

# Exhibit A

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## **DRAFT RESOLUTION**

### **Before the Housing and Community Development Chief of Planning in and for the County of Monterey, State of California**

In the matter of the application of:

**MONTEREY COUNTY SPCA INC (PLN060658-AMD1)**

#### **RESOLUTION NO. 22-**

Resolution by the Monterey County HCD Chief of Planning:

- 1) Considering an Addendum together with the previously adopted Mitigated Negative Declaration (SCH No. 2007111033) for the Monterey County SPCA (PLN060658, Resolution No. 07058) is consistent with Sections 15162 and 15164 of the CEQA Guidelines; and
- 2) Approving a Minor Amendment to previously approved Combined Development Permit (Planning Commission Resolution No. 07058), to allow demolition of three accessory structures and construction a 1,065 square foot addition to a 3,883 square foot education building, 3,200 square foot training building, 3,112 square foot accessory building and associated site improvements.

[PLN060658-AMD1, Monterey County SPCA Inc., 1002, 1012, 1022, 1032, 1042 & 1052 Highway 68, Salinas, Greater Monterey Peninsula Area Plan (APN: 173-011-003-000, 173-011-021-000 and 173-011-027-000)]

**The Monterey County SPCA Inc application (PLN060658-AMD1) came on for an administrative decision hearing before the Monterey County HCD Chief of Planning on December 21, 2022. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Monterey County HCD Chief of Planning finds and decides as follows:**

### **FINDINGS**

1. **FINDING:** **PROCESS REQUIREMENTS** – The County has received and processed an amendment to PLN060658, Planning Commission resolution 07058, in accordance with the Monterey County Zoning Ordinance Title 21, Section 21.76.120.  
**EVIDENCE:** a) On December 7, 2007, the Monterey County Planning Commission approved PLN060658 (Resolution No. 07058) for a Combined Development Permit consisting of : 1) Use Permit to expand the existing Monterey County SPCA kennel and office facilities by 10,000 square feet; 2) Use Permit for the removal of 30 protected oak trees; 3) Use

Permit for development on slopes in excess of 30%; 4) Administrative Permit for development in a Visual Sensitivity District, and 5) a Lot Line Adjustment to combine four substandard lots, on a 5.5-acre area of a total 219.43-acre property.

- b) On September 21, 2021, an application for a Minor Amendment (PLN060658-AMD1) was submitted to HCD -Planning staff. This amendment consists of the demolition of three accessory structures and construction a 1,065 square foot addition to a 3,883 square foot education building, 3,200 square foot training building, 3,112 square foot accessory building and associated site improvements.
- c) Approval of the original permit, PLN060658, included approval of 74 conditions and adoption of a Mitigated Negative Declaration and its associated Mitigation Monitoring and Reporting Plan. This Mitigation Monitoring and Reporting Plan included 30 mitigation measures, which were applied as Condition Nos. 46 through 74.
- d) Some of the conditions from PLN060658 will be applied to this amendment, including a few of the applicable mitigation measures. The conditions that will not be carried over were either previously met or needed to be met prior to the final inspection of the development approved in PLN060658. All the “On-going” conditions from PLN060658 will be applied to this amendment, with a few exceptions where some have been replaced with an updated condition of the same intent (see Finding 6). Any new conditions shall reflect the minor modifications proposed with this amendment.
- e) These modifications shall be in addition to the previously applied findings, evidence and conditions of the Combined Development Permit PLN060658-AMD1.
- f) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed amendment are found in Project Files PLN060658 and PLN060658-AMD1.

**2. FINDING:** **CONSISTENCY** – The proposed amendment does not change the consistency of the previously approved permit PLN060658. Therefore, the proposed amendment, as conditioned, is consistent with the applicable plans and policies. The site remains physically suitable for the development proposed, and no violations are known to exist on the property. As approved and amended, permit number PLN060658-AMD1 will become, and be referred to as, the approved permit.

**EVIDENCE:** a) The project has been reviewed for consistency with the text, policies, and regulations in:

- the 2010 Monterey County General Plan;
- Greater Monterey Peninsula Area Plan; and
- Monterey County Zoning Ordinance (Title 21).

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) Allowed Use. The subject property is located at 1002 Hwy 68, Salinas, Greater Monterey Peninsula Area Plan (APN: 173-011-003-000, 173-011-021-000 and 173-011-027-000). The subject parcel is zoned Rural



Density Residential with a density of 1 unit per 5.1 acres, a Visual Sensitivity (VS) district overlay, and a 20 foot maximum height limit [RDR/5.1-VS(20)]. The applicant proposes an amendment to the previously approved Combined Development Permit (PLN060658). The proposed amendment involves exterior and interior additions and alterations including, demolition of three accessory structures and construction a 1,065 square foot addition to a 3,883 square foot education building, 3,200 square foot training building, 3,112 square foot accessory building and associated site improvements including 850 cubic yards of cut and 220 cubic yards of fill. Materials and colors to match what was previously approved (PLN060658).

- c) Lot Legality. The parcel which contains the project site (APN: 173-011-027-000) was created in 2008 as a product of a lot line adjustment from the original permit, (PLN060658). Its legal description can be found on the Certificate of Compliance (document: 2008028620) that was established on April 22, 2008. Therefore, the County recognizes APN 173-011-027-000 as a legal lot of record.
- d) Development Standards. The subject property is zoned Rural Density Residential, (RDR) The development standards for the RDR zoning district are identified in Monterey County Code (MCC) Section 21.16.060. The minimum setbacks in the RDR district for main structures are 30 feet (front), 20 feet (rear), and 20 feet (sides). This parcel has a unique required front set back of 100 feet pursuant to policy GMP-3.3 of the Greater Monterey Peninsula Area Plan because it abuts Highway 68, which is considered a scenic corridor pursuant to policy GMP-1.1. The previously approved Combined Development Permit (PLN060658) conformed with these set standards. The new structures and additions proposed in this amendment will have setbacks that are consistent with the development standards for RDR zoning. There will be a 73 foot setback between the proposed TLC building (the 3,112 square foot building to replace Red's Barn, see attached Site Plan) and the proposed addition to the educational center. The location of the proposed training pavilion will allow 28 feet between it and the proposed addition to the educational building. The new training pavilion will also have a 95 foot setback from the proposed TLC building. No other setbacks will be altered by this amendment. Due to the lot being visible from scenic Highway 68, it is subject to a 20 foot maximum height limit. All the proposed accessory structures are below the 20 feet. Including the guardrail for the deck, the proposed addition to the Education building will be 17 feet and 1 inch from the average natural grade. The new Training Pavilion will be 18 feet and 2 inches from the average natural grade, and the new TLC building will be 16 feet and 2 inches. MCC Section 21.16.060.E states the maximum allowed building site coverage for the RDR zoning district is 25%. The property is 28.14 acres or 1,226,050 square feet, which allows a maximum site coverage of 306,513 square feet. The existing site coverage is 29,743 square feet (2.4%). Combined, the proposed additions and new structures equal 13,087 square feet; bringing the proposed total site coverage to 42,930 square feet (3.5%). Therefore, as proposed, the amendment meets all required development standards.

- e) Environmentally Sensitive Habitat Areas. Previously approved permit PLN060658 (Resolution No. 07058) stated the subject property is located within environmentally sensitive habitat areas (ESHA), according to a Biological Resources Report (LIB070270) conducted by Denise Duffy & Associates, Inc. An additional Biological Resources Report (LIB220268) was prepared for this project to evaluate any changes in potential sensitive habitat areas from the original biological report (LIB070270). The recommended mitigation measures listed in the most recent biological report amendment are consistent with the previously approved mitigated negative declaration. (See Finding 7) The applicable mitigation measures from the previously approved permit will be implemented in this amendment.
- f) Land Use Advisory Committee. The project was not referred to the Greater Monterey Peninsula Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did not warrant referral to the LUAC because additional environmental review was not required, and approval of the proposed project does not require a public hearing.
- g) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project Files PLN060658 and PLN060658-AMD1.

- 3. FINDING: SITE SUITABILITY** – The proposed amendment does not change the site suitability of the previously approved permit PLN060658.
- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Recommended conditions have been incorporated.
  - b) Staff identified potential impacts to the biological resources and soil stability. The following reports have been prepared:
    - “Biological Resources Report” (LIB220268) prepared by Denise Duffy & Associates, Inc., Monterey, California, June 2022.
    - “Geotechnical Investigation” (LIB220273) prepared by Matt Maciel, Salinas, California, August 25, 2021.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.
  - c) Staff conducted a site inspection on November 22, 2022 to verify that the site is suitable for this use.
  - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project Files PLN060658 and PLN060658-AMD1.

4. **FINDING:** **HEALTH AND SAFETY** – The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
- EVIDENCE:**
- a) The previously approved Combined Development Permit was reviewed for site suitability by the following departments and agencies: HCD-Planning, Pebble Beach Community Services District, HCD-Public Works, HCD-Environmental Services, Environmental Health Bureau, and the Water Resources Agency. All recommended conditions were applied to PLN060658-AMD1. All applicable conditions from PLN060658 have been carried forward to PLN060658-AMD1. (See Finding 1 and Finding 6) There is no indication that the site is not suitable for the proposed amendment.
  - b) The property will continue to use the onsite septic system that is currently in place and will continue to receive potable water from the onsite wells. EHB has conditioned the project to submit a cross-connection control assessment to ensure the onsite utilities will not be negatively affected by the proposed development. (See Finding 6, Evidence “e”)
  - c) Staff conducted a site inspection on November 22, 2022 to verify that the site is suitable for this use.
  - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project Files PLN060658 and PLN060658-AMD1.
5. **FINDING:** **NO VIOLATIONS** – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.
- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
  - b) Staff conducted a site inspection on November 22, 2022 and researched County records to assess if any violation exists on the subject property. There is no record of an existing code violation on the property. During staff’s site visit they did notice the modular office building and the shade structure have already been demolished. These two structures do not require a demolition permit due to their size and nature so the unpermitted demolition is not considered a violation.
  - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project Files PLN060658 and PLN060658-AMD1.
6. **FINDING:** **AMENDMENT** – Pursuant to Title 21 Section 21.74.120, the proposed amendment to the previously approved Combined Development Permit PLN06058 has been deemed minor of nature and has been brought before the Chief of Planning for approval.

- EVIDENCE:**
- a) The proposed project as described in this resolution and depicted on the attached plans supersedes and replaces the proposed work of the original project, PLN060658, Planning Commission Resolution No. 07058. As approved, this amendment will be referred to as the approved permit.
  - b) Condition Nos. 3 – 10, and 14: Cultural Resources Negative Archaeological Report, Condition of Approval/Mitigation Monitoring Plan, Grading Winter Restriction, Utilities Underground, Tree and Root Protection, Landscape Plan and Maintenance, Lighting-Exterior Lighting Plan (Visual Sensitivity District/Ridgeline Development), Height Verification and Water Conservation Measures; have been carried over from the original permit and remain in effect.
  - c) Condition No. 21, Demolition/Deconstruction, from the original permit, PLN060658, was replaced with the Planning Department's updated demolition standard condition and has been applied to this amendment as Condition No. 11. The updated demolition condition has the same work practice standards which include; sufficiently wet the structure prior to deconstruction or demolition, demolish the structure inward toward the building pad, and commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour. The main difference is the actions needed to satisfy the condition, the updated condition that has been applied to the amendment requires the applicant to incorporate a "Demolition/Deconstruction" note on the demolition site plan, and to obtain any required Air District permits. Additionally, the Air District shall conduct all deconstruction or demolition inspection activities as required by the Air District.
  - d) Condition Nos. 12 and 13 have been applied by the Monterey County Engineering Services staff, these conditions were not applied to the original permit. They reflect new standard conditions that are applied to most projects in 2022, it was not standard practice to apply these conditions in 2007 when the previous permit was conditioned and approved. These conditions refer to the Regional Development Impact Fee and the Countywide Traffic Fee, they inform and prepare the applicant for possible fees that may follow the planning permit approval.
  - e) Condition No. 15, Onsite Cross-connection Control Assessment, was added by the Environmental Health Bureau staff. This condition requires the applicant to provide a cross-connection control assessment before being issued a building permit. The 2007 project scope included construction of a new well and new septic system. This condition was not applied to the original permit because the wells and septic did not exist yet, instead conditions were applied to submit a well completion report and a septic system design prior to installing the new onsite utilities. Now that those utilities are operational, the cross-connection control condition has been applied to ensure the proposed development will not negatively impact the onsite domestic water supply.
  - f) The amended, as proposed and conditioned, would be consistent

with applicable County policies and codes governing land use and development; is located on a suitable site; would not be injurious to the health and safety of the neighborhood, property, or general welfare of the County; is not on a property with any known violations; would not create any new or previously un-analyzed environmental impacts. See Finding Nos. 1, 2, 3, 4, 5, and 7.

**7. FINDING:** **CEQA (Addendum)** - An Addendum to a previously adopted MND was prepared in accordance with CEQA Guidelines Section 15164 to address the minor changes in the project. The original CEQA action on the project was assessed for environmental impacts with an Initial Study and mitigated to a less than significant level. This Minor Amendment does not require subsequent environmental review pursuant to CEQA Guidelines Section 15162.

**EVIDENCE:**

- a) A Mitigated Negative Declaration (MND) was adopted on December 12, 2008 by the Monterey County Planning Commission (SCH No. 2007111033/Resolution No. 07058). Only minor changes are proposed as part of the project which would not change the analysis or determinations made in the previously adopted MND. These minor changes include updated names of special status species that have changed over the past 12 years, including all species that were disclosed in 2007 but not included in the original mitigation measures, adding title names for each mitigation measure that was carried over. In addition, there have been no substantial changes with respect to circumstances under which the previous project was undertaken and no new information of substantial importance has surfaced requiring revisions to the MND.
- b) Potential issues that were analyzed in the MND include: aesthetics, air quality, biological resources, cultural resources, geology/soils, hazards/hazardous materials, hydrology/water quality, noise, transportation/traffic, and utilities service systems.
- c) No new mitigation measures have been created because there will be no new significant impacts as a result of the amendment.
- d) The mitigation measures from the original project, PLN060658, that are “On-going” or that are applicable to this amendment have been carried over. Those that have not been carried over were previously met under PLN060658.
- e) Due to the limited scope of this amendment, only certain mitigation measures previously adopted require incorporation. Adopted Mitigation Measure Nos. 1, 2, 5, 6, 7, 11, 12 and 29 have been carried forward with this amendment with no change to the adopted language.
- f) Previously adopted Mitigation Measure Nos. 3, 10, 13 and 14 have undergone minor edits to update the language to reflect the change in common names for certain species and to be more inclusive of all the special status species that were disclosed in the MND. The impacts disclosed in the adopted MND have not changed or intensified as a result of this amendment. Further, the intent of these mitigations has not change, only minor technical changes to their mitigation language has occurred to reflect the nature of the amendment and to be conservative to ensure all special status species will be protected.

- g) This amendment would not create any further impacts that were not already assessed in the previously adopted Mitigated Negative Declaration.
- h) The project meets Section 15162 of the CEQA Guidelines because no substantial changes are proposed requiring major revisions; no substantial changes have occurred with respect to circumstances under which the project was undertaken that will require major revisions.
- i) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project Files PLN060658-AMD1.

**8. FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Planning Commission.

**EVIDENCE:** The decision on this project may be appealed to the Planning Commission pursuant to Section 21.80.040.B of Title 21.

## **DECISION**

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

- 1) Consider an Addendum together with the previously adopted Mitigated Negative Declaration (SCH No. 2007111033) for the Monterey County SPCA (PLN060658, Resolution No. 07058) is consistent with Sections 15162 and 15164 of the CEQA Guidelines; and
- 2) Approve a Minor Amendment to previously approved Combined Development Permit (Planning Commission Resolution No. 07058), to allow demolition of three accessory structures and construction a 1,065 square foot addition to a 3,883 square foot education building, 3,200 square foot training building, 3,112 square foot accessory building and associated site improvements.

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

**PASSED AND ADOPTED** this 21<sup>st</sup> day of December, 2022.

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Craig Spencer  
HCD Chief of Planning

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 ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE \_\_\_\_\_.

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

### **NOTES**

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

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or

until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

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

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

Form Rev. 1-27-2021



# County of Monterey HCD Planning

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

PLN060658-AMD1

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** HCD-Planning

**Condition/Mitigation  
Monitoring Measure:**

This Amendment permit (PLN060658\_AMD1) allows the demolition of three (3) accessory structures and construction a 1,065 square foot addition to a 3,883 square foot education building, 3,200 square foot training building, 3,112 square foot accessory building and associated site improvements. The property is located at 1052 Hwy 68, Salinas (Assessor's Parcel Number 173-011-027-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

**Compliance or  
Monitoring  
Action to be  
Performed:**

The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

## 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** HCD-Planning

**Condition/Mitigation** The applicant shall record a Permit Approval Notice. This notice shall state:

**Monitoring Measure:** "An Amendment Permit (Resolution Number \_\_\_\_\_) was approved by the Chief of Planning for Assessor's Parcel Number 173-011-027-000 on December 21st, 2022. The permit was granted subject to 27 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** Prior to the issuance of grading and building permits, certificates of compliance, or  
**Monitoring** commencement of use, whichever occurs first and as applicable, the Owner/Applicant  
**Action to be** shall provide proof of recordation of this notice to the HCD - Planning.  
**Performed:**

## 3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

**Responsible Department:** HCD-Planning

**Condition/Mitigation** If, during the course of construction, cultural, archaeological, historical or  
**Monitoring Measure:** 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** The Owner/Applicant shall adhere to this condition on an on-going basis.

**Monitoring**  
**Action to be** Prior to the issuance of grading or building permits and/or prior to the recordation of the  
**Performed:** final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

#### 4. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

**Responsible Department:** HCD-Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring and/or Reporting Plan (Agreement) in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed Agreement. The agreement shall be recorded. (HCD- Planning)

**Compliance or Monitoring Action to be Performed:** Within sixty (60) days after project approval or prior to the issuance of building and grading permits, whichever occurs first, the Owner/Applicant shall:

- 1) Enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring Plan.
- 2) Fees shall be submitted at the time the property owner submits the signed Agreement.
- 3) Proof of recordation of the Agreement shall be submitted to HCD-Planning.

#### 5. PD007- GRADING WINTER RESTRICTION

**Responsible Department:** HCD-Planning

**Condition/Mitigation Monitoring Measure:** No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of HCD - Building Services. (HCD - Planning and HCD - Building Services)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant, on an on-going basis, shall obtain authorization from the Director of HCD - Building Services Department to conduct land clearing or grading between October 15 and April 15.

#### 6. PD035 - UTILITIES UNDERGROUND

**Responsible Department:** HCD-Planning

**Condition/Mitigation Monitoring Measure:** All new utility and distribution lines shall be placed underground. (HCD - Planning and HCD- Public Works)

**Compliance or Monitoring Action to be Performed:** On an on-going basis, the Owner/Applicant shall install and maintain utility and distribution lines underground.

## 7. PD011 - TREE AND ROOT PROTECTION

**Responsible Department:** HCD-Planning

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

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

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

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

## 8. PD012(G) - LANDSCAPE PLAN & MAINTENANCE (OTHER)

**Responsible Department:** HCD-Planning

**Condition/Mitigation Monitoring Measure:** The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of HCD - Planning. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to HCD - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be installed and inspected.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

## 9. PD014(B) - LIGHTING-EXTERIOR LIGHTING PLAN (VS & RIDGELINE)

**Responsible Department:** HCD-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. Exterior lighting shall have recessed lighting elements. Exterior light sources that would be directly visible from when viewed from a common public viewing area, as defined in Section 21.06.195, are prohibited. The applicant shall submit three (3) copies of 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 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, staff shall conduct a site visit to ensure 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.

## 10. PD041 - HEIGHT VERIFICATION

**Responsible Department:** HCD-Planning

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

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

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

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

#### 11. PD047 - DEMOLITION/DECONSTRUCTION (MBUAPCD RULE 439)

**Responsible Department:** HCD-Planning

**Condition/Mitigation Monitoring Measure:** In accordance with Monterey Bay Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards:

1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process;
  2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building;
  3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour.
- All Air District standards shall be enforced by the Air District.  
(HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of a demolition permit, if applicable, the Owner/Applicant/Contractor shall incorporate a "Demolition/Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition.

During demolition, the Owner/Applicant/Contractor shall obtain any required Air District permits and the Air District shall conduct all deconstruction or demolition inspection activities as required by the Air District.

#### 12. 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.

#### 13. 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.

#### 14. WR40 - WATER CONSERVATION MEASURES

**Responsible Department:** Water Resources Agency

**Condition/Mitigation** WR40 - WATER CONSERVATION MEASURES

**Monitoring Measure:** 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:

- a. All toilets shall be ultra-low flush toilets with a maximum 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.
- 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. (Water Resources Agency

**Compliance or** Compliance to be verified by building inspector at final inspection  
**Monitoring**  
**Action to be**  
**Performed:**

#### 15. EHSP01 – ONSITE CROSS-CONNECTION CONTROL ASSESSMENT (Non-Standard)

**Responsible Department:** Health Department

**Condition/Mitigation** The site currently receives domestic water service from SPCA WS (ID# 2702370).  
**Monitoring Measure:** The proposed project includes the demolition and construction of multiple buildings and various site improvements. In order to ensure that the proposed development will not negatively impact the onsite domestic supply, a cross-connection control assessment shall be completed by a qualified professional to identify potential cross-connections and recommend mitigations.

**Compliance or** Prior to issuance of construction permit, submit to the following information to the  
**Monitoring** Environmental Health Bureau (EHB) for review and acceptance:  
**Action to be**  
**Performed:**

- a detailed site plan, indicating which structures will receive water from or be connected to the onsite domestic water supply; and
- a cross-connection control assessment that has been completed by a qualified professional that identifies potential cross-connections and recommends mitigations.

Prior to occupancy, submit to the following information to the Environmental Health Bureau (EHB) for review and acceptance:

- a final cross-connection control assessment that has been completed by a qualified professional that confirms that all cross-connections have been mitigated.



## 16. MM-1 NESTING BIRD SURVEYS

**Responsible Department:** HCD-Planning

**Condition/Mitigation Monitoring Measure:** Prior to the start of construction, pre-construction surveys shall be conducted for nesting birds within 300 feet of proposed construction activities if construction is to be initiated between February 15 and August 1. If nesting raptors (or any other nesting birds) are identified during the pre-construction surveys, CDFG shall be contacted for an appropriate buffer that will be imposed within which no construction activities or disturbance can take place (generally 300 feet in all directions for raptors; other avian species may have species specific requirements) until the young of the year have fledged, as determined by a qualified biologist. Alternatively, construction activities that may affect nesting raptors or other protected avian species can be timed to avoid the nesting season. (HCD - Planning Department).

**Compliance or Monitoring Action to be Performed:** Conduct pre-construction surveys for nesting birds within 300 feet of the proposed construction activities if construction is to be initiated between February 15 and August 1. If nesting raptors (or any other nesting birds) are identified during the pre-construction surveys, CDFG shall be contacted for an appropriate buffer that will be imposed within which no construction activities or disturbance can take place (generally 300 feet in all directions for raptors; other avian species may have species specific requirements) until the young of the year have fledged, as determined by a qualified biologist. Alternatively, construction activities that may affect nesting raptors or other protected avian species can be timed to avoid the nesting season.

## 17. MM-2 CONSTRUCTION WORKER TRAINING

**Responsible Department:** HCD-Planning

**Condition/Mitigation Monitoring Measure:** Prior to start of construction, a qualified biologist shall conduct a worker training session for all construction personnel regarding habitat sensitivity, identification of special-status species, and required practices. The training shall include a brief review of the biology of these species, the general measures that are being implemented to conserve these species as they relate to the project, guidelines to avoid impacts to these species during the construction period, and the penalties for non-compliance, and the boundaries of the project area. A fact sheet or other supporting materials containing this information shall be prepared and distributed to all of the workers onsite. Upon completion of training, employees shall sign a form stating that they attended the training and understand all the conservation and protection measures. Educational programs shall be conducted for new personnel before they join construction activities. The crew foreman shall be responsible for ensuring that all crew members comply with the guidelines. (HCD – Planning Department)

**Compliance or Monitoring Action to be Performed:** Conduct a worker training session for all construction personnel regarding habitat sensitivity, identification of special-status species, and required practices. Include a brief review of the biology of these species, the general measures that are being implemented to conserve these species as they relate to the project, guidelines to avoid impacts to these species during the construction period, and the penalties for non-compliance, and the boundaries of the project area. Prepare a fact sheet or other supporting materials containing this information and distribute to all of the workers onsite. Upon completion of training, employees shall sign a form stating that they attended the training and understand all the conservation and protection measures. Conduct educational programs for new personnel before they join construction activities. The crew foreman will be responsible for ensuring that all crew members comply with the guidelines.

## 18. MM-3 PRE-CONSTRUCTION SURVEYS

**Responsible Department:** HCD-Planning

**Condition/Mitigation Monitoring Measure:** Prior to start of construction, a qualified biologist shall conduct surveys for any special status species within the project site. If either of these species is identified within the project site they shall be moved by a qualified biologist holding a valid Scientific Collecting Permit to appropriate habitat outside of the project site. Prior to handling these species, the California Department of Fish and Game shall be contacted as to the necessity for a Memorandum of Agreement. (HCD – Planning Department)

**Compliance or Monitoring Action to be Performed:** Conduct surveys for any special status species within the project site. If either of these species is identified within the project site they shall be moved by a qualified biologist holding a valid Scientific Collecting Permit to appropriate habitat outside of the project site. Prior to handling these species, the California Department of Fish and Game shall be contacted as to the necessity for a Memorandum of Agreement.

## 19. MM-5 GROUND DISTURBANCE MONITORING

**Responsible Department:** HCD-Planning

**Condition/Mitigation Monitoring Measure:** A qualified biologist shall monitor all ground disturbing construction activity. After ground disturbing project activities are complete, the qualified biologist shall train an individual to act as the on-site construction monitor. The on-site monitor shall have attended the training described in Mitigation 3 above. Both the qualified biologist and the construction monitor shall have the authority to stop and/or redirect project activities to ensure protection of resources and compliance with all environmental permits and conditions of the project. The qualified biologist and construction monitor will complete a daily log summarizing activities and environmental compliance. (HCD – Planning Department)

**Compliance or Monitoring Action to be Performed:** Monitor all ground disturbing construction activity. After ground disturbing project activities are complete, the qualified biologist shall train an individual to act as the on-site construction monitor. The on-site monitor shall have attended the training described in Mitigation 3 above. Both the qualified biologist and the construction monitor will have the authority to stop and/or redirect project activities to ensure protection of resources and compliance with all environmental permits and conditions of the project. The qualified biologist and construction monitor will complete a daily log summarizing activities and environmental compliance.

## 20. MM-6 DESIGNATED VEHICLE AND HEAVY EQUIPMENT AREAS

**Responsible Department:** HCD-Planning

**Condition/Mitigation Monitoring Measure:** During construction, heavy equipment and vehicle use shall be restricted to designated construction areas outside of wetland, riparian habitat, and identified sensitive habitat throughout the duration of construction activities by the use of orange cyclone fencing. (HCD – Planning Department)

**Compliance or Monitoring Action to be Performed:** During construction, heavy equipment and vehicle use is restricted to designated construction areas outside of wetland, riparian habitat, and identified sensitive habitat throughout the duration of construction activities by the use of orange cyclone fencing.

## 21. MM-7 DESIGNATED CLEANING AND REFUELING AREAS

**Responsible Department:** HCD-Planning

**Condition/Mitigation Monitoring Measure:** Cleaning and refueling of equipment and vehicles shall occur only within designated staging areas on previously paved or graded parking areas. No maintenance, cleaning or fueling of equipment shall occur within wetland or riparian areas, or within 50 feet of such areas and, at a minimum, all equipment and vehicles shall be checked and maintained on a daily basis to ensure proper operation and avoid potential leaks or spills. During construction, all project-related spills of hazardous materials within or adjacent to project sites shall be cleaned up immediately. Spill prevention and clean-up materials shall be onsite at all times during construction. Construction materials/debris will also be stored within the designated staging areas. No debris, soil, silt, sand, oil, petroleum products, cement, concrete, or washings thereof will be allowed to enter into, or be placed where they may be washed by rainfall or runoff, into wetland habitats. (HCD – Planning Department)

**Compliance or Monitoring Action to be Performed:** Cleaning and refueling of equipment and vehicles shall occur only within designated staging areas on previously paved or graded parking areas. No maintenance, cleaning or fueling of equipment will occur within wetland or riparian areas, or within 50 feet of such areas and, at a minimum, all equipment and vehicles will be checked and maintained on a daily basis to ensure proper operation and avoid potential leaks or spills. During construction, all project-related spills of hazardous materials within or adjacent to project sites will be cleaned up immediately. Spill prevention and clean-up materials will be onsite at all times during construction. Construction materials/debris will also be stored within the designated staging areas. No debris, soil, silt, sand, oil, petroleum products, cement, concrete, or washings thereof will be allowed to enter into, or be placed where they may be washed by rainfall or runoff, into wetland habitats

## 22. MM-10 SPECIES ENTRAPMENT PREVENTION-COVER TRENCHES

**Responsible Department:** HCD-Planning

**Condition/Mitigation Monitoring Measure:** To prevent inadvertent entrapment of Special-status wildlife during the proposed project, all excavated, steep-walled holes or trenches more than 2 feet deep shall be covered at the close of each working day with plywood or similar materials. Before such holes or trenches are filled, they will be thoroughly inspected for trapped animals. (HCD – Planning Department)

**Compliance or Monitoring Action to be Performed:** All excavated, steep-walled holes or trenches more than 2 feet deep will be covered at the close of each working day with plywood or similar materials. to prevent inadvertent entrapment of Special-status wildlife during the proposed project. Before such holes or trenches are filled, they will be thoroughly inspected for trapped animals.

## 23. MM-11 ALLOWED NETTING TYPES

**Responsible Department:** HCD-Planning

**Condition/Mitigation Monitoring Measure:** Only tightly woven fiber netting or similar material may be used for erosion control at the project site. Coconut coir matting is an acceptable erosion control material. No plastic mono-filament matting will be used for erosion control, as this material may ensnare wildlife, including California red-legged frogs and California tiger salamanders. (HCD – Planning Department)

**Compliance or Monitoring Action to be Performed:** Only use tightly woven fiber netting or similar material for erosion control at the project site. Coconut coir matting is an acceptable erosion control material. No plastic mono-filament matting will be used for erosion control, as this material may ensnare wildlife, including California red-legged frogs and California tiger salamanders.

## 24. MM-13 PLANT SPECIES PRE-CONSTRUCTION SURVEY

**Responsible Department:** HCD-Planning

**Condition/Mitigation Monitoring Measure:** Prior to start of construction activities, presence/absence surveys for any special status plant species shall be conducted within the blooming period to identify if the species is present. (HCD – Planning Department)

**Compliance or Monitoring Action to be Performed:** Conduct a preconstruction survey to determine the presence/absence surveys for any special status plant species shall be conducted within the blooming period to identify if the species is present.

## 25. MM-12 LIMITED CONSTRUCTION HOURS

**Responsible Department:** HCD-Planning

**Condition/Mitigation Monitoring Measure:** Since dusk and dawn are often the times when California red-legged frogs and California tiger salamanders are most actively foraging and dispersing, all construction activities shall cease one half hour before sunset and shall not begin prior to one half hour after sunrise. These timeframes cannot be altered due to timelines outlined in other conditions of approval for the project unless said timelines are more restrictive than are stated here. (HCD – Planning Department)

**Compliance or Monitoring Action to be Performed:** All construction activities shall cease one half hour before sunset and shall not begin prior to one half hour after sunrise, since dusk and dawn are often the times when California red-legged frogs and California tiger salamanders are most actively foraging and dispersing. These time frames cannot be altered due to timelines outlined in other conditions of approval for the project unless said timelines are more restrictive than are stated here.

## 26. MM-14 PROTECTIVE FENCING

**Responsible Department:** HCD-Planning

**Condition/Mitigation Monitoring Measure:** Any known occurrences of special-status plant species shall be fenced off using orange cyclone fencing. The fencing shall be installed under the supervision of a qualified biological monitor and checked weekly at a minimum to ensure its maintenance throughout the duration of construction activities. (HCD – Planning Department)

**Compliance or Monitoring Action to be Performed:** Fence off areas using orange cyclone fencing where there is any known occurrences of special-status plant species. The fencing shall be installed under the supervision of a qualified biological monitor and checked weekly at a minimum to ensure its maintenance throughout the duration of construction activities

## 27. MM-29 CONSTRUCTION TRAFFIC

**Responsible Department:** HCD-Planning

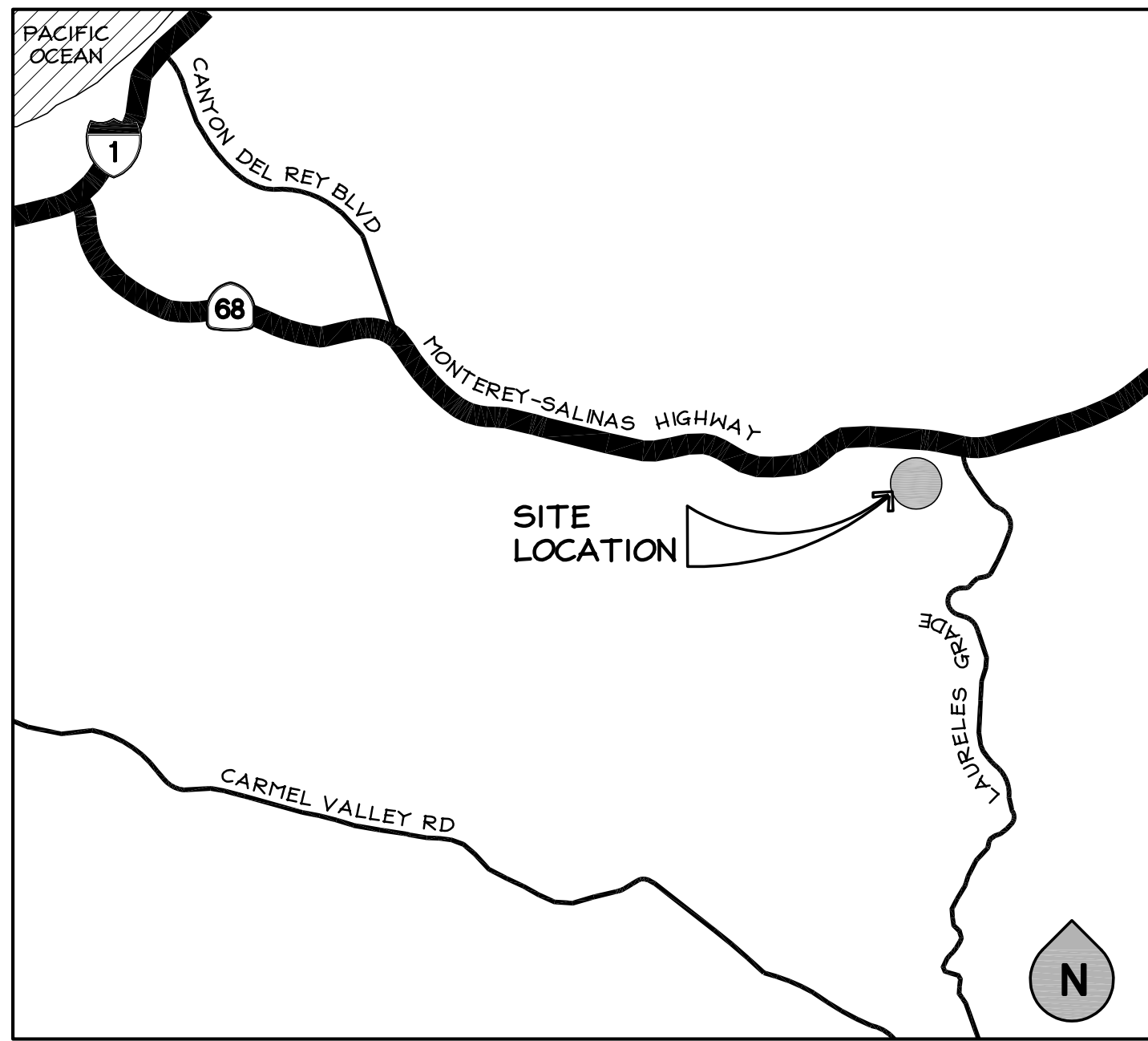
**Condition/Mitigation Monitoring Measure:** Construction traffic shall be limited to off-peak hours (start before 7:00 a.m. and finish prior to 4:00 pm) to avoid impacting traffic operations during peak hours. (HCD – Planning Department)

**Compliance or Monitoring Action to be Performed:** Limit construction to off-peak hours (start before 7:00 a.m. and finish prior to 4:00 pm) to avoid impacting traffic operations during peak hours.

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# DESIGN APPROVAL FOR: THE SPCA FOR MONTEREY COUNTY

1002 MONTEREY-SALINAS HIGHWAY  
SALINAS, CA 93908



VICINITY MAP

NO SCALE

## PROJECT TEAM

**OWNER**  
THE SPCA FOR MONTEREY COUNTY  
CONTACT: SCOTT DELUCCHI  
EMAIL: sdelucchi@spcamc.org  
PHONE: (831) 264-5420

**ARCHITECT**  
BELL ARCHITECTURAL GROUP  
235 MONTEREY ST., SALINAS, CA 93901  
CONTACT: DAVID PEARTREE  
EMAIL: david@belliaq.com  
PHONE: (831) 424-4620

**CIVIL**  
WHITSON ENGINEERS  
CONTACT: RICHARD WEBER  
EMAIL: rweber@whitsonengineers.com  
PHONE: (831) 649-5225

## SHEET INDEX

T1.1 TITLE SHEET

### CIVIL

C0.1 COVER SHEET  
C0.2 CIVIL DETAILS  
C1.0 EXISTING CONDITIONS MAP  
C1.1 OVERALL SITE PLAN  
C1.2 PRELIMINARY GRADING & DRAINAGE PLAN  
C1.3 PRELIMINARY GRADING & DRAINAGE DETAILS  
C1.4 PRELIMINARY GRADING SECTIONS  
C2.1 PRELIMINARY UTILITY PLAN  
C3.1 TEMPORARY SEDIMENT AND EROSION CONTROL PLAN & NOTES  
C3.2 TEMPORARY SEDIMENT AND EROSION CONTROL PLAN DETAILS

### ARCHITECTURAL

A1.0 OVERALL SITE PLAN  
A1.1 EXISTING ENLARGED SITE PLAN  
A1.2 PROPOSED ENLARGED SITE PLAN  
A2.1.1 EDUCATION CENTER FLOOR PLAN  
A2.2.1 TRAINING PAVILION FLOOR PLAN  
A2.3.1 TLC BUILDING FLOOR PLAN  
A4.1 EDUCATION CENTER EXTERIOR ELEVATIONS  
A4.2 TRAINING PAVILION EXTERIOR ELEVATIONS  
A4.3 TLC BUILDING EXTERIOR ELEVATIONS

### NOTE:

ALL DIMENSIONS ON THE ARCHITECTURAL DRAWINGS PROVIDED FOR EXISTING BUILDINGS, EXISTING EQUIPMENT AND EXISTING SITE IMPROVEMENTS ARE APPROXIMATIONS BASED ON INFORMATION GATHERED BY OTHERS AND SHALL NOT BE ASSUMED TO BE VERIFIED. BEFORE PROVIDING A BID FOR WORK OR PROVIDING SHOP DRAWINGS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THE ACTUAL EXISTING FIELD CONDITIONS ONSITE AS IT RELATES TO THE CONTRACTOR'S SCOPE OF WORK. THE CONTRACTOR SHALL TAKE RESPONSIBILITY FOR ACTUAL EXISTING DIMENSIONS AND SHALL NOT RECEIVE ADDITIONAL TIME OR MONEY BASED ON ANY DISCREPANCY OF THE ARCHITECTURAL DIMENSION AS IT RELATES TO THE ACTUAL FIELD DIMENSION IF THE ITEM IS EXPOSED FOR THE CONTRACTOR TO VERIFY.

## GENERAL NOTES

- CONTRACTOR SHALL BECOME COMPLETELY FAMILIAR WITH THE CONSTRUCTION DOCUMENTS PRIOR TO STARTING CONSTRUCTION.
- THE ARCHITECT SHALL BE NOTIFIED OF ANY OMISSIONS OR DISCREPANCIES IN THE WORKING DRAWINGS AND/OR SPECIFICATIONS BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
- ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON THE PLANS, SECTIONS AND DETAILS.
- SPECIFIC DETAILS AND NOTES TAKE PRECEDENCE OVER STRUCTURAL AND TYPICAL DETAILS.
- WHERE SPECIFIC DETAILS ARE NOT PROVIDED, CONSTRUCTION CAN FOLLOW DETAILS FOR SIMILAR CONDITIONS, UNLESS CONFLICT OCCURS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN INSTALLATION AND MAINTENANCE OF ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS FINALIZED.
- THE CONTRACTOR SHALL PERIODICALLY REMOVE DEBRIS AND CLEAN THE AREA WHERE THEY ARE WORKING.
- THE CONTRACTOR SHALL TURN OVER TO THE OWNER A CLEAN AND COMPLETE JOB. ANY WORK NOT SPECIFICALLY CALLED FOR OR SPECIFIED, BUT NECESSARY TO COMPLY WITH THE INTENT OF QUALITY AND COMPLETENESS SHALL BE PERFORMED AS PART OF THIS PROJECT.
- FIRE EXTINGUISHERS SHALL BE INSTALLED PER UNIFORM FIRE CODE STANDARDS.
- ALL GYP. BD. SHALL BE 5/8" U.O.N.
- EXTRA EXIT SIGNS MAY BE REQUIRED DURING FINAL INSPECTION. EXACT LOCATION OF EXIT SIGNS MAY BE ALTERED DURING FINAL INSPECTION.

### CODES:

2019 CBC - CALIFORNIA BUILDING CODE  
2019 CPC - CALIFORNIA PLUMBING CODE  
2019 CMC - CALIFORNIA MECHANICAL CODE  
2019 CEC - CALIFORNIA ELECTRICAL CODE  
2019 CFC - CALIFORNIA FIRE CODE  
2019 CALIFORNIA TITLE 24 ENERGY REQUIREMENTS  
2019 CALIFORNIA AMENDMENTS  
CITY OF SALINAS ORDINANCES

## PROJECT DATA

AP NUMBER: 173-011-027-000

CONSTRUCTION TYPE: V-B

PROJECT ADDRESS: 1002 MONTEREY-SALINAS HWY  
SALINAS, CA 93908

NUMBER OF STORIES: 1 STORY  
LOT SIZE: 1,226,050 S.F.

OWNER: THE SPCA FOR  
MONTEREY COUNTY  
1002 MONTEREY-SALINAS HWY  
SALINAS, CA 93908

ZONING: RDR 15.1-V5(20)

(E) OCC. GROUP: B (TO REMAIN THE SAME)

CURRENT USE: B (ANIMAL SHELTER) TO  
REMAIN THE SAME

## SYMBOLS

1 COLUMN LINE

A

2 DOOR SYMBOL  
DOOR NUMBER

5 WINDOW  
TYPE

A LOUVER TYPE  
SKIP LETTERS "I" AND "O"

3 REVISIONS  
PROVIDED FOR PLAN  
CHECK CHANGES

MATCH LINE  
SHADED PORTION IS THE SIDE  
UNDER CONSIDERATION

WORK POINT, CONTROL POINT  
OR DATUM POINT

BUILDING SECTION  
DRAWING OR DETAIL  
NUMBER  
SHEET NUMBER

WALL SECTION  
DRAWING OR DETAIL  
NUMBER  
SHEET NUMBER

DETAIL NUMBER  
SHEET NUMBER

INTERIOR ELEVATION  
ELEVATION IDENTIFICATION  
(ELEVATIONS UNFOLD CLOCKWISE  
NO ARROW INDICATES NO ELEVATION  
SHOWN.)  
DRAWING OR DETAIL NUMBER  
SHEET NUMBER

ROOM IDENTIFICATION  
ROOM NAME  
ROOM NUMBER

NEW OR EXISTING  
FINISH GRADE  
(GRADE SHOT)

NEW OR FINISHED CONTOURS

EXISTING CONTOUR

PROPERTY LINE

V WATER LINE  
G GAS LINE  
TEL TELEPHONE  
IRR IRRIGATION  
SS SANITARY SEWER  
OHE OVERHEAD POWER LINE  
IW INDUSTRIAL WASTE  
E ELECTRIC  
SD/IV STORM DRAIN, INDUSTRIAL  
SD STORM DRAIN  
X SITE FENCING

DESCRIPTION OF DIMENSION  
POINT -REFER TO  
ABBREVIATION LIST

DIMENSION POINT TAKEN  
FROM CENTERLINE OF  
OBJECT

PROVIDE DIMENSION CLEAR  
FROM OBSTRUCTIONS

## MATERIALS

EARTH

ROCK/ GRAVEL/ AGGREGATE  
(OR AS SPECIFICALLY NOTED)

CONCRETE  
(OR AS SPECIFICALLY NOTED)

SAND/ MORTAR/ PLASTER  
(OR AS SPECIFICALLY NOTED)

ASPHALTIC CONCRETE PAVING  
(OR AS SPECIFICALLY NOTED)

LANDSCAPING AREA  
(OR AS SPECIFICALLY NOTED)

GYPSUM BOARD  
(OR AS SPECIFICALLY NOTED)

GYPSUM SHEATHING  
-NO PAPER FACING  
(OR AS SPECIFICALLY NOTED)

PLYWOOD SHEATHING  
(OR AS SPECIFICALLY NOTED)

BATT INSULATION  
(OR AS SPECIFICALLY NOTED)

## ABBREVIATIONS

AND	HDWD	HARDWOOD
ANGLE	HDWE	HARDWARE
AT	H.M.	HOLLOW METAL
CENTERLINE	HORIZ	HORIZONTAL
DIAMETER OR ROUND	HR	HOUR
PERPENDICULAR		
POUND OR NUMBER	HGT	HEIGHT
(E)	I.B.C.	INSTALLED BY CONTRACTOR
(N)	I.D.	INSIDE DIAMETER (DIM)
	I.M.P.	INSULATED METAL PANEL
ARCH	IN	INCH
ASPH	INSUL	INSULATION
	INT	INTERIOR
BD	JT	JOINT
BLDG		
BLK	LAM	LAMINATE
BKLG	LAV	LAVATORY
BM	LT	LIGHT
BOT		
BTWN	MAX	MAXIMUM
	MECH	MECHANICAL
CEM	MET	METAL
C.I.	MFR	MANUFACTURER
C.J.	MIN	MINIMUM
CLG	MISC	MISCELLANEOUS
CLR	MTD	MOUNTED
C.M.U.		
CONC	N.	NORTH
CONC	N.I.C.	NOT IN CONTRACT
CONT	NO. or #	NUMBER
CTR	N.T.S.	NOT TO SCALE
DBL	O.C.	ON CENTER
DEPT	OPNG	OPENING
DET		
DIA	PRCST	PRECAST
DIM	PL	PLATE
DN	P-LAM	PLASTIC LAMINATE
DR	PLYWD	PLYWOOD
DS	PSI	POUNDS PER SQUARE INCH
DWG	PR	PAIR
	PT	POINT
E		
EA	RAD	RADIUS
E.J.	R.D.	ROOF DRAIN
EL	REINF	REINFORCED
ELEC	REQ	REQUIRED
ELEV	RESIL	RESILIENT
EMER	RM	ROOM
EQ	R.O.	ROUGH OPENING
EXIST		
EXT	S.	SOUTH
	SCHED	SCHEDULE
F.A.	SECT	SECTION
F.D.	SHIT	SHEET
F.E.	SIM	SIMILAR
F.E.C	SPEC	SPECIFICATION
FIN	SG	SQUARE
FL	STD	STANDARD
F.O.C.	STL	STEEL
F.O.F.		
F.O.M.	T.C.	TOP OF CURB
F.O.S.	TYP	TYPICAL
FT		
FTG	U.O.N.	UNLESS OTHERWISE NOTED
GA	VERT	VERTICAL
GALV	VEST	VESTIBULE
GL		
GYP	W.	WEST
	W/	WITH
H.C.	W.C.	WATER CLOSET
HDR	W/O	WITHOUT

REVISIONS	DATE	BY	DESCRIPTION
	09/15/21	GJ	DESIGN APPROVAL REQUEST

BELL ARCHITECTURAL GROUP 831 . 424 . 4620  
235 MONTEREY STREET, SUITE B, SALINAS, CA 93901  
BELLIAQ.COM

Bell architectural group

TITLE SHEET  
DESIGN APPROVAL FOR:  
THE SPCA FOR MONTEREY COUNTY  
1002 MONTEREY-SALINAS HWY  
SALINAS, CA 93908

DATE 09/15/21  
SCALE NONE  
DRAWN GJM/F  
JOB 19057  
SHEET T1.1  
OF SHEETS



GENERAL

- CONSTRUCTION CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB 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 BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL(S) HARMLESS FROM ANY AND ALL LIABILITY, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL(S).
- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH:
  - ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, ORDINANCES, AND RULES, INCLUDING WITHOUT LIMITATION:
    - CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIVE CODE (CAL-OSHA)
    - CALIFORNIA CODE 4216 – PROTECTION OF UNDERGROUND INFRASTRUCTURE
  - THE 2019 CALIFORNIA BUILDING STANDARDS CODE (CCR TITLE 24), WITH AMENDMENTS ADOPTED BY THE JURISDICTION HAVING AUTHORITY
  - CALIFORNIA EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
  - THE PROJECT PLANS AND SPECIFICATIONS
  - THE 2018 EDITION OF "STANDARD SPECIFICATIONS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS)
  - THE 2018 EDITION OF "STANDARD PLANS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS)
- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL CURRENTLY APPLICABLE SAFETY LAWS OF ALL APPLICABLE JURISDICTIONAL BODIES. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, SALINAS, CALIFORNIA AT PHONE (831) 443–3050.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA.
- INTENTION OF GRADING: CONSTRUCTION OF NEW TLC BUILDING, TRAINING PAVILION AND ANNEX EXPANSION AT EXISTING EDUCATION BUILDING, ASSOCIATED SITE WORK INCLUDING PATHWAYS AND PARKING AREA.
- PROPERTY IS NOT SUBJECT TO INUNDATION OR 100 YEAR FLOOD LEVELS.
- ESTIMATED START: TBD , ESTIMATED COMPLETION: TBD.
- SEE ARCHITECTURAL/LANDSCAPE PLANS AND/OR THE PROJECT ARBORIST'S REPORT FOR TREE PROTECTION AND REMOVAL REQUIREMENTS.
- 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 ARCHEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY RMA – 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 THE DISCOVERY.
- ALL CONSTRUCTION ACTIVITIES SHALL COMPLY WITH MONTEREY BAY UNIFIED AIR POLLUTION CONTROL DISTRICT (MBUAPCD) RULE 402 – NUISANCES.

EARTHWORK AND AREA OF DISTURBANCE SUMMARY

CUT = ±975 CY  
FILL = ±125 CY  
EXPORT = ±850 CY  
ESTIMATED AREA OF DISTURBANCE = ±0.95 AC

- THE QUANTITIES PRESENTED ABOVE ARE ESTIMATES ONLY, BASED ON THE DIFFERENCE BETWEEN EXISTING ON-SITE OR SUBGRADE ELEVATIONS AND FINISHED GRADE AND SUBGRADE ELEVATIONS, AS SHOWN ON THE PLANS, AND ARE NOT ADJUSTED FOR CHANGES IN VOLUME DUE TO CHANGES IN SOIL DENSITY.
- OVER-EXCAVATION IS NOT INCLUDED IN THE ABOVE ESTIMATE. CLEARING AND STRIPPING AND REMOVAL OF AC AND PCC PAVEMENTS ARE NOT INCLUDED IN THE ABOVE ESTIMATES. SITE SPOILS SUCH AS FROM UTILITY TRENCHING, FOUNDATIONS, ETC. ARE NOT INCLUDED IN ABOVE ESTIMATES.
- THESE QUANTITIES SHALL BE USED FOR BONDING AND PERMIT PURPOSES ONLY. CONTRACTOR SHALL MAKE HIS/HER OWN SITE VISIT AND QUANTITY TAKE-OFFS AND SHALL BID ACCORDINGLY.
- EARTHWORK VALUES SHOULD BE REEVALUATED DURING THE EARLY STAGES OF SITE GRADING. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING FINAL EARTHWORK QUANTITIES TO HIS/HER SATISFACTION PRIOR TO START OF GRADING OPERATIONS.

IMPERVIOUS AREA SUMMARY

PARCEL AREA= 1,160,000 SF (26.6 AC)

- PRE-PROJECT IMPERVIOUS AREA = ±160,000 SF
- PRE-PROJECT IMPERVIOUS COVERAGE = ±13.8
- NEW IMPERVIOUS AREA (ADDED BY PROJECT)= 6,800 SF
- POST-PROJECT IMPERVIOUS COVERAGE = 14.4%

SURVEY AND EXISTING CONDITIONS

- TOPOGRAPHY WAS PREPARED BY BESTOR ENGINEERS, INC. IN APRIL, 2020 AND SUPPLEMENTED WITH GROUND SURVEY BY WHITSON ENGINEERS ON MAY 17 2021.
- ELEVATIONS SHOWN ON THIS MAP ARE BASED ON POINT 1942, MAG NAIL AND TAG ELEVATION 468.39' ON NGVD 29 DATUM. – BESTOR
- ALL "MATCH" OR "JOIN" CALLOUTS ON THE PLANS SHALL BE FIELD VERIFIED FOR EXACT LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IN THE CASE OF ANY FIELD DISCREPANCY.
- PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS. (MONTEREY COUNTY)
- THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN A CURRENT, COMPLETE, AND ACCURATE RECORD OF ALL DEVIATIONS FROM THE WORK PROPOSED IN THESE PLANS AND SPECIFICATIONS, AND A RECORD DRAWING SET SHALL BE PREPARED AND PROVIDED TO THE ENGINEER AT THE COMPLETION OF WORK. CHANGES SHALL NOT BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE DESIGN ENGINEER.
- THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND FACILITIES ARE SHOWN ON THESE PLANS IN A GENERAL WAY ONLY. NOT ALL UTILITIES MAY BE SHOWN. IT IS MANDATORY THAT THE CONTRACTOR EXPOSE AND VERIFY THE TOP AND BOTTOM OF ALL UTILITIES PRIOR TO ANY WORK ON SYSTEMS WHICH MAY BE AFFECTED BY THE EXISTING UTILITY'S LOCATION. IT IS THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE THE FINAL DETERMINATION AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES AND TO BRING ANY DISCREPANCY TO THE ATTENTION OF THE ARCHITECT.
- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.

GRADING AND DRAINAGE

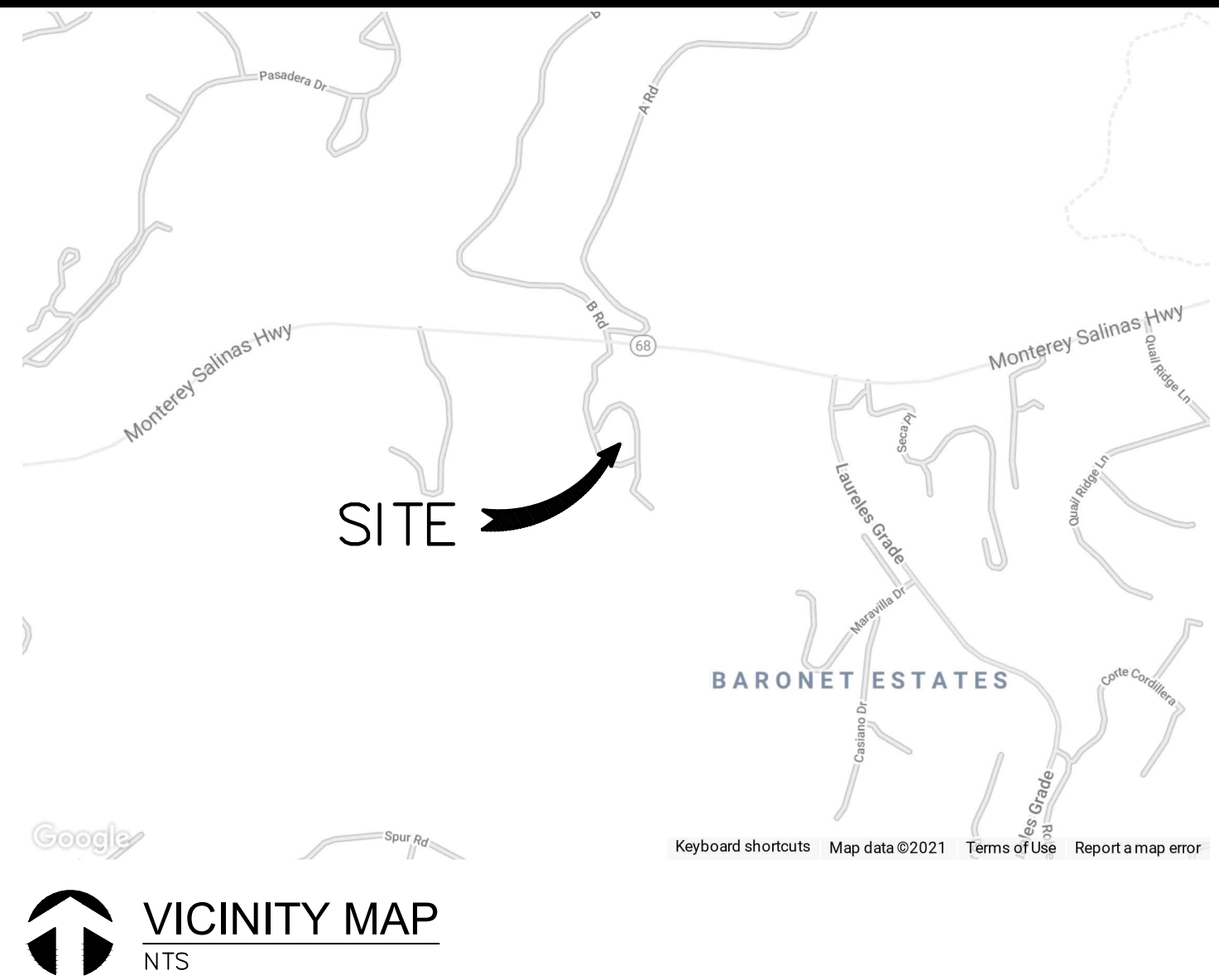
- SITE GRADING AND EARTHWORK SHALL BE PERFORMED IN CONFORMANCE WITH THE PROJECT GEOTECHNICAL REPORT ENTITLED:  
GEOTECHNICAL ENGINEERING INVESTIGATION: TO BE PROVIDED BY  
PACIFIC CREST ENGINEERING GROUP, INC.
- ONSITE GRADING AND EARTHWORK, SITE PREPARATION, EXCAVATION, TRENCHING AND COMPACTION SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER DESIGNATED BY THE OWNER. ALL GRADING AND EARTHWORK SHALL BE DONE TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
- SHOULD THE RESULTS OF ANY COMPACTION TEST FAIL TO MEET THE MINIMUM REQUIRED DENSITY AS SPECIFIED ON THESE PLANS OR IN THE GEOTECHNICAL REPORT, THE DEFICIENCY SHALL BE CORRECTED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER AT THE CONTRACTOR'S EXPENSE. THE EXPENSE OF RETESTING SUCH AREAS SHALL ALSO BE BORNE BY THE CONTRACTOR, AT NO COST TO THE OWNER.
- NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO ANY GRADING OR FOUNDATION EXCAVATION.
- ALL SOILS UTILIZED FOR FILL PURPOSES SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. IMPORTED SOILS SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE BEING BROUGHT TO THE SITE.
- EXCAVATION FOR ANY PURPOSE SHALL NOT REMOVE LATERAL SUPPORT FROM ANY FOUNDATION WITHOUT FIRST UNDERPINNING OR PROTECTING THE FOUNDATION AGAINST SETTLEMENT OR LATERAL TRANSLATION. THE EXCAVATION OUTSIDE THE FOUNDATION SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, COBBLES AND BOULDERS OR WITH A CONTROLLED LOW-STRENGTH MATERIAL (CLSM). THE BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION OR THE WATERPROOFING OR DAMPPROOFING MATERIAL. EXCEPTION: CLSM NEED NOT BE COMPACTED (REF. 2013 CBC 1804.1–1804.2)
- IMPERVIOUS SURFACES ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN. LANDSCAPE AREAS ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 5% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN. (REF. 2013 CBC 1804.3)
- RELATIVE COMPACTION SHALL BE EXPRESSED AS A PERCENTAGE OF THE MAXIMUM DRY DENSITY OF THE MATERIAL AS DETERMINED BY ASTM TEST D-1557. IN-PLACE DENSITY TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM TESTS D-1556 AND D-6938.
- GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING STRUCTURES, OBSTRUCTIONS, TREES SHOWN TO BE REMOVED, VEGETATION, ORGANIC-LADEN TOPSOIL, LARGE ROOTS, DEBRIS, AND OTHER DELETERIOUS MATERIALS. BURIED SUBSURFACE OBJECTS ENCOUNTERED, OR VOIDS CREATED DURING SITE PREPARATION SHALL BE CALLED TO THE ATTENTION OF THE GEOTECHNICAL ENGINEER. AS DETERMINED BY THE GEOTECHNICAL ENGINEER, AN OVER-EXCAVATION DEPTH OF ABOUT 2 TO 3 FEET IS ANTICIPATED IN THE PLANNED BUILDING AREA. THE SOILS EXPOSED AT THE BASE OF THE OVER-EXCAVATION AND SUBGRADE AREAS TO SUPPORT SURFACE IMPROVEMENTS SHOULD THEN BE PROOF ROLLED AND APPROVED BY THE GEOTECHNICAL ENGINEER. ALL BUILDING PADS AND GRADE STRUCTURES SHOULD BE CONSTRUCTED ON A MINIMUM OF 1 FOOT OF ENGINEERED FILL.
- SURPLUS EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE SITE IN A LEGAL MANNER.
- SUBGRADE PREPARATION AND ENGINEERED FILL THAT SUPPORTS FOOTINGS, SLABS, PAVEMENTS, AND FLATWORK SHALL EXTEND AT LEAST 3 FEET BEYOND THE LIMITS OF PROPOSED IMPROVEMENTS.
- FOOTINGS LOCATED ADJACENT TO OTHER FOOTINGS OR RETAINING WALLS SHALL HAVE THEIR BEARING SURFACES FOUNDED BELOW A 2:1 (H:V) LINE PROJECTED UPWARD FROM THE BOTTOM EDGE OF THE ADJACENT FOOTING, WALL, OR UTILITY TRENCH.
- FOLLOWING CLEARING AND STRIPPING, EXPOSED SUBGRADE IN AREAS TO RECEIVE ENGINEERED FILL, STRUCTURES, PAVEMENTS, CONCRETE SLABS, OR OTHER IMPROVEMENTS SHALL BE SCARIFIED TO A DEPTH OF 12 INCHES, MOISTURE CONDITIONED, AND UNIFORMLY COMPACTED TO AT LEAST 90% RELATIVE COMPACTION. THE GEOTECHNICAL ENGINEER SHALL DETERMINE IF ADDITIONAL OVER-EXCAVATIONS WILL BE REQUIRED.
- THE GEOTECHNICAL ENGINEER SHALL INSPECT ALL SURFACES TO RECEIVE FILL PRIOR TO THE PLACEMENT OF ANY FILL.
- ENGINEERED FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION.
- CUT/FILL SLOPES SHALL BE NO STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2H:1V) UNLESS OTHERWISE APPROVED AT THE TIME OF GRADING BY THE GEOTECHNICAL ENGINEER.
- ENGINEERED FILL IN BUILDING AREAS, STRUCTURAL BACKFILL, AND THE UPPER 6" BELOW FLATWORK AND PAVEMENT SHALL BE COMPACTED TO A MINIMUM OF 95% OF ITS MAXIMUM DRY DENSITY, OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
- ALL RE-COMPACTED AND ENGINEERED FILL SOILS SHALL BE COMPACTED WITHIN 1%–4% OF THE LABORATORY OPTIMUM MOISTURE CONTENT FOR THE SOIL.
- ON-SITE NON-ORGANIC SOIL IS GENERALLY ACCEPTABLE FOR USE AS ENGINEERED FILL. NATIVE SOIL USED AS ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
  - SOIL SHALL BE FREE OF ORGANICS, DEBRIS, AND OTHER DELETERIOUS MATERIALS.
  - ROCK OVER 3 INCHES IN ITS MAXIMUM DIMENSION MAY NOT BE USED IN AN ENGINEERED FILL.
- IMPORTED SOIL USED AS GENERAL ENGINEERED FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER, AND MEET THE FOLLOWING REQUIREMENTS:
  - SOIL SHALL BE FREE OF ORGANIC AND DELETERIOUS MATERIALS, OR RECYCLED MATERIALS SUCH AS ASPHALTIC CONCRETE, CONCRETE, BRICK, ETC.
  - SOIL SHALL NOT CONTAIN ANY ROCKS OR CLODS OVER 3 INCHES IN MAXIMUM DIMENSION, AND SHALL NOT CONTAIN OVER 30 PERCENT BY WEIGHT ROCKS LARGER THAN 3/4 INCHES
  - SOIL SHALL HAVE SUFFICIENT BINDER TO ALLOW EXCAVATIONS TO STAND WITHOUT CAVING
- ALL SOIL PLACED ON THE PROJECT SITE SHALL BE SAMPLED TO DETERMINE IF THERE ARE ANY HAZARDOUS ELEMENTS PRESENT IN THE SOIL. A SOIL SAMPLING PLAN THAT INCLUDES ALL SOURCES OF FILL MATERIAL SHALL BE SUBMITTED TO THE ENVIRONMENTAL HEALTH BUREAU FOR REVIEW AND APPROVAL AND PAY NECESSARY FEES. IN THE EVENT A BORROW SITE IS IDENTIFIED AS BEING CONTAMINATED, FILL MATERIAL SHALL NOT BE IMPORTED TO THE PROJECT FROM THAT SITE. ONCE APPROVED, AN APPROPRIATELY LICENSED, CA-REGISTERED PROFESSIONAL SHALL COMPLETE DOCUMENTATION OF THE BORROW SITE(S), OVERSEE SOIL SAMPLING AND PREPARE A COMPREHENSIVE REPORT TO BE SUBMITTED TO THE ENVIRONMENTAL HEALTH BUREAU FOR REVIEW AND ACCEPTANCE.
- IN THE EVENT THAT ANY UNUSUAL CONDITIONS ARE ENCOUNTERED DURING GRADING OPERATIONS WHICH ARE NOT COVERED BY THE SOIL INVESTIGATION OR SPECIFICATIONS, THE SOILS ENGINEER SHALL BE IMMEDIATELY NOTIFIED SUCH THAT ADDITIONAL RECOMMENDATIONS MAY BE MADE.
- A LETTER SHALL BE SUBMITTED FROM A LICENSED SURVEYOR CERTIFYING THAT PAD ELEVATIONS ARE WITHIN 0.1 FEET OF ELEVATIONS STATED ON APPROVED PLANS, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- A "FINAL SOILS LETTER" FROM THE GEOTECHNICAL ENGINEER STATING THAT ALL EARTHWORK COMPLETED WAS IN ACCORDANCE WITH THE RECOMMENDATIONS STATED IN THE GEOTECHNICAL REPORT SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION.
- EXPORT SOIL SHALL BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE APPROVED BY THE COUNTY. CONTRACTOR SHALL NOTIFY GRADING OFFICIAL OF PROPOSED HAUL ROUTE.
- CONSTRUCTION ACTIVITIES ON THE PROJECT SITE MUST EMPLOY NOISE SUPPRESSION DEVICES AND TECHNIQUES AND SHALL BE LIMITED TO THE HOURS OF 7:00 AM TO 6:00 PM MONDAY THROUGH FRIDAY AND 8:00 AM TO 6:00 PM ON SATURDAYS AND SHALL BE PROHIBITED ON SUNDAYS AND FEDERALLY RECOGNIZED HOLIDAYS PER ORDINANCE 1137 OF THE HOLLISTER MUNICIPAL CODE. NO CONSTRUCTION, LANDSCAPE MAINTENANCE, OR GROUNDS MAINTENANCE ACTIVITIES SHALL OCCUR ON FEDERAL HOLIDAYS. CONSTRUCTION EQUIPMENT AND ACTIVITIES SHALL USE NOISE SUPPRESSION DEVICES AND TECHNIQUES.

ABBREVIATIONS

±	PLUS OR MINUS; APPROX
⊙	AT
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
APPROX	APPROXIMATE
ASB	AGGREGATE SUBBASE
BC	BEGIN CURVE
BM	BENCHMARK
BVC	BEGIN VERTICAL CURVE
BVCE	BVC ELEVATION
BVCS	BVC STATION
BS	BOTTOM OF STAIR
BW	BACK OF WALK
C&G	CURB AND GUTTER
CATV	CABLE TV
COSW	CURB, GUTTER AND SIDEWALK
℄	CENTERLINE
CL	CLASS
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CN	CLEANOUT
CONC	CONCRETE
CONST	CONSTRUCT
CONT	CONTINUOUS
CY	CUBIC YARD
DEMO	DEMOLISH AND DISPOSE OF
D.G.	DECOMPOSED GRANITE
D.I.	DRAIN INLET
DIA	DIAMETER
DS	DOWNSPOUT
(E)	EXISTING
EC	END CURVE
EG	EXISTING GRADE
EJ	EXPANSION JOINT
ELEC	ELECTRIC
ELEV	ELEVATION
EQ.	EQUAL
ETW	EDGE OF TRAVELED WAY
EVA	EMERGENCY VEHICLE ACCESS
EVC	END VERTICAL CURVE
EVCE	EVC ELEVATION
EVCS	EVC STATION
E.W.	EACH WAY
EX	EXISTING
FC	FACE OF CURB
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOWLINE
FR	FIRE RISER
FS	FINISHED SURFACE
GB	GRADE BREAK
GBE	GB ELEVATION
GBS	GB STATION
GM	GAS METER
GRT	GRATE
GV	GAS VALVE/VAULT
HP	HIGH POINT
HORIZ.	HORIZONTAL
INS	INSERT
INV	INVERT
JP	JOINT UTILITY POLE
LGD	LANDING
LF	LINEAR FEET
LFF	LOWER FINISH FLOOR
LP	LOW POINT
LT	LEFT
MATCH	MATCH EXISTING GRADE
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
N.I.C.	NOT IN CONTRACT (BY OTHERS)
OCEW	ON CENTER EACH WAY
OG	ORIGINAL GROUND
P.A.	PLANTER AREA
PB	PULL BOX
PC	POINT OF CURVATURE
P.O.C.	POINT OF CONNECTION
PP	POWER POLE
PRC	POINT OF REVERSE CURVATURE
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
PTDF	PRESSURE TREATED DOUG-FIR
R	RADIUS
R.C.	RELATIVE COMPACTION
RCP	REINFORCED CONC PIPE
RT	RIGHT
RW	RECYCLED WATER
RWL	RAIN WATER LEADER
S.A.A.	SEE ARCHITECTURAL DRAWINGS
S.L.D.	SEE LANDSCAPE DRAWINGS
S.S.D.	SEE STRUCTURAL DRAWINGS
SD	STORM DRAIN
SL	STREET LIGHT
SS	SANITARY SEWER
STA	STATION
SW	SIDEWALK
TEM	TEMPORARY BENCH MARK
TFC	TOP OF CURB
TG	TOP OF FLUSH CURB
TO	TOP OF GRADE
TOP	TOP OF PIPE
TS	TOP OF STAIR / TRAFFIC SIGNAL
TW	TOP OF WALL
TYP	TYPICAL
UFF	UPPER FINISH FLOOR
UG	UNDERGROUND
U.O.N.	UNLESS OTHERWISE NOTED
UP	UTILITY POLE
UNKN	UNKNOWN
VAR	VARIES
VERT.	VERTICAL
W	WATER
WM	WATER METER
WV	WATER VALVE
XFMR	TRANSFORMER

LEGEND

DESCRIPTION	PROPOSED	EXISTING
PROPERTY BOUNDARY		---
CENTER LINE	---	---
EASEMENT LINE	---	---
SAWCUT LIMIT	---SC---	
CURB AND GUTTER	=====	=====
CONC SIDEWALK AT FIRE LANE	=====	=====
CONC PEDESTRIAN SIDEWALK	=====	=====
RETAINING WALL	=====	=====
DRIVEWAY CURB CUT	=====	=====
CASE "C" CURB RAMP	=====	=====
DOMESTIC WATER MAIN	=====	=====
SANITARY SEWER	=====	=====
STORM DRAIN	=====	=====
FIRE MAIN	=====	=====
JOINT TRENCH	=====	=====
SANITARY SEWER LATERAL	=====	=====
WATER SERVICE	=====	=====
IRRIGATION SLEEVE	=====	=====
SANITARY MANHOLE	=====	=====
STORM MANHOLE	=====	=====
STANDARD CURB INLET	=====	=====
ROCK COBBLE	=====	=====
FIRE HYDRANT	=====	=====
WATER VALVE	=====	=====
STREET LIGHT	=====	=====
BLOW OFF VALVE	=====	=====
SLOPE GRADIENT	2.0%	(2.0%)
NEW ASPHALT PAVEMENT	=====	=====
BUILDING	=====	=====
UTILITY REMOVAL	////	////



PROJECT DIRECTORY

SITE ADDRESS & APN

THE SPCA FOR MONTEREY COUNTY  
1002 MONTEREY-SALINAS HIGHWAY  
SALINAS, CA 9

APN: 173-011-019

CIVIL ENGINEER

WHITSON ENGINEERS  
6 HARRIS COURT  
MONTEREY, CA 93940

TEL: (831) 649-5225

ARCHITECT

BELLI ARCHITECTURAL GROUP  
235 MONTEREY STREET, SUITE B  
SALINAS, CA 93901

TEL: (831) 464-7111

GEOTECHNICAL ENGINEER

PACIFIC CREST ENGINEERING, INC.  
444 AIRPORT BOULEVARD  
WATSONVILLE, CA 95076

TEL: (831) 722-9446

CIVIL SHEET INDEX

C0.1	COVER SHEET
C0.2	CIVIL DETAILS
C1.0	EXISTING CONDITIONS MAP
C1.1	OVERALL SITE PLAN
C1.2	PRELIMINARY GRADING AND DRAINAGE PLAN
C1.3	PRELIMINARY GRADING AND DRAINAGE DETAILS
C1.4	PRELIMINARY GRADING SECTIONS
C2.1	PRELIMINARY UTILITY PLAN
C3.1	TEMPORARY SEDIMENT AND EROSION CONTROL PLAN & NOTES
C3.2	TEMPORARY SEDIMENT AND EROSION CONTROL PLAN DETAILS



NOT FOR CONSTRUCTION  
DD PROGRESS SET

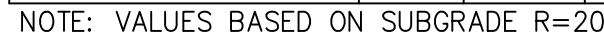


Civil Engineering  
Land Surveying  
6 Harris Court  
Monterey, California  
831.649.5225  
whitsonengineers.com

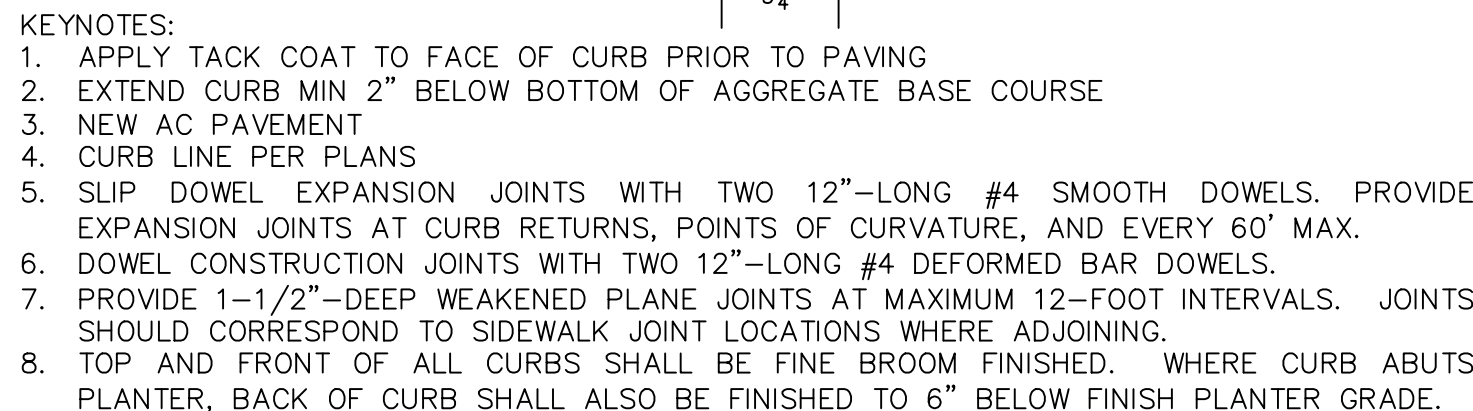
PRELIMINARY COVER SHEET  
NEW CONSTRUCTION & REMODEL FOR:  
**THE SPCA FOR MONTEREY COUNTY**  
1002 MONTEREY-SALINAS HWY  
SALINAS, CA 93908

DATE	09/15/21
SCALE	
DRAWN	
JOB	4307.00
SHEET	C0.1
OF	SHEETS

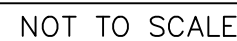
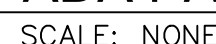
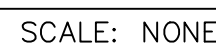




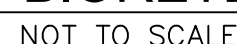
## SCALE: NONE



SCALE: NONE

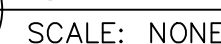
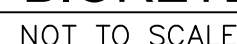
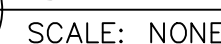


## SCALE: NONE



1. PROPOSED PRIVATE UTILITY; PIPE ZONE
2. MINIMUM TRENCH WIDTH = PIPE O.D. + 12" MIN. PROVIDE MIN 6" CLR EITHER SIDE OF PIPE. TRENCH WIDTH MAY VARY FROM ACTUAL WIDTH REQUIRED TO PERFORM THE WORK DEPENDING UPON METHOD OF COMPACTION AND FOR TRENCH SHORING/PROTECTION USED BY CONTRACTOR.
3. TRENCH DEPTH; PROVIDE MIN 36" COVER, UNLESS EXISTING CONDITIONS REQUIRE LESS.
4. PIPE BEDDING AND INITIAL BACKFILL: CLEAN SAND AS DEFINED IN ASTM 2487-10, WITH SAND EQUIVALENT OF 30 OR GREATER, COMPACTED IN MAX 8" LIFTS TO MIN. 95% R.C.
5. FINAL BACKFILL IN BUILDING, SLAB, FLATWORK, AND PAVEMENT AREAS: CLEAN SAND AS DEFINED IN ASTM 2487-10, WITH SAND EQUIVALENT OF 30 OR GREATER, COMPACTED IN MAX 8" LIFTS TO MIN. 95% R.C.
6. FINAL BACKFILL IN LANDSCAPE AREAS: NATIVE MATERIAL COMPACTED IN MAX 8" LIFTS TO MIN. 90% R.C.
7. PLACE 3"-WIDE WARNING TAPE 12" ABOVE PIPE.
8. PROVIDE INSULATED 12 AWG TRACER WIRE. TAPE TO TOP OF PIPE AT 10' INTERVALS. EXTEND TO THE SURFACE AT VALVE BOXES, RISERS, ETC., SO LOCATOR EQUIPMENT CAN BE CONNECTED.
9. PIPE TRENCHING WORK IN EXISTING IMPROVED PAVEMENT SHALL INCLUDE REPLACEMENT OF EXISTING PAVEMENT. THE THICKNESS OF THE STRUCTURAL SECTION SHALL BE EQUIVALENT TO THE EXISTING THICKNESS. TRENCH PATCH SHALL EXTEND TO THE NEAREST PAVEMENT JOINT AND SHALL BE DOWELED INTO EXISTING CONCRETE.
10. IN VEHICULAR AREAS, WHERE FINISH GRADE IS LESS THAN 24" ABOVE THE TOP OF PIPE, BACKFILL TO MIN 6" ABOVE TOP OF PIPE WITH 5-SACK CONCRETE.
11. ALL SOILS PROPOSED TO BE UTILIZED FOR TRENCH BEDDING AND BACKFILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE USE. IMPORTED SOILS SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE BEING BROUGHT TO THE SITE.
12. UNDISTURBED SUBGRADE SOIL. THE GEOTECHNICAL ENGINEER SHALL APPROVE SUBGRADE PRIOR TO PLACING BEDDING.
13. UTILITY TRENCHES THAT ARE PARALLEL TO THE SIDES OF BUILDINGS OR WALL FOOTINGS SHALL BE LOCATED SO THAT THE TRENCHES DO NOT EXTEND BELOW AN IMAGINARY LINE SLOPING DOWN AT A 2:1 (H:V) SLOPE FROM THE BOTTOM OUTSIDE EDGE OF THE FOOTINGS.
14. WHERE UTILITY TRENCHES CROSS BENEATH FOOTINGS (INCLUDING PERIMETER FOUNDATIONS), A CONCRETE PLUG SHALL BE PROVIDED

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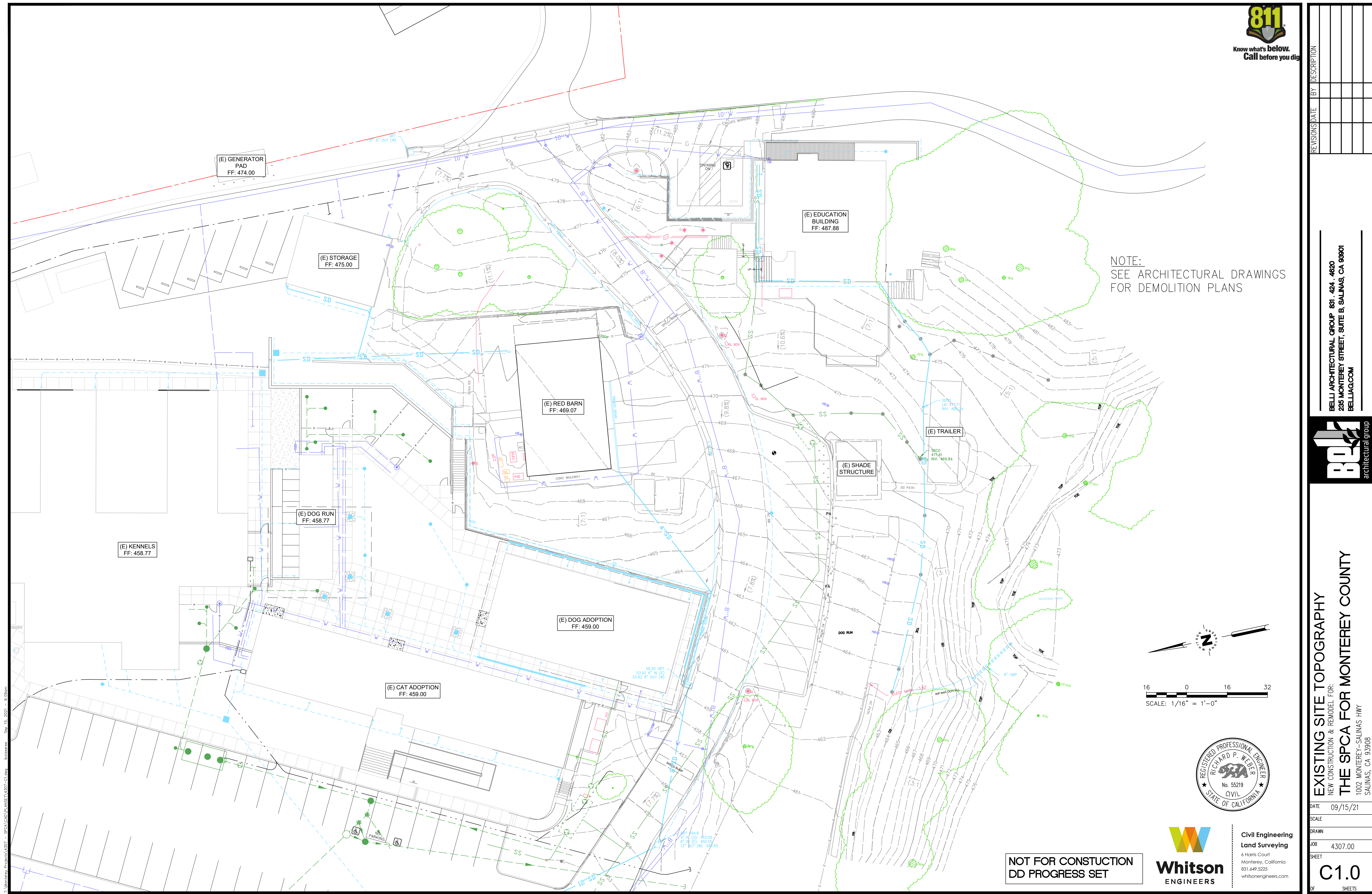
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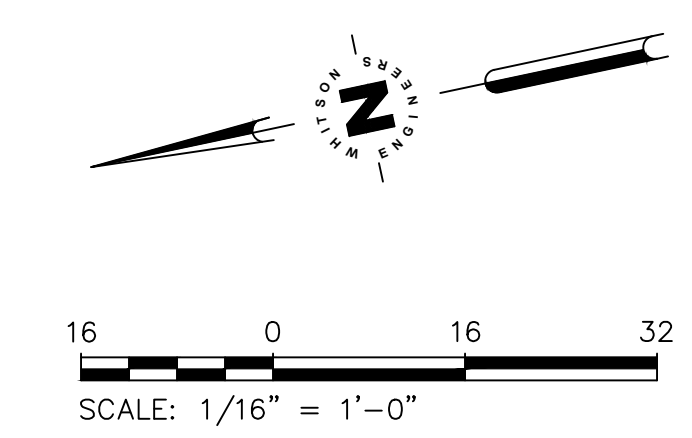
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NOTE:  
SEE ARCHITECTURAL DRAWINGS  
FOR DEMOLITION PLANS



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EXISTING SITE TOPOGRAPHY  
NEW CONSTRUCTION & REMODEL FOR:  
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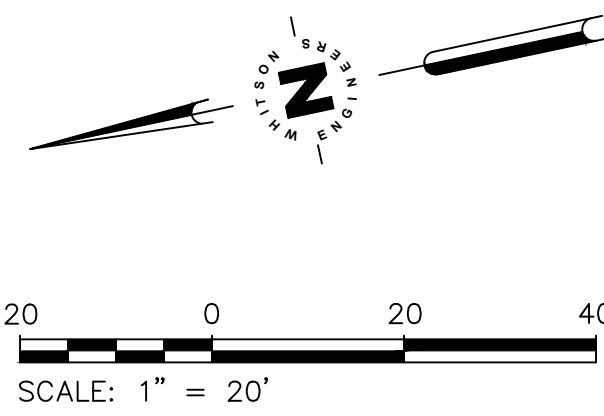
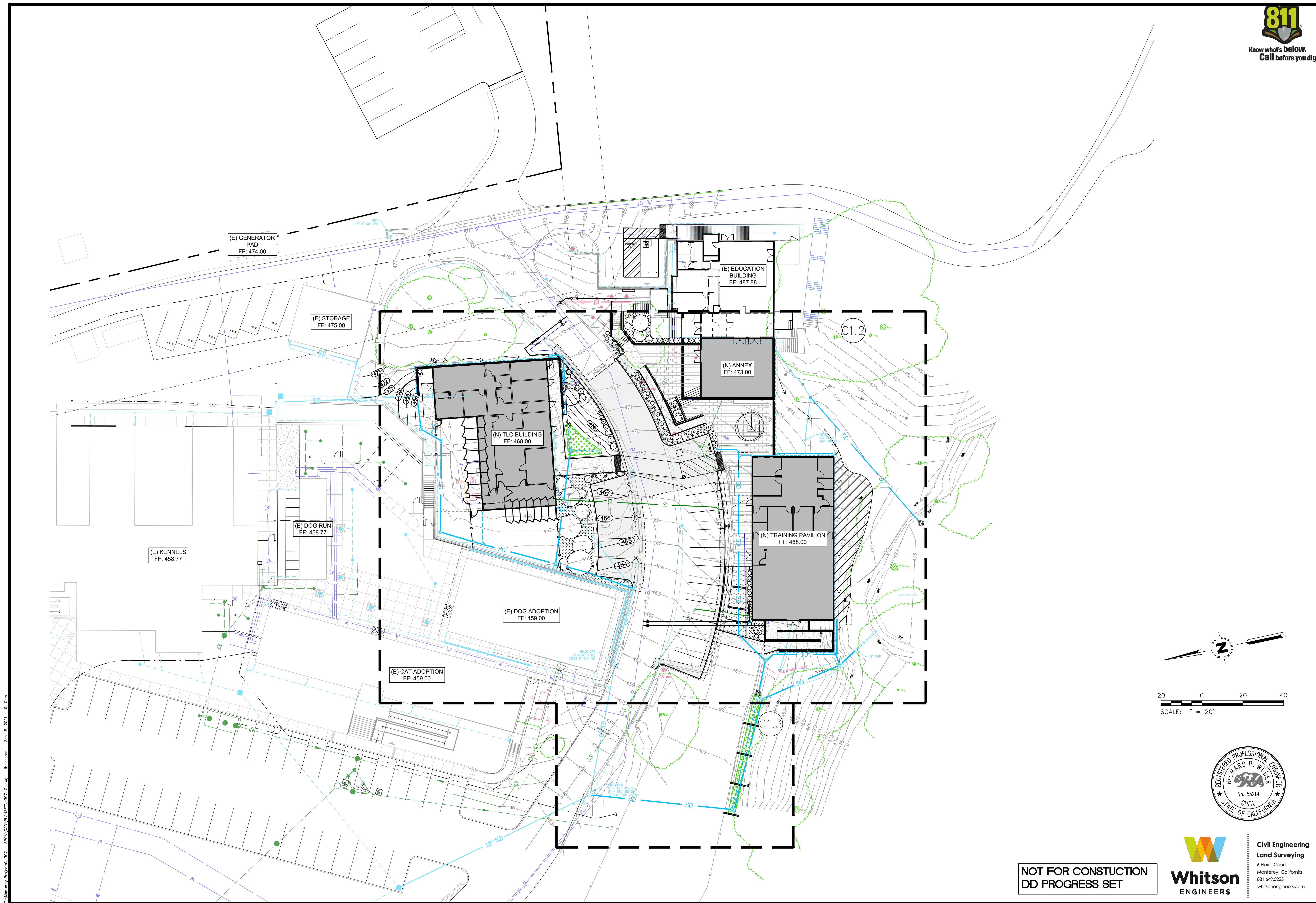
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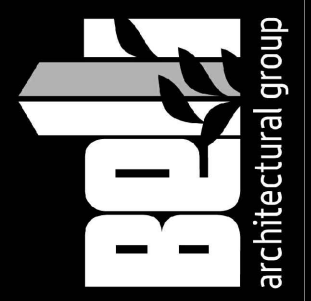
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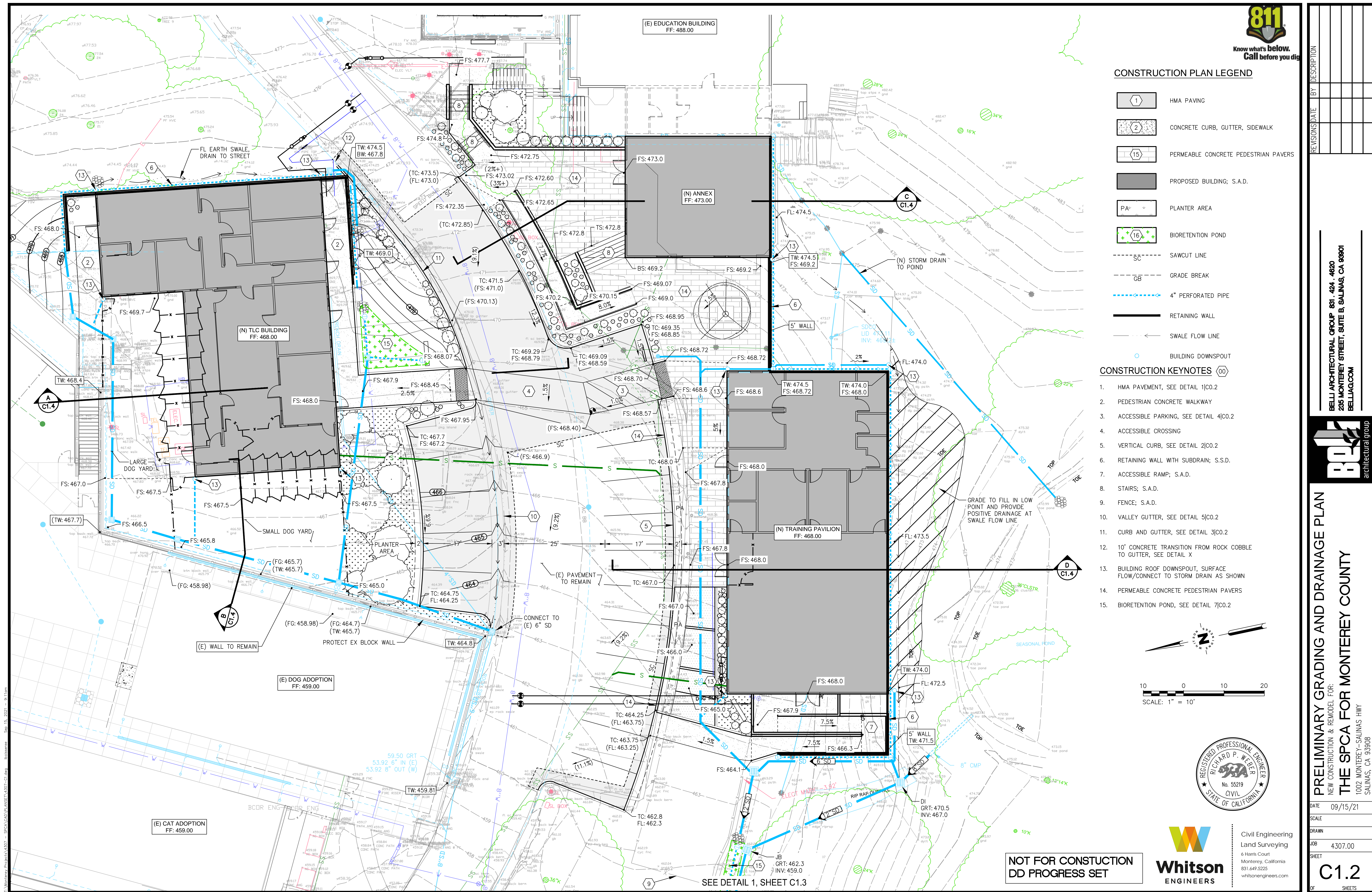


PRELIMINARY OVERALL SITE PLAN  
NEW CONSTRUCTION & REMODEL FOR:  
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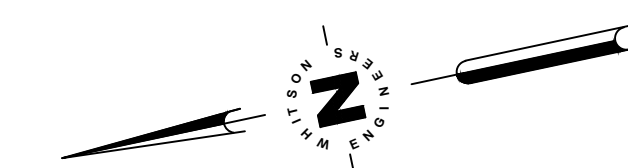


CONSTRUCTION PLAN LEGEND

- 1 HMA PAVING
- 2 CONCRETE CURB, GUTTER, SIDEWALK
- 15 PERMEABLE CONCRETE PEDESTRIAN PAVERS
- PROPOSED BUILDING; S.A.D.
- PA\* PLANTER AREA
- 16 BIORETENTION POND
- SC SAWCUT LINE
- GB GRADE BREAK
- 4" PERFORATED PIPE
- RETAINING WALL
- SWALE FLOW LINE
- BUILDING DOWNSPOUT

CONSTRUCTION KEYNOTES

- HMA PAVEMENT, SEE DETAIL 1|C0.2
- PEDESTRIAN CONCRETE WALKWAY
- ACCESSIBLE PARKING, SEE DETAIL 4|C0.2
- ACCESSIBLE CROSSING
- VERTICAL CURB, SEE DETAIL 2|C0.2
- RETAINING WALL WITH SUBDRAIN; S.S.D.
- ACCESSIBLE RAMP; S.A.D.
- STAIRS; S.A.D.
- FENCE; S.A.D.
- VALLEY GUTTER, SEE DETAIL 5|C0.2
- CURB AND GUTTER, SEE DETAIL 3|C0.2
- 10" CONCRETE TRANSITION FROM ROCK COBBLE TO GUTTER, SEE DETAIL X
- BUILDING ROOF DOWNSPOUT, SURFACE FLOW/CONNECT TO STORM DRAIN AS SHOWN
- PERMEABLE CONCRETE PEDESTRIAN PAVERS
- BIORETENTION POND, SEE DETAIL 7|C0.2



SCALE: 1" = 10'



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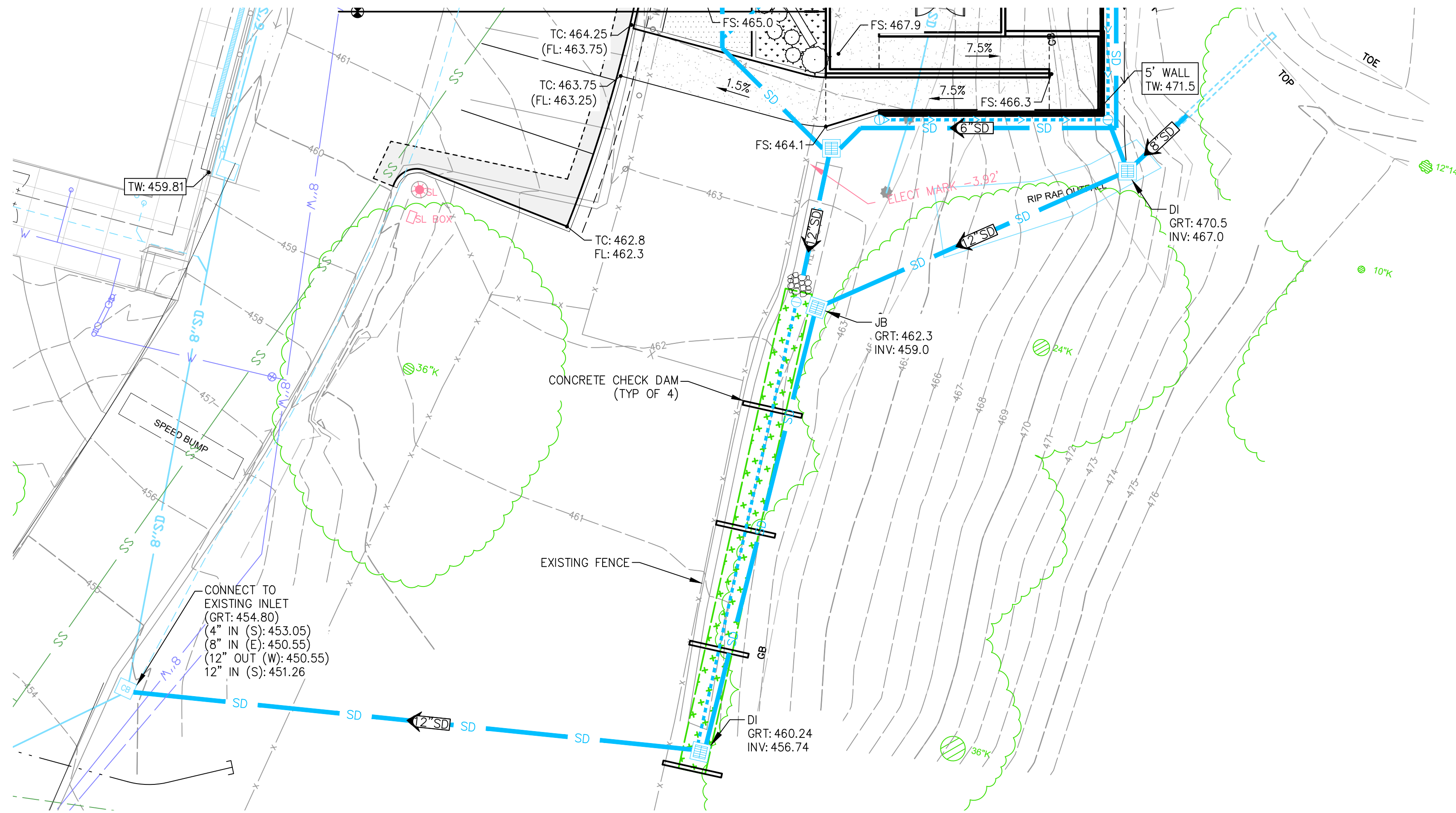
PRELIMINARY GRADING AND DRAINAGE PLAN  
NEW CONSTRUCTION & REMODEL FOR:  
**THE SPCA FOR MONTEREY COUNTY**  
1002 MONTEREY-SALINAS HWY  
SALINAS, CA 93908

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1 DETAIL  
SCALE: 1" = 10'



CONSTRUCTION PLAN LEGEND

- 1 HMA PAVING
- 2 CONCRETE CURB, GUTTER, SIDEWALK
- 15 PERMEABLE CONCRETE PEDESTRIAN PAVERS
- PROPOSED BUILDING; S.A.D.
- PA PLANTER AREA
- 16 BIORETENTION POND
- SC SAWCUT LINE
- GB GRADE BREAK
- 4" PERFORATED PIPE
- RETAINING WALL
- SWALE FLOW LINE
- BUILDING DOWNSPOUT



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SCALE: 1" = 10'



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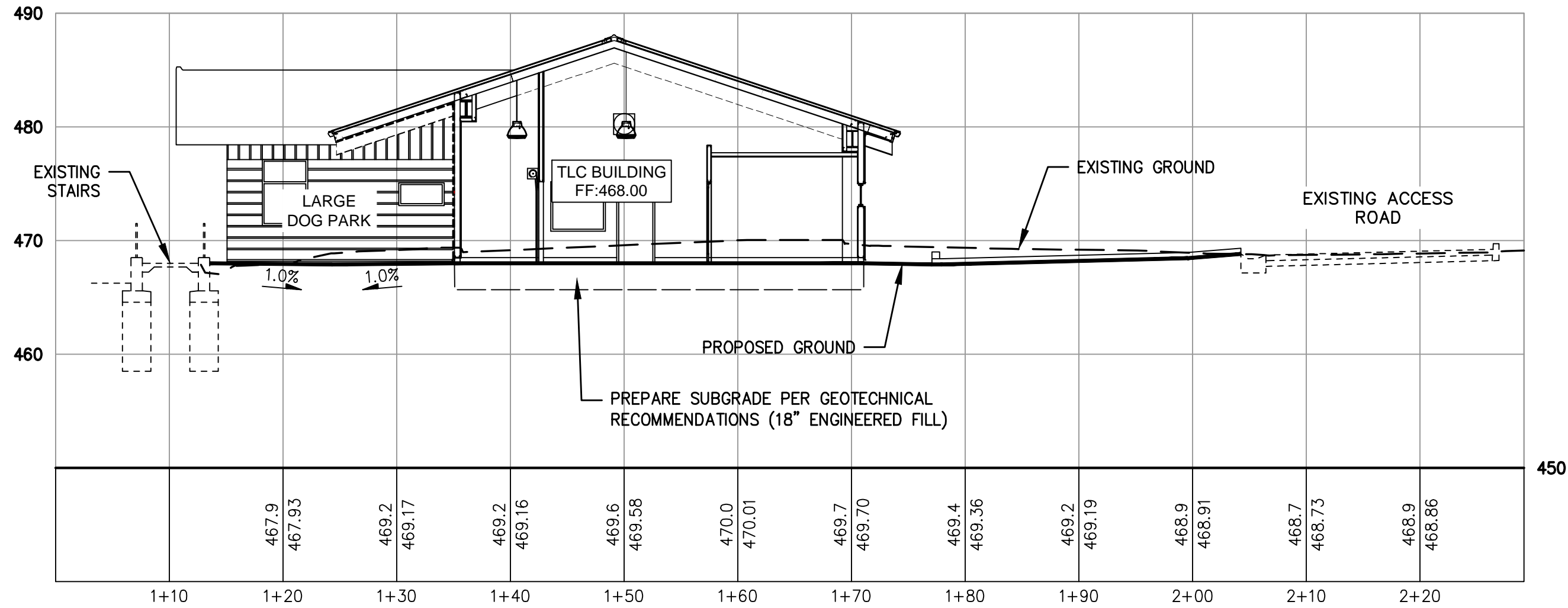
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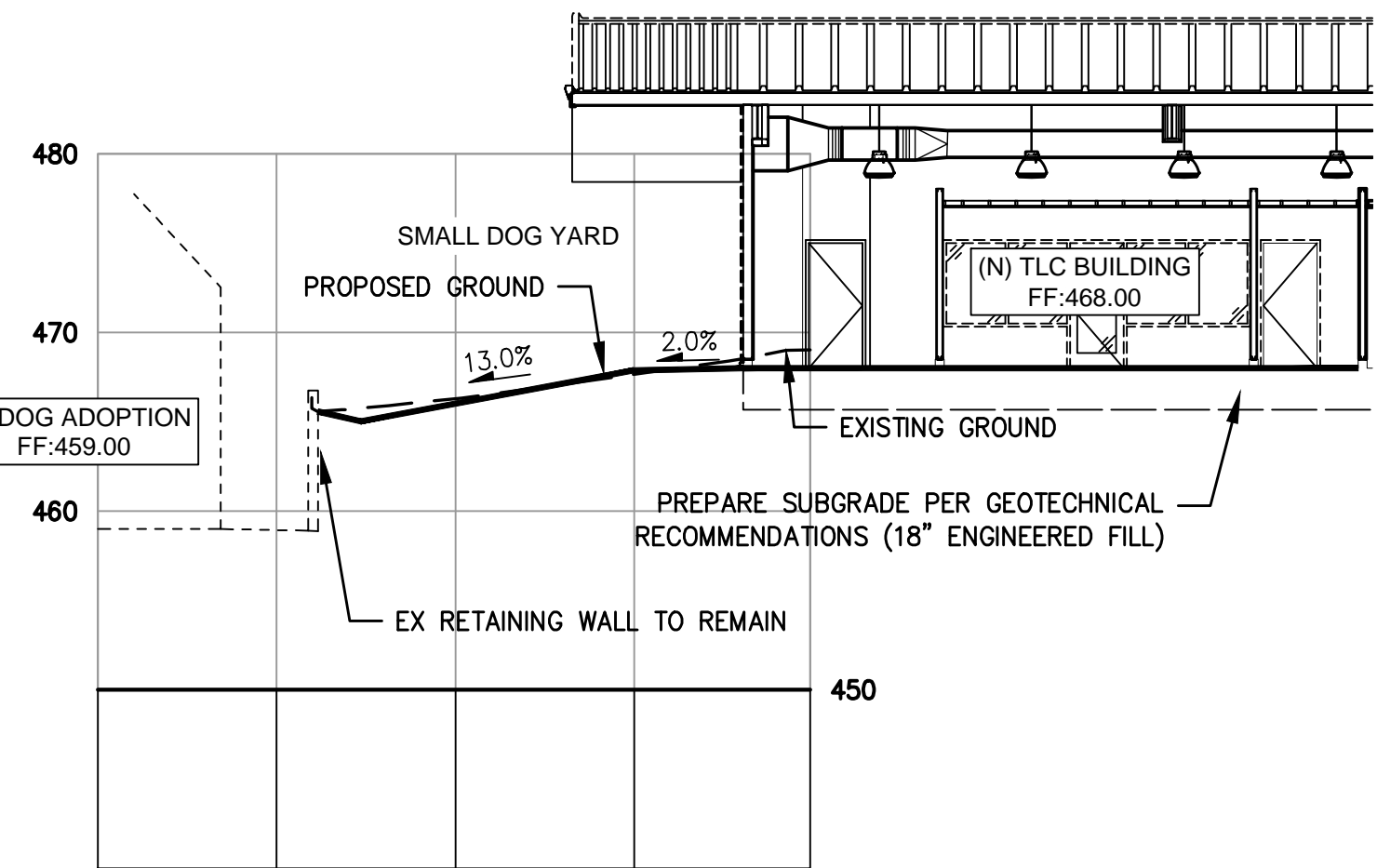


PRELIMINARY GRADING AND DRAINAGE DETAILS  
NEW CONSTRUCTION & REMODEL FOR:  
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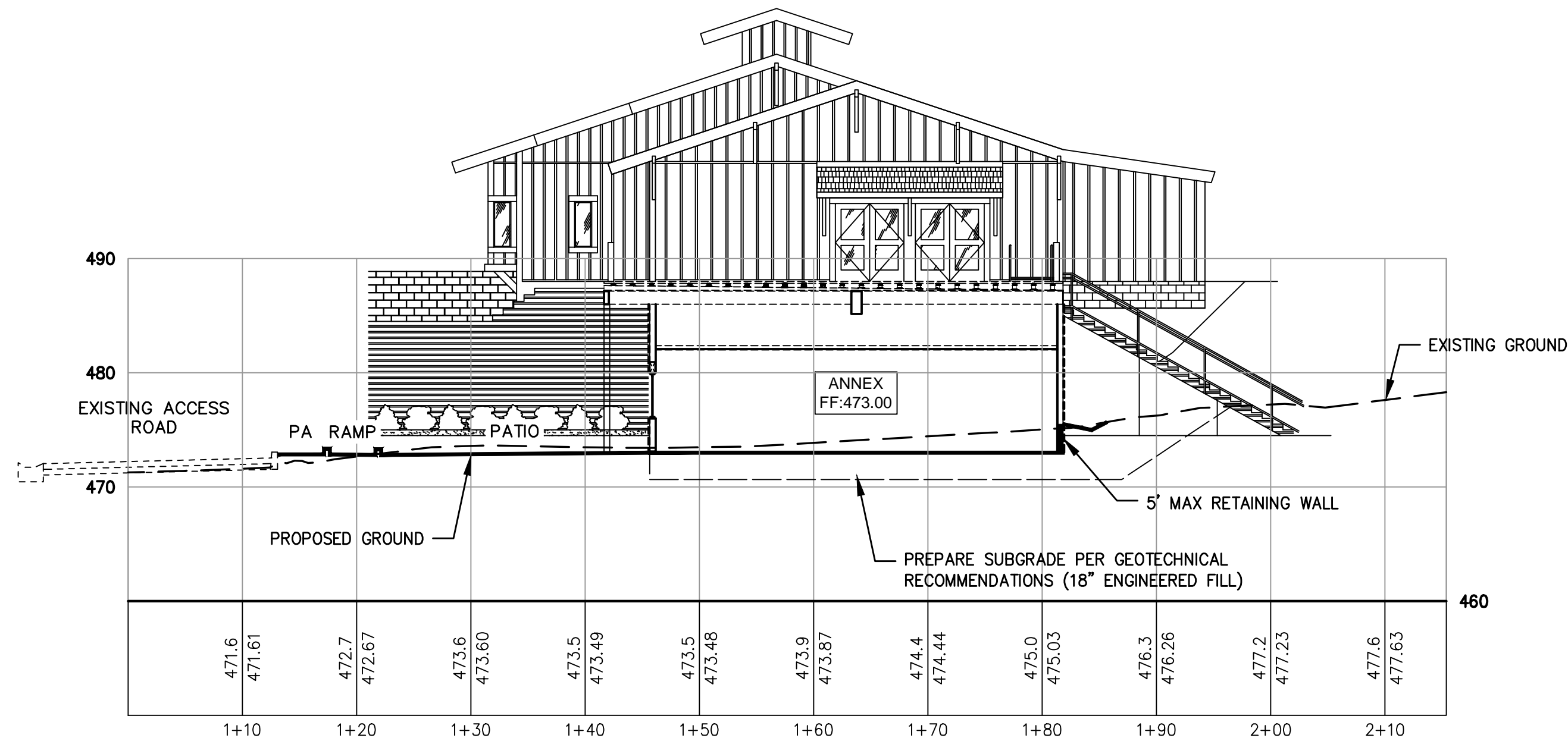
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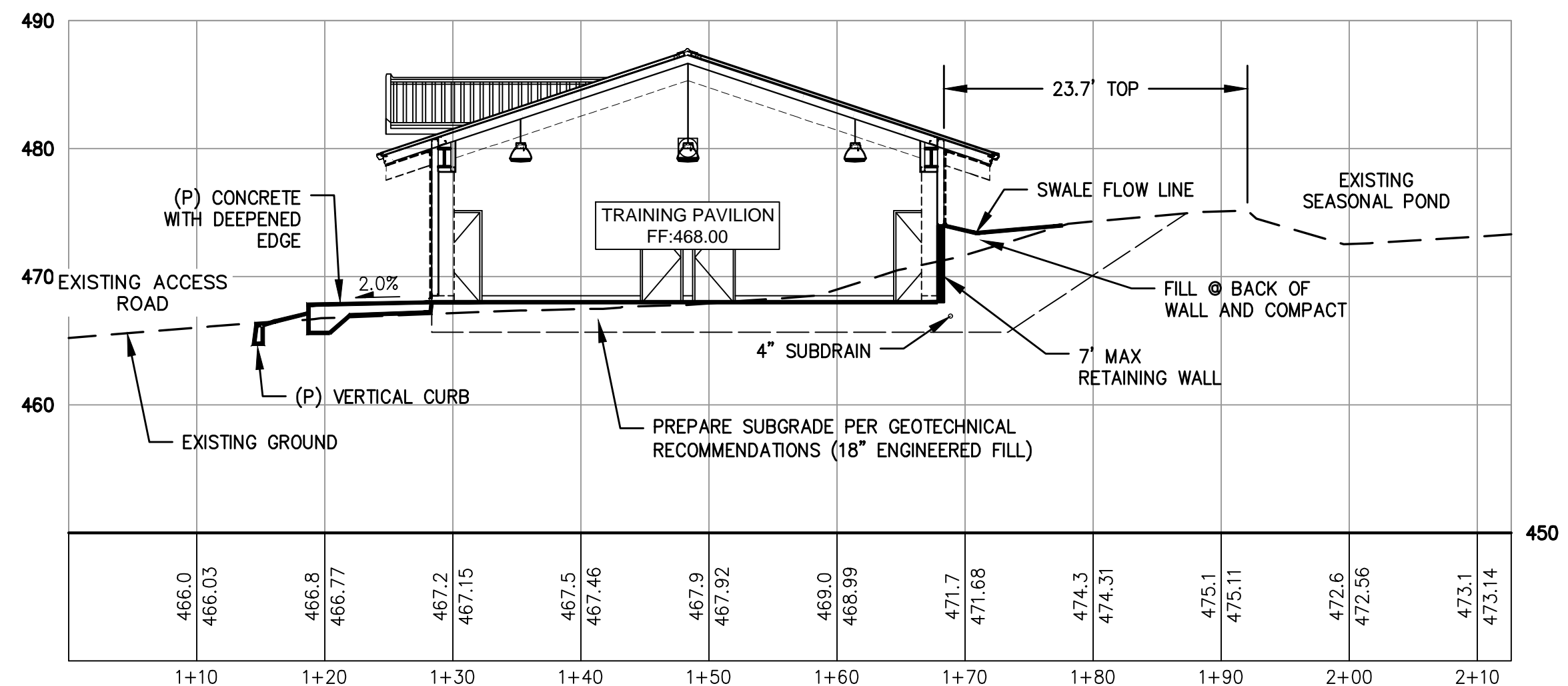
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SECTION B-B  
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SECTION C-C  
SCALE: HORIZ 1" = 10'  
VERT 1" = 10'



SECTION D-D  
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VERT 1" = 10'



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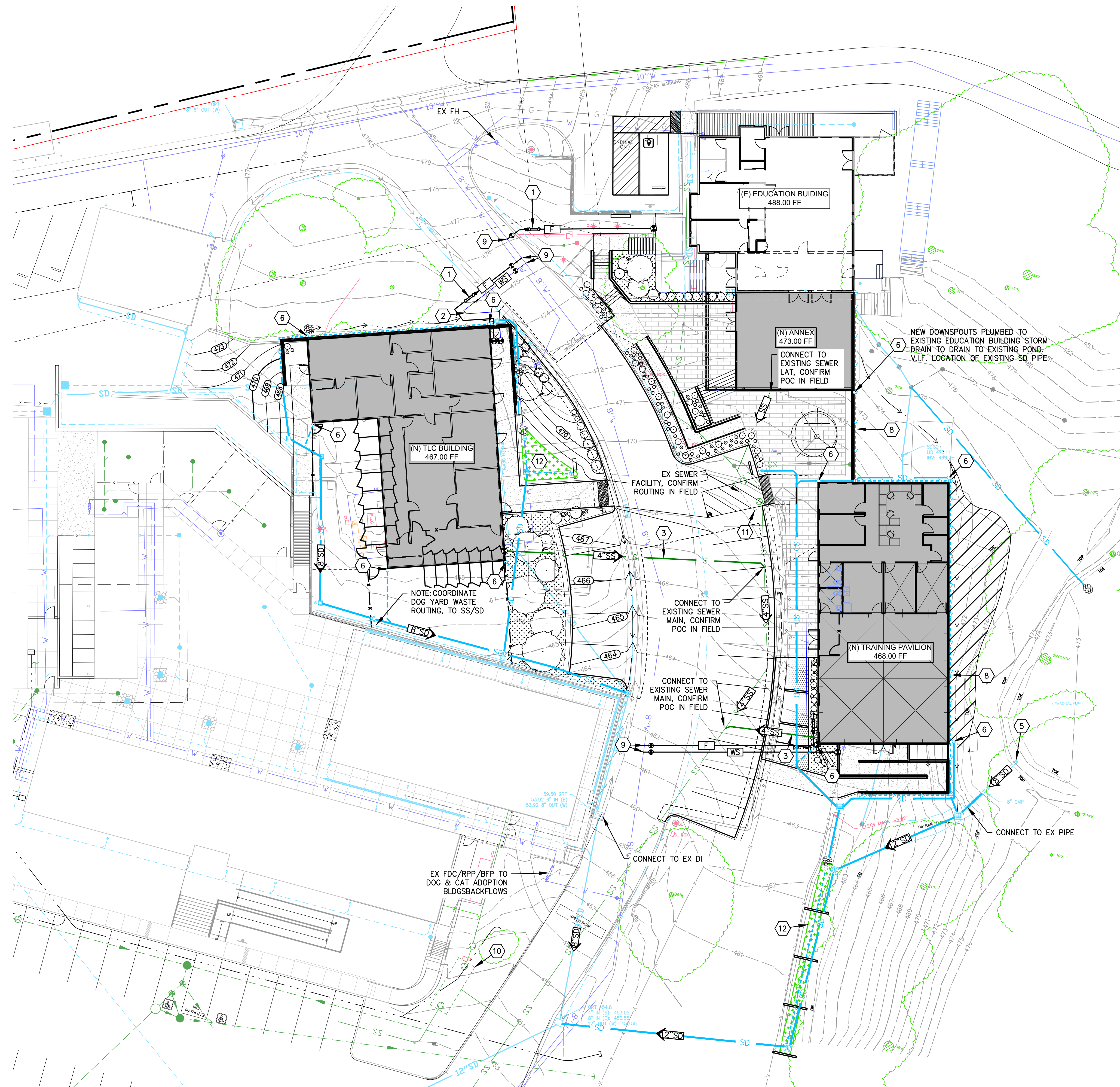
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PRELIMINARY GRADING SECTIONS  
NEW CONSTRUCTION & REMODEL FOR:  
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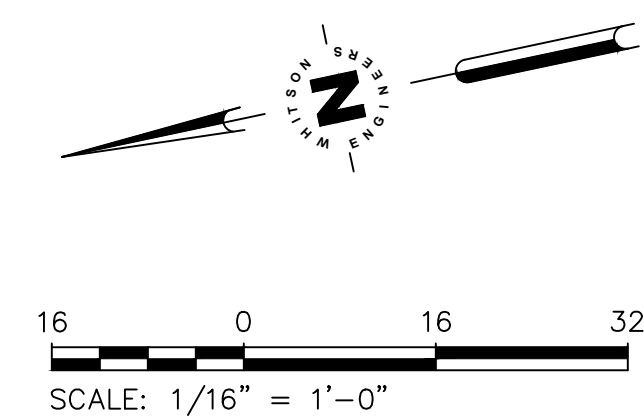
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## UTILITY KEYNOTES:

1. 4 INCH FIRE SERVICE WITH BACKFLOW DEVICE AND FDC.
2. 1½ INCH WATER SERVICE WITH BACKFLOW DEVICE
3. 4 INCH SEWER SERVICE WITH CLEANOUT. CONNECT TO EXISTING SEWER SYSTEM DETAILS T.B.D.
4. INSTALL SDMH AND CONNECT TO EXISTING 8-INCH CMP STORM DRAIN.
5. UPGRADE EXISTING OUTFALL STRUCTURE
6. BUILDING ROOF DOWNSPOUT (DS), SURFACE FLOW. CONNECT TO STORM DRAIN AS SHOWN.
7. ROUTE DS RUNOFF TO NEW STORMWATER FACILITY.
8. RETAINING WALL SUBDRAIN.
9. CONNECT TO EXISTING WATER MAIN
10. EXISTING 2,500 GALLON SEPTIC TANK TO REMAIN
11. EXISTING 1,500 GALLON SEPTIC TANK TO REMAIN
12. BIORETENTION POND, SEE DETAIL 7/C0.2

### UTILITY NOTES

1. PRIVATE STORM, SEWER, FIRE, AND WATER MAINS SHALL BE INSTALLED PER LOCATIONS SHOWN ON PLANS.
2. PRIVATE DOMESTIC WATER MAINS SHALL MAINTAIN 2' MINIMUM COVER AND 4' MINIMUM HORIZONTAL AND 1' VERTICAL CLEAR TO SEWER, STORM DRAIN OR FIRE MAINS.
3. SEE DETAIL 1 ON SHEET CXX AND THE PROJECT GEOTECHNICAL REQUIREMENTS FOR PIPE BEDDING AND TRENCH BACKFILL REQUIREMENTS. EARTHWORK CALCULATIONS ASSUME NATIVE BACKFILL OUTSIDE OF THE PIPE ENVELOPE.
4. STORM DRAIN PIPE SHALL HAVE A MINIMUM 2' OF COVER AND 0.5% MINIMUM SLOPE UNLESS OTHERWISE SHOWN.
5. ALL DRAINAGE STRUCTURES SHALL BE SLOPED AND SHAPED TO DRAIN.
6. GAS AND ELECTRIC FACILITIES ARE SHOWN FOR REFERENCE ONLY. SEE PLUMBING AND ELECTRICAL PLANS FOR SPECIFIC DESIGN REQUIREMENTS.
7. FIRE SPRINKLER SYSTEM IS PART OF A DEFERRED SUBMITTAL.
8. FIRE SYSTEM INCLUDING PIPE SIZING AND DEVICES SHOWN SHALL BE VERIFIED BY THE FIRE SPRINKLER DESIGNER AND ARE SUBJECT TO CHANGE WITH FINAL FIRE SPRINKLER DESIGN.
9. ON-SITE UTILITIES  
STORM DRAINAGE: PRIVATE  
SANITARY SEWER: PRIVATE  
WATER: PRIVATE  
GAS & ELECTRIC: PG&E



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**PRELIMINARY UTILITY PLAN**  
NEW CONSTRUCTION & REMODEL FOR:  
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1002 MONTEREY—SALINAS HWY  
SALINAS, CA 93908

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The logo for Bolt architectural group, featuring the word "Bolt" in a large, bold, sans-serif font, with a stylized leaf or branch graphic extending from the top of the letter "t". To the right of "Bolt", the words "architectural group" are written in a smaller, lowercase, sans-serif font.

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EROSION AND SEDIMENT CONTROL PLAN

1. BEST MANAGEMENT PRACTICES (BMPs) (MATERIALS AND THEIR INSTALLATION) SHALL CONFORM TO ONE OF THE FOLLOWING:
- 1.1. THE 2017 EDITION OF THE CALTRANS STORM WATER QUALITY HANDBOOKS PPDG.
- 1.2. THE 2012 EDITION OF THE CALIFORNIA STORMWATER BMP HANDBOOK PORTAL BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA).
2. THE BMPs SHOWN ON THIS WATER POLLUTION CONTROL PLAN SHALL BE ADJUSTED OR SUPPLEMENTED AS REQUIRED TO PROTECT WATER QUALITY AND/OR AS DIRECTED BY THE ENGINEER OR JURISDICTION HAVING AUTHORITY.
3. THIS PLAN IS INTENDED TO BE USED FOR INTERIM WATER POLLUTION CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING BMPs PRIOR TO, DURING, AND AFTER STORM EVENTS, AND SHALL PROMPTLY CORRECT ANY DEFICIENCIES NOTED.
5. ALL PAVED AREAS SHALL BE KEPT CLEAN OF SOIL AND DEBRIS. REGULAR STREET SWEEPING IS REQUIRED. ADDITIONAL STREET SWEEPING MAY BE REQUIRED BY THE ARCHITECT/ENGINEER OR JURISDICTION HAVING AUTHORITY.
6. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. ANY MATERIAL THAT IS TO BE HAULED OFF-SITE SHALL BE COVERED. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
7. KEEP ADDITIONAL EROSION AND SEDIMENT CONTROL MATERIALS ON SITE IN CASE IMMEDIATE REPAIRS OR MODIFICATIONS ARE REQUIRED.
8. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
9. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
10. PROVIDE TEMPORARY "EFFECTIVE SOIL COVER" ON ALL INACTIVE DISTURBED AREAS (AREAS WHICH HAVE NOT BEEN DISTURBED FOR AT LEAST 14 DAYS) PRIOR TO INSTALLATION OF FINAL LANDSCAPING, IF REQUIRED DUE TO PROJECT SCHEDULING.
11. PROVIDE WIND EROSION CONTROL AT ALL TIMES IN ACCORDANCE WITH BEST MANAGEMENT PRACTICE WE-1.
12. LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION AND WHICH MAY BE RE-USED.
13. ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
- PROVIDE SILT FENCE OR LARGE-DIAMETER FIBER ROLL AT CONSTRUCTION SITE PERIMETER WHERE RUNOFF LEAVES THE CONSTRUCTION SITE.
  - PROVIDE INLET PROTECTION AT ALL DRAIN INLETS.

MONTEREY COUNTY REQUIREMENTS

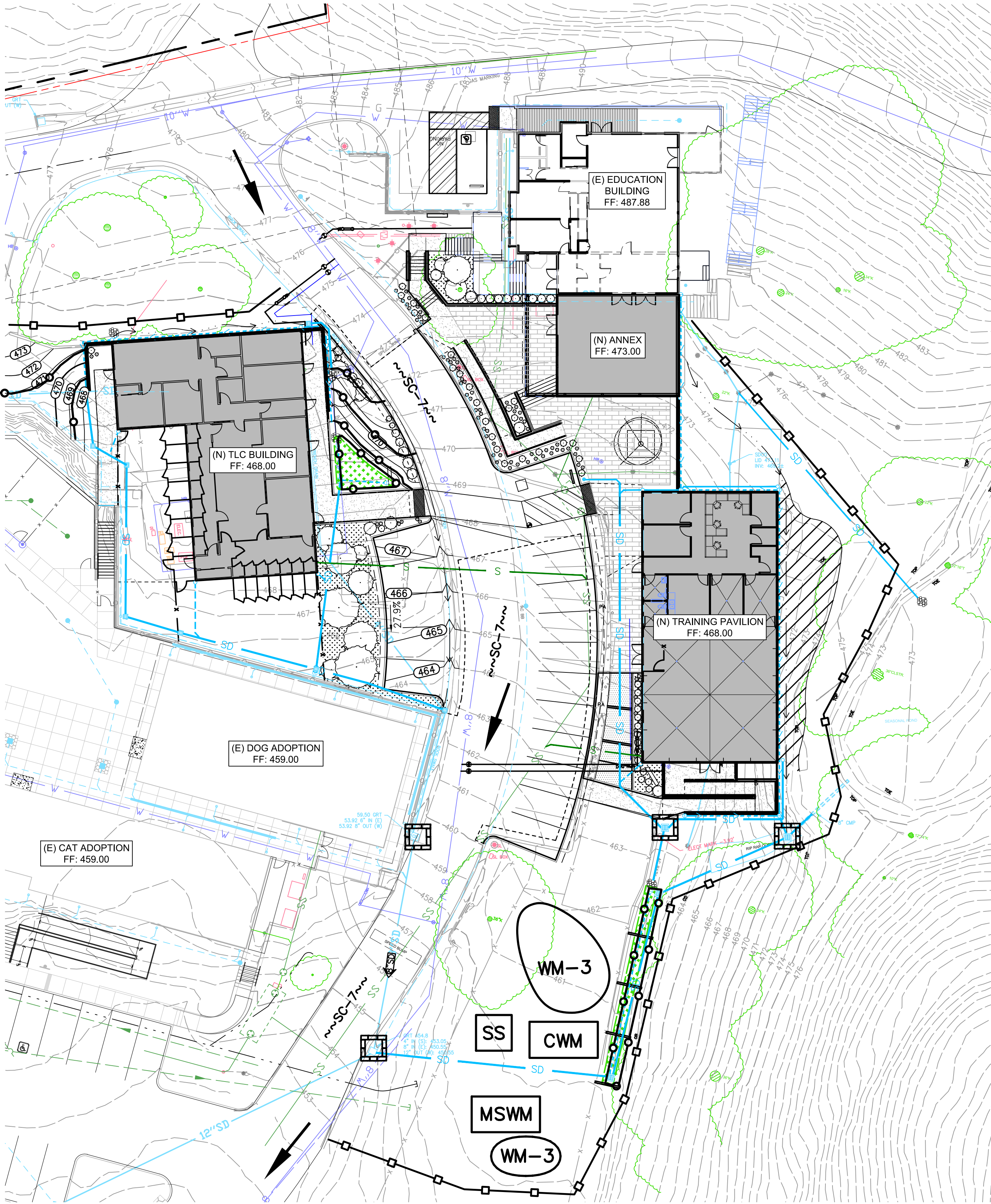
1. ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE #2535, EROSION CONTROL ORDINANCE #2806, AND CALIFORNIA BUILDING CODE.
2. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
3. DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPs INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
4. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFIRMANCE, 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.
5. PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15TH THROUGH APRIL 15TH).
6. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM AN ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION. (MCC 16.12.100)
7. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION. VEGETATION REMOVAL BETWEEN OCTOBER 15TH AND APRIL 15TH SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS.
8. THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 1 AND APRIL 30.
- A. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY APPLYING STRAW MULCH AT 2000 LBS. PER ACRE AND ANCHORED BY TRACK-WALKING TO PREVENT MOVEMENT DURING WATER FLOW.
- B. RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE. THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT. SEE THIS SHEET FOR EROSION CONTROL PLAN AND EROSION CONTROL DETAILS.
- C. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
- D. THE BUILDING INSPECTOR SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
- E. CUT AND FILL SLOPES SHALL BE PLANTED WITH AN SEED MIX APPROVED BY THE LANDSCAPE ARCHITECT. AMOUNT OF SEED AND FERTILIZER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
2. ALL SURFACES EXPOSED OR EXPECTED TO BE EXPOSED DURING GRADING ACTIVITIES SHALL BE PREPARED AND MAINTAINED THROUGH THE LENGTH OF THE ENTIRE PROJECT TO PROTECT AGAINST EROSION.
3. AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTORS ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE DONE BY DUST FROM HIS OR HER SUBCONTRACTOR.

BMP OBSERVATION AND MAINTENANCE

1. VISUALLY OBSERVE AND MAINTAIN BEST MANAGEMENT PRACTICES (BMPs) AS FOLLOWS:
- A. WEEKLY, AND
- B. WITHIN 48 HOURS PRIOR TO EACH STORM EVENT, AND
- C. WITHIN 48 HOURS AFTER EACH STORM EVENT.
- D. DAILY DURING STORM EVENTS
2. REPAIR DAMAGED BMPs WITHIN 48 HOURS OF OBSERVATION.
3. SEDIMENT SHALL BE REMOVED FROM SEDIMENT CONTROL BMPs BEFORE SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE THIRD THE HEIGHT OF THE SEDIMENT BARRIER OR SUMP, IF NOT OTHERWISE SPECIFIED IN THE DRAWINGS OR SPECIFICATIONS OR BY THE BMP SUPPLIER OR MANUFACTURER.
4. TRASH AND DEBRIS SHALL BE REMOVED FROM BMPs DURING SCHEDULED INSPECTIONS.
5. REMOVED SEDIMENT SHALL BE PLACED AT AN APPROVED LOCATION AND IN SUCH A MANNER THAT IT WILL NOT ERODE, OR SHALL BE DISPOSED OF OFF-SITE.
6. REPAIR RILLS AND GULLIES BY RE-GRADING AND THEN TRACKWALKING PERPENDICULAR TO THE SLOPE. PROVIDE TEMPORARY SOIL COVER IF NECESSARY.

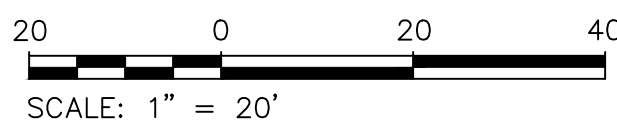
WORKER TRAINING

1. STORM WATER POLLUTION PREVENTION TRAINING SHALL BE PROVIDED AT THE BEGINNING OF CONSTRUCTION AND AT LEAST QUARTERLY DURING CONSTRUCTION FOR ALL EMPLOYEES WORKING ON THE JOB SITE. TRAINING SHALL BE PROVIDED BY THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER. TOPICS SHALL INCLUDE, BUT ARE NOT LIMITED TO:
- GOOD HOUSEKEEPING
  - MATERIAL MANAGEMENT PRACTICES
  - SPILL PREVENTION AND RESPONSE
  - LOCATIONS AND FUNCTIONS OF EROSION AND SEDIMENT CONTROL DEVICES
  - FINES AND PENALTIES



LEGEND

SYMBOL	CALTRANS BMP #	CALTRANS STD. PLAN	DESCRIPTION
	SS-9	-	EARTH DIKES, DRAINAGE SWALES AND LINED DITCHES
	SC-1, SC-5, SC-6	T51, T56, T60, T66	LINEAR SEDIMENT BARRIER: FIBER ROLLS, SILT FENCE, OR COMPOST SOCK (CONTRACTOR'S OPTION)
	SC-1	T51, T60	SILT FENCE
	SC-7	-	STREET SWEEPING
	SC-10	-	INLET PROTECTION
	WM-8	T61, T62, T63, T64	CONCRETE WASTE MANAGEMENT (WASHOUT) AREA
	SS-3, SS-4, SS-5, SS-6, SS-7, SS-8	T59	SOIL STABILIZATION (PROVIDE ON ALL DISTURBED SOILS) TEMPORARY STABILIZATION PER CIVIL PLANS PERMANENT STABILIZATION PER LANDSCAPE DWGS
	TC-1, TC-3	T58	STABILIZED CONSTRUCTION ENTRANCE/EXIT OR TIRE WASH
	WM-1	-	MATERIAL STORAGE AND WASTE MANAGEMENT AREA
	WM-3	T53	TEMPORARY STOCKPILES
	WM-9	-	SANITARY FACILITIES
	-	-	DIRECTION OF DRAINAGE



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Civil Engineering  
Land Surveying  
6 Harris Court  
Monterey, California  
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PRELIMINARY EROSION CONTROL PLAN  
NEW CONSTRUCTION & REDEVELOPMENT  
THE SPCA FOR MONTEREY COUNTY  
1002 MONTEREY-SALINAS HWY  
SALINAS, CA 93908

DATE 09/15/21  
SCALE  
DRAWN  
JOB 4307.00  
SHEET  
C3.1  
OF SHEETS

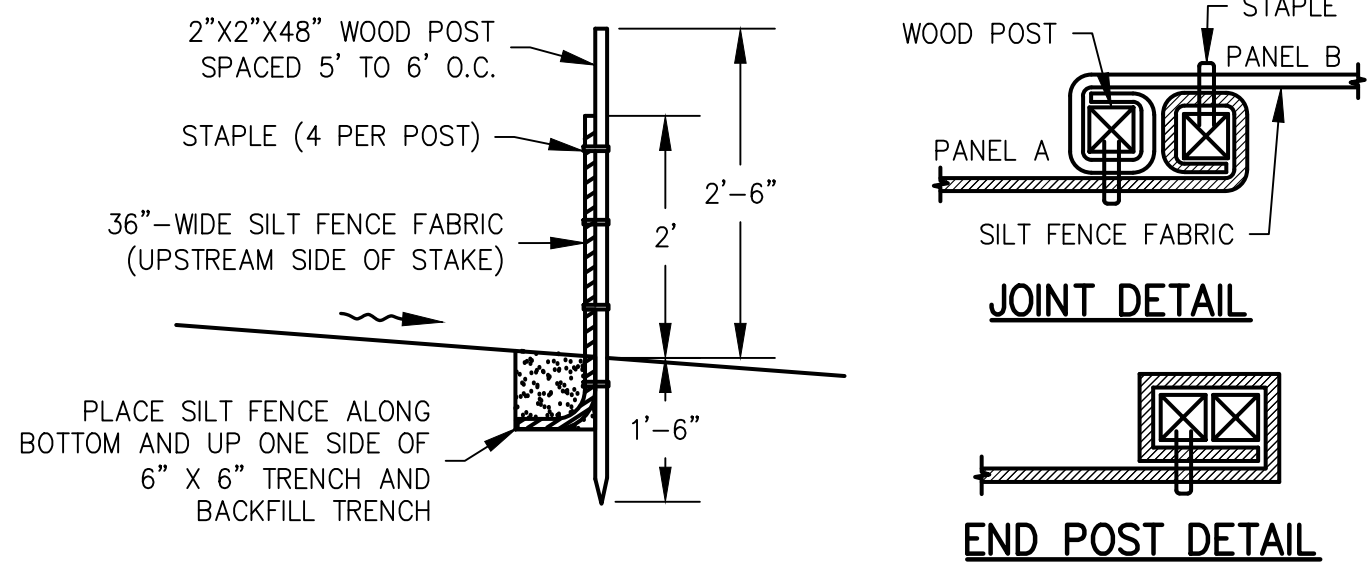
REVISIONS DATE BY DESCRIPTION


BELLI ARCHITECTURAL GROUP 831.424.4620  
235 MONTEREY STREET, SUITE B, SALINAS, CA 93901  
BELLIAAG.COM

architectural group

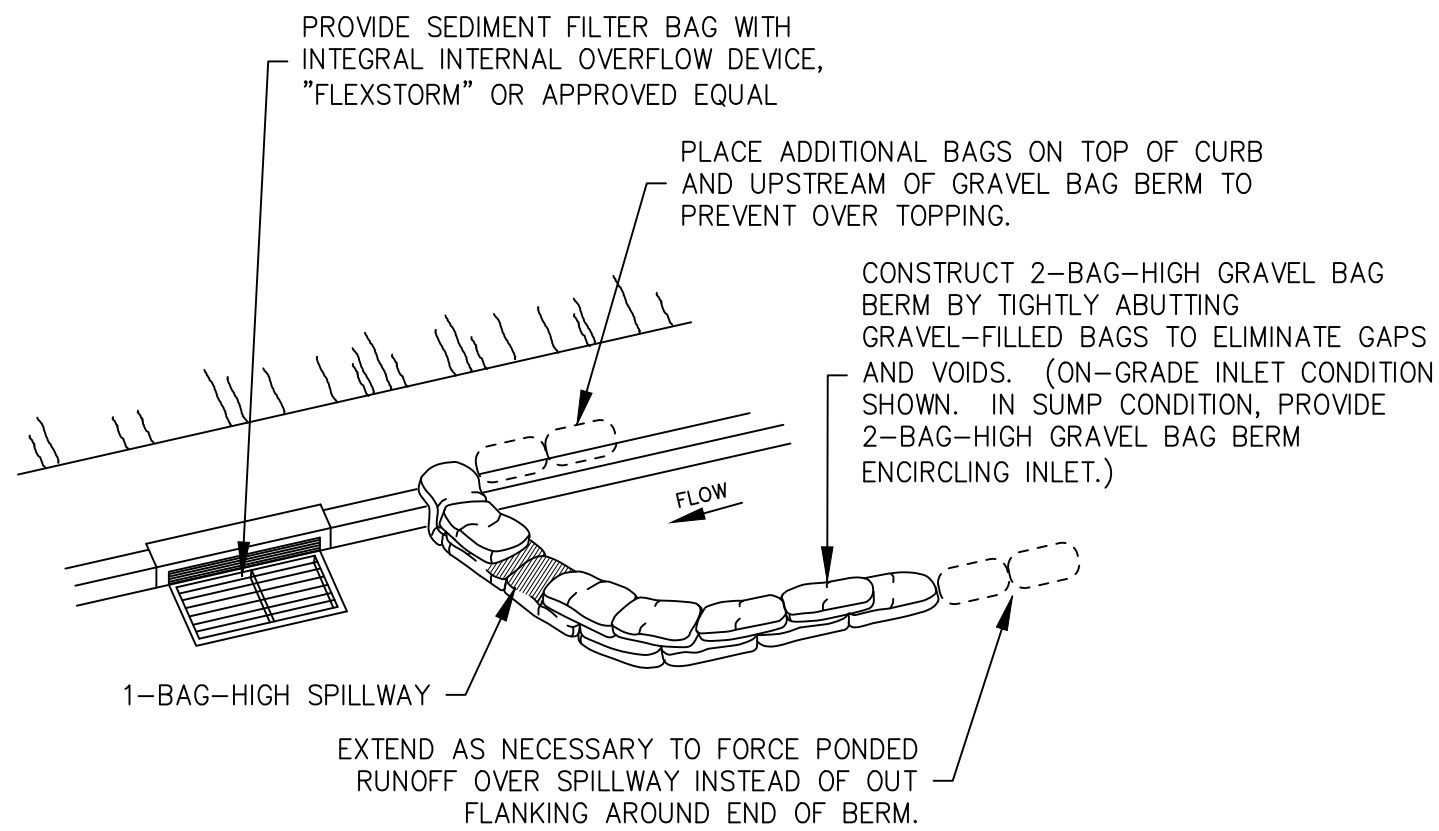
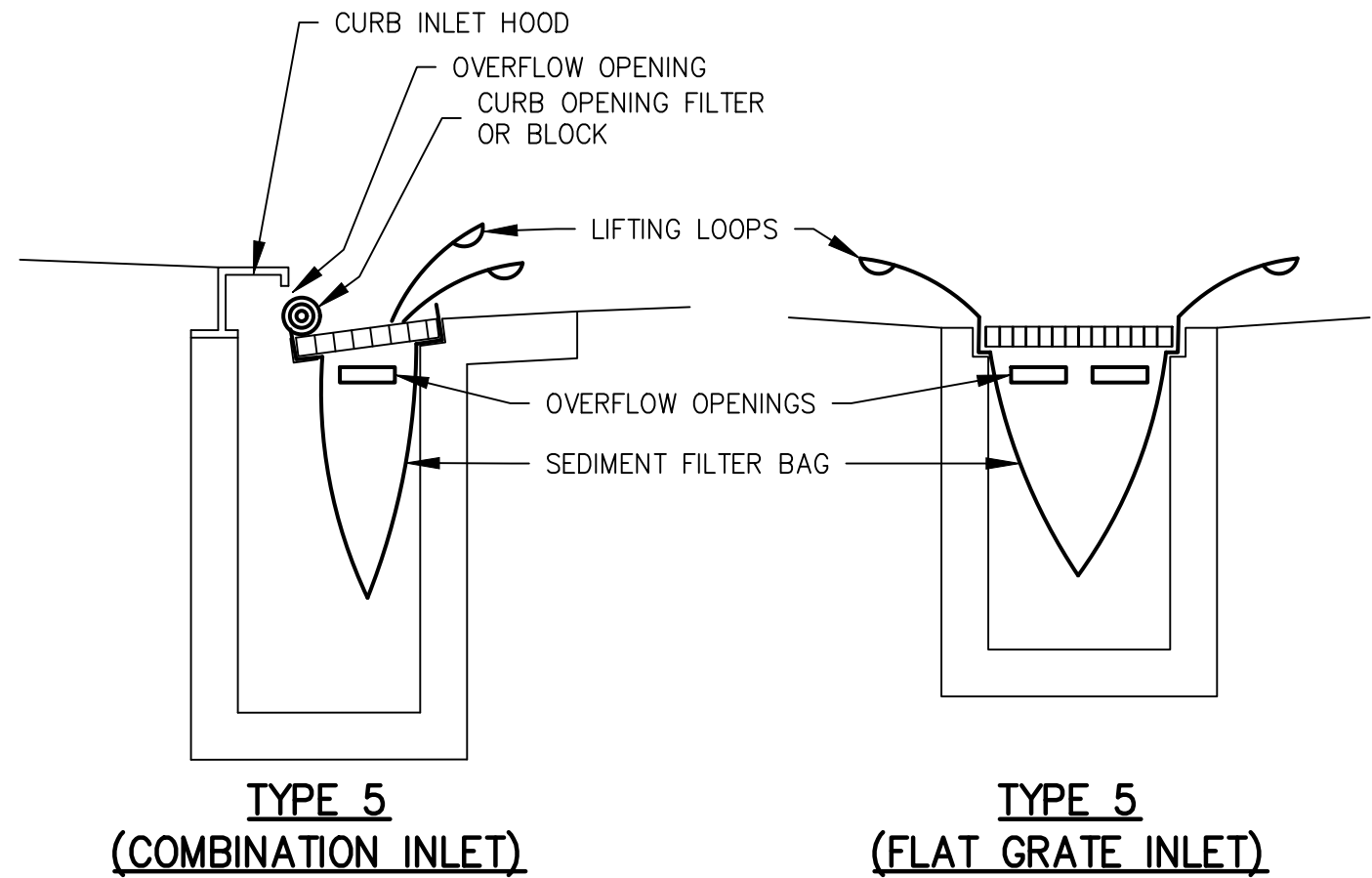


1. Monterey Regional VADP - SPCA/CAD/PLANET/ADP-C2.dwg    Sep. 14, 2021    4:24pm    copyright

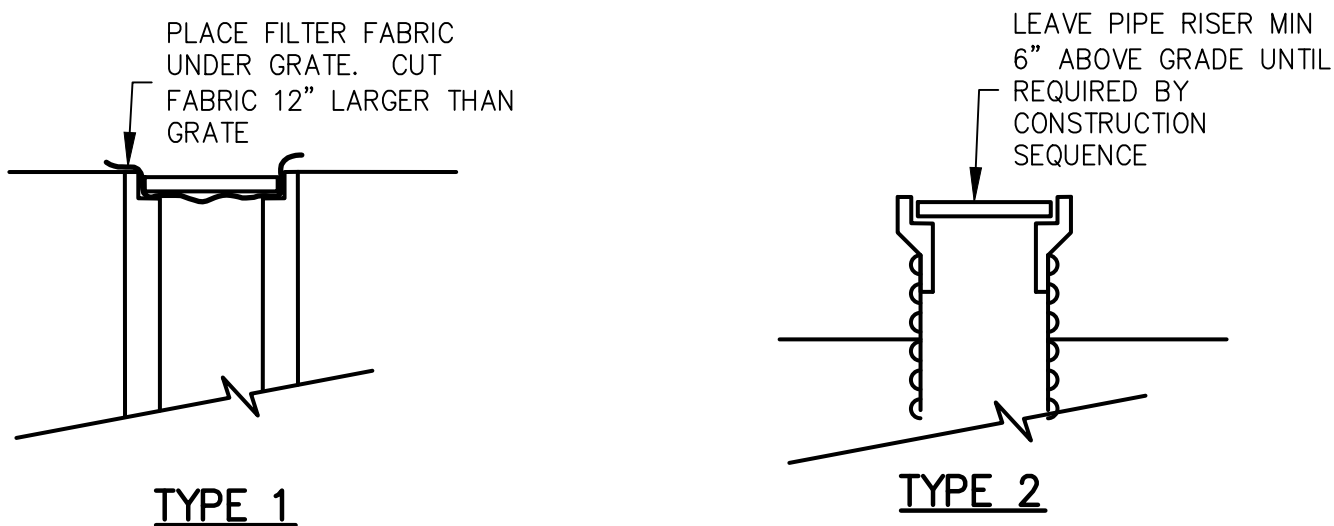


- NOTES:
1. THE DOWNSTREAM END OF THE SILT FENCE SHALL HAVE THE LAST 8' ANGLED UP SLOPE TO PREVENT WATER FROM RUNNING AROUND THE END OF THE SILT FENCE
  2. JOINT SECTIONS SHALL NOT BE PLACED AT SUMP LOCATIONS

**SE-1** TEMPORARY SILT FENCE  
SCALE: NONE

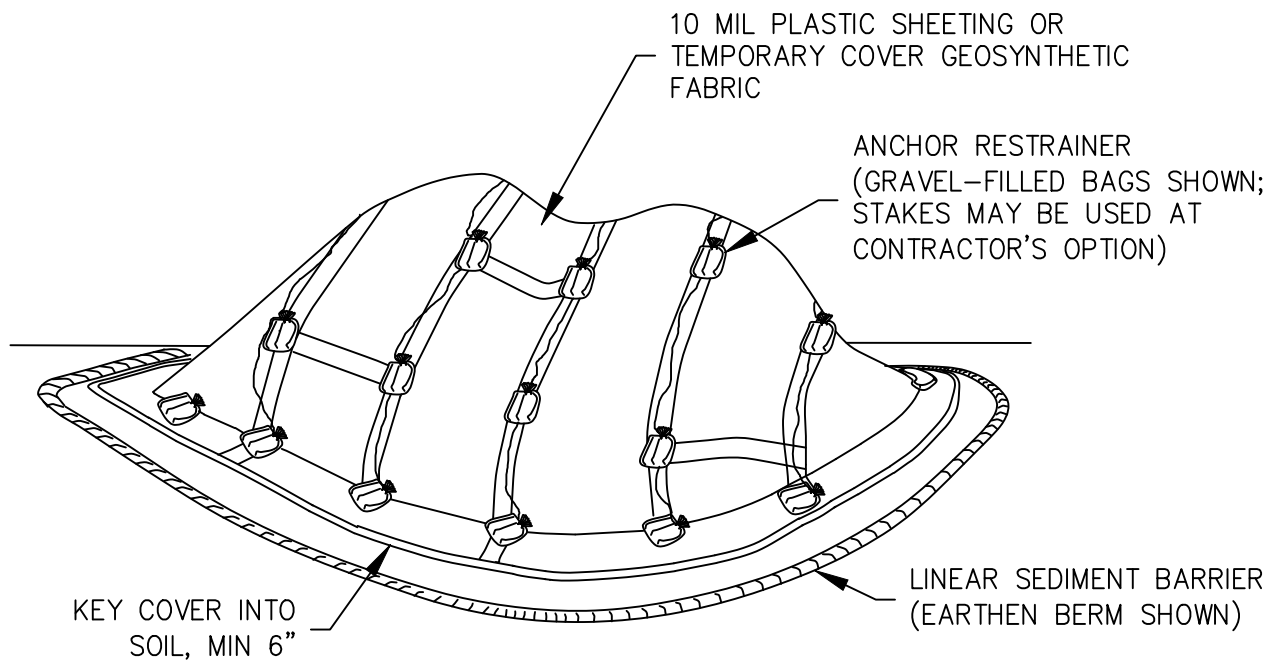


**TYPE 3**

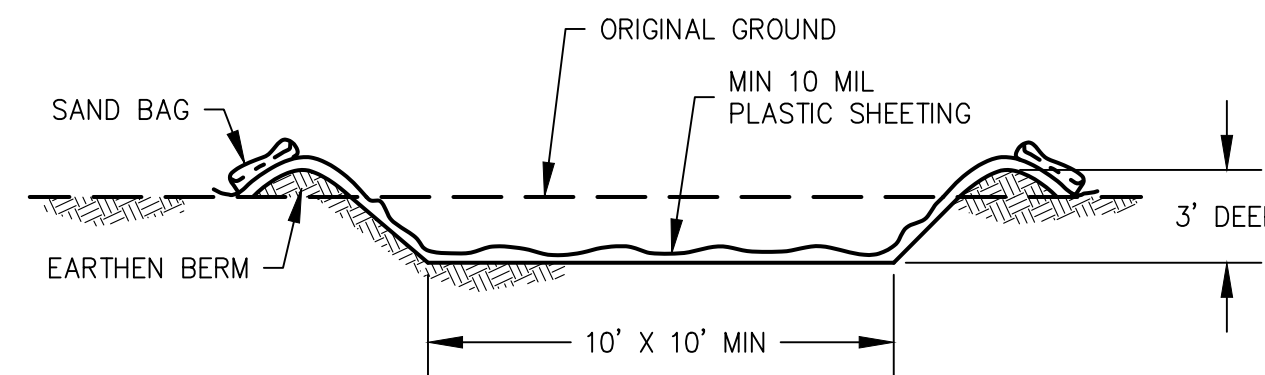


- NOTES:
1. PROVIDE TYPE 1 INLET PROTECTION AT ALL INLETS IF OTHER TYPE NOT PROVIDED.
  2. TYPE 2 INLET PROTECTION MAY BE PROVIDED IN LIEU OF TYPE 1 AT CONTRACTOR'S OPTION.
  3. TYPE 3 INLET PROTECTION SHALL BE PROVIDED FOR ALL EXISTING AND PROPOSED PUBLIC STORM DRAIN INLETS, AND ANY PRIVATE INLETS WHICH ARE TO REMAIN IN SERVICE DURING CONSTRUCTION.

**SE-10** STORM DRAIN INLET PROTECTION  
SCALE: NONE

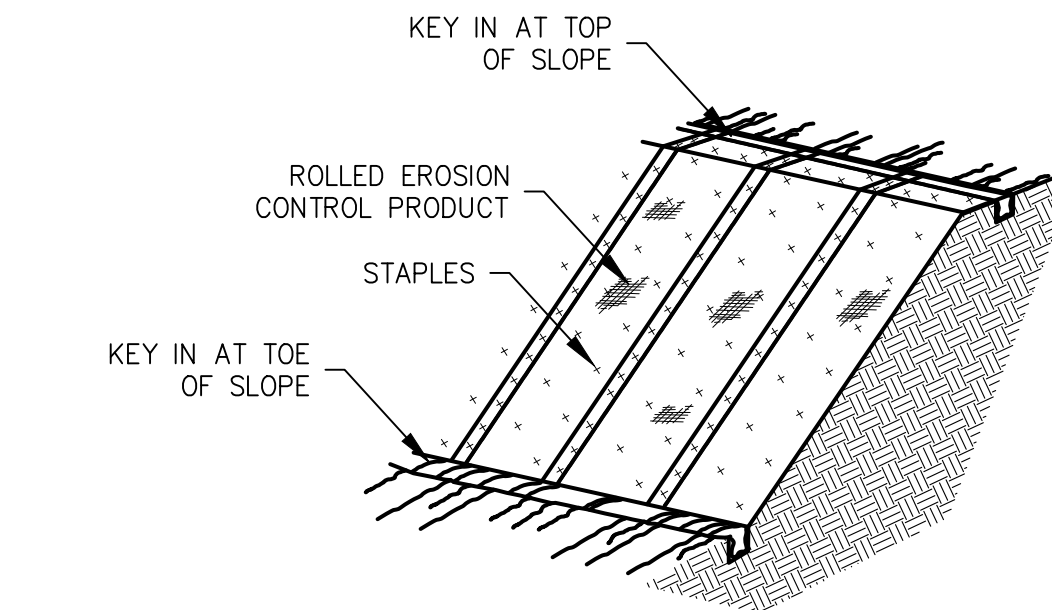


**WM-3** TEMPORARY COVER ON STOCKPILE  
SCALE: NONE

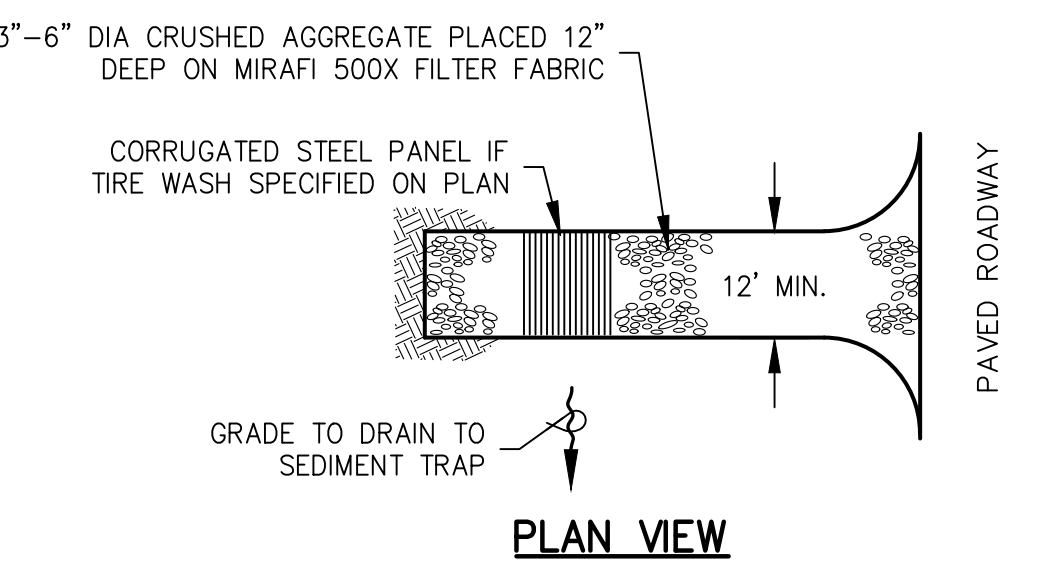


- NOTES:
1. AT CONTRACTOR'S OPTION, AN EQUIVALENT 10' X 10' X 2'-DEEP ABOVE-GRADE WASHOUT MAY BE CONSTRUCTED USING LUMBER OR HAY BALES.

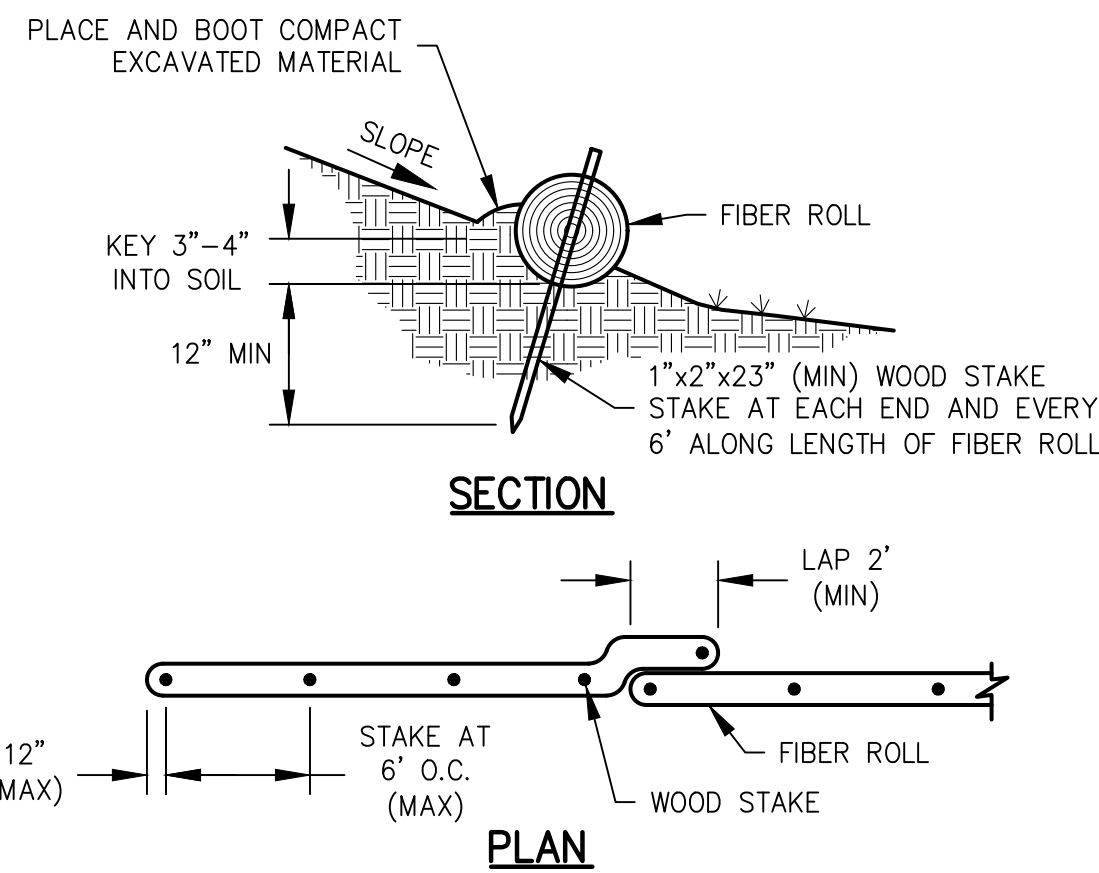
**WM-8** TEMPORARY CONCRETE WASHOUT FACILITY  
SCALE: NONE



**EC-7** ROLLED EROSION CONTROL PRODUCT  
SCALE: NONE



**TC-1** STABILIZED CONSTRUCTION ENTRANCE  
SCALE: NONE



- NOTES:
1. PRIOR TO FIBER ROLL INSTALLATION, EXCAVATE A CONCAVE KEY TRENCH (FURROW) 3" TO 4" DEEP. INSTALL AND STAKE THE FIBER ROLL TIGHT AGAINST THE FURROW SO THAT STORMWATER RUNOFF WILL NOT PASS UNDER THE FIBER ROLL.
  2. PLACE SOIL EXCAVATED FROM THE FURROW ON THE UPHILL SIDE OF THE FIBER ROLL AND BOOT COMPACT AGAINST FIBER ROLL AFTER FIBER ROLL INSTALLATION, TO PREVENT RUNOFF FROM PASSING UNDER THE FIBER ROLL.
  3. AT JOINTS, OVERLAP FIBER ROLLS 2' (MIN), WITH THE ROLLS TIGHTLY ABUTTING. WHERE MULTIPLE ROWS ARE INSTALLED ON A SLOPE, STAGGER THE JOINTS ON ADJACENT ROWS 5' (MIN).
  4. INSTALL FIBER ROLLS LEVEL (FOLLOWING THE GROUND CONTOUR) WHERE SHOWN.

**SE-5** FIBER ROLL  
SCALE: NONE

CONSTRUCTION SITE BMPs CONSIDERATION CHECKLIST								
The BMPs listed here have been considered for use with this project. The Contractor is responsible for implementing all the necessary BMPs as required in the project Storm Water Pollution Prevention Plan, as required by the California Stormwater Quality Association Stormwater Best Management Practice Handbook for Construction, the Project Specifications and these Water Pollution Control Drawings .								
<input checked="" type="checkbox"/>	EC-1	Scheduling	<input checked="" type="checkbox"/>	NS-1	Water Conservation Practices	<input checked="" type="checkbox"/>	WM-1	Material Delivery and Storage
<input checked="" type="checkbox"/>	EC-2	Preservation of Existing Vegetation	<input type="checkbox"/>	NS-2	Dewatering Operations	<input checked="" type="checkbox"/>	WM-2	Material Use
<input type="checkbox"/>	EC-3	Hydraulic Mulch	<input checked="" type="checkbox"/>	NS-3	Paving and Grinding Operations	<input checked="" type="checkbox"/>	WM-3	Stockpile Management
<input checked="" type="checkbox"/>	EC-4	Hydroseeding	<input type="checkbox"/>	NS-4	Temporary Stream Crossing	<input checked="" type="checkbox"/>	WM-4	Spill Prevention and Control
<input type="checkbox"/>	EC-5	Soil Binders	<input type="checkbox"/>	NS-5	Clear Water Diversion	<input checked="" type="checkbox"/>	WM-5	Solid Waste Management
<input checked="" type="checkbox"/>	EC-6	Straw Mulch	<input checked="" type="checkbox"/>	NS-6	Illicit Connection/ Discharge	<input checked="" type="checkbox"/>	WM-6	Hazardous Waste Management
<input checked="" type="checkbox"/>	EC-7	Geotextiles & Mats	<input checked="" type="checkbox"/>	NS-7	Potable Water/Irrigation	<input checked="" type="checkbox"/>	WM-7	Contaminated Soil Management
<input checked="" type="checkbox"/>	EC-8	Wood Mulching	<input checked="" type="checkbox"/>	NS-8	Vehicle and Equipment Cleaning	<input checked="" type="checkbox"/>	WM-8	Concrete Waste Management
<input checked="" type="checkbox"/>	EC-9	Earth Dikes & Drainage Swales	<input checked="" type="checkbox"/>	NS-9	Vehicle and Equipment Fueling	<input checked="" type="checkbox"/>	WM-9	Sanitary/Septic Waste Management
<input checked="" type="checkbox"/>	EC-10	Velocity Dissipation Devices	<input checked="" type="checkbox"/>	NS-10	Vehicle and Equipment Maintenance	<input type="checkbox"/>	WM-10	Liquid Waste Management
<input type="checkbox"/>	EC-11	Slope Drains	<input type="checkbox"/>	NS-11	Pile Driving Operations			
<input type="checkbox"/>	EC-12	Streambank Stabilization	<input checked="" type="checkbox"/>	NS-12	Concrete Curing	<input checked="" type="checkbox"/>	WE-1	Wind Erosion Control
<input type="checkbox"/>	EC-13	Polyacrylamide	<input checked="" type="checkbox"/>	NS-13	Concrete Finishing			
			<input type="checkbox"/>	NS-14	Material and Equipment Use Over Water	<input checked="" type="checkbox"/>	TR-1	Stabilized Construction Entrance/Exit
			<input type="checkbox"/>	NS-15	Demolition Adjacent to Water	<input type="checkbox"/>	TR-2	Stabilized Construction Roadway
			<input type="checkbox"/>	NS-16	Temporary Batch Plants	<input type="checkbox"/>	TR-3	Entrance/Outlet Tire Wash
<input checked="" type="checkbox"/>	SE-1	Silt Fence						
<input type="checkbox"/>	SE-2	Sediment Basin						
<input type="checkbox"/>	SE-3	Sediment Trap						
<input type="checkbox"/>	SE-4	Check Dam						
<input checked="" type="checkbox"/>	SE-5	Fiber Rolls						
<input checked="" type="checkbox"/>	SE-6	Gravel Bag Berm						
<input checked="" type="checkbox"/>	SE-7	Street Sweeping and Vacuuming						
<input type="checkbox"/>	SE-8	Sand Bag Barrier						
<input type="checkbox"/>	SE-9	Straw Bale Barrier						
<input checked="" type="checkbox"/>	SE-10	Storm Drain Inlet Protection						
<input type="checkbox"/>	SE-11	Chemical Treatment						

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**Whitson**  
ENGINEERS

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Land Surveying  
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PRELIMINARY EROSION CONTROL DETAILS  
NEW CONSTRUCTION & REMODEL FOR:  
**THE SPCA FOR MONTEREY COUNTY**  
1002 MONTEREY-SALINAS HWY  
SALINAS, CA 93908

DATE: 09/08/21  
SCALE:  
DRAWN:  
JOB: 4307.00  
SHEET:  
C3.2  
OF SHEETS

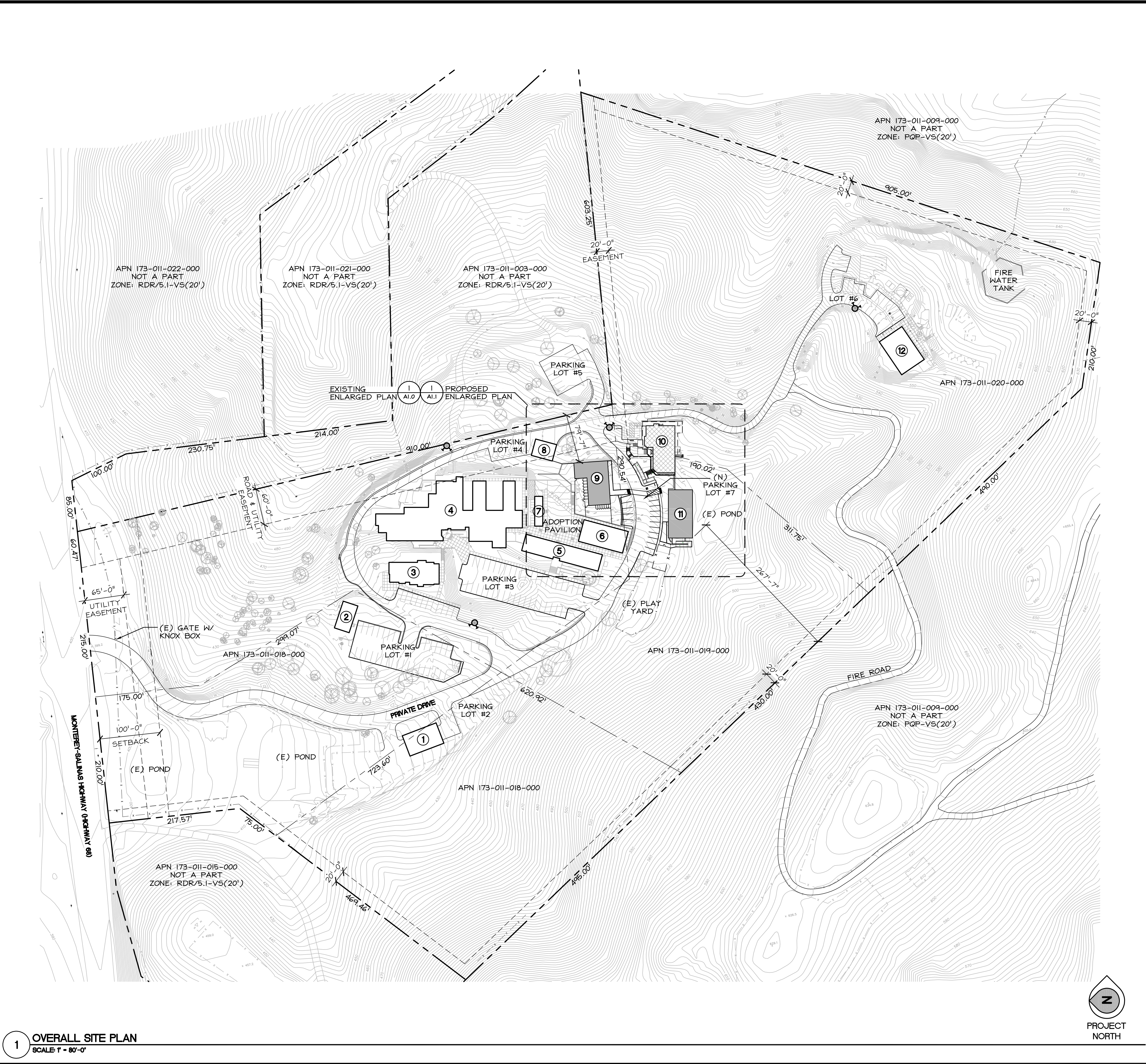
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LEGEND

	(E) BUILDING		(E) FENCE
	(N) BUILDING		(E) FIRE HYDRANT
	(E) ED. CENTER TO BE REMODELED		PROPERTY LINE
			SETBACK LINE 20'-0", TYPICAL

BUILDING LEGEND

	DESCRIPTION	AREA (SF)	APPROVALS
①	BARN	2,160	BP080895
②	SINGLE FAMILY DWELLING	1,200	BP080892
③	VET CLINIC	2,953	BP080887
④	ADMINISTRATION & KENNELS	15,373	BP080886
⑤	CAT ADOPTION	3,591	BP080888
⑥	DOG ADOPTION	2,800	BP080889
⑦	DOG RUN	658	BP080890
⑧	STORAGE I	1,008	BP080893
⑨	TLC/ BEHAVIOR BUILDING	3,112	
⑩	EDUCATION CENTER & ANNEX	3,883	
⑪	TRAINING PAVILION	3,200	
⑫	WILDLIFE CLINIC	2,992	

ZONING

- RDR/5.1-VS(20')
- 100' SETBACK FROM STATE HIGHWAY 68 WHERE APPLICABLE (40.2.9(GMP))

FLOOR AREA RATIO

MAX FAR = .25 (25%)  
TOTAL BUILDING AREA / PARCEL SIZE = FAR  
42,347 SF / 1,226,050 SF = .0345  
PROJECT FAR = .03 (3%) < .25 (25%) MAX FAR

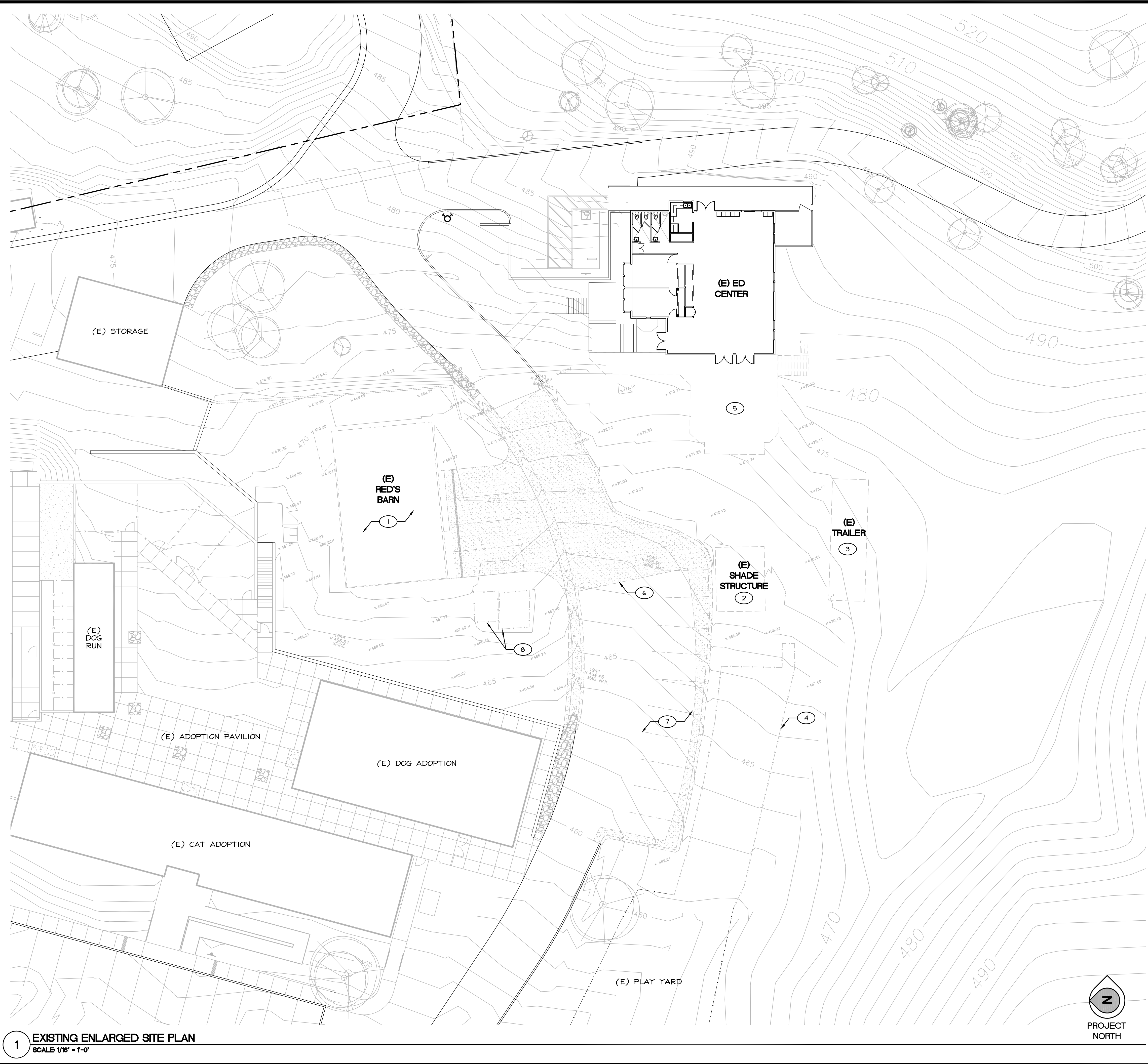
PARKING

(E) PARKING COUNT:  
PARKING LOT #1: 34  
PARKING LOT #2: 13  
PARKING LOT #3: 41  
PARKING LOT #4: 6  
PARKING LOT #5: 13  
PARKING LOT #6: 9  
PARKING LOT #7: 14  
TOTAL (E): 130

PROPOSED PARKING  
3 SPACES ADDED TO PARKING LOT #7  
TOTAL PROPOSED: 133







LEGEND

- (E) WALL TO REMAIN
- PROPERTY LINE
- (E) FENCE
- DEMOLITION
- SAW-CUT AND AC PAVEMENT DEMOLITION
- (E) BUILDING
- (E) FIRE HYDRANT

KEYED NOTES

- 1 REMOVE "RED'S BARN" COMPLETE AND PREPARE AREA FOR NEW CONSTRUCTION.
- 2 REMOVE SHADE STRUCTURE COMPLETE AND PREPARE AREA FOR NEW CONSTRUCTION.
- 3 REMOVE AND/OR RELOCATE MODULAR OFFICE BUILDING. COORDINATE WITH OWNER.
- 4 REMOVE PORTION OF CHAIN LINK FENCE AND DOG TRAINING EQUIPMENT AND RECONFIGURE FOR CONTINUED TRAINING AND USE DURING CONSTRUCTION.
- 5 REMOVE EXISTING DECK & EGRESS STAIRS
- 6 REMOVE EXISTING AC PAVEMENT
- 7 REMOVE EXISTING PARKING STRIPING
- 8 REMOVE EXISTING STORAGE AND CHAIN-LINK FENCE ENCLOSURE

1 EXISTING ENLARGED SITE PLAN  
SCALE: 1/16" = 1'-0"



EXISTING ENLARGED SITE PLAN  
DESIGN APPROVAL FOR:  
**THE SPCA FOR MONTEREY COUNTY**  
1002 MONTEREY-SALINAS HWY  
SALINAS, CA 95068

DATE09/15/21

SCALEA5 NOTED

DRAWNG.J/MF

JOB19057

SHEETA11

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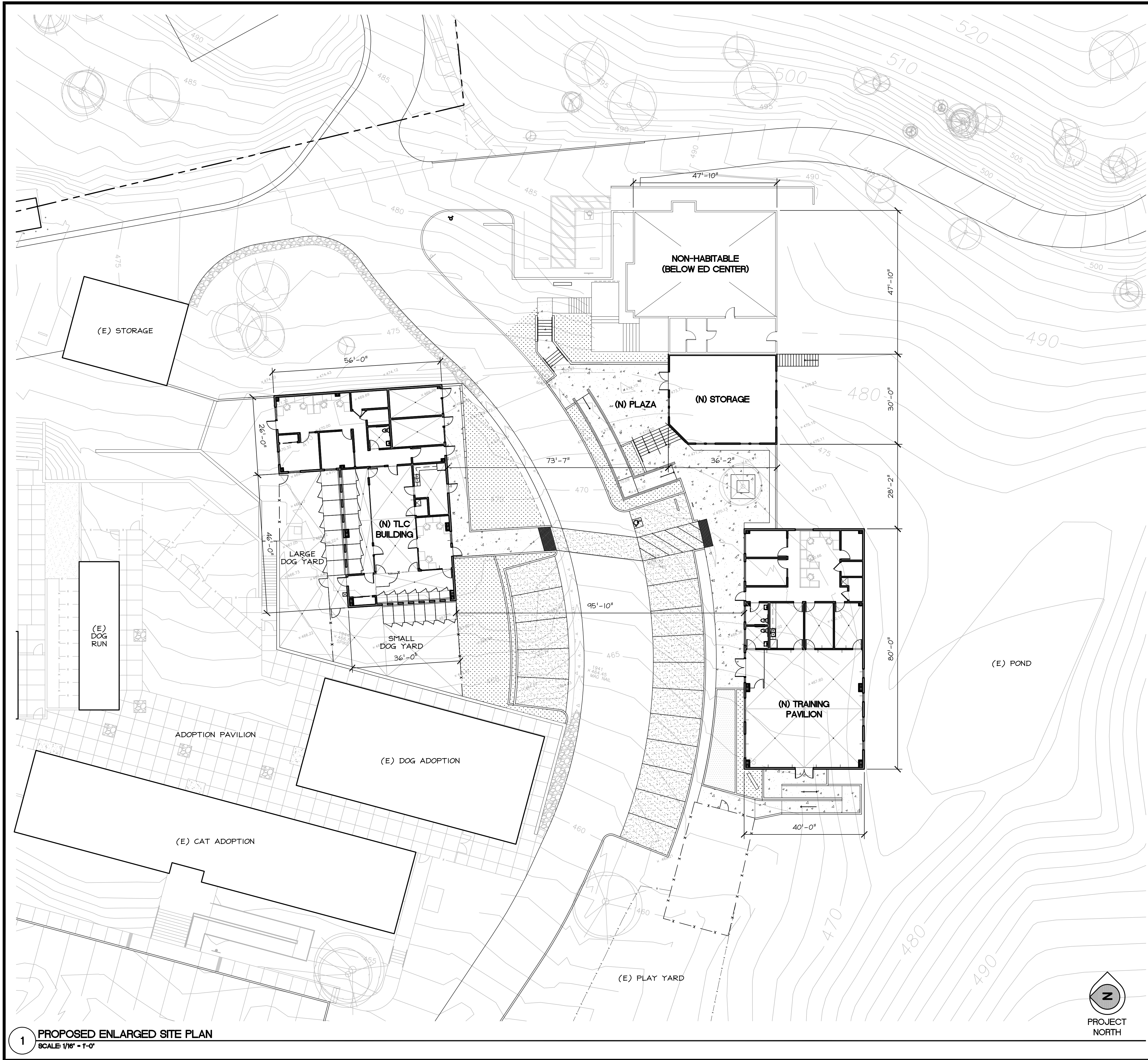
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LEGEND

---

PROPERTY LINE

- x - x - x -

(N) FENCE

- . - . - . -

(E) FENCE

⊕

(E) FIRE HYDRANT

(N) CONCRETE

(N) LANDSCAPE

(N) A/C PAVED AREA - TYP.

(E) BUILDING

1

PROPOSED ENLARGED SITE PLAN  
SCALE: 1/16" = 1'-0"

PROPOSED ENLARGED SITE PLAN  
DESIGN APPROVAL FOR:  
**THE SPCA FOR MONTEREY COUNTY**  
1002 MONTEREY-SALINAS HWY  
SALINAS, CA 95068

REVISIONS

DATE

BY

DESCRIPTION

09/15/21

GJ

DESIGN APPROVAL REQUEST

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DATE

09/15/21

SCALE

A5 NOTED

DRAWN

GJ/MF

JOB

19057

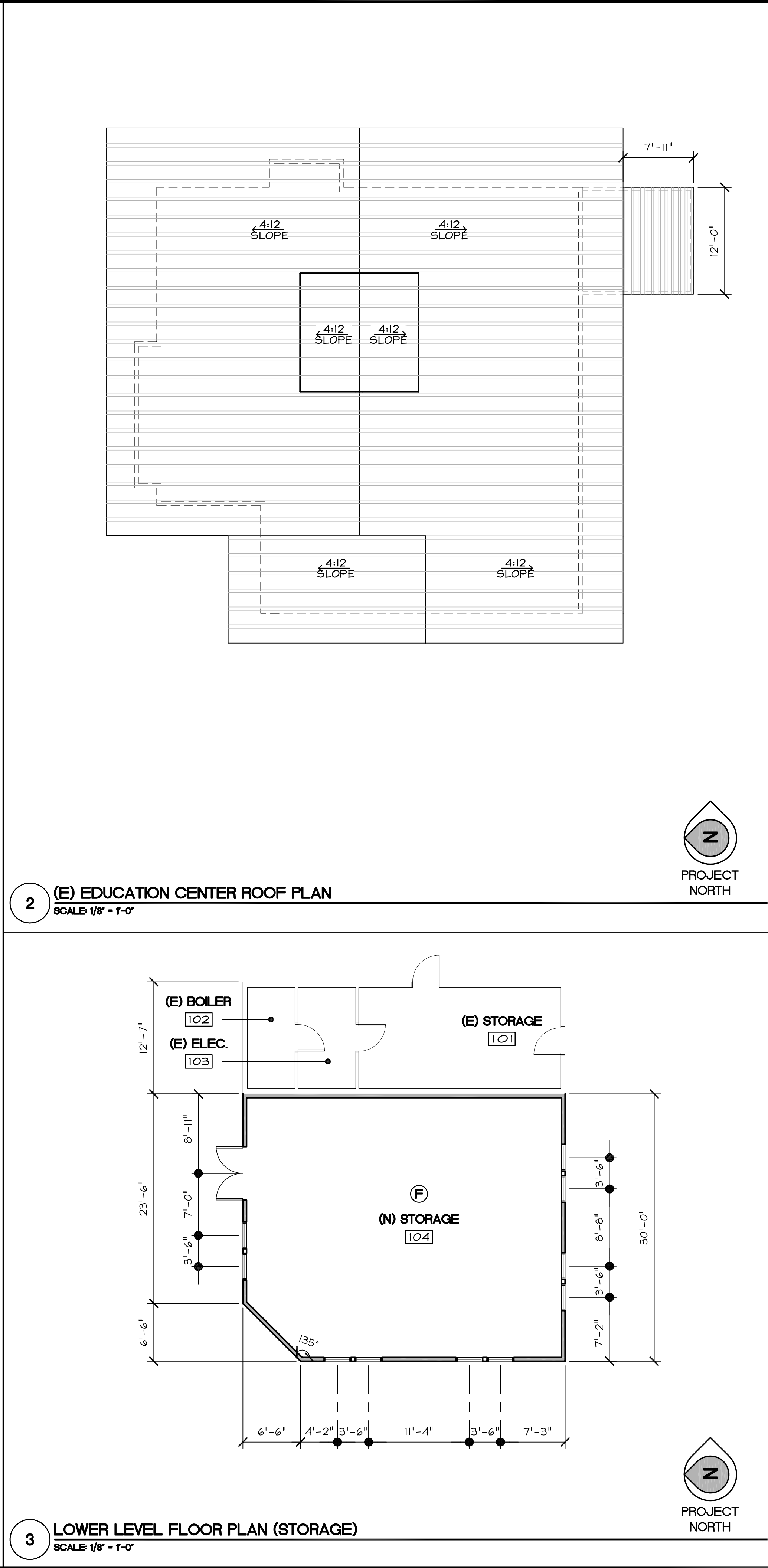
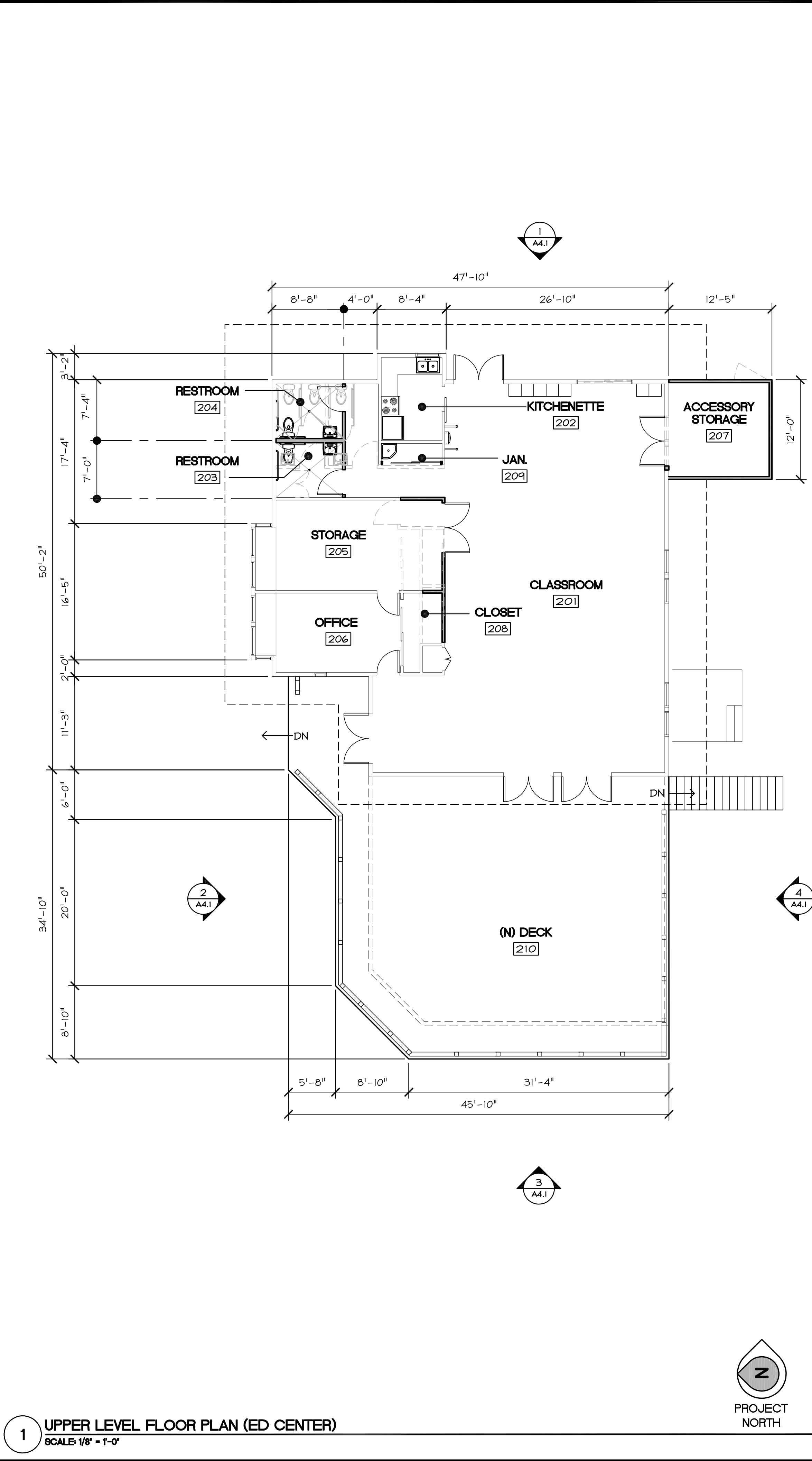
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OF

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## LEGEND

- (E) WALL
- (E) WALL BELOW
- 2x WOOD STUD WALL FRAMING
- DEMOLITION
- ROOF OVERHANG
- ROOM NUMBER

REVISIONS	DATE	BY	DESCRIPTION
	09/15/21	GJ	DESIGN APPROVAL REQUEST

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Belli architectural group	

ED CENTER FLOOR PLAN AND ROOF PLAN	
DESIGN APPROVAL FOR:	
THE SPCA FOR MONTEREY COUNTY	
1002 MONTEREY-SALINAS HWY SALINAS, CA 93908	
DATE	09/15/21
SCALE	A5 NOTED
DRAWN	GJ/MF
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2 (N) TRAINING PAVILION ROOF PLAN  
SCALE: 1/8" = 1'-0"



2 (N) TRAINING PAVILION ROOF PLAN  
SCALE: 1/8" = 1'-0"

(N) TRAINING PAVILION FLOOR PLAN AND ROOF PLAN  
DESIGN APPROVAL FOR:  
**THE SPCA FOR MONTEREY COUNTY**  
1002 MONTEREY-SALINAS HWY  
SALINAS, CA 95068

DATE	09/15/21
SCALE	AS NOTED
DRAWN	GJ/MF
JOB	19057
SHEET	A2.2.1
OF	SHEETS






REV	DATE	BY	DESCRIPTION
1	02/15/21	G.J.	DESIGN APPROVAL REQUEST

The logo for Bolt architectural group, featuring the word "Bolt" in a bold, sans-serif font with a stylized leaf graphic integrated into the letter "o", and the words "architectural group" in a smaller, lowercase font below it.

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## LEGEND

-  (E) WALL BELOW  
 2x METAL STUD WALL FRAMING  
 ROOF OVERHANG  
 DOG KENNEL FENCING  
 ROOM NUMBER

(N) TLC/BEHAVIOR BUILDING FLOOR PLAN AND ROOF PLAN

DESIGN APPROVAL FOR:

**THE SPCA FOR MONTEREY COUNTY**

1002 MONTEREY-SALINAS HWY  
SALINAS, CA 93908

DATE 09/15/21

SCALE AS NOTED

DRAWN G.J/MF

JOB 19057

SHEET **A2.31**

OF SHEETS

REVISIONS

DATE	BY	DESCRIPTION
09/15/21	G.J	DESIGN APPROVAL REQUEST

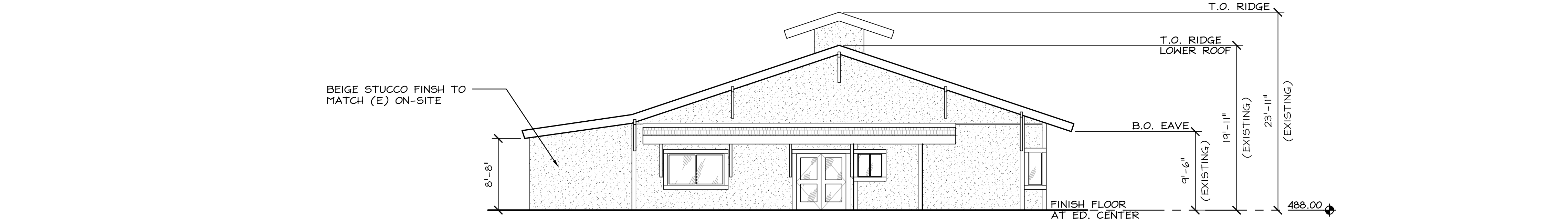
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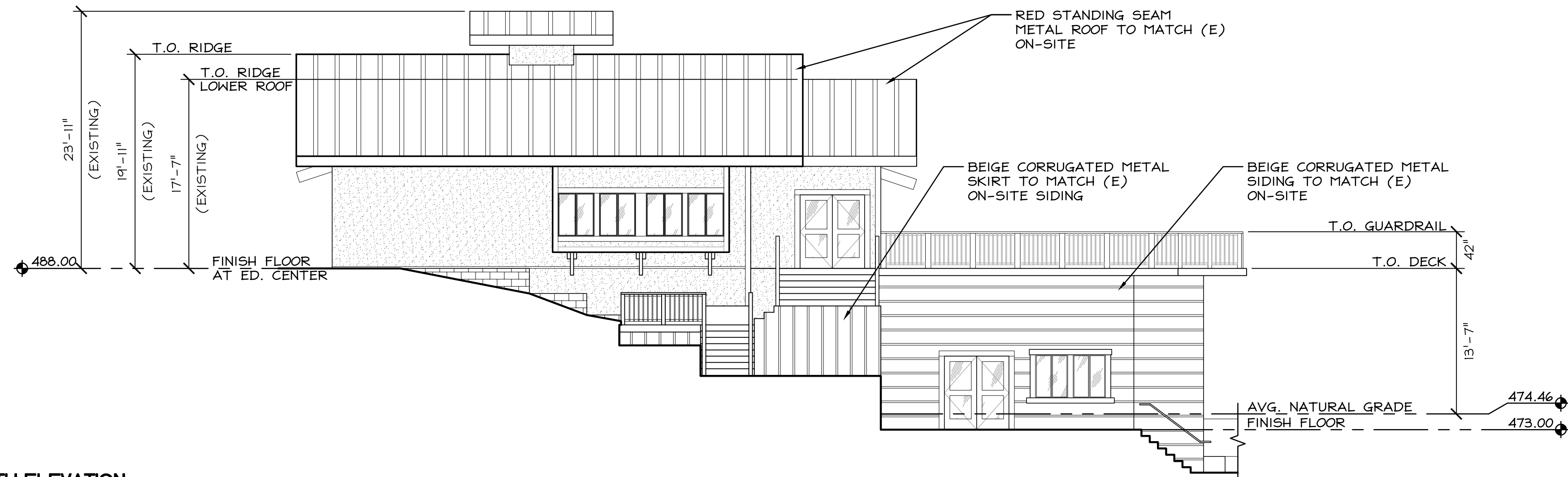
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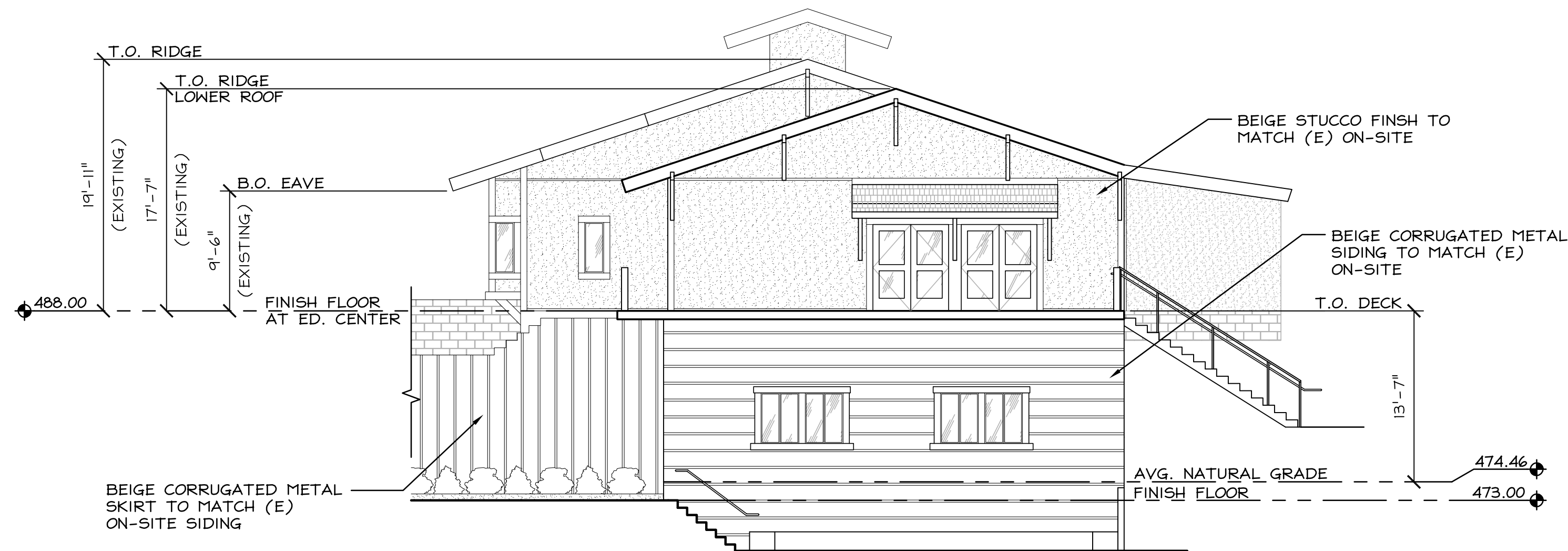




1 EDUCATION CENTER EAST ELEVATION  
SCALE: 1/8" = 1'-0"



2 EDUCATION CENTER NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



3 EDUCATION CENTER WEST ELEVATION  
SCALE: 1/8" = 1'-0"



4 EDUCATION CENTER SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

REVISIONS	DATE	BY	DESCRIPTION
	09/15/21	GJ	DESIGN APPROVAL REQUEST

BELLI ARCHITECTURAL GROUP 831.424.4620  
235 MONTEREY STREET, SUITE B, SALINAS, CA 93901  
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(E) EDUCATION CENTER - EXTERIOR ELEVATIONS  
DESIGN APPROVAL FOR:  
**THE SPCA FOR MONTEREY COUNTY**  
1002 MONTEREY-SALINAS HWY  
SALINAS, CA 93908

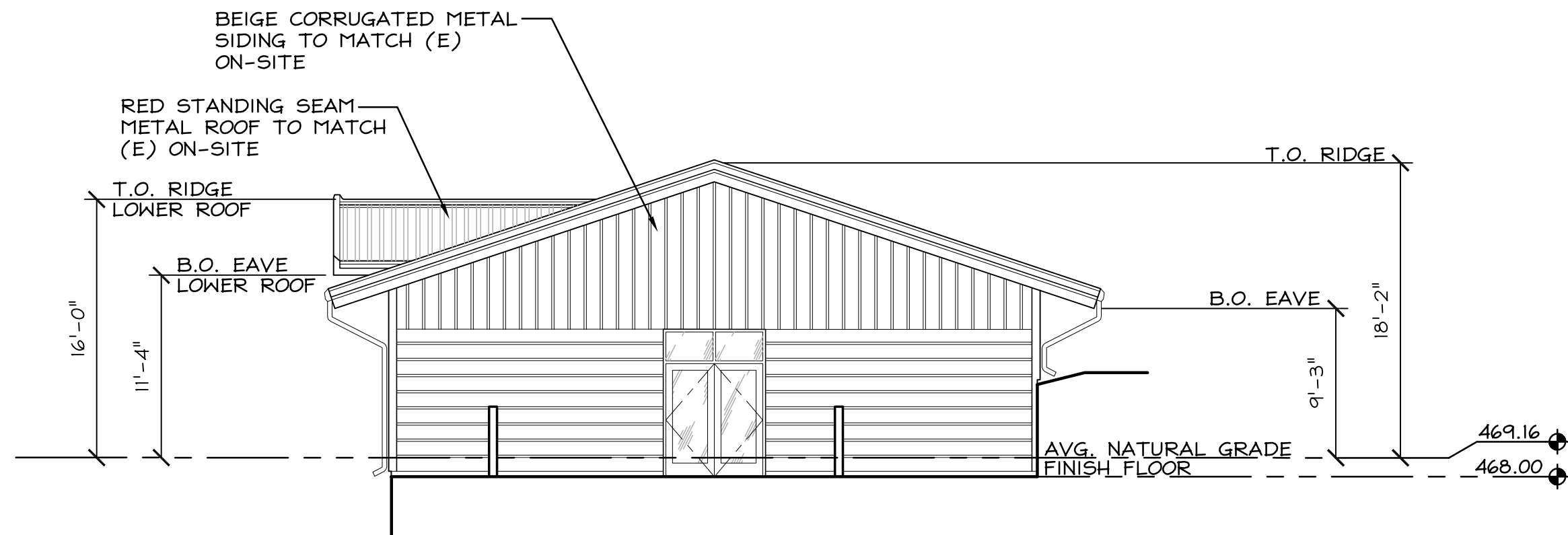
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DRAWN	G-J/MF
JOB	19057
SHEET	A4.1
OF	SHEETS

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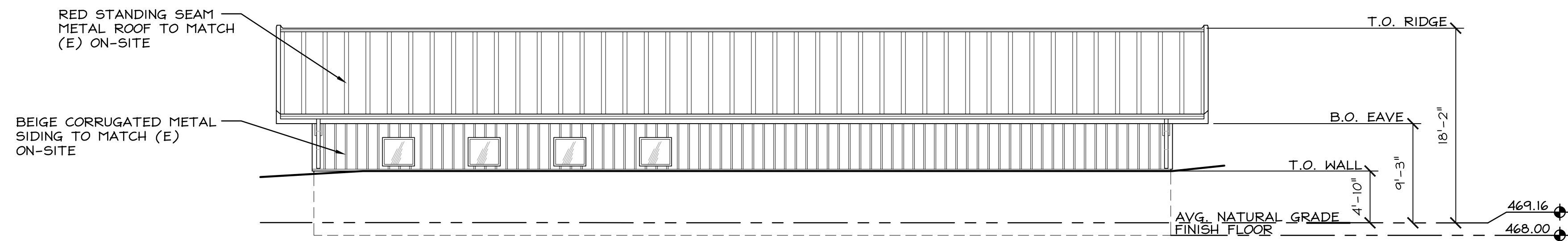




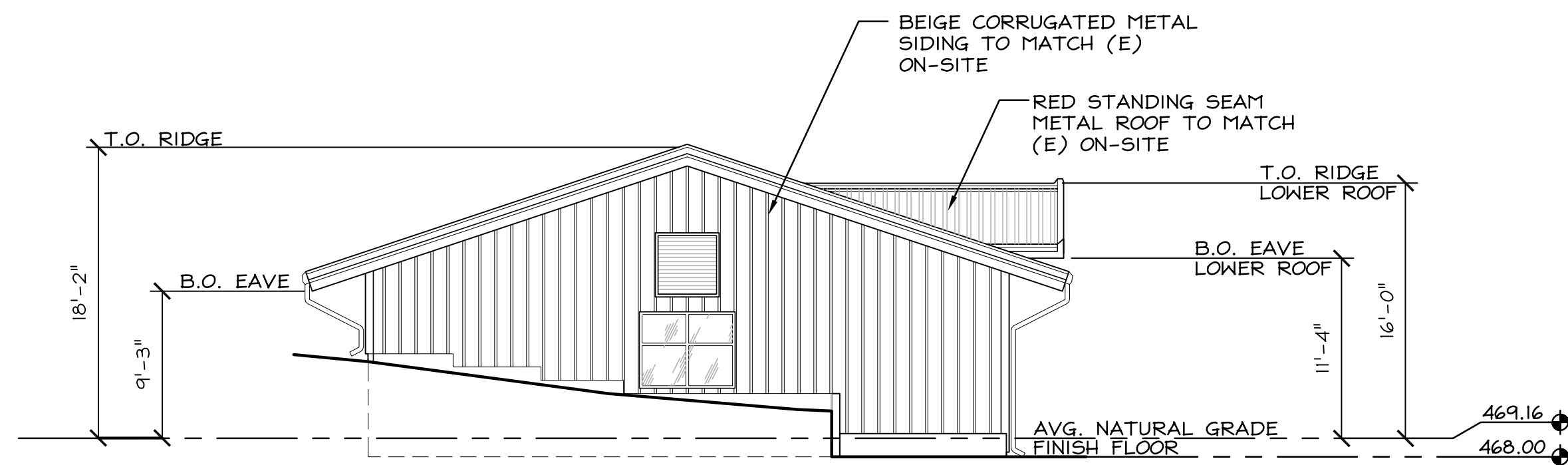
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SCALE: 1/8" = 1'-0"



2 (N) TRAINING PAVILION - WEST ELEVATION  
SCALE: 1/8" = 1'-0"



3 (N) TRAINING PAVILION - SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



4 (N) TRAINING PAVILION - EAST ELEVATION  
SCALE: 1/8" = 1'-0"

REVISIONS	DATE	BY	DESCRIPTION
	09/15/21	GJ	DESIGN APPROVAL REQUEST

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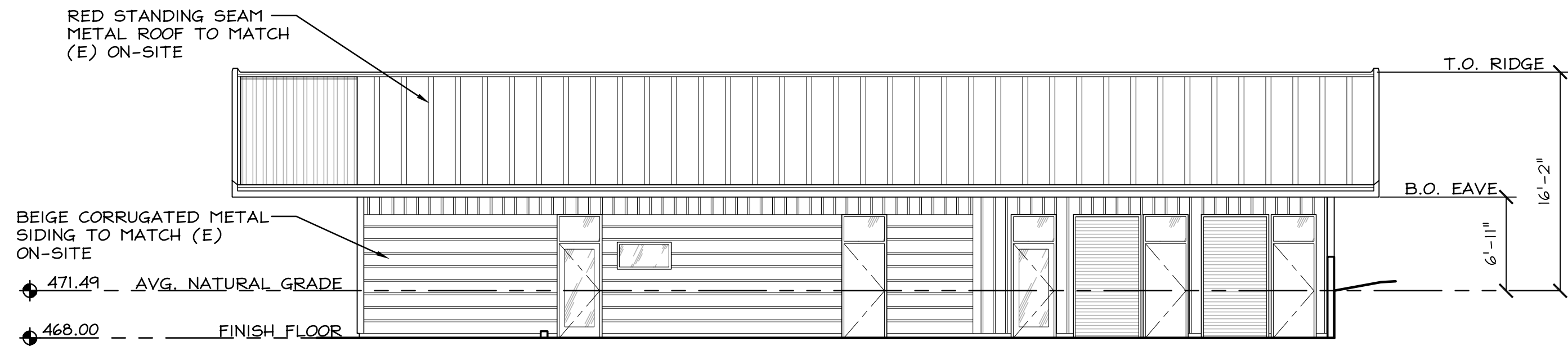
  

(N) TRAINING PAVILION - EXTERIOR ELEVATIONS DESIGN APPROVAL FOR: <b>THE SPCA FOR MONTEREY COUNTY</b> 1002 MONTEREY-SALINAS HWY SALINAS, CA 93908	
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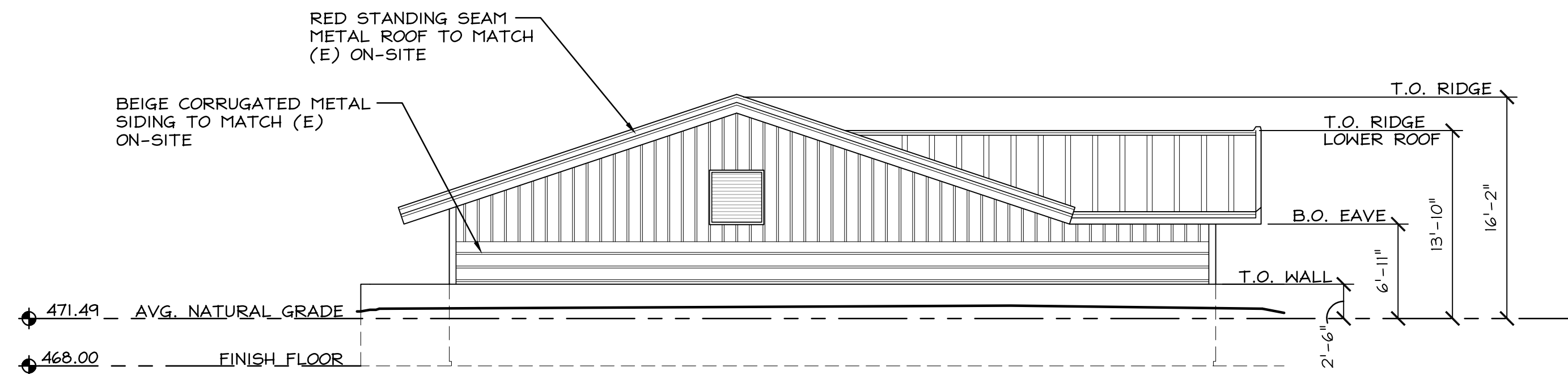
  

DATE	09/15/21
SCALE	1/8" = 1'-0"
DRAWN	GJ/MF
JOB	19057
SHEET	A4.2
OF	SHEETS

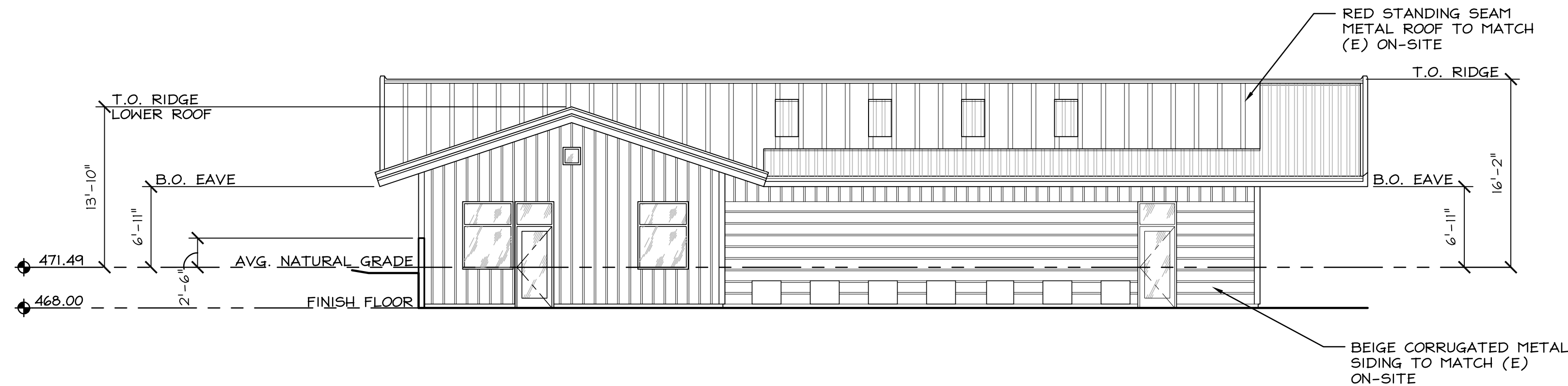
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1 (N) TLC BUILDING - SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 (N) TLC BUILDING - EAST ELEVATION  
SCALE: 1/8" = 1'-0"



3 (N) TLC BUILDING - NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



4 (N) TLC BUILDING - WEST ELEVATION  
SCALE: 1/8" = 1'-0"

REVISIONS	DATE	BY	DESCRIPTION
	09/15/21	GJ	DESIGN APPROVAL REQUEST

BELLI ARCHITECTURAL GROUP 831 . 424 . 4620  
235 MONTEREY STREET, SUITE B, SALINAS, CA 93901  
BELLIAAG.COM



(N) TLC BUILDING - EXTERIOR ELEVATIONS  
DESIGN APPROVAL FOR:  
**THE SPCA FOR MONTEREY COUNTY**  
1002 MONTEREY-SALINAS HWY  
SALINAS, CA 93908

DATE	09/15/21
SCALE	1/8" = 1'-0"
DRAWN	GJ/MF
JOB	19057
SHEET	A4.3
OF	SHEETS

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COLOR SAMPLES FOR PROJECT FILE NO. \_\_\_\_\_



Materials: \_\_\_\_\_ Colors: \_\_\_\_\_

Description: \_\_\_\_\_



Materials: \_\_\_\_\_ Colors: \_\_\_\_\_

Description: \_\_\_\_\_



Materials: \_\_\_\_\_ Colors: \_\_\_\_\_

Description: \_\_\_\_\_

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