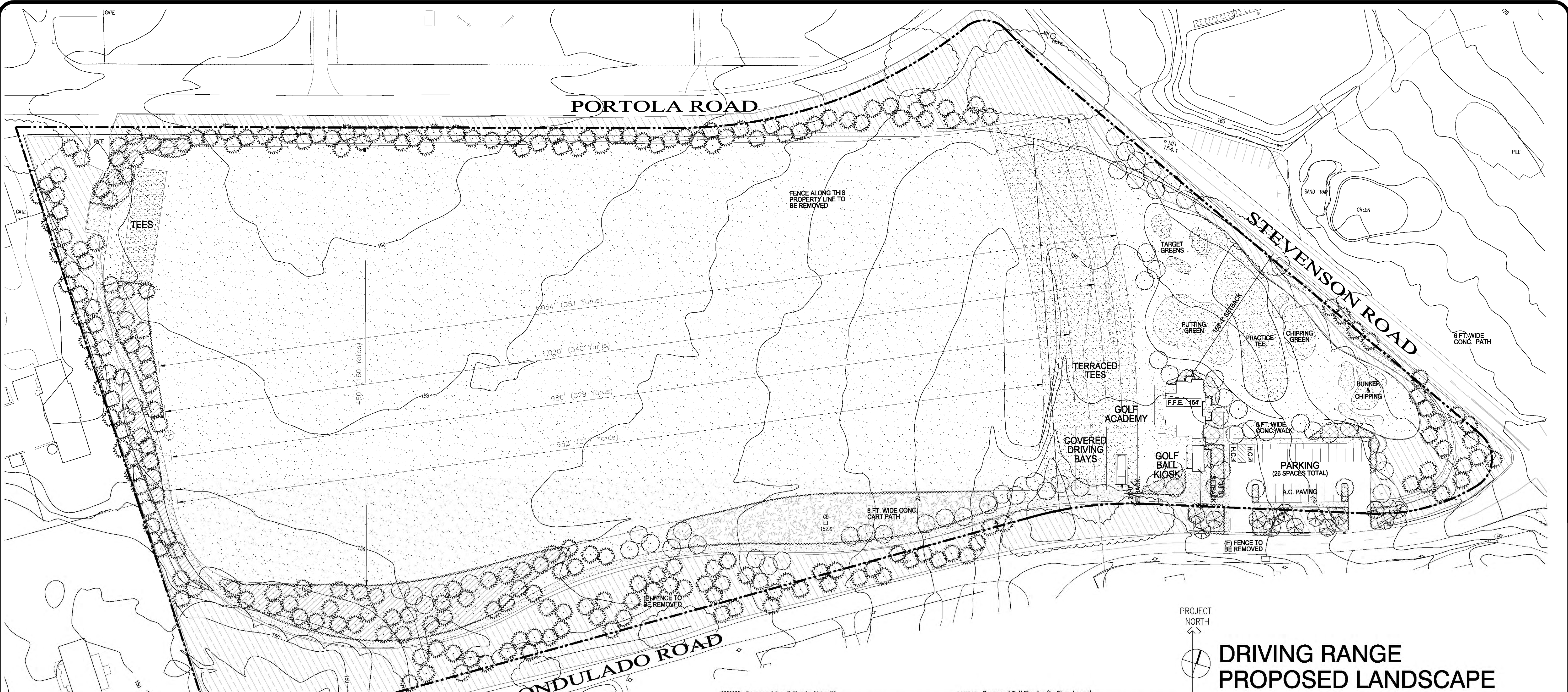


GENERAL LANDSCAPE AND IRRIGATION NOTES

REVISE NOTES

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DRIVING RANGE PROPOSED LANDSCAPE SITE PLAN

SCALE: 1" = 50'-0"

- Proposed Plant Legend**
- Existing Trees to be Evaluated for Preservation**
- Arbutus menziesii
 - Geijera parviflora
 - Maytenus boaria
 - Quercus agrifolia
 - Quercus flex
 - Quercus lobata
 - Umbellularia californica
- Proposed Coniferous Trees**
- Calocedrus decurrens
 - Cupressus macrocarpa
- Proposed Broadleaf Trees**
- Arbutus menziesii
 - Geijera parviflora
 - Maytenus boaria
 - Quercus agrifolia
 - Quercus flex
 - Quercus lobata
 - Umbellularia californica
- Proposed Accent Trees**
- Arbutus unedo
 - Cercis occidentalis
 - Metrosideros excelsa
 - Prunus cerasifera

- Proposed Small Shrubs (1 to 4')**
- Arctostaphylos densiflora
 - Arctostaphylos hookeri
 - Arctostaphylos edmundsii
 - Baccharis pilularis 'Twin Peaks'
 - Ceanothus friseus horizontalis
 - Ceanothus 'Joyce Coulter'
 - Cistus spp.
 - Heuchera spp.
 - Lavandula dentata
 - Mahonia pinnata
 - Rhamnus crocea
 - Ribes viburnumifolium
 - Ribes speciosum
 - Rosmarinus officinalis
 - Salvia clevelandii
 - Salvia leucantha
 - Santolina chamaecyparissus
 - Sollya fusiformis
 - Tulbaghia violacea
- Proposed Grasses**
- Bouteloua gracilis
 - Carex pansa
 - Miscanthus sinensis
 - Muhlenbergia rigens
 - Nassella tenuissima

- Proposed Tall Shrubs (to 6' and over)**
- Vine Hill Manzanita
 - Monterey Carpet Manzanita
 - Little Sur Manzanita
 - Dwarf Coyote Bush
 - Carmel Creeper
 - Joyce Coulter Ceanothus
 - Rock Rose
 - Coral Bells
 - French Lavender
 - California Grape Holly
 - Redberry
 - Catalina Currant
 - Flowering Fuchsia
 - Creeping Rosemary
 - Cleveland Sage
 - Mexican Sage
 - Laurel Cotton
 - Australian Bluebell
 - Tulbaghia
- Proposed Tall Shrubs (to 6' and over)**
- Arbutus unedo 'compacta'
 - Arctostaphylos tomentosa
 - Atriplex lentiformis breweri
 - Carpenteria californica
 - Ceanothus 'Ray Hartman'
 - Ceanothus 'Julia Phelps'
 - Coleonema pulchellum 'Sunset Gold'
 - Cotoneaster spp.
 - Echium fastuosum
 - Erygonum gigantea
 - Erysimum hybrid 'Bowles Mauve'
 - Escallonia angustifolia
 - Fremontodendron spp.
 - Garrya elliptica
 - Hakea suaveolens
 - Heteromeles arbutifolia
 - Leptospermum laevigatum 'Compactum'
 - Myrica californica
 - Phormium spp.
 - Photina x fraseri
 - Pittosporum crassifolium
 - Prunus caroliniana
 - Prunus silicifolia
 - Rhamnus californica
 - Rhus integrifolia
 - Rhus ovata
 - Ribes sanguineum

- Strawberry Tree
- Shaggy Bark Manzanita
- Salt Bush
- Felt Leaf Ceanothus
- Ceanothus
- Breath of Heaven
- Red Clusterberry
- Pride of Madiera
- Giant Buckwheat
- Wallflower
- Escallonia
- Flannel Bush
- Coast Silk-tassel
- Sweet Hakea
- Toyon
- Australian Tea Tree
- Pacific Wax Myrtle
- Pittosporum
- Carolina Laurel Cherry
- Holly Leaf Cherry
- Coffeeberry
- Lemonade Berry
- Sugar Bush
- Pink Flowering Currant

- Golf Related Turf Grass
- Putting Green Area
- Sand Bunker Area
- Proposed Organic Mulch Min. 3" Deep

Note: See Sheet LL.0 for General Landscape and Irrigation Notes



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PEBBLE BEACH DRIVING RANGE
DEL MONTE FOREST PLAN
LANDSCAPE PLAN
DATE: MAY 2011

DR-9
DATE: MAY 2011